

# THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

## BY-LAW NO. 46-20

### *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** it is deemed expedient to exempt those lands as set out in Schedule "A" attached hereto within Registered Plan No. 15M-35, in the Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville, from Part Lot Control;

**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 three (3) townhouse dwellings within Blocks 83 on Registered Plan 15M-35, the creation of three (3) townhouse dwellings within Block 84 on Registered Plan 15M-35, the creation of three (3) townhouse dwellings within Block 85 of Registered Plan 15M-35, the creation of three (3) townhouse dwellings within Block 86, the creation of three (3) townhouse dwellings within Block 87, and the creation of three (3) townhouse dwellings within Block 88 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 16<sup>th</sup> day of June, 2022.

PASSED AND ENACTED

THIS OF , 2020.

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NANCY PECKFORD  
Mayor

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PALAK MEHTA  
Clerk

DRAFT

### **Schedule "A" to By-Law No. 46-20**

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

BLOCK 83, PLAN 15M35; SUBJECT TO AN EASEMENT AS IN GC63092; SUBJECT TO AN EASEMENT AS IN GC63098; SUBJECT TO AN EASEMENT AS IN GC63117; MUNICIPALITY OF NORTH GRENVILLE BEING ALL OF PIN 68115-1838 LT

BLOCK 84, PLAN 15M35; SUBJECT TO AN EASEMENT IN GROSS OVER PART 44 PLAN 15R12069 AS IN GC63053; SUBJECT TO AN EASEMENT AS IN GC63092; MUNICIPALITY OF NORTH GRENVILLE BEING ALL OF PIN 68115-1839 LT

BLOCK 85, PLAN 15M35; SUBJECT TO AN EASEMENT IN GROSS OVER PART 79 PLAN 15R12069 AS IN GC63053; SUBJECT TO AN EASEMENT AS IN GC63092; MUNICIPALITY OF NORTH GRENVILLE BEING ALL OF PIN 68115-1840 LT

BLOCK 86, PLAN 15M35; SUBJECT TO AN EASEMENT IN GROSS OVER PART 80 PLAN 15R12069 AS IN GC63053; SUBJECT TO AN EASEMENT AS IN GC63092; MUNICIPALITY OF NORTH GRENVILLE BEING ALL OF PIN 68115-1841 LT

BLOCK 87, PLAN 15M35; SUBJECT TO AN EASEMENT IN GROSS OVER PART 81 PLAN 15R12069 AS IN GC63053; SUBJECT TO AN EASEMENT AS IN GC63092; MUNICIPALITY OF NORTH GRENVILLE BEING ALL OF PIN 68115-1842 LT

BLOCK 88, PLAN 15M35; SUBJECT TO AN EASEMENT IN GROSS OVER PART 8 PLAN 15R11914 AS IN GC52963; SUBJECT TO AN EASEMENT IN GROSS OVER PART 82; MUNICIPALITY OF NORTH GRENVILLE BEING ALL OF PIN 68115-1843 LT