



*A People Place, A Change of Pace*  
**SHELBURNE**  
ONTARIO, CANADA

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**Meeting Date:** Monday, July 25, 2022

**To:** Mayor Mills and Members of Council

**From:** **Steve Wever, Town Planner**

**Report:** P2022-23

**Subject:** **Part Lot Control Exemption Application  
PLC22/01 – Emerald Crossing  
(Fieldgate) Subdivision – Townhouse  
Blocks 206-214**

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### Recommendation

Be it Resolved that Council receive Report P2022-23 as information; and

That Council approve Part Lot Control Exemption Application PLC22/01 for Blocks 206-214 on Registered Plan 7M-79 by enacting By-law #38-2022.

### Background

An application for Part Lot Control Exemption has been submitted by Fieldgate Homes (the “applicant”) on behalf of Shelburne 89 Developments Ltd. (the “owner”) for the purpose of creating lots for fifty-two (52) townhouse units within Blocks 206-214 in the Emerald Crossing (Fieldgate) subdivision (Plan 7M-79).

### Analysis

The subject application includes civic addresses 526 to 560 Red Elm Road, 701 to 733 Potawatomi Crescent, and 602 to 634 Anishinaabe Drive, legally described as Plan 7M-79, Blocks 206 to 214. A total of 52 townhouse dwelling units will be located on these blocks and are currently under construction.

The Plan of Subdivision was registered in September 2021. The creation of 52 townhouse dwellings within Blocks 206-214 is consistent with the subdivision approval.

### Purpose of Application

Section 50 (5) of the Planning Acts restricts the conveyance of a part of any lot or block of land that is within a registered plan of subdivision, and these restrictions are known as "Part Lot Control". Section 50 (7) of the Act enables planning authorities to pass by-laws providing for exemption from Part Lot Control. This process is used to temporarily lift the restrictions from land within registered plans of subdivision to create individual lots for sale within larger blocks. It is typically used for semi-detached and townhouse developments after construction has started to accurately set the boundary lines between the units. The purpose is to ensure the common lot boundaries are properly aligned with the common wall between each dwelling unit.

The purpose of this application is to subdivide Blocks 206-214 on Plan 7M-79 into 52 townhouse lots and to establish related easements. This is a requirement of the subdivision approval and the Zoning By-law which requires each townhouse unit in this subdivision to be located on a separate lot.

### Easements

Twenty-six (26) of the townhouse lots will be subject to a small easement in favour of the adjoining lot to provide access for periodic repairs and maintenance incidental to the portion of the building located adjacent to the easement. This is necessary where the exterior wall of one unit extends further into the front yard than the common wall between two adjoining units. The Reference Plans reflect that these easements will be retained and will become a part of each of the lots created. The accompanying survey reference plans illustrate the location of the 52 townhouse lots and related easements, as submitted by the applicant.

Easements over Blocks 209, 210 and 211 will be required for future municipal access to two (2) rear lot drainage catchbasins and a rear yard drainage swale. Staff will ensure that the necessary parts for these easements are included on the final Reference Plans and that the easements are registered as per the Subdivision Agreement.

### Timeframe for By-law Expiry

Part Lot Control exemption is intended as a temporary measure to allow parts of the blocks to be severed and created aligned to the common wall between attached dwelling units. If the lots are not registered within three years, the developer would be required to request an amendment to the by-law to extend the expiry date or re-apply for a new Part Lot Control Exemption.

## Planning Policy

The Plan of Subdivision was registered in 2021. All matters of planning policy were addressed through the extensive review and analysis of the related planning application in a previous staff report received by Council on April 23, 2018. The development was found to be in conformity with the Growth Plan, and in keeping with the Town of Shelburne Official Plan.

This application for Part-Lot Control exemption will create the required townhouse lots within the approved plan of subdivision and complies with the Town of Shelburne Zoning By-law.

## Financial Impact

None.

## Policies & Implications (if any) Affecting Proposal

Town of Shelburne Official Plan  
Town of Shelburne Zoning By-law 38-2007

## Consultation and Communications

The application was circulated to the required agencies for comment. No objections to the approval of the application have been received as of the date of this report.

## Council Strategic Priorities

Council's Strategic Priorities has three Goals - Sustainable, Engaged and Livable. There are a total of 12 targets with the three Goals. This report aligns with the Sustainable Goals within the Target:

T4 Promote balanced growth

## Supporting Documentation

Part Lot Control Exemption By-law 38-2022  
Draft Reference Plans

Prepared by:

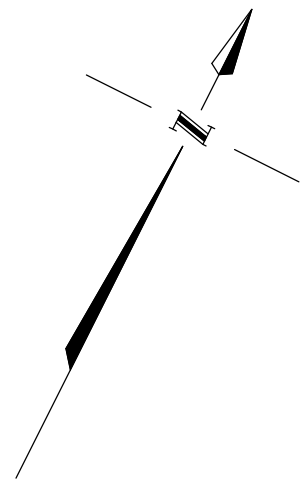
\_\_\_\_\_  
Valerie Schmidt, Senior Planner

Reviewed by:

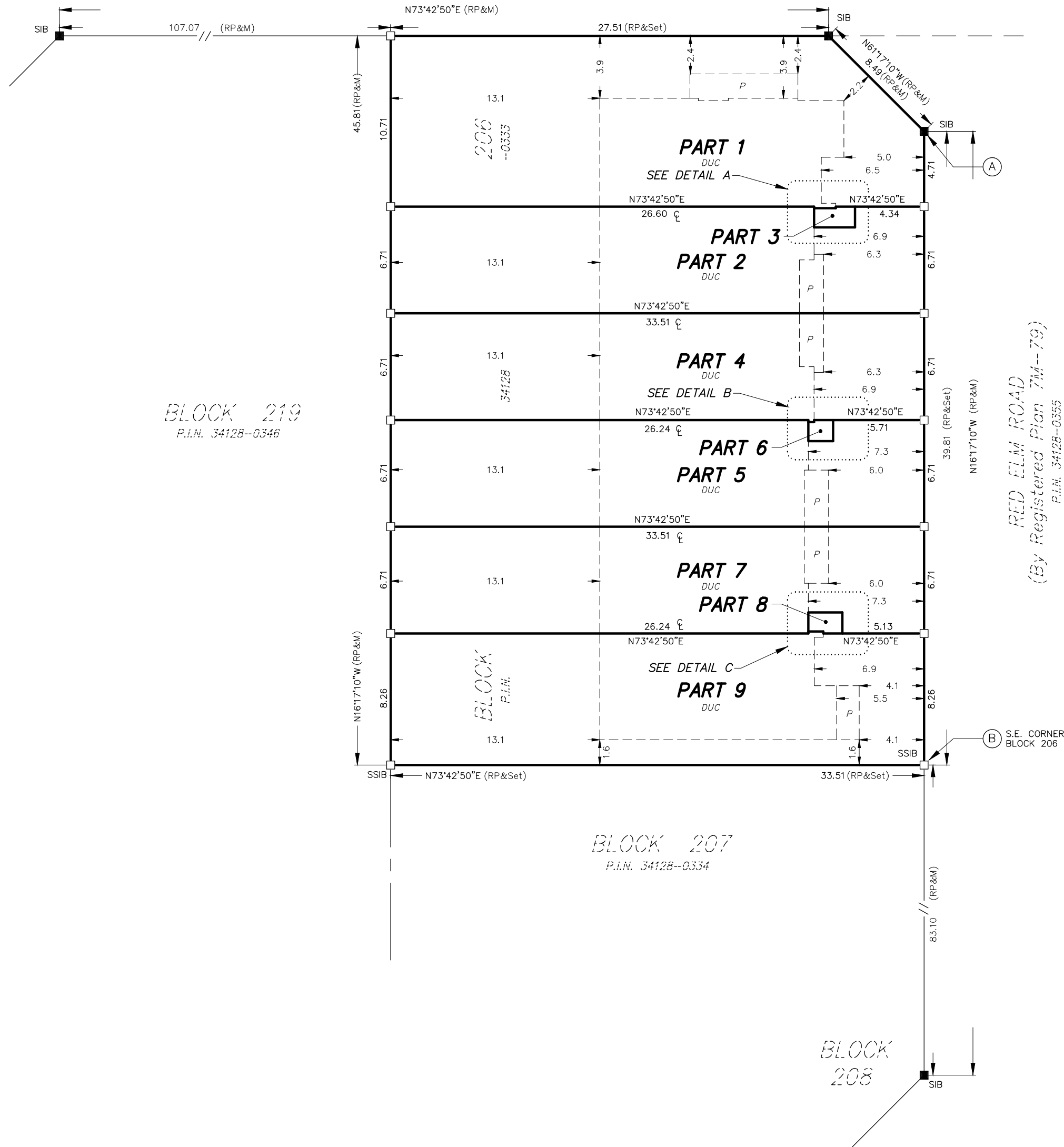
\_\_\_\_\_  
Steve Wever, Town Planner

Reviewed by:

\_\_\_\_\_  
Denyse Morrissey, CAO



ANISHINAABE DRIVE  
(By Registered Plan 7M--79)  
P.I.N. 34128--0352



I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT

DATE : \_\_\_\_\_

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

PLAN 7R--

RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_

REPRESENTATIVE FOR THE LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
DUFFERIN (No. 7)

#### SCHEDULE

| PART             | ALL OF BLOCK | PLAN   | ALL OF P.I.N. |
|------------------|--------------|--------|---------------|
| 1 TO 9 INCLUSIVE | 206          | 7M--79 | 34128--0333   |

PLAN OF SURVEY OF  
BLOCK 206  
REGISTERED PLAN 7M--79  
TOWN OF SHELBOURNE  
COUNTY OF DUFFERIN

SCALE 1 : 250  
5m 4m 3m 2m 1m 0m 5metres  
YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

#### METRIC

DISTANCES AND CO--ORDINATES SHOWN ON THIS PLAN ARE IN  
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

#### BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED  
REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN)  
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83  
(CSRS) (2010.0).  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF  
O.REG 216/10.

|       | NORTHING   | EASTING   |
|-------|------------|-----------|
| ORP A | 4881660.27 | 565360.96 |
| ORP B | 4881622.08 | 565372.12 |

#### DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND  
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY  
A COMBINED SCALE FACTOR OF 0.999652

COORDINATES CANNOT, IN THEMSELVES, BE USED TO  
RE--ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

#### LEGEND

|         |         |                             |
|---------|---------|-----------------------------|
| □       | DENOTES | SURVEY MONUMENT SET         |
| ■       | ---     | SURVEY MONUMENT FOUND       |
| RP      | ---     | REGISTERED PLAN 7M--79      |
| N,S,E,W | ---     | NORTH,SOUTH,EAST,WEST       |
| M       | ---     | MEASURED                    |
| SIB     | ---     | STANDARD IRON BAR           |
| SSIB    | ---     | SHORT STANDARD IRON BAR     |
| P.I.N.  | ---     | PROPERTY IDENTIFIER NUMBER  |
| DUC     | ---     | DWELLING UNDER CONSTRUCTION |
| FW      | ---     | FACE OF WALL                |
| P       | ---     | PORCH                       |
| CL      | ---     | CENTRE LINE OF WALL         |

#### NOTE

ALL FOUND SURVEY MONUMENTS ARE BY  
J.D. BARNES LTD., O.L.S.

ALL SURVEY MONUMENTS ARE IRON BARS  
UNLESS NOTED OTHERWISE

#### SURVEYOR'S CERTIFICATE

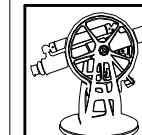
I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND  
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF  
, 2022.

