



## Municipality of North Grenville

**Report No.**  
PD-017-2020

**File No.**  
15M-35

<b>Date:</b>	<b>June 16, 2020 – Council Meeting</b>
<b>Subject:</b>	<b>eQuinelle Subdivision Phase 4BC – Lifting Part Lot Control</b>
<b>Attachments</b>	<b>Appendix 1: Excerpt of Plan 15M-35</b> <b>Appendix 2: Legal Description of Blocks 83-88 within Plan 15M-35</b>

### **RECOMMENDATION**

The following recommendation is provided for Council's consideration:

**That Council enact a by-law to lift part lot control for the lands in Phase 4BC of the eQuinelle Subdivision for a period of two (2) years.**

### **BACKGROUND**

Section 50(7) of the *Planning Act* allows local municipalities to pass by-laws designating lands within a registered plan of subdivision as being exempt through part lot control. This allows parts of lots to be conveyed without having to go through the severance process. The Municipality uses this approach frequently to permit lots and blocks within registered plans of subdivision to be further subdivided in accordance with the approved draft plan.

Phase 4BC of the eQuinelle Subdivision is an approved plan for eighty-two (82) lots and ten (10) blocks of which six (6) are intended for the creation of eighteen (18) townhouse dwelling units. The purpose of this request is to lift Part Lot Control for Blocks 83-88, inclusive, for the creation of eighteen (18) units on Plan 15M-35 (**Appendix 1**) in order to accommodate the parcelization of these blocks for their construction and future purchase and sale.

On April 24, 2020 Plan 15M-35 was registered with the Land Registry Office, and the owner has brought forward this application to enact a part lot control by-law for Blocks 83-88 (inclusive) for six (6) Blocks within this Phase of the subdivision.

### **DISCUSSION & CONCLUSION**

Staff have reviewed this matter, and can confirm that the blocks affected will have access to a public road and have appropriate zoning in place to control development on the lands. The lifting of part lot control to create individual parcels will not alter the original servicing for the plan of the subdivision, and has been reviewed with the United Counties' Manager of Planning Services, who is the approval authority in this particular case, and is in agreement with this approach.

Therefore, it is the recommendation of staff that Council enact the by-law to lift part lot control on Blocks 83-88, inclusive, on Plan 15M-35, on the basis that all of the related planning issues have been addressed through the subdivision process and the site specific

Zoning By-Law. The by-law to lift part lot control will not come into effect until it has been approved by the United Counties of Leeds & Grenville, who are approval authority.

**FINANCIAL/STAFFING IMPLICATIONS**

There is no financial obligation to the Municipality.

**LINK TO COUNCIL'S WORK PLAN**

The lifting of Part Lot Control is a technical and procedural matter related to the implementation of a registered plan of subdivision and does not fall within the priorities as established in the Council Work Plan.

**Prepared by:**

**Reviewed and  
submitted by:**

**Reviewed and submitted  
for Council  
Consideration by:**

Original Sign By

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**David Nanton  
Planner II**



