

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-099

A by-law to exempt certain lands from part lot control,
namely 0 Sweet Maple Drive, legally described as
Blocks 355 to 358 on Plan 43M-2165

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. Six (6) residential townhouse dwelling units with associated maintenance easements will be created on Block 355 on Plan 43M-2165, being Parts 1 to 31 on Plan 43R-41490;
2. Six (6) residential townhouse dwelling units with associated maintenance easements will be created on Block 356 on Plan 43M-2165, being Parts 32 to 63 on Plan 43R-41490;
3. Six (6) residential townhouse dwelling units with associated maintenance easements will be created on Block 357 on Plan 43M-2165, being Parts 64 to 95 on Plan 43R-41490; and
4. Seven (7) residential townhouse dwelling units with associated maintenance easements will be created on Block 358 on Plan 43M-2165, being Parts 96 to 132 on Plan 43R-41490;

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 355 to 358 on Plan 43M-2165;
 - 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 355 to 358 on Plan 43M-2165 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 26th day of November, 2027, 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 26th day of November, 2024

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk