



Municipality of North Grenville

To: **Council**

Meeting Date: February 12, 2025

Subject: eQuinelle Phase 6A – Part Lot Control Exemption

Report No: PD-2025-010

Prepared by: Amy Martin, Director of Planning and Development

Recommendation(s)

THAT Council approve and enact By-Law 14-25 to lift part lot control within Phase 6A of the eQuinelle Subdivision

Executive Summary

Purpose

- To lift part lot control for a three-year period within phase 6A of the eQuinelle Subdivision to permit the creation of 26 townhouse dwelling units and 2 semi-detached dwelling units from 8 Blocks within the Plan of Subdivision.

Key Findings

- Part Lot Control exemption allows for a developer to further subdivide blocks of land into individual freehold lots.
- Phase 6A of the eQuinelle Subdivision has 8 blocks of land approved for 2 semi-detached dwelling units and 26 townhouse dwelling units.
- Lifting part lot control will allow for the developer to further subdivide the blocks once the foundations are poured.
- A three-year expiry date of the By-Law ensures that part lot control is lifted only for the intent of creating the multi-residential lots.

Financial Implications

- Staffing implications, as they relate to implementing Council’s decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Background/Analysis

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 and blocks to be conveyed without having to go through the severance process. The Municipality uses this approach frequently to permit lots and blocks within a registered plan of subdivision to be further subdivided in accordance with the approved draft plan.

eQuinelle Phase 6A is a registered plan of subdivision with 8 blocks for the creation of two semi-detached dwelling units and 26 townhouse dwelling units. The purpose of the request is to lift part lot control on all 8 blocks, blocks 46-53 on Registered Plan 15M-44. This will accommodate the sale and transfer of individual units.

The part lot control by-law is set with a three-year expiry, with the by-law expiring on February 11th, 2028. Extensions to the by-law can be sought if required.

All blocks have access onto a public road. The appropriate zoning is in place to control the development of the land. The lifting of part lot control to create free hold parcels will not alter the original servicing plan for the subdivision.

The Manager of Planning Services at the Untied Counties of Leeds and Grenville is the approval authority for part lot control. A By-law is passed at the Municipal level and is forwarded onto the United Counties for approval.

Relevance to Strategic Priorities

Strategic Pillar	Pillar #2 - A Strong, Connected, and Vibrant Community
Goal	Goal #2.3 - Build and Grown in a Connected Way
Key Action	Action #2.3.3 - Promote development policies that incorporate connectivity and coordination with the surrounding area

Options and Discussion

1. Approve the recommendation - **RECOMMENDED**
2. Do not approve the recommendation

Financial Impact

This item has been identified in the current budget: Yes No N/A

This item is within the budgeted amount:

Yes No N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Internal/External Consultation

Municipal and external agency consultation occurred at the development stage of the plan of subdivision. Circulation of the draft by-law to the United Counties was required to ensure that the legal descriptions were correct.

Communications

Communication of Council's decision will be carried out by staff.

Attachments

- Draft PLC By-law