

CORPORATION OF THE TOWN OF RENFREW
BY-LAW NO. 15-2021

Being a by-law to provide that Subsection 50(5) of the Planning Act, R.S.O. 1990, c. P.13, as amended, does not apply to Block 23 on Registered Plan 49M-93.

WHEREAS Subsection 50(5) of the *Planning Act*, R.S.O. 1990, Chapter P-13, as amended, provides that all lands within a Plan of Subdivision are subject to part-lot control; and

WHEREAS the Council of a municipality may, under Subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended by by-law, provide that Subsection 50(5) of the Planning Act, R.S.O. 1990, c. P.13, as amended, does not apply to such lands as are designated in the By-Law; and

WHEREAS a five-unit multiple-attached dwelling is under construction on Block 23 of Registered Plan 49M-93, and it is desired that the dwellings exist on separately-conveyable lots designated as Parts 1 & 10; Parts 2 & 9; Parts 3 & 8; Parts 4 & 7; and Parts 5 & 6; all on Plan 49R-19692. These individual ownerships will have a right-of-way over the applicable portions of Parts 6, 7, 8, 9, and 10, Plan 49R-19692 for access to the rear yards of the individual townhouses.

NOW THEREFORE the Council of the Corporation of the Town of Renfrew enacts as follows:

1. THAT subject to Section 2 hereof, Subsection 50(5) of the Planning Act, R.S.O. 1990, c. P.13, as amended, does not apply to Block 23, Registered Plan 49M-93, designated as Parts 1 to 10 on Plan 49R-19692.
2. THAT this exemption from part-lot control shall only be for the purpose of creating five separately-conveyable lots for the purposes of freehold multiple-attached dwellings on Block 23, and not for any other purpose, and following the conveyance of the aforementioned lots, this By-law shall expire.
3. THAT this By-law shall be effective only to the extent necessary to permit:
 - a) the creation of lots as defined in Section 2 of this By-Law;
 - b) individual dwelling units, to be conveyed with the lots to each initial purchaser thereof, and to be charged and discharged; and
 - c) appurtenant rights and easements, including for access purposes, as contained in the transfers to each initial purchaser of each individual dwelling unit.

And this By-Law shall not be construed so as to permit the further severance or re-subdivision of any such parcel

4. THAT this By-Law shall be subject to the approval of the County of Renfrew and will come into force and take effect on the date of registration in the Renfrew County (No. 49) Registry Office.
5. THAT this By-Law expires thirty-six (36) months from the date of its enactment by Council.

Read a first and second time this 9th day of March, 2021.

Read a third and final time this 9th day of March, 2021.

Don Eady, Mayor

Kim R. Bulmer, Clerk