

THE CORPORATION OF THE MUNICIPALITY OF NORTH MIDDLESEX

BY-LAW NO. 008 of 2025

Being a By-Law to exempt from Part Lot Control certain lands in the Municipality of North Middlesex (formerly Town of Parkhill), County of Middlesex and being Part of Lots K & R, Plan 358(C), designated as Parts 4, 5, 6, 7, 9, 10, 13 & 16 on 33R-9391

WHEREAS:

- A. The Corporation of the Municipality of North Middlesex (formerly Town of Parkhill) (hereinafter referred to as "North Middlesex") is a municipality and local municipality as defined by the *Municipal Act, 2001*, S.O. 2001, c. 25;
- B. Parts 4, 5, 6, 7, 9, 10, 13 and 16 as in Registered Plan 33R-9391 (hereinafter referred to as "33R-9391") are Lots and part of Block K and R on Registered Plan of Subdivision 358 from 1875 (hereinafter referred to as "Plan 358C");
- C. Consent file numbers B01/89 and B02/89, subdividing parts of Block K and R as set out in 33R-9391 were granted by North Middlesex on May 2, 1989 and are subject to a Severance and Development Agreement dated June 2, 2022 (Instrument # ER1467829);
- D. Merritt Estates (Parkhill) Inc. wishes to create four (4) lots in a manner that is not exactly the same as approved on May 2, 1989 and set out in 33R-9391;
- E. Parts 5, 7, 10, and 16 as in 33R-9391 are no longer required by North Middlesex for road widening purposes as a result of North Middlesex having received the transfer of Block 20 as in 33M-368 for road widening purposes;
- F. Pursuant to Section 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended or replaced, the Council of a local municipality may enact a by-law providing that Section 50(5) relating to part lot control does not apply to certain designated land within a registered plan of subdivision or part or parts thereof;
- G. Opendoor Homes Inc. has applied to North Middlesex to exempt, by by-law, appropriate parts of Lots K & R, Plan 358(C) from part lot control to create four (4) residential Lots;
- H. By-law 074-2022, enacted on June 15, 2022, regulated Part Lot Control Exemption for lands owned by Merritt Estates (Parkhill) Inc. whereas Opendoor Homes Inc. is the new owner.
- I. Council wishes to enact a new by-law identical to By-law 074-2022, except the expiry date shall be one (1) year from the date of passing and reflect the change in ownership.

NOW THEREFORE the Council of The Corporation of the Municipality of North Middlesex does hereby enact as follows:

1. Subsection 5 of Section 50 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended or replaced, shall not apply to the following lands and premises:

Part of Lots K & R, Plan 358(C), designated as Parts 4, 5, 6, 7, 9, 10, 13 & 16 as in 33R-9391; Municipality of North Middlesex (formerly Town of Parkhill), County of Middlesex, comprising a total number of four (4) parcels and each parcel to be marketed to individual transferees in accordance with the following descriptions:

- i. Part of Lot R, Plan 358(C), designated as Parts 4 & 5 on 33R-9391;
- ii. Part of Lots K & R, Plan 358(C), designated as Parts 6 & 7 on 33R-9391;
- iii. Part of Lot K, Plan 358(C), designated as Parts 9 & 10 on 33R-9391;
- iv. Part of Lot K, Plan 358(C), designated as Parts 13 & 16 on 33R-9391.

2. Pursuant to subsection 50(7.3) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended or replaced, this by-law shall expire one (1) year from the date of final passing, unless it shall have prior to that date been repealed or extended by the Council of The Corporation of the Municipality of North Middlesex.

3. This by-Law shall come into force and take effect as of the date of final passing.

By-law read a first, second and third time, and finally passed this 22nd day of January, 2025.

Brian Ropp, Mayor

Alan Bushell, Clerk