, 2022

DATE

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR



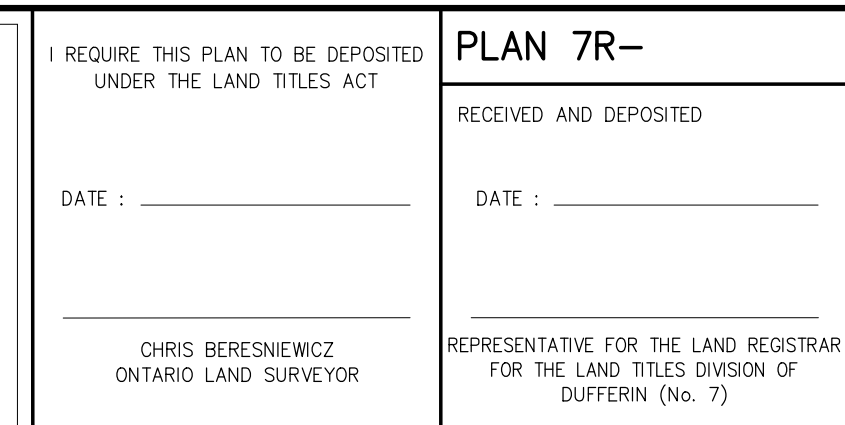
YOUNG & YOUNG  
SURVEYING (ETOBICOKE 2006) INC.

310 North Queen St., Unit 102, Toronto ON M9C-5K4  
Tel: (416) 621-2676 - Fax: (416) 621-3360  
E-MAIL : info@youngandyoung.ca

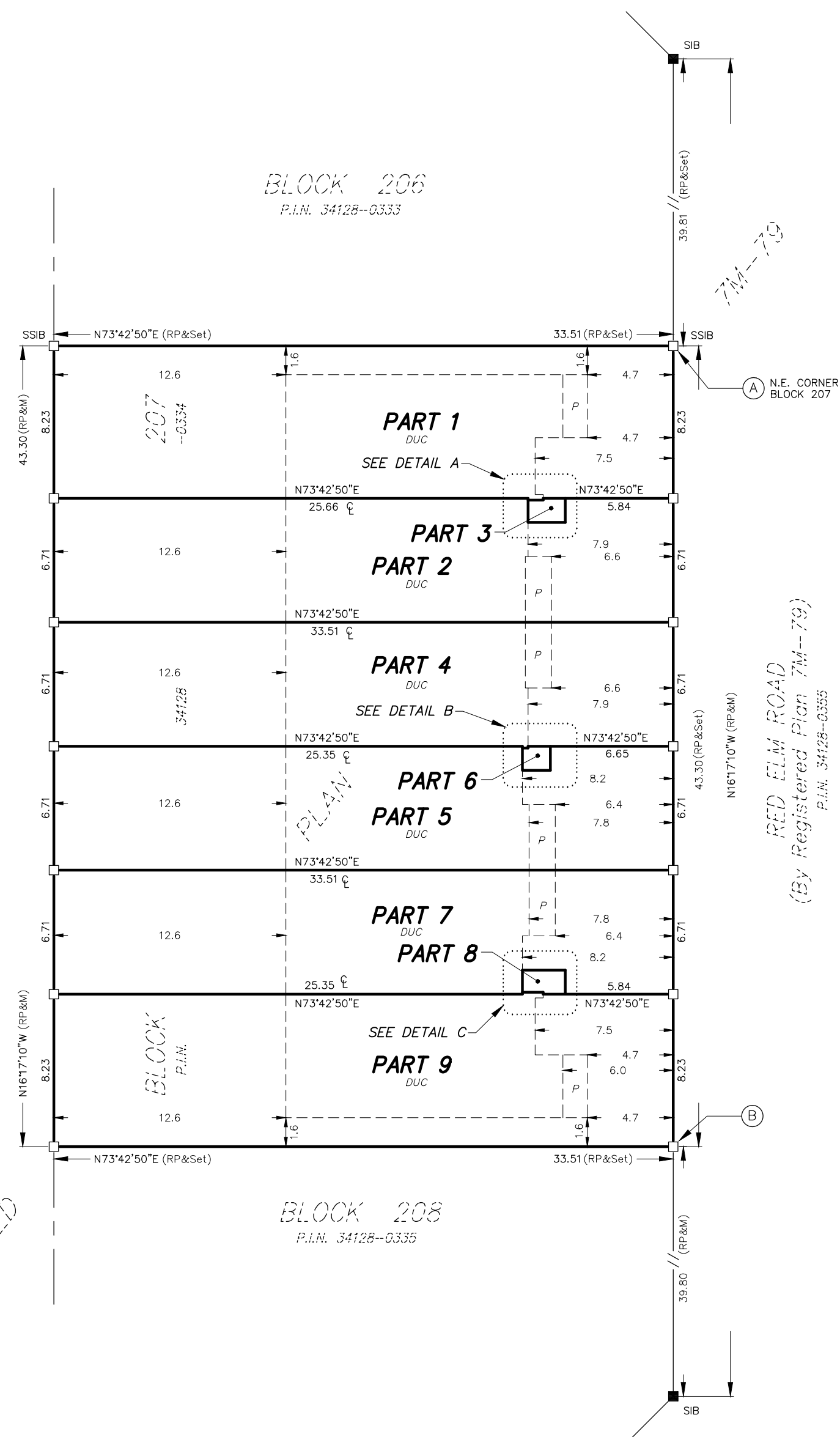
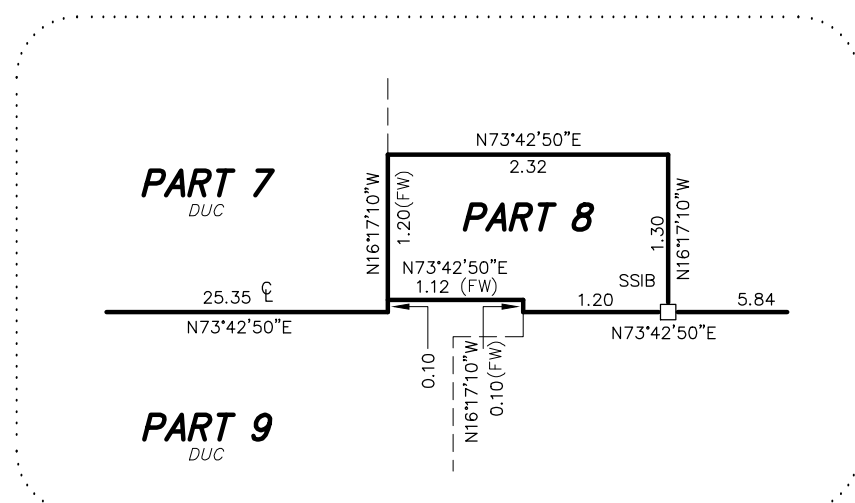
DRAWN: R.J.M.

CHECKED: C.B.

PROJECT 21--T10900



| SCHEDULE         |              |       |               |
|------------------|--------------|-------|---------------|
| PART             | ALL OF BLOCK | PLAN  | ALL OF P.I.N. |
| 1 TO 9 INCLUSIVE | 207          | 7M-79 | 34128-0334    |



**YOUNG & YOUNG**  
SURVEYING (ETOBICOKE 2006) INC.

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Tel: (416) 621-2676 - Fax: (416) 621-3360  
E-MAIL : [info@youngandyoung.ca](mailto:info@youngandyoung.ca)

|            |               |                   |
|------------|---------------|-------------------|
| DRAWN: RJM | CHECKED: C.B. | PROJECT 21-T10900 |
|------------|---------------|-------------------|

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT

DATE : \_\_\_\_\_

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

PLAN 7R—

RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_

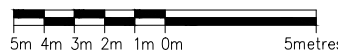
REPRESENTATIVE FOR THE LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
DUFFERIN (No. 7)

SCHEDULE

| PART             | ALL OF BLOCK | PLAN  | ALL OF P.I.N. |
|------------------|--------------|-------|---------------|
| 1 TO 9 INCLUSIVE | 208          | 7M-79 | 34128-0335    |

PLAN OF SURVEY OF  
BLOCK 208  
REGISTERED PLAN 7M-79  
TOWN OF SHELburnE  
COUNTY OF DUFFERIN

SCALE 1 : 250



YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

METRIC

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN  
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BEARING NOTE

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COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF  
O.REG 216/10.

|       | NORTHING   | EASTING   |
|-------|------------|-----------|
| ORP A | 4881580.53 | 565384.26 |
| ORP B | 4881542.34 | 565395.42 |

DISTANCE NOTE

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A COMBINED SCALE FACTOR OF 0.999652

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RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

LEGEND

|         |         |                             |
|---------|---------|-----------------------------|
| □       | DENOTES | SURVEY MONUMENT SET         |
| ■       | —       | SURVEY MONUMENT FOUND       |
| RP      | —       | REGISTERED PLAN 7M-79       |
| N,S,E,W | —       | NORTH,SOUTH,EAST, WEST      |
| M       | —       | MEASURED                    |
| SIB     | —       | STANDARD IRON BAR           |
| SSIB    | —       | SHORT STANDARD IRON BAR     |
| P.I.N.  | —       | PROPERTY IDENTIFIER NUMBER  |
| DUC     | —       | DWELLING UNDER CONSTRUCTION |
| FW      | —       | FACE OF WALL                |
| P       | —       | PORCH                       |
| CL      | —       | CENTRE LINE OF WALL         |

NOTE

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UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE

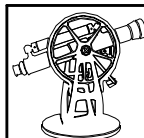
I CERTIFY THAT :

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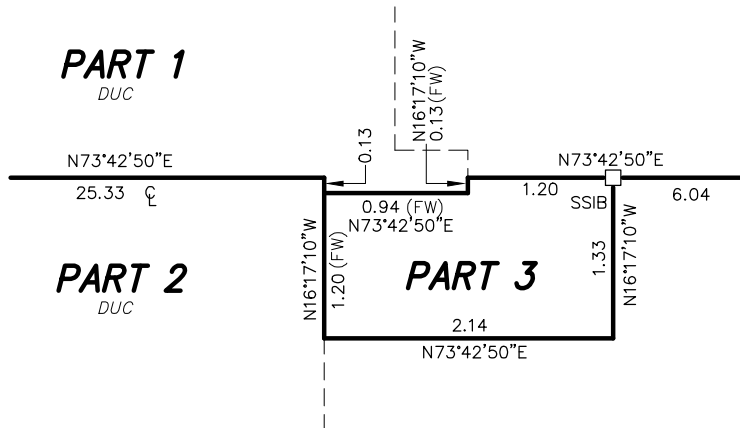
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E-MAIL : info@youngandyoung.ca

DRAWN: RJM

CHECKED: C.B.

