

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. BL-2023-022**

A by-law to exempt certain lands from part lot control, namely 0 Petch Avenue, legally described as Blocks 221-223 and 228-229 on Plan 43M-2114

WHEREAS subsection 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, allows municipal councils to pass by-laws to exempt lands or parts of lands within a registered plan of subdivision from the part lot control provisions outlined in subsection 50(5) of the *Planning Act*;

AND WHEREAS it is intended that the following will be created and may be referred to as the "Properties":

1. Five (5) residential townhouse dwelling units with associated maintenance easements will be created on Block 221 on Plan 43M-2114, being Parts 1 to 15 on Plan 43R-40631;
2. Five (5) residential townhouse dwelling units with associated maintenance easements will be created on Block 222 on Plan 43M-2114, being Parts 16 to 26 on Plan 43R-40631;
3. Six (6) residential townhouse dwelling units with associated maintenance easements will be created on Block 223 on Plan 43M-2114, being Parts 27 to 39 on Plan 43R-40631;
4. Eight (8) residential townhouse dwelling units with associated maintenance easements will be created on Block 228 on Plan 43M-2114, being Parts 1 to 17 on Plan 43R-40630; and
5. Seven (7) residential townhouse dwelling units with associated maintenance easements will be created on Block 229 on Plan 43M-2114, being Parts 18 to 38 on Plan 43R-40630.

AND WHEREAS the Manager, Development and Design, of the Planning Department has approved the application to exempt the Properties from the part lot control provisions of the *Planning Act*, as amended.

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, will cease to apply on Blocks 221-223 and 228-229 on Plan 43M-2114;
  - a) registration of a copy of this by-law, in the Land Registry Office for the Land Titles Division of Peel (No. 43); and,
  - b) registration of a restriction, pursuant to Section 118 of the *Land Titles Act*, R.S.O. 1990, c.L.5, as amended, requiring the consent of the Clerk of The Corporation of the Town of Caledon prior to the registration of any transfer or charge of Blocks 221-223 and 228-229 on Plan 43M-2114 or any part or parts thereof in the Land Registry Office for the Land Titles Division of Peel (No. 43).
2. This by-law shall be deemed to expire on the earlier of the date of the transfer of the unit that is transferred last or the 28<sup>th</sup> day of March, 2026, unless otherwise extended in accordance with Subsection 50(7.4) of the *Planning Act*, R.S.O. 1990, c.P13.

**Enacted by the Town of Caledon Council this 28<sup>th</sup> day of March, 2023**

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Annette Groves, Mayor

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Laura Hall, Town Clerk