

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 40-20

A By-Law to Exempt Certain Lands from Part Lot Control

WHEREAS Section 50(5) of the *Planning Act*, R.S.O. 1990, as amended, established Part Lot Control over all lands within plans of subdivision registered before or after the coming into force of the said section;

AND WHEREAS Subsection 50(7) of the *Planning Act*, R.S.O. 1990, as amended, authorizes a municipality to enact by-laws to provide that Part Lot Control does not apply to land that is within such registered plans of parts thereof and that an expiry date may be specified in the by-law which can be extended prior to the expiration of the time period;

AND WHEREAS By-law No. 14-17 was passed on February 13, 2017 and was subsequently approved by the United Counties of Leeds & Grenville on April 7th, 2017 to lift part lot control within Registered Plan 15M-15;

AND WHEREAS By-law No. 14-17 expired on February 13th, 2020 it is deemed expedient to renew the part lot control exemption on certain lands within Registered Plan No. 15M-15, in the geographic Township of Oxford-on Rideau, now the Municipality of North Grenville;

NOW THEREFORE the Council of the Corporation of the Municipality of North Grenville hereby enacts as follows:

1. Subject to Section 5 of Section 50 of the *Planning Act*, R.S.O., 1990, as amended, does not apply to those lands as are described in Schedule "A" attached hereto and forming part of this by-law.
2. This by-law shall be effective only to the extent necessary to permit:
 - a) the creation of six (6) freehold dwellings within Block 4 on Registered Plan 15M-15, the creation of six (6) freehold dwellings within Block 6 on Registered Plan 15M-15, and the creation of eight (8) freehold dwellings within Block 7 of Registered Plan 15M-15, in accordance with Schedule "A" attached hereto and forming part of this By-law;
 - b) the creation of any easements, including rights-of-way, as contained in the transfers to each initial purchaser of each individual dwelling unit in accordance with Schedule "A" attached hereto and forming part of this By-law;
 - c) the creation of blocks and parcels for construction purposes and to permit such lots to be charged and/or discharged;
 - d) the conveyance of the individual dwelling units, together with appurtenant rights and easements in land associated therewith to each initial purchaser thereof, and to be charged and discharged.
3. No further subdivision of the aforementioned lands shall be undertaken upon completion of the original purpose for which this by-law is being passed and approved except by an application made pursuant to Section 50 of the *Planning Act*, R.S.O., 1990, as amended.
4. A conveyance or conveyances in favour of the Municipality of North Grenville shall not for the purpose of this by-law be considered to be a severance, and this by-law shall also be deemed to permit the grant or release of easements held in favour of the Municipality of North Grenville on or with respect to the lands described above.
5. The Clerk is hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantically or descriptive nature or kind to the by-law and schedule as may be deemed necessary after the passage of the by-law, where such modifications or corrections do not alter the intent of the by-law.

- 6. Registration of a certified copy of this by-law in the proper land registry office is authorized and this by-law shall thereupon become effective.
- 7. This by-law shall come into force upon approval and shall expire and be of no further force and effect as of the 19th day of May, 2022.

PASSED AND ENACTED
THIS DAY OF , 2020.

NANCY PECKFORD
Mayor

CAHL POMINVILLE
Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

Schedule “A” to By-Law 40-20

The lifting of Part Lot Control shall apply to the following lands:

Part Block 4, Plan 15M-15 Designated as Parts 10 and 11, Plan 15R-11983 “Together with an undivided common interest in Grenville Common”

Part Block 4, Plan 15M-15 Designated as Parts 8 and 9, Plan 15R-11983 “Together with an undivided common interest in Grenville Common”

Part Block 4, Plan 15M15 Designated as Parts 6 and 7, Plan 15R-11983 “Together with an undivided common interest in Grenville Common”

Part Block 4, Plan 15M15 Designated as Parts 4 and 5, Plan 15R-11983 “Together with an undivided common interest in Grenville Common”

Part Block 4, Plan 15M15 Designated as Parts 2 and 3, Plan 15R-11983 “Together with an undivided common interest in Grenville Common”

Part Block 4, Plan 15M15 Designated as Part 1, Plan 15R-11983 “Together with an undivided common interest in Grenville Common”

Block 4, Plan 15M15; Subject to an Easement in Gross over PT 10, 15R11365 as in GC 19194; Subject to an Easement in gross over BLK 4 PL 15M-15

Part Block 6, PLAN 15M15 Designated as Parts 7 and 8, Plan 15R-11984 "Together with an undivided common interest in Grenville Common"

Part Block 6, Plan 15M15 Designated as Parts 6 and 9, Plan 15R-11984 "Together with an undivided common interest in Grenville Common"

Part Block 6, Plan 15M15 Designated as Part 5, Plan 15R-11984 "Together with an undivided common interest in Grenville Common"

Part Block 6, Plan 15M15 Designated as Part 4, Plan 15R-11984 "Together with an undivided common interest in Grenville Common"

Part Block 6, Plan 15M15 Designated as Part 3, Plan 15R-11984 "Together with an undivided common interest in Grenville Common"

Part Block 6, Plan 15M15 Designated as Parts 1 AND 2, Plan 15R-11984 "Together with an undivided common interest in Grenville Common"

Lt Blk 7 PL 15M15 Pt 3, 15R11609 together with an undivided common interest in Grenville Common Elements Condominium Corporation No. 16; Subject to an easement in gross as in GC19196; Subject to an easement in favour of Bell Canada as in GC19200; Subject to an easement in favour of Cogeco Cable Canada Inc. as in GC 19204; Subject to an easement in favour of Enbridge Gas Distribution Inc. as in GC19206; Subject to an easement for entry until 2019/09/26 as in GC32602; Subject to an easement for entre as in GC33664; Municipality of North Grenville being all of PIN 68115-1364 (LT)

Pt Blk 7 PL 15M15 Pt 4, 15R11609 together with an undivided common interest in Grenville Common Elements Condominium Corporation No. 16; Subject to an easement in gross as in GC19196; Subject to an easement in favour of Bell Canada as in GC19200; Subject to an easement in favour of Cogeco Cable Canada Inc. as in GC

19204; Subject to an easement in favour of Enbridge Gas Distribution Inc. as in GC19206; Subject to an easement for entry until 2019/09/26 as in GC32602; Subject to an easement for entre as in GC33664; Municipality of North Grenville being all of PIN 68115-1362 (LT)

Pt Blk 7 PL 15M15 Pt 5, 15R11609 together with an undivided common interest in Grenville Common Elements Condominium Corporation No. 16; Subject to an easement in gross as in GC19196; Subject to an easement in favour of Bell Canada as in GC19200; Subject to an easement in favour of Cogeco Cable Canada Inc. as in GC 19204; Subject to an easement in favour of Enbridge Gas Distribution Inc. as in GC19206; Subject to an easement for entry until 2019/09/26 as in GC32602; Subject to an easement for entre as in GC33664; Municipality of North Grenville being all of PIN 68115-1363 (LT)

Pt Blk 7 PL 15M15 Pt 6, 15R11609 together with an undivided common interest in Grenville Common Elements Condominium Corporation No. 16; Subject to an easement in gross as in GC19196; Subject to an easement in favour of Bell Canada as in GC19200; Subject to an easement in favour of Cogeco Cable Canada Inc. as in GC 19204; Subject to an easement in favour of Enbridge Gas Distribution Inc. as in GC19206; Subject to an easement for entry until 2019/09/26 as in GC32602; Subject to an easement for entre as in GC33664; Municipality of North Grenville being all of PIN 68115-1364 (LT)

Pt Blk 7 PL 15M15 Pt 7, 15R11609 together with an undivided common interest in Grenville Common Elements Condominium Corporation No. 16; Subject to an easement in gross as in GC19196; Subject to an easement in favour of Bell Canada as in GC19200; Subject to an easement in favour of Cogeco Cable Canada Inc. as in GC 19204; Subject to an easement in favour of Enbridge Gas Distribution Inc. as in GC19206; Subject to an easement for entry until 2019/09/26 as in GC32602; Subject to an easement for entre as in GC33664; Municipality of North Grenville being all of PIN 68115-1365 (LT)

Pt Blk 7 PL 15M-15 Pt 8, 15R11609 together with an undivided common interest in Grenville Common Elements Condominium Corporation No. 16; Subject to an easement in gross as in GC19196; Subject to an easement in favour of Bell Canada as in GC19200; Subject to an easement in favour of Cogeco Cable Canada Inc. as in GC 19204; Subject to an easement in favour of Enbridge Gas Distribution Inc. as in GC19206; Subject to an easement for entry until 2019/09/26 as in GC32602; Subject to an easement for entre as in GC33664; Municipality of North Grenville being all of PIN 68115-1366 (LT)

Pt Blk 7 PL 15M15 Pts 9 & 10, 15R11609 together with an undivided common interest in Grenville Common Elements Condominium Corporation No. 16; Subject to an easement in gross as in GC19196; Subject to an easement in gross over Pt 10, 15R11609 as in GC19198; Subject to an easement in favour of Bell Canada as in GC19200; Subject to an easement in favour of Cogeco Cable Canada Inc. as in GC 19204; Subject to an easement in favour of Enbridge Gas Distribution Inc. as in GC19206; Subject to an easement for entry until 2019/09/26 as in GC32602; Subject to an easement for entre as in GC33664; Municipality of North Grenville being all of PIN 68115-1367 (LT)