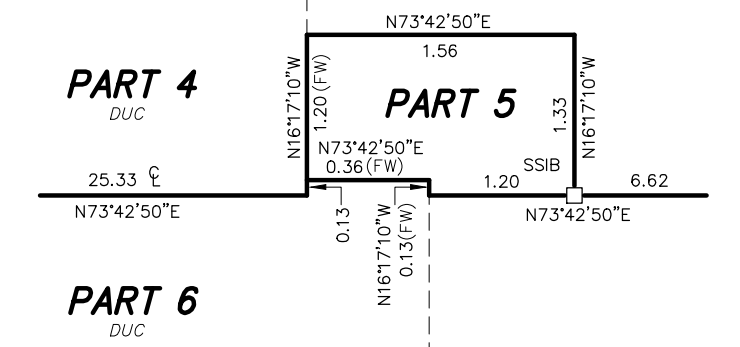
PROJECT 21-T10900

PART 1  
DUC



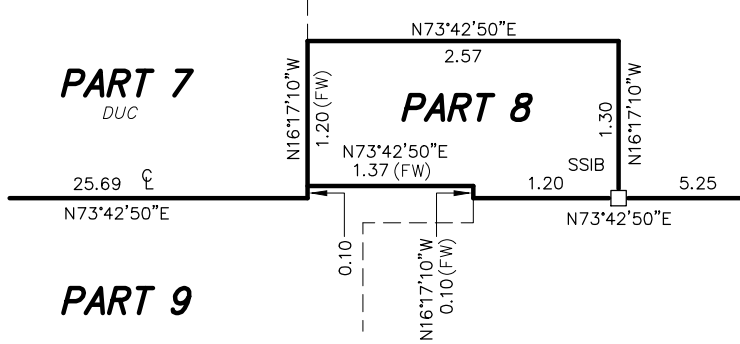
DETAIL A  
NOT TO SCALE

PART 4  
DUC

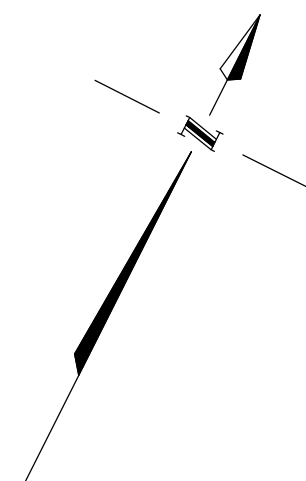


DETAIL B  
NOT TO SCALE

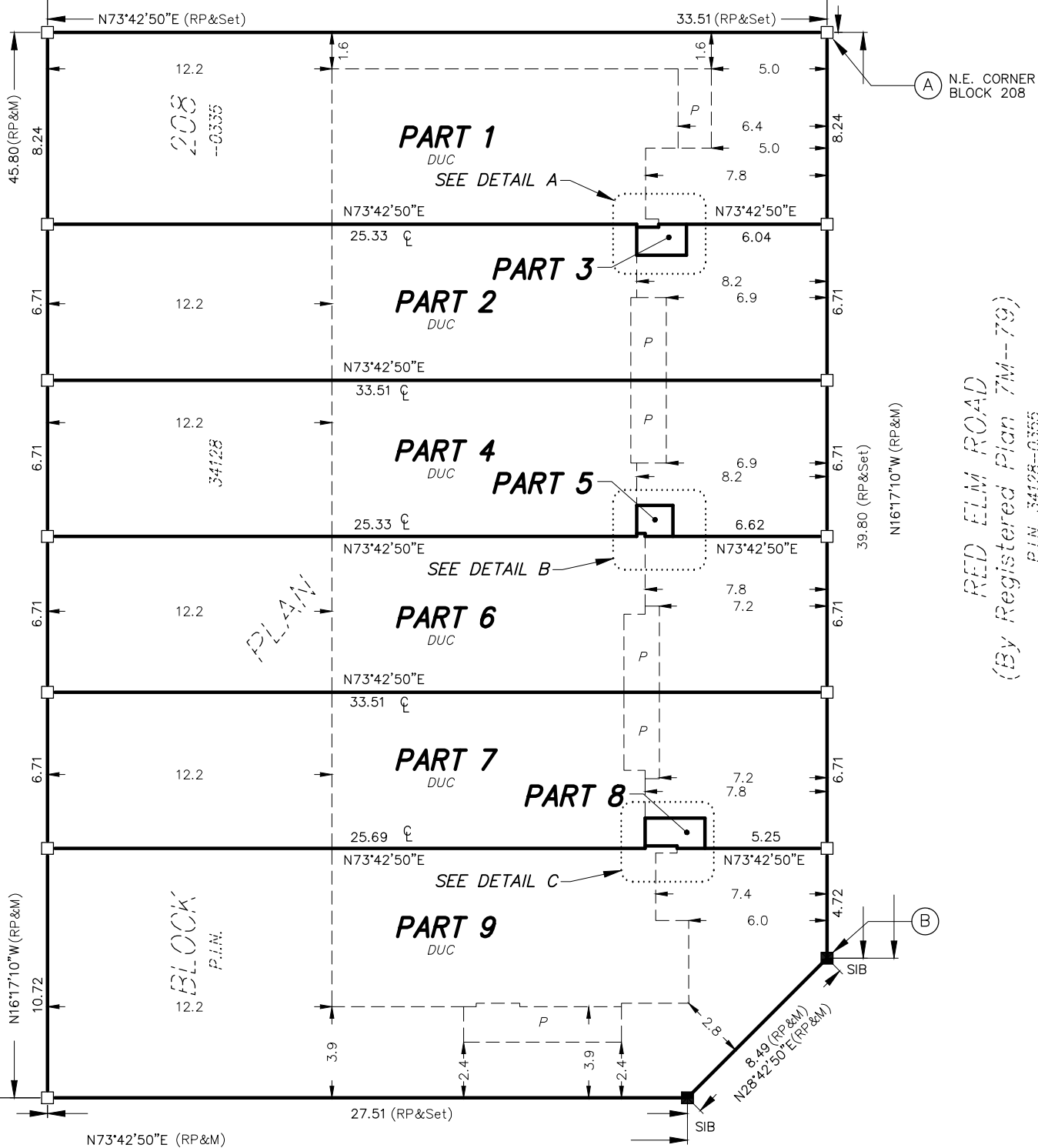
PART 7  
DUC



DETAIL C  
NOT TO SCALE

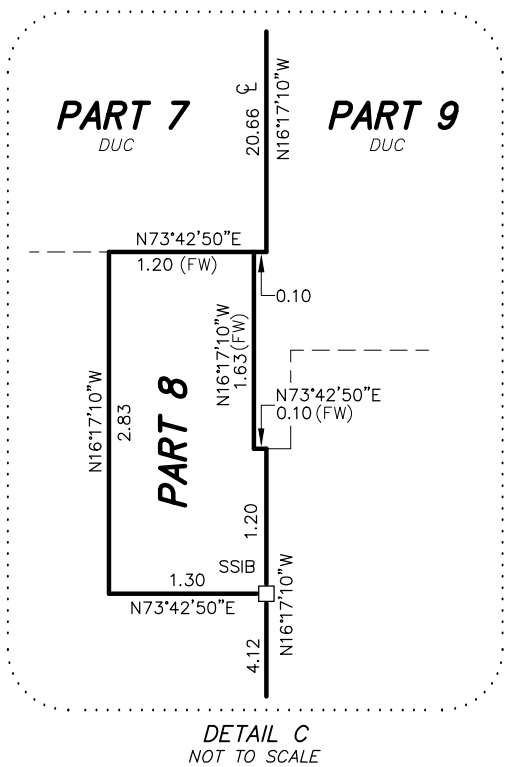
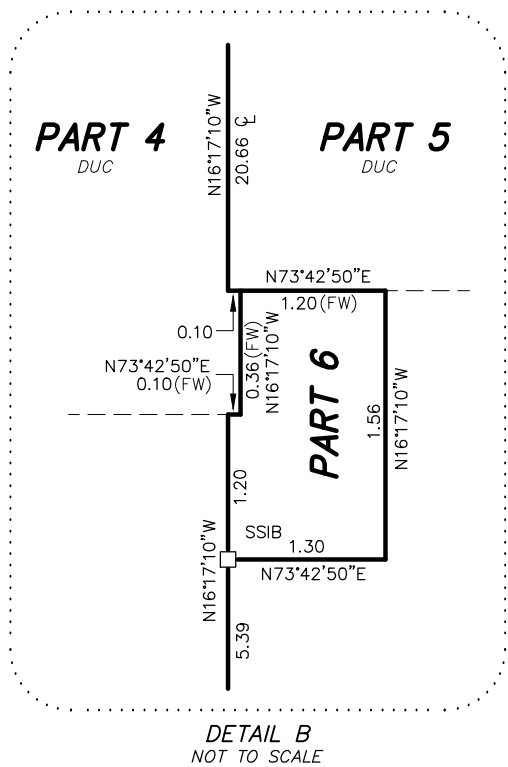
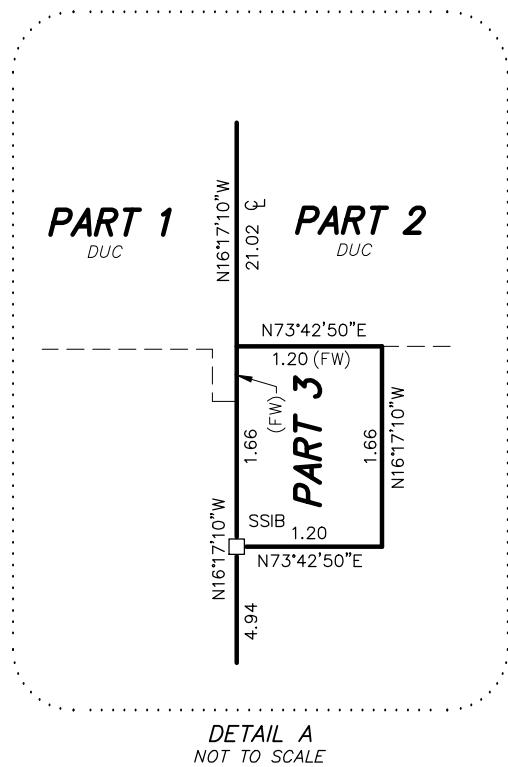
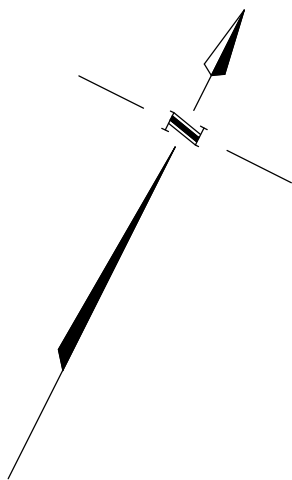


BLOCK 207  
P.I.N. 34128-0334



RED ELM ROAD  
(By Registered Plan 7M-79)  
P.I.N. 34128-0355

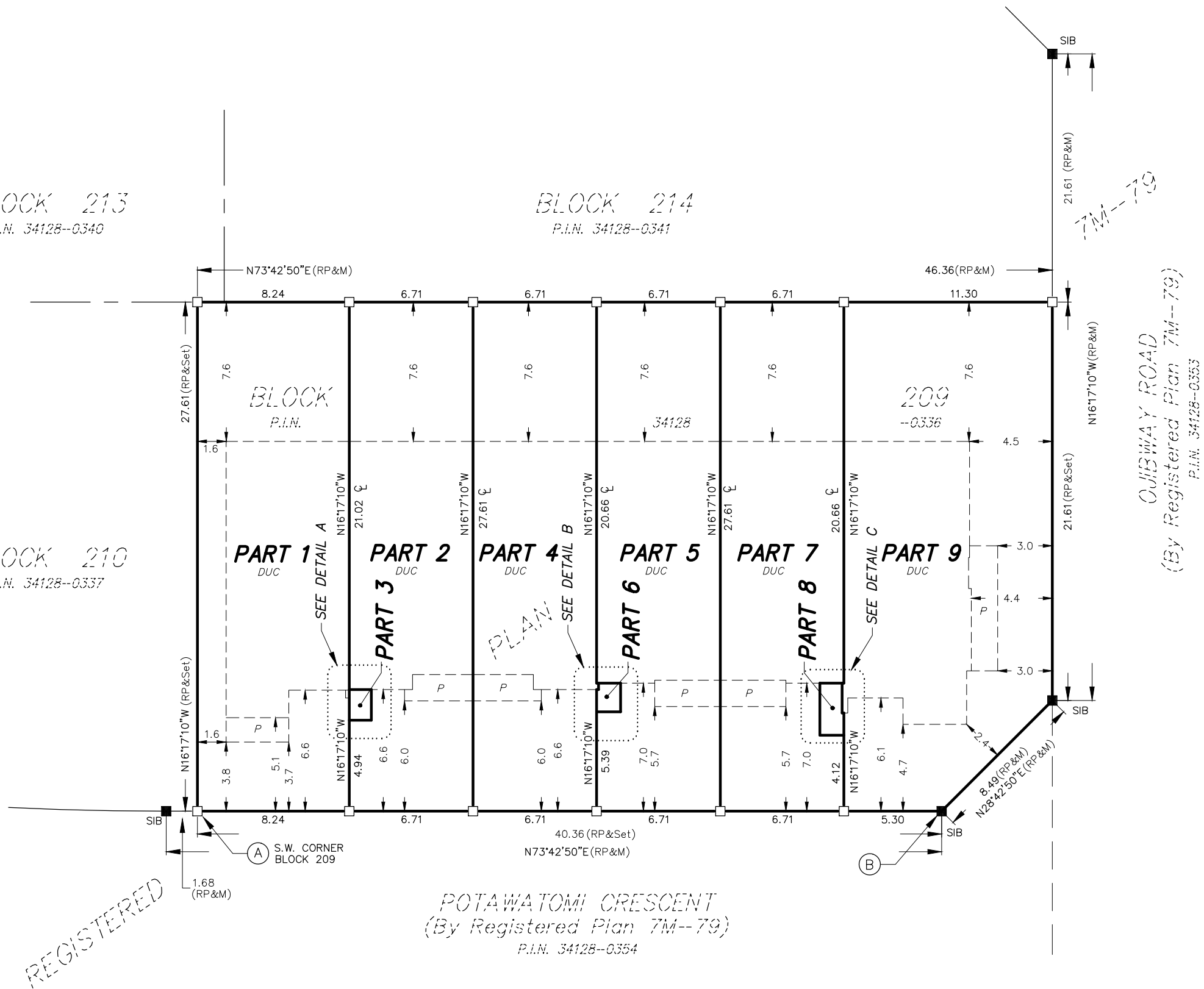
REGISTERED



BLOCK 213  
P.I.N. 34128--0340

BLOCK 214  
P.I.N. 34128--0341

BLOCK 210  
P.I.N. 34128--0337



I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT

DATE : \_\_\_\_\_

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

PLAN 7R--

RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_

REPRESENTATIVE FOR THE LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
DUFFERIN (No. 7)

