



The Corporation of the City of Cornwall
Regular Meeting of Council
By-law 2018-110

Department: Planning, Development and Recreation
Division: Planning
By-law Number: 2018-110
Report Number: 2020-291-Planning, Development and Recreation
Meeting Date: May 11, 2020
Subject: By-law- Part Lot Control

Being a By-law to provide that Sub-Section (5) of Section 50 of the Planning Act, R.S.O. 1990, Chapter p.13 (as amended), does not apply to Block 1 of Registered Plan 52M-35, in the City of Cornwall, designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 on Plan 52R-8120, and municipally known as 1150, 1152, 1154, 1156, 1158, 1160, 1162 and 1164 Clément Court.

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

Whereas Sub-Section (7) of Section 50 of the Planning Act authorizes the Council of municipalities to enact by-laws which provide that Sub-Section (5) of Section 50 of the Planning Act does not apply to lands that are within a registered Plan of Subdivision as are designated in the by-law; and

Whereas an eight-unit linear row house is under construction on Block 1 of Registered Plan 52M-35 where it is desired that individual ownerships be created and designated as Parts 1 and 2, as Parts 3 and 4, as Parts 5 and 6, as Part 7, as Part 8, as Parts 9 and 10, as Parts 11 and 12, and as Parts 13, 14, 15, 16 and 17 on Plan 52R-8120, and that Parts 1, 4, 6, 10, 12, 14, 16 and 17 on Plan 52R-8120 be subject to pedestrian access right-of-ways to the rear yards of some of the linear row houses, and that Parts 15 and 16 are subject to an easement in favour of Raisin Region Conservation Authority as set out in Instrument Number S243227; and

Whereas Parts 1 and 2 of Plan 52R-8120 are municipally known as 1150 Clément Court; and

Whereas Parts 3 and 4 of Plan 52R-8120 are municipally known as 1152 Clément Court; and

Whereas Parts 5 and 6 of Plan 52R-8120 are municipally known as 1154 Clément Court; and

Whereas Part 7 of Plan 52R-8120 is municipally known as 1156 Clément Court; and

Whereas Part 8 of Plan 52R-8120 is municipally known as 1158 Clément Court; and

Whereas Parts 9 and 10 of Plan 52R-8120 are municipally known as 1160 Clément Court; and

Whereas Parts 11 and 12 of Plan 52R-8120 are municipally known as 1162 Clément Court; and

Whereas Parts 13, 14, 15, 16 and 17 of Plan 52R-8120 are municipally known as 1164 Clément Court;

Now therefore be it resolved that the Council of The Corporation of the City of Cornwall enacts as follows:

1. **That** subject to paragraph 3 hereof, Sub-Section (5) of Section 50 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, does not apply to the following lands:
 - a) Part of PIN 60192-0278, being those portions of Block 1, Registered Plan 52M-35, designated as Parts 1 and 2 on Plan 52R-8120 and further designated as Parcel 'A' for the purpose of this by-law;
 - b) Part of PIN 60192-0279, being those portions of Block 1, Registered Plan 52M-35, designated as Parts 3 and 4 on Plan 52R-8120; together with a Right-of-Way on Part 1, and further designated as Parcel 'B' for the purpose of this by-law;
 - c) Part of PIN 60192-0280, being those portions of Block 1, Registered Plan 52M-35, designated as Parts 5 and 6 on Plan 52R-8120; together with a Right-of-Way on Parts 1 and 4, and further designated as Parcel 'C' for the purpose of this by-law;
 - d) Part of PIN 60192-0281, being that portion of Block 1, Registered Plan 52M-35, designated as Part 7 on Plan 52R-8120; together with a Right-of-Way on Parts 1, 4 and 6, and further designated as Parcel 'D' for the purpose of this by-law;

- e) Part of PIN 60192-0282, being that portion of Block 1, Registered Plan 52M-35, designated as Part 8 on Plan 52R-8120; together with a Right-of-Way on Parts 10, 12, 17 and 14, and further designated as Parcel 'E' for the purpose of this by-law;
- f) Part of PIN 60192-0283, being those portions of Block 1, Registered Plan 52M-35, designated as Parts 9 and 10 on Plan 52R-8120; together with a Right-of-Way on Parts 12, 17 and 14, and further designated as Parcel 'F' for the purpose of this by-law;
- g) Part of PIN 60192-0284, being those portions of Block 1, Registered Plan 52M-35, designated as Parts 11 and 12 on Plan 52R-8120; together with a Right-of-Way on Parts 17 and 14, and further designated as Parcel 'G' for the purpose of this by-law;
- h) Part of PIN 60192-0285, being those portions of Block 1, Registered Plan 52M-35, designated as Parts 13, 14, 15, 16 and 17 on Plan 52R-8120 and further designated as Parcel 'H' for the purpose of this by-law;

all in the City of Cornwall, in the County of Stormont and registered in the Land Titles Office for the Land Titles Division of Stormont (No. 52).

- 2. That this By-law shall take effect upon approval thereof by the Council of the Corporation of the City of Cornwall and in compliance with the requirements of the Planning Act.
- 3. THAT further subdivision or severance of the aforementioned Parcels 'A', 'B', 'C', 'D', 'E', 'F', 'G' and 'H' beyond that permitted by paragraph 1 herein is prohibited.
- 4. That this By-law shall expire in three (3) years time, more specifically June 25th, 2021.
- 5. That the Mayor and Clerk be and are hereby authorized to execute all documents to complete this matter.

Read, signed and sealed in open Council this 11th day of May, 2020.

Manon L. Levesque
City Clerk

Bernadette Clement
Mayor



Report Approval Details

Document Title:	2018-110 By-law - Part Lot Control - 2020-291-PDR.docx
Attachments:	
Final Approval Date:	May 5, 2020

This report and all of its attachments were approved and signed as outlined below:

Mary Joyce-Smith - May 4, 2020 - 3:41 PM

Mark A. Boileau - May 5, 2020 - 3:41 PM

Maureen Adams - May 5, 2020 - 4:11 PM