

# THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

## BY-LAW NO. 14-25

*A By-Law to exempt certain lands from part lot control within Phase 6A of the eQuinelle Subdivision*

**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 periods;

**AND WHEREAS** it is deemed expedient to exempt those lands hereto within Registered Plan No. 15M-44, 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 enacts as follows:

1. Subject to Section 5 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 for the extent necessary to permit:
  - a. The creation of five (5) townhouse dwellings within Block 46 on Registered Plan 15M-44, the creation of four (4) townhouse dwellings within Block 47 on Registered Plan 15M-44, the creation of four (4) townhouse dwellings within Block 48 of Registered Plan 15M-44, the creation of four (4) townhouse dwellings within Block 49 of Registered Plan 15M-44, the creation of two (2) semi-detached dwellings within Block 50 of Registered Plan 15M-44, the creation of three (3) townhouse dwellings within Block 51 of Registered Plan 15M-44, the creation of three (3) townhouse dwellings within Block 52 of Registered Plan 15M-44 and the creation of three (3) townhouse dwellings within Block 53 on Registered Plan 15M-44, and in accordance with Schedule 'A' attached hereto and forming part of this by-law;
  - b. The creation of any easements including right of ways, 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 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 11<sup>th</sup> day of February 2028.

PASSED AND ENACTED  
THIS 12<sup>th</sup> DAY OF FEBRUARY, 2025

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NANCY PECKFORD  
Mayor

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CHLOE PRESTON  
Clerk

**THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**  
**Schedule "A" to By-Law No. 14-25**

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

BLOCK 46, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 17, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2233;

BLOCK 47, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 18, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2234;

BLOCK 48, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 19, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2235;

BLOCK 49, PLAN 15M-44; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2236;

BLOCK 50, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 20, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2237;

BLOCK 51, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 21, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2238;

BLOCK 52, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 22, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2239;

BLOCK 53, PLAN 15M-44; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2240;