SCHEDULE

| PART             | ALL OF BLOCK | PLAN   | ALL OF P.I.N. |
|------------------|--------------|--------|---------------|
| 1 TO 9 INCLUSIVE | 209          | 7M--79 | 34128--0336   |

PLAN OF SURVEY OF  
BLOCK 209  
REGISTERED PLAN 7M--79  
TOWN OF SHELburnE  
COUNTY OF DUFFERIN  
SCALE 1 : 250  
5m 4m 3m 2m 1m 0m 5metres  
YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

METRIC

DISTANCES AND CO--ORDINATES SHOWN ON THIS PLAN ARE IN  
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BEARING NOTE

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REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN)  
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83  
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COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF  
O.REG 216/10.

|       | NORTHING   | EASTING   |
|-------|------------|-----------|
| ORP @ | 4881551.90 | 565170.86 |
| ORP @ | 4881563.22 | 565209.59 |

DISTANCE NOTE

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LEGEND

|         |         |                             |
|---------|---------|-----------------------------|
| □       | DENOTES | SURVEY MONUMENT SET         |
| ■       | —       | SURVEY MONUMENT FOUND       |
| RP      | —       | REGISTERED PLAN 7M--79      |
| N,S,E,W | —       | NORTH,SOUTH,EAST,WEST       |
| M       | —       | MEASURED                    |
| SIB     | —       | STANDARD IRON BAR           |
| SSIB    | —       | SHORT STANDARD IRON BAR     |
| P.I.N.  | —       | PROPERTY IDENTIFIER NUMBER  |
| DUC     | —       | DWELLING UNDER CONSTRUCTION |
| FW      | —       | FACE OF WALL                |
| P       | —       | PORCH                       |
| CL      | —       | CENTRE LINE OF WALL         |

NOTE

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J.D. BARNES LTD., O.L.S.

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UNLESS NOTED OTHERWISE

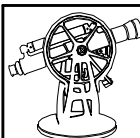
SURVEYOR'S CERTIFICATE

I CERTIFY THAT :  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND  
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2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF  
, 2022.

, 2022

DATE

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR



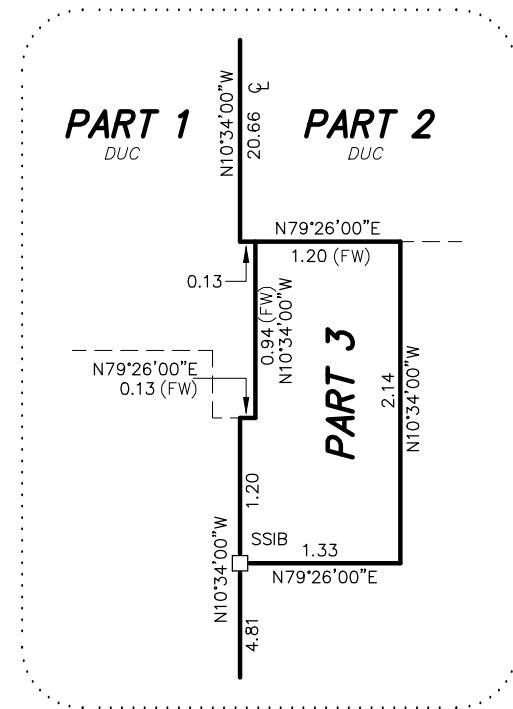
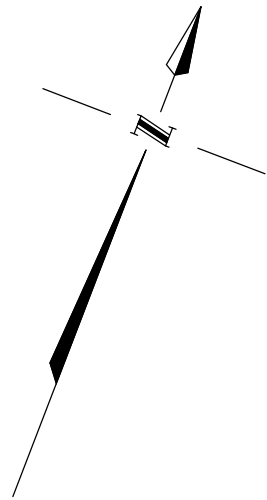
YOUNG & YOUNG  
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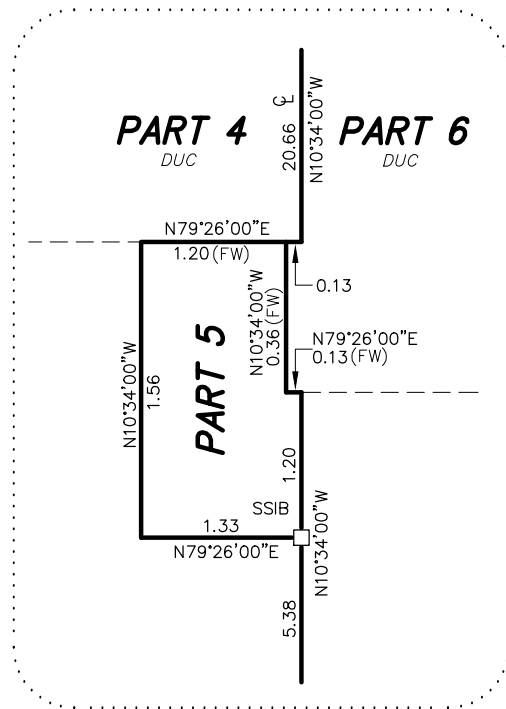
DRAWN: R.J.M.

CHECKED: C.B.

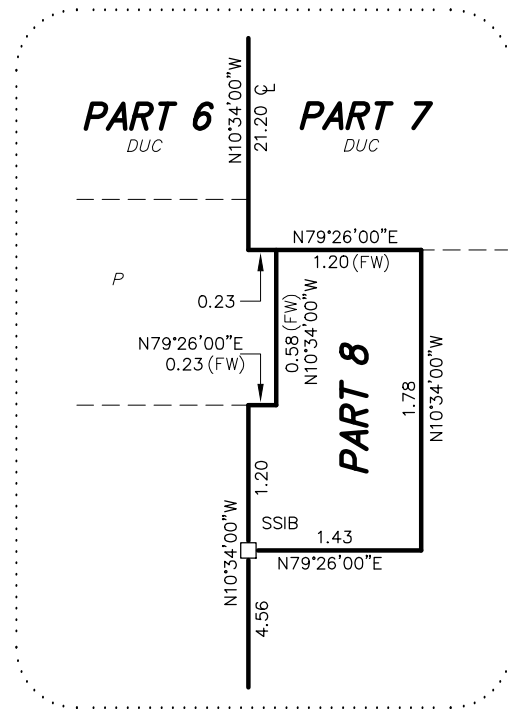
PROJECT 21--T10900



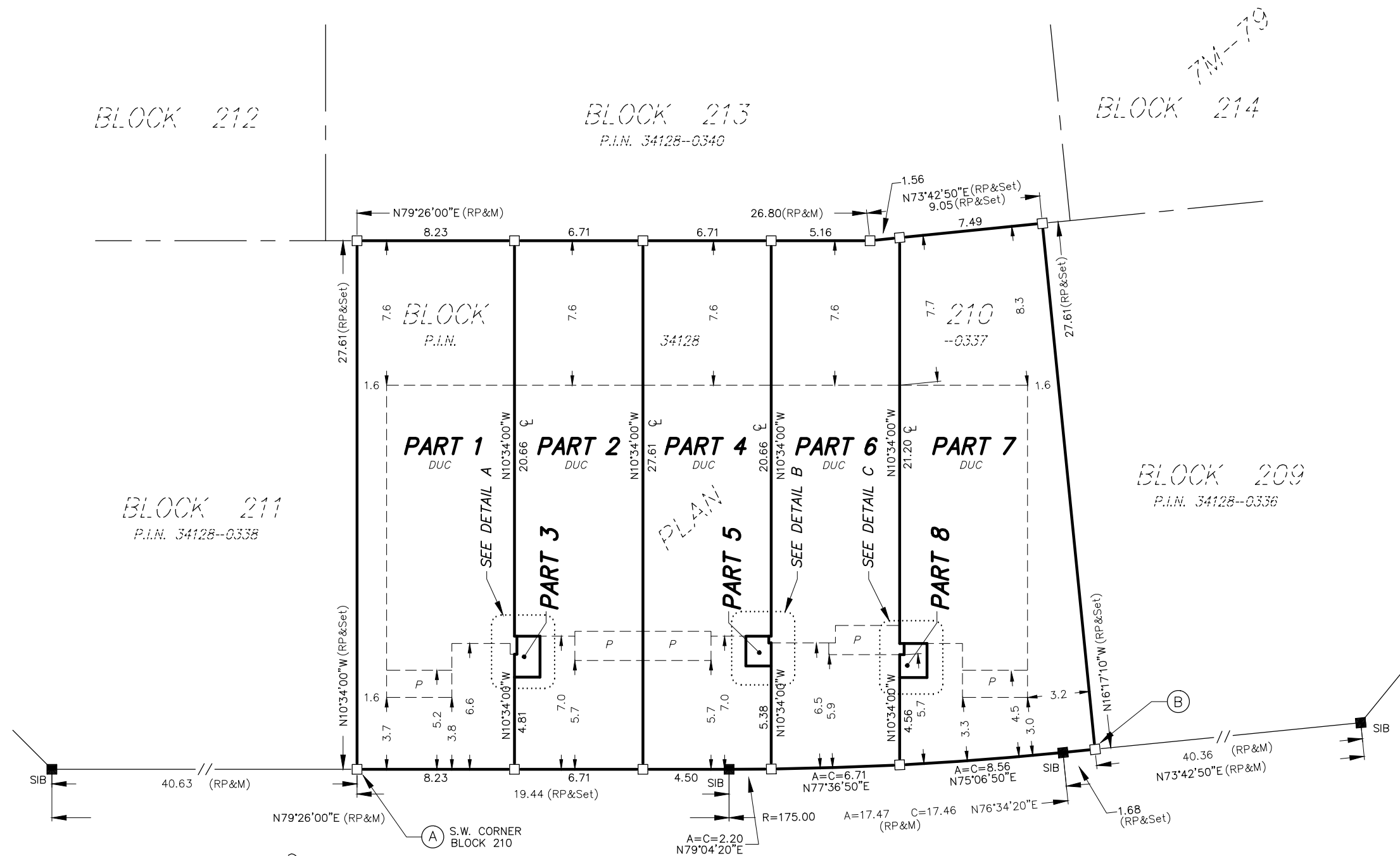
DETAIL A  
NOT TO SCALE



DETAIL B  
NOT TO SCALE



DETAIL C  
NOT TO SCALE



REGISTERED

POTAWATOMI CRESCENT  
(By Registered Plan 7M-79)  
P.I.N. 34128-0354

I REQUIRE THIS PLAN TO BE DEPOSITED  
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DUFFERIN (No. 7)

| SCHEDULE         |              |       |               |
|------------------|--------------|-------|---------------|
| PART             | ALL OF BLOCK | PLAN  | ALL OF P.I.N. |
| 1 TO 8 INCLUSIVE | 210          | 7M-79 | 34128-0337    |

PLAN OF SURVEY OF  
BLOCK 210  
REGISTERED PLAN 7M-79  
TOWN OF SHELBURNE  
COUNTY OF DUFFERIN

SCALE 1 : 250

5m 4m 3m 2m 1m 0m 5metres

YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

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|       |            |           |
|-------|------------|-----------|
|       | NORTHING   | EASTING   |
| ORP @ | 4881543.81 | 565133.17 |
| ORP @ | 4881551.90 | 565170.86 |

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LEGEND

|         |         |                             |
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| SSIB    | —       | SHORT STANDARD IRON BAR     |
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| FW      | —       | FACE OF WALL                |
| P       | —       | PORCH                       |
| CL      | —       | CENTRE LINE OF WALL         |

NOTE

ALL FOUND SURVEY MONUMENTS ARE BY  
J.D. BARNES LTD., O.L.S.

ALL SURVEY MONUMENTS ARE IRON BARS  
UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND  
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF  
, 2022.

DATE \_\_\_\_\_

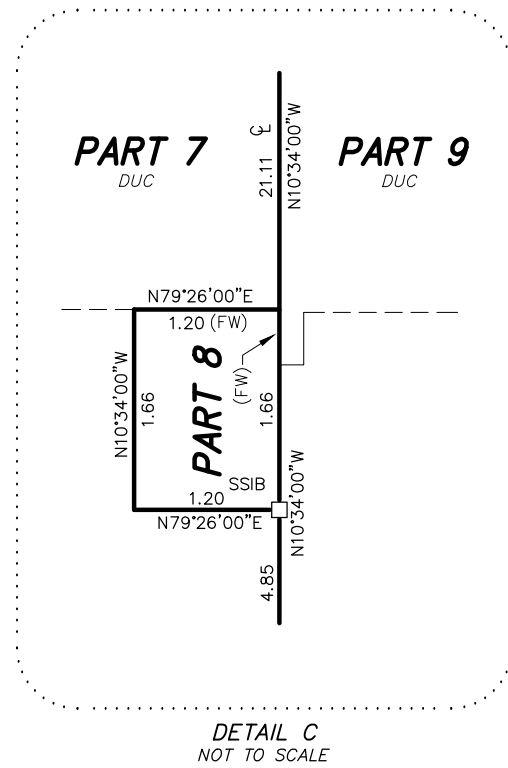
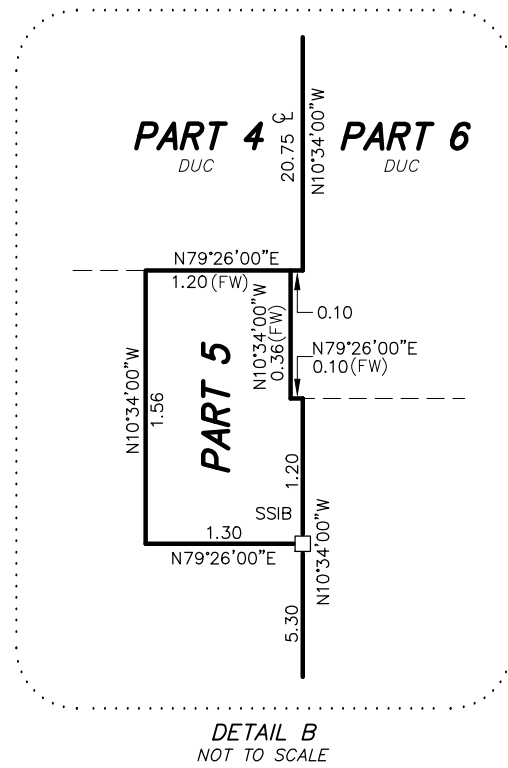
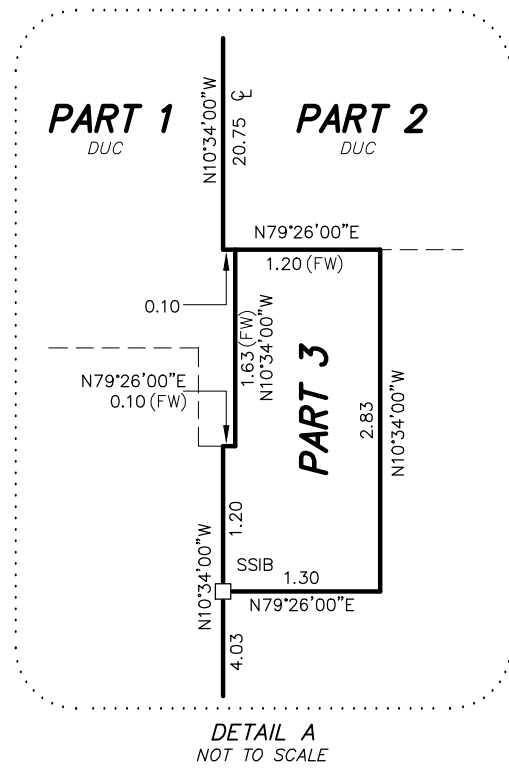
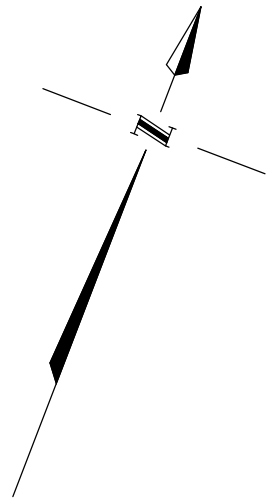
CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

 **YOUNG & YOUNG**  
SURVEYING (ETOBICOKE 2006) INC.

310 North Queen St., Unit 102, Toronto ON M9C-5K4  
Tel: (416) 621-2676 - Fax: (416) 621-3360  
E-MAIL : info@youngandyoung.ca

DRAWN: R.J.M. CHECKED: C.B. PROJECT 21-T10900





|   |  |
|---|--|
| I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT | PLAN 7R-   |
| DATE : _____  | RECEIVED AND DEPOSITED   |
| CHRIS BERESNIEWICZ<br>ONTARIO LAND SURVEYOR                   | DATE : _____   |
|   | REPRESENTATIVE FOR THE LAND REGISTRAR<br>FOR THE LAND TITLES DIVISION OF<br>DUFFERIN (No. 7) |

| SCHEDULE         |              |       |               |
|------------------|--------------|-------|---------------|
| PART             | ALL OF BLOCK | PLAN  | ALL OF P.I.N. |
| 1 TO 8 INCLUSIVE | 211          | 7M-79 | 34128-0338    |

PLAN OF SURVEY OF  
BLOCK 211  
REGISTERED PLAN 7M-79  
TOWN OF SHELburnE  
COUNTY OF DUFFERIN

SCALE 1 : 250

5m 4m 3m 2m 1m 0m 5metres

YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

METRIC

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0). OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

|       |            |           |
|-------|------------|-----------|
| ORP @ | NORTHING   | EASTING   |
| ORP @ | 4881536.37 | 565093.24 |
| ORP @ | 4881543.81 | 565133.17 |

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999652

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

LEGEND

|         |         |                             |
|---------|---------|-----------------------------|
| □       | DENOTES | SURVEY MONUMENT SET         |
| ■       | —       | SURVEY MONUMENT FOUND       |
| RP      | —       | REGISTERED PLAN 7M-79       |
| N,S,E,W | —       | NORTH,SOUTH,EAST,WEST       |
| M       | —       | MEASURED                    |
| SIB     | —       | STANDARD IRON BAR           |
| SSIB    | —       | SHORT STANDARD IRON BAR     |
| P.I.N.  | —       | PROPERTY IDENTIFIER NUMBER  |
| DUC     | —       | DWELLING UNDER CONSTRUCTION |
| FW      | —       | FACE OF WALL                |
| P       | —       | PORCH                       |
| CL      | —       | CENTRE LINE OF WALL         |

NOTE

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SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

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2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

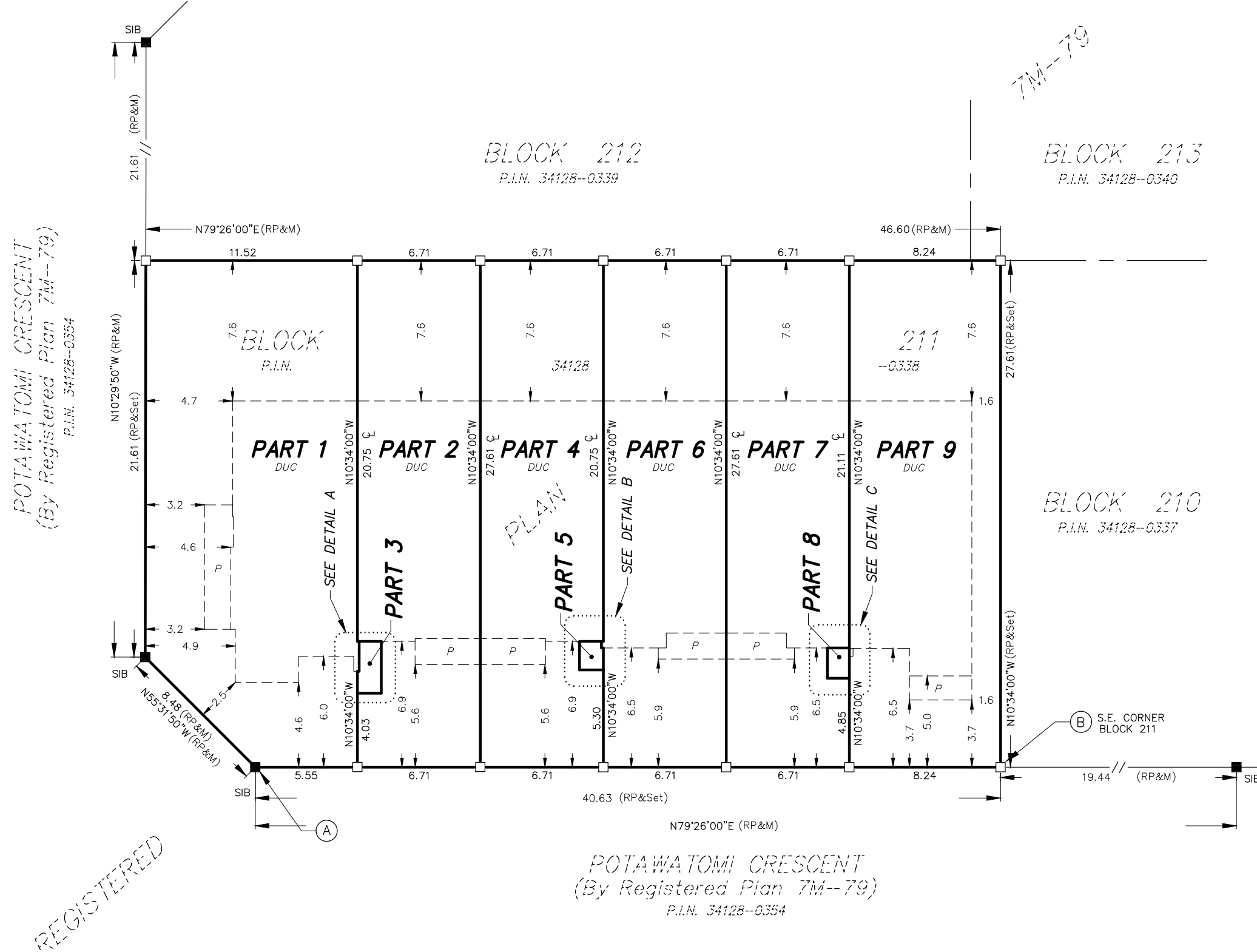
DATE \_\_\_\_\_

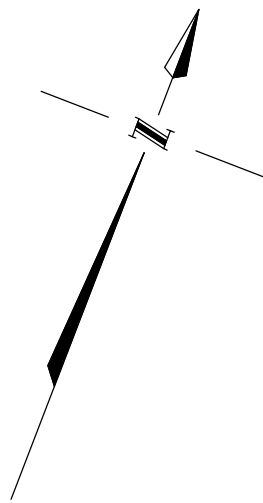
CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

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SURVEYING (ETOBICOKE 2006) INC.