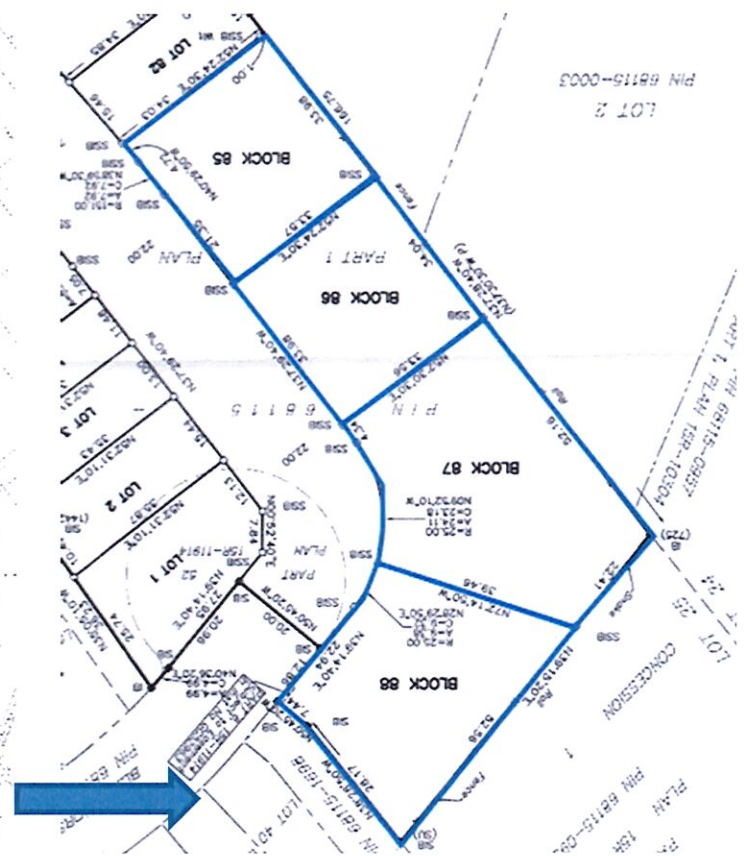
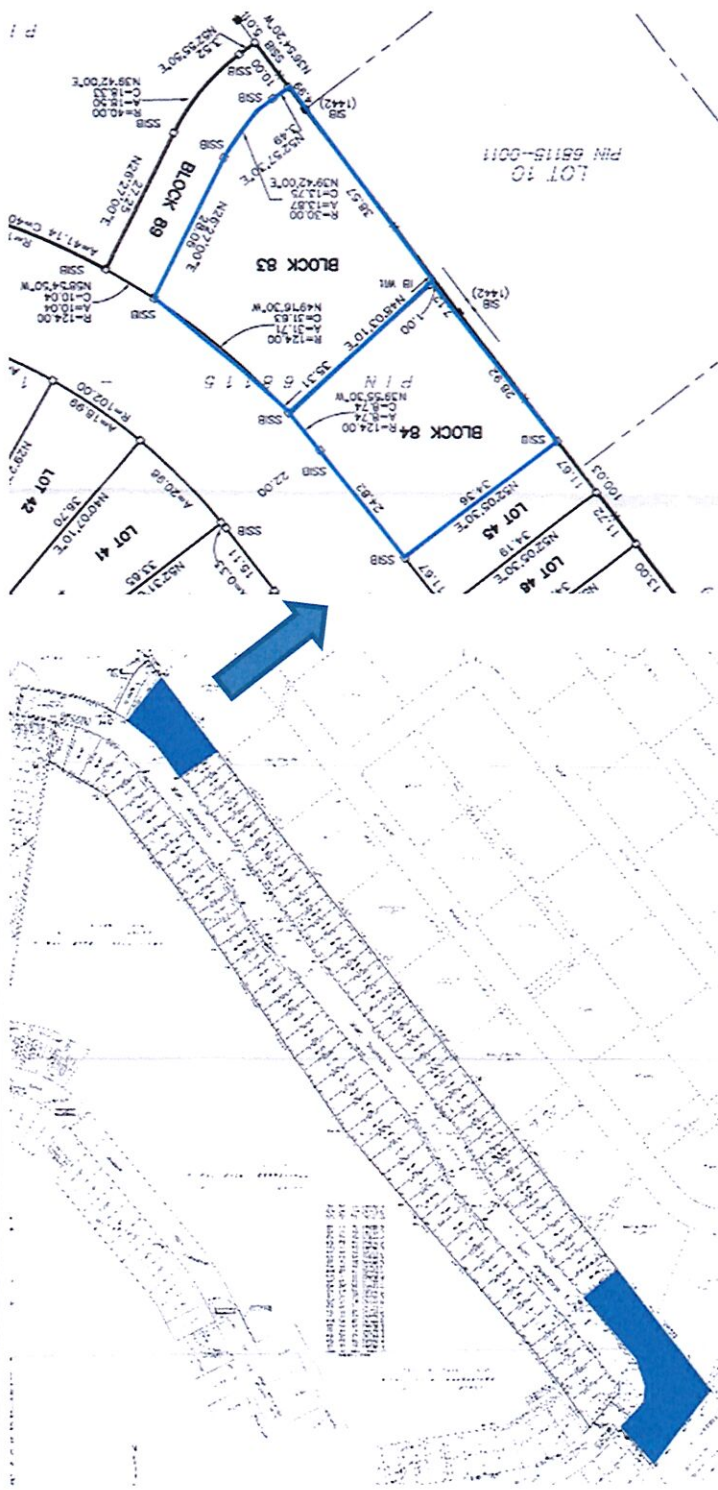
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**Philip Gerrard  
Director of Planning &  
Development**

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**Gary Dyke  
CAO**

**EXCERPT(S) OF PLAN 15M-35 SHOWING BLOCKS 83-88 (in blue)**



**Legal Description of Blocks 83-88 within Plan 15M-35**

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