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Tel: (416) 621-2676 - Fax: (416) 621-3360  
E-MAIL : info@youngandyoung.ca

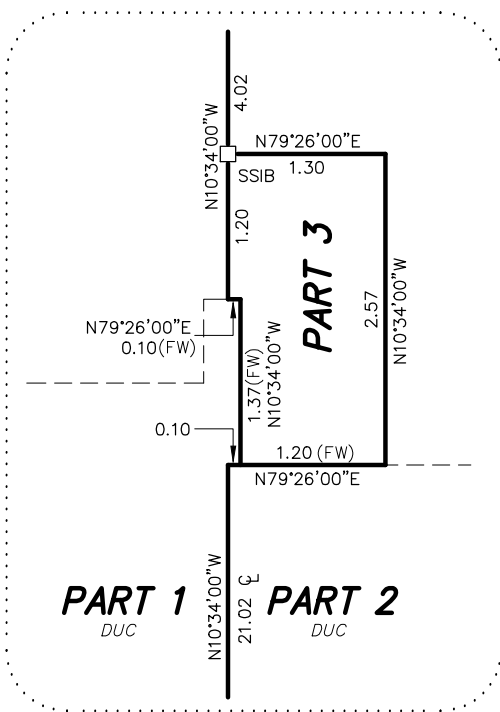
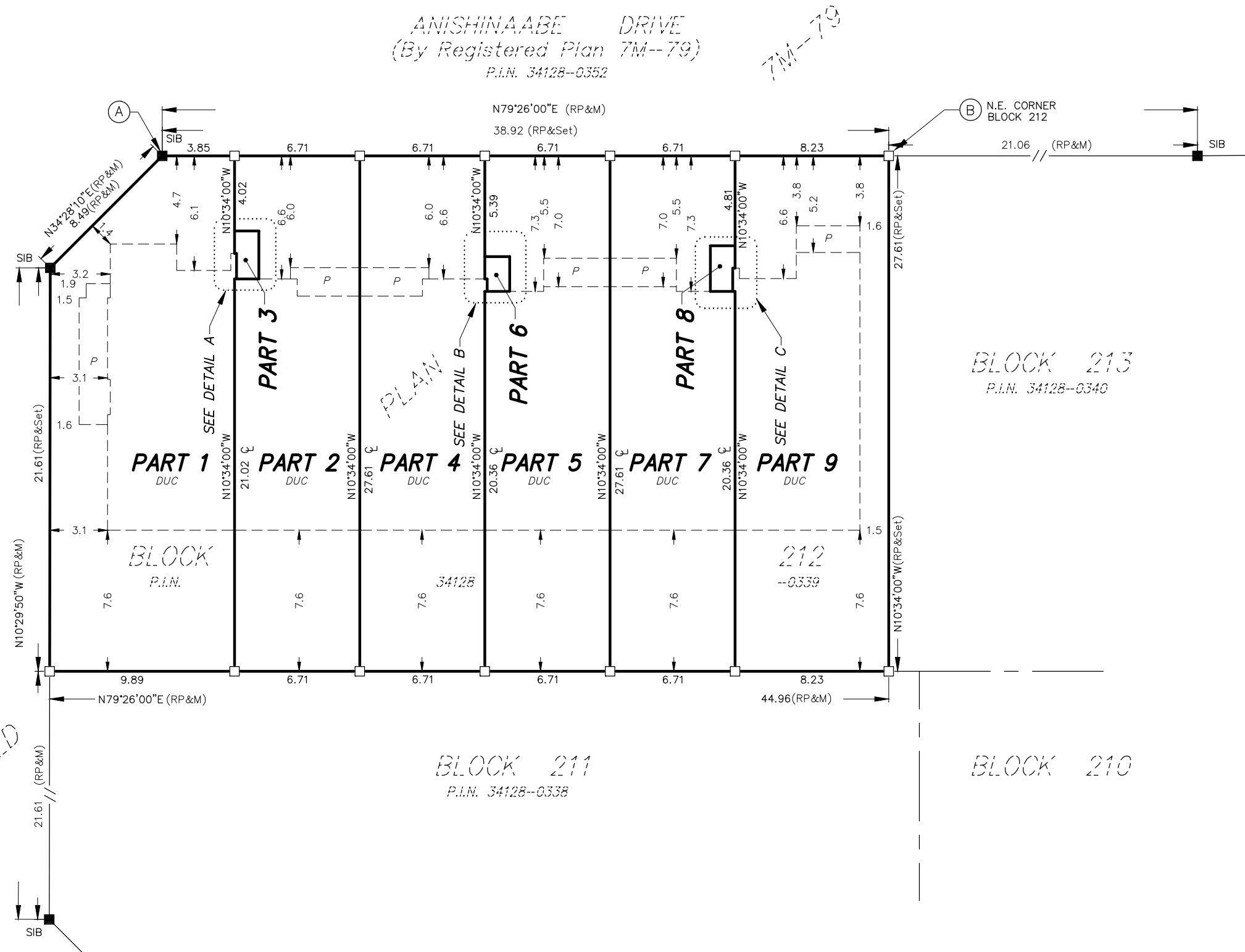
DRAWN: RJM CHECKED: C.B. PROJECT 21-T10900



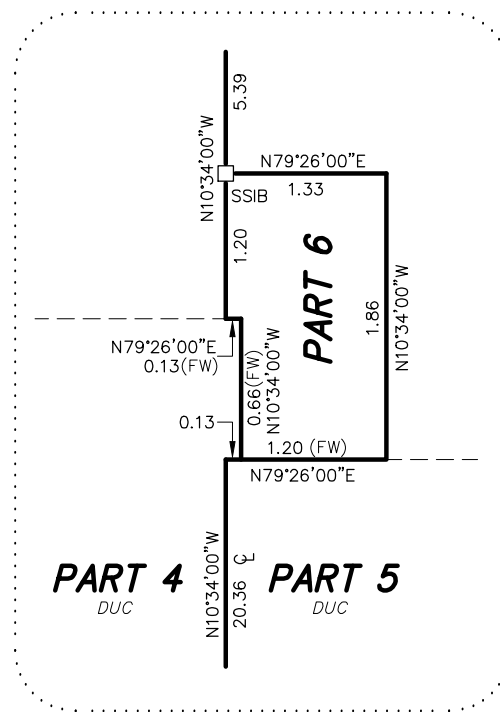


POTAWATOMI CRESCENT  
(By Registered Plan 7M--79)  
P.I.N. 34128--0354

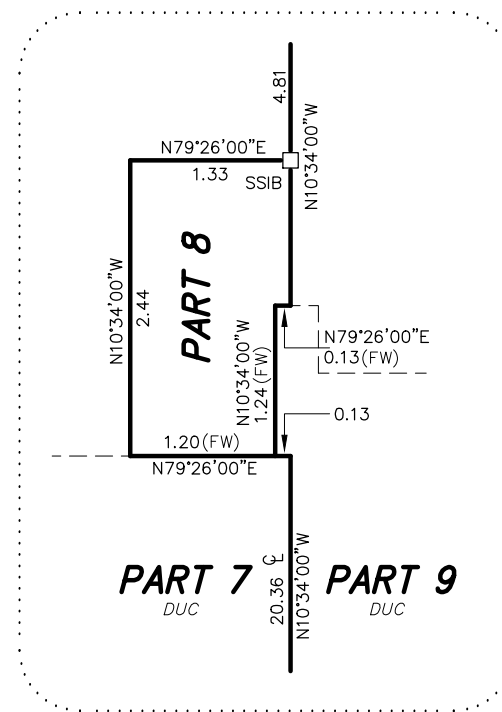
REGISTERED



DETAIL A  
NOT TO SCALE



DETAIL B  
NOT TO SCALE



DETAIL C  
NOT TO SCALE

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT

DATE : \_\_\_\_\_

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

PLAN 7R--

RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_

REPRESENTATIVE FOR THE LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
DUFFERIN (No. 7)

#### SCHEDULE

| PART             | ALL OF BLOCK | PLAN   | ALL OF P.I.N. |
|------------------|--------------|--------|---------------|
| 1 TO 9 INCLUSIVE | 212          | 7M--79 | 34128--0339   |

PLAN OF SURVEY OF  
BLOCK 212  
REGISTERED PLAN 7M--79  
TOWN OF SHELburne  
COUNTY OF DUFFERIN

SCALE 1 : 250  
5m 4m 3m 2m 1m 0m 5metres  
YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

#### METRIC

DISTANCES AND CO--ORDINATES SHOWN ON THIS PLAN ARE IN  
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

#### BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED  
REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN)  
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83  
(CSRS) (2010.0).  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF  
O.REG 216/10.

|       | NORTHING   | EASTING   |
|-------|------------|-----------|
| ORP @ | 4881590.65 | 565083.18 |
| ORP @ | 4881597.78 | 565121.43 |

#### DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND  
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY  
A COMBINED SCALE FACTOR OF 0.999652

COORDINATES CANNOT, IN THEMSELVES, BE USED TO  
RE--ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

#### LEGEND

|         |         |                             |
|---------|---------|-----------------------------|
| □       | DENOTES | SURVEY MONUMENT SET         |
| ■       | ---     | SURVEY MONUMENT FOUND       |
| RP      | ---     | REGISTERED PLAN 7M--79      |
| N,S,E,W | ---     | NORTH,SOUTH,EAST,WEST       |
| M       | ---     | MEASURED                    |
| SIB     | ---     | STANDARD IRON BAR           |
| SSIB    | ---     | SHORT STANDARD IRON BAR     |
| P.I.N.  | ---     | PROPERTY IDENTIFIER NUMBER  |
| DUC     | ---     | DWELLING UNDER CONSTRUCTION |
| FW      | ---     | FACE OF WALL                |
| P       | ---     | PORCH                       |
| CL      | ---     | CENTRE LINE OF WALL         |

#### NOTE

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J.D. BARNES LTD., O.L.S.

ALL SURVEY MONUMENTS ARE IRON BARS  
UNLESS NOTED OTHERWISE

#### SURVEYOR'S CERTIFICATE

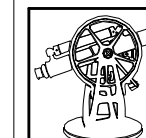
I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
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TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF  
, 2022.

, 2022

DATE

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR



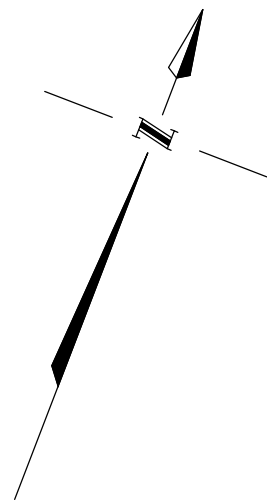
YOUNG & YOUNG  
SURVEYING (ETOBICOKE 2006) INC.

310 North Queen St., Unit 102, Toronto ON M9C-5K4  
Tel: (416) 621-2676 - Fax: (416) 621-3360  
E-MAIL : info@youngandyoung.ca

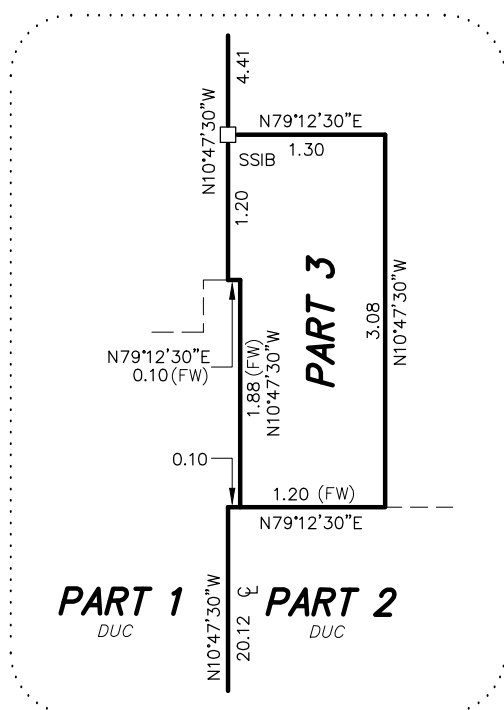
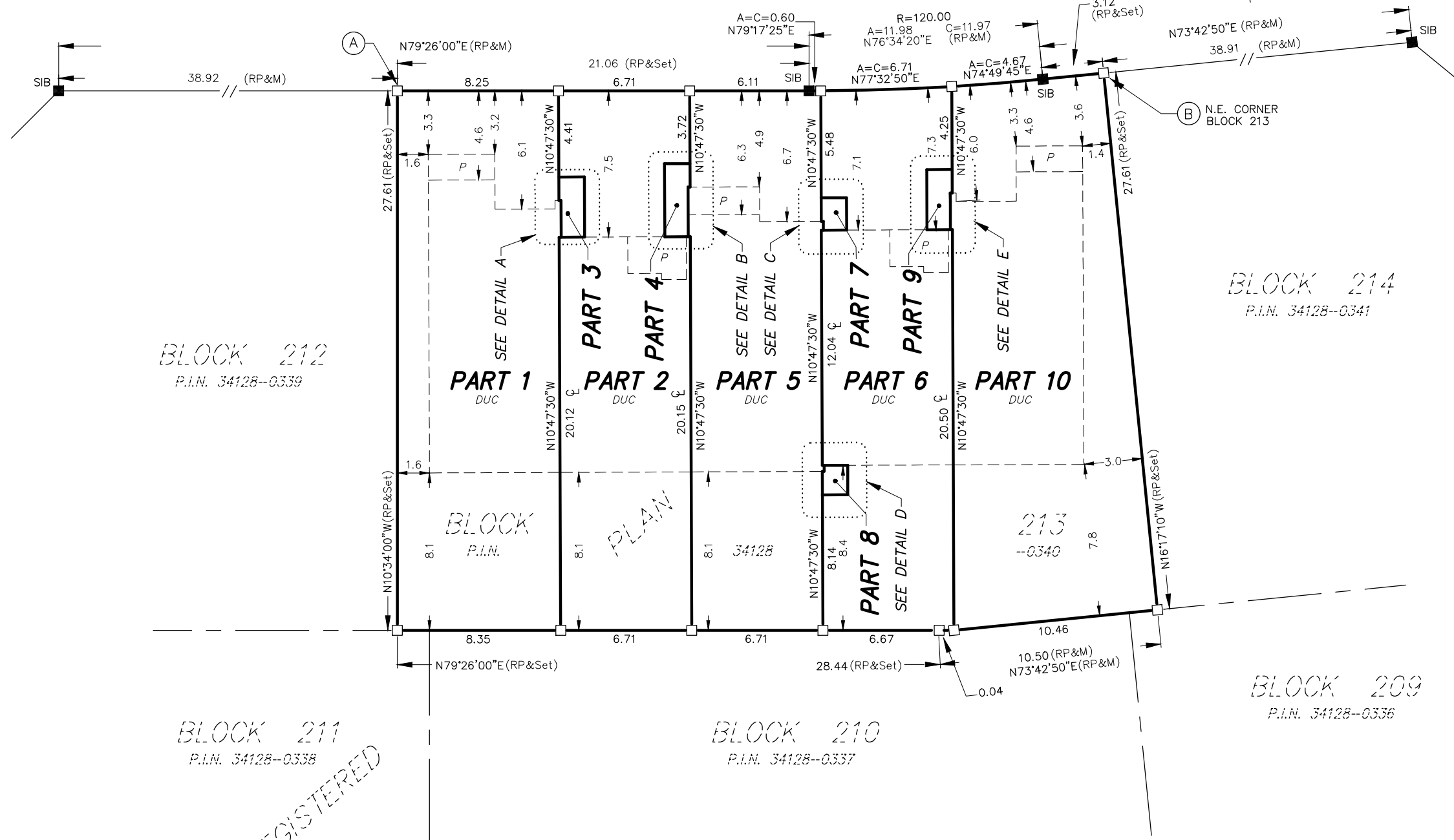
DRAWN: R.J.M.

CHECKED: C.B.

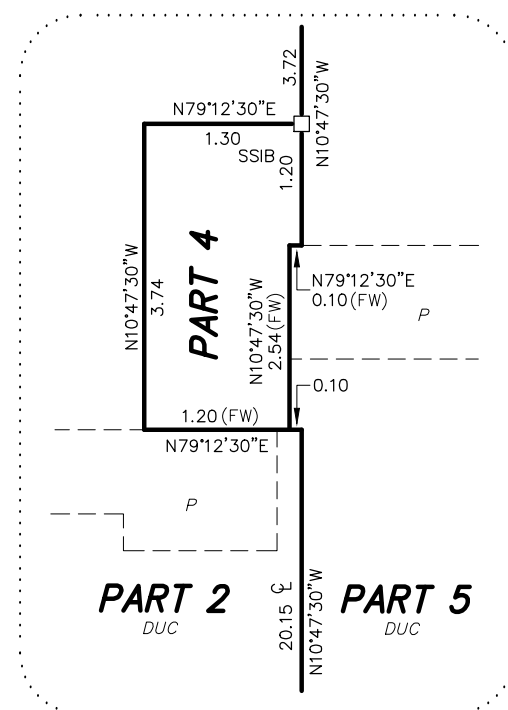
PROJECT 21--T10900



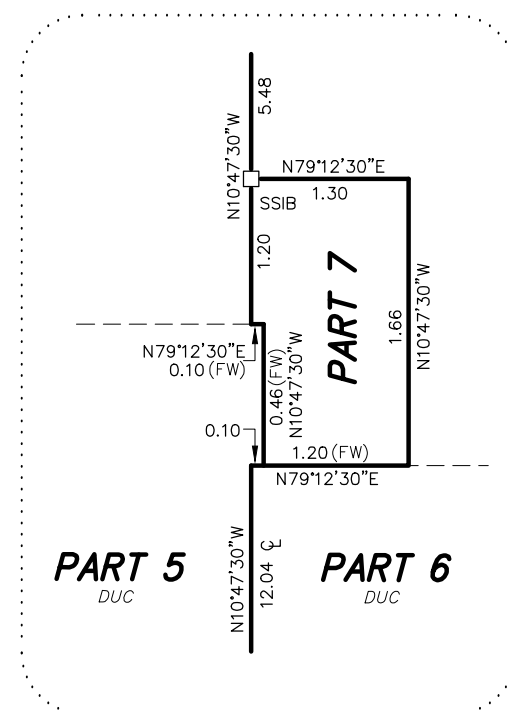
ANISHINAABE DRIVE  
(By Registered Plan 7M-79)  
P.I.N. 34128-0352



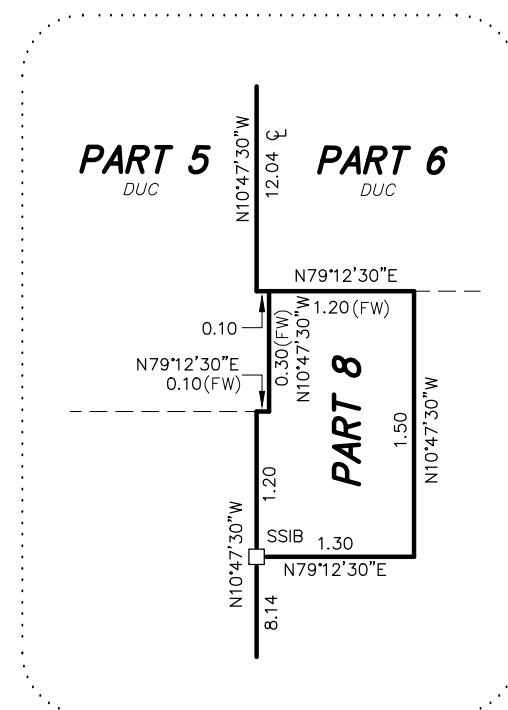
DETAIL A  
NOT TO SCALE



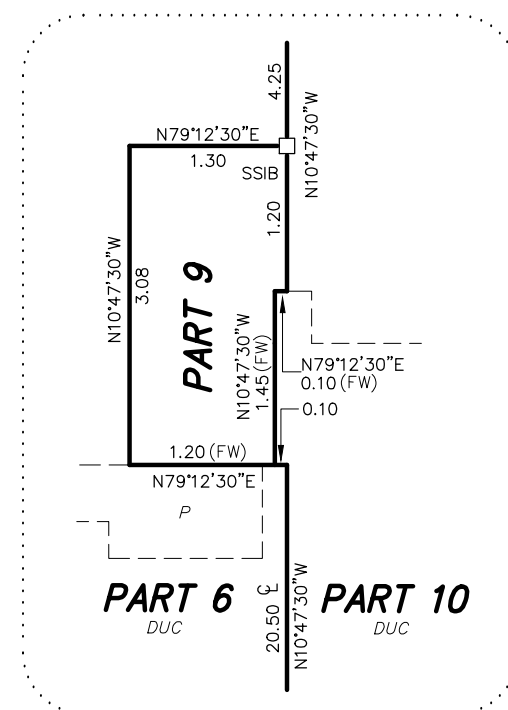
DETAIL B  
NOT TO SCALE



DETAIL C  
NOT TO SCALE



DETAIL D  
NOT TO SCALE



DETAIL E  
NOT TO SCALE

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT

DATE : \_\_\_\_\_

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

PLAN 7R-

RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_

REPRESENTATIVE FOR THE LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
DUFFERIN (No. 7)

SCHEDULE

| PART              | ALL OF BLOCK | PLAN  | ALL OF P.I.N. |
|-------------------|--------------|-------|---------------|
| 1 TO 10 INCLUSIVE | 213          | 7M-79 | 34128-0340    |

PLAN OF SURVEY OF  
BLOCK 213  
REGISTERED PLAN 7M-79  
TOWN OF SHELburne  
COUNTY OF DUFFERIN

SCALE 1 : 250  
5m 4m 3m 2m 1m 0m 5metres

YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

METRIC

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BEARING NOTE

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(CSRS) (2010.0).  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF  
O. REG 216/10.

|       | NORTHING   | EASTING   |
|-------|------------|-----------|
| ORP A | 4881597.78 | 565121.43 |
| ORP B | 4881605.30 | 565156.77 |

DISTANCE NOTE

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A COMBINED SCALE FACTOR OF 0.999652

COORDINATES CANNOT, IN THEMSELVES, BE USED TO  
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

LEGEND

|         |         |                             |
|---------|---------|-----------------------------|
| □       | DENOTES | SURVEY MONUMENT SET         |
| ■       | —       | SURVEY MONUMENT FOUND       |
| RP      | —       | REGISTERED PLAN 7M-79       |
| N,S,E,W | —       | NORTH,SOUTH,EAST, WEST      |
| M       | —       | MEASURED                    |
| SIB     | —       | STANDARD IRON BAR           |
| SSIB    | —       | SHORT STANDARD IRON BAR     |
| P.I.N.  | —       | PROPERTY IDENTIFIER NUMBER  |
| DUC     | —       | DWELLING UNDER CONSTRUCTION |
| FW      | —       | FACE OF WALL                |
| P       | —       | PORCH                       |
| CL      | —       | CENTRE LINE OF WALL         |

NOTE

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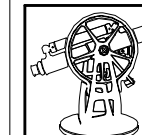
SURVEYOR'S CERTIFICATE

I CERTIFY THAT :  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
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TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF  
, 2022.

, 2022

DATE

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR



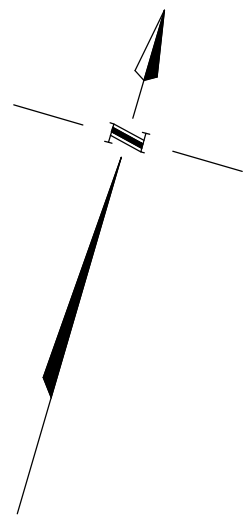
YOUNG & YOUNG  
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310 North Queen St., Unit 102, Toronto ON M9C-5K4  
Tel: (416) 621-2676 - Fax: (416) 621-3360  
E-MAIL : info@youngandyoung.ca

DRAWN: RJM

CHECKED: C.B.

PROJECT 21-T10900



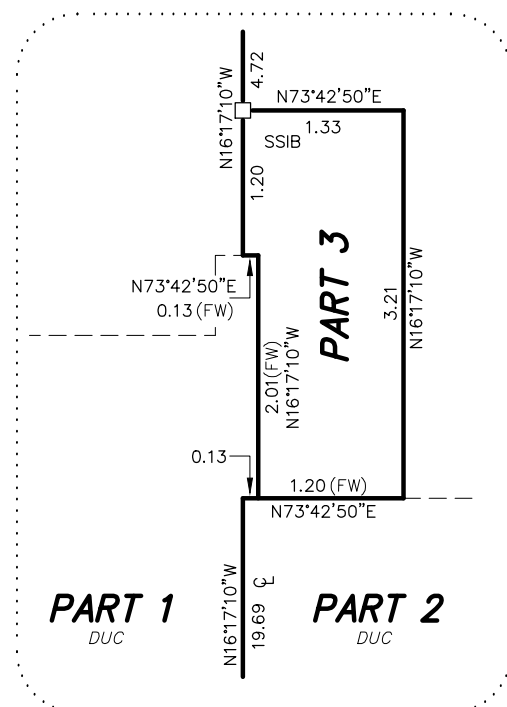
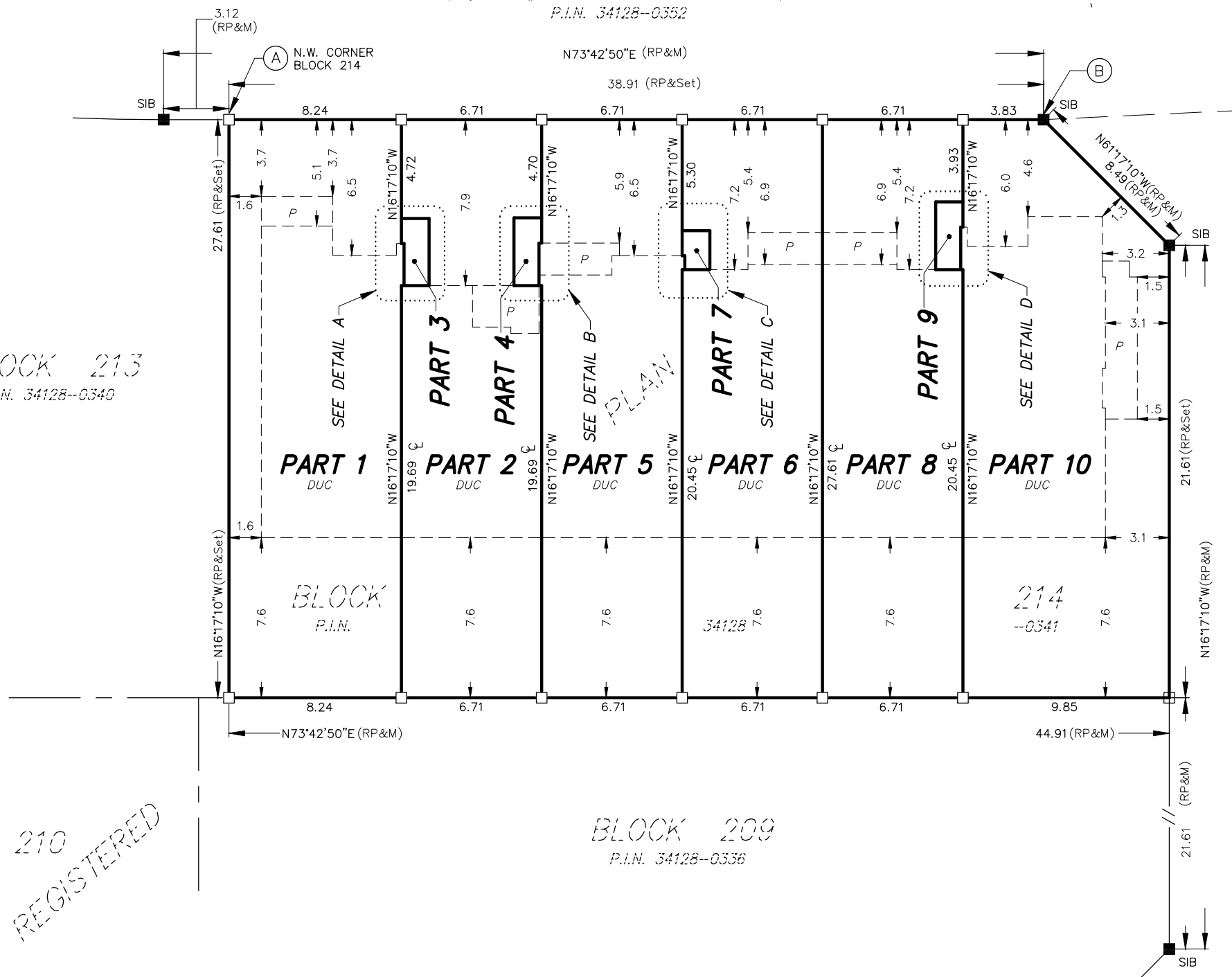
BLOCK 213  
P.I.N. 34128-0340

BLOCK 210  
REGISTERED

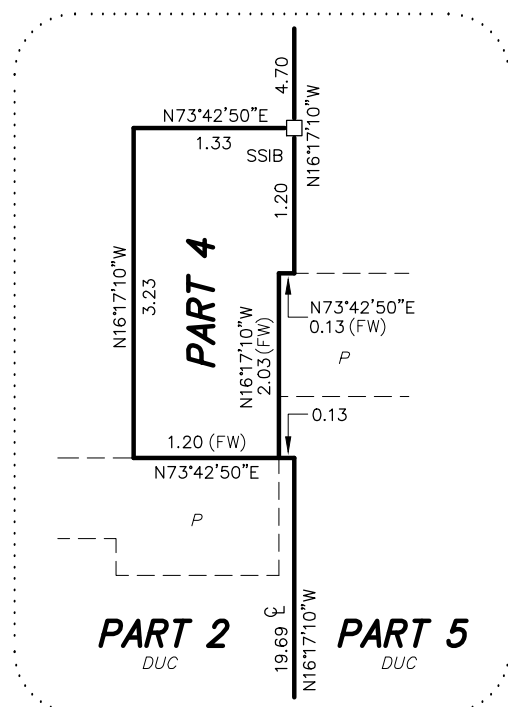
BLOCK 209  
P.I.N. 34128-0336

ANISHINAABE DRIVE  
(By Registered Plan 7M-79)  
P.I.N. 34128-0352

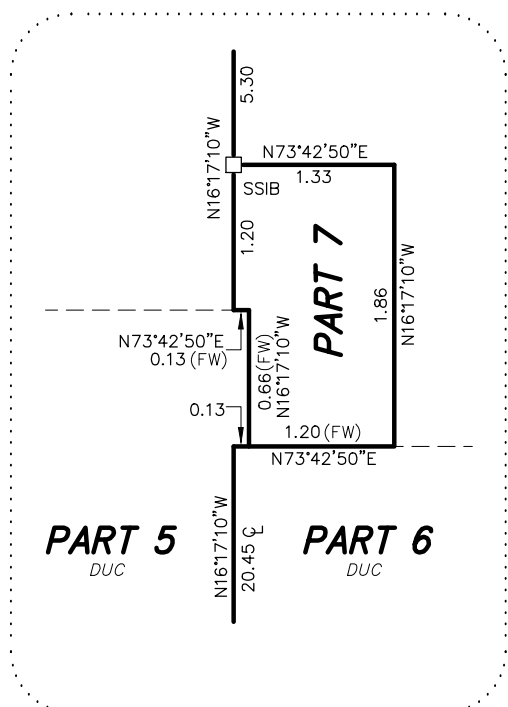
7M-79



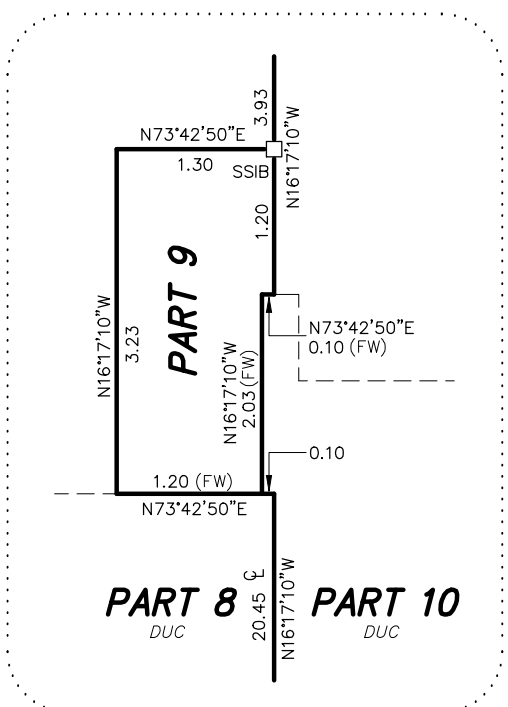
DETAIL A  
NOT TO SCALE



DETAIL B  
NOT TO SCALE



DETAIL C  
NOT TO SCALE



DETAIL D  
NOT TO SCALE

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT

DATE : \_\_\_\_\_

CHRIS BERESIEWICZ  
ONTARIO LAND SURVEYOR

PLAN 7R-

RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_

REPRESENTATIVE FOR THE LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
DUFFERIN (No. 7)

| SCHEDULE          |              |       |               |
|-------------------|--------------|-------|---------------|
| PART              | ALL OF BLOCK | PLAN  | ALL OF P.I.N. |
| 1 TO 10 INCLUSIVE | 214          | 7M-79 | 34128-0341    |

PLAN OF SURVEY OF  
BLOCK 214  
REGISTERED PLAN 7M-79  
TOWN OF SHELBURNE  
COUNTY OF DUFFERIN

SCALE 1 : 250

5m 4m 3m 2m 1m 0m 5metres

YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

METRIC

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BEARING NOTE

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(CSRS) (2010.0).  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF  
O.REG 216/10.

|                  |           |
|------------------|-----------|
| NORTHING         | EASTING   |
| ORP @ 4881605.30 | 565156.77 |
| ORP @ 4881616.21 | 565194.11 |

DISTANCE NOTE

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LEGEND

|         |         |                             |
|---------|---------|-----------------------------|
| □       | DENOTES | SURVEY MONUMENT SET         |
| ■       | —       | SURVEY MONUMENT FOUND       |
| RP      | —       | REGISTERED PLAN 7M-79       |
| N,S,E,W | —       | NORTH,SOUTH,EAST, WEST      |
| M       | —       | MEASURED                    |
| SIB     | —       | STANDARD IRON BAR           |
| SSIB    | —       | SHORT STANDARD IRON BAR     |
| P.I.N.  | —       | PROPERTY IDENTIFIER NUMBER  |
| DUC     | —       | DWELLING UNDER CONSTRUCTION |
| FW      | —       | FACE OF WALL                |
| P       | —       | PORCH                       |
| CL      | —       | CENTRE LINE OF WALL         |

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UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE

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TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF  
, 2022.

, 2022

DATE

CHRIS BERESIEWICZ  
ONTARIO LAND SURVEYOR

 YOUNG & YOUNG  
SURVEYING (ETOBICOKE 2006) INC.

310 North Queen St., Unit 102, Toronto ON M9C-5K4  
Tel: (416) 621-2676 - Fax: (416) 621-3360  
E-MAIL : info@youngandyoung.ca

DRAWN: RJM CHECKED: C.B. PROJECT 21-T10900

THE CORPORATION OF THE TOWN OF SHELBURNE

BY-LAW NO. 38-2022

BEING A BY-LAW TO DESIGNATE CERTAIN LANDS WITHIN REGISTERED PLAN 7M-79, TOWN OF SHELBURNE AS EXEMPT FROM PART LOT CONTROL

**WHEREAS** the Town of Shelburne is empowered to enact this by-law by virtue of the provisions of Section 50(7) of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended;

**AND WHEREAS** a local municipality may by by-law provide that Section 50(5) of the Planning Act, R.S.O. 1990, C.P.13, Part Lot Control, does not apply to land that is within such registered plan or plans of subdivision or part of them as are designated in the by-law;

**AND WHEREAS** it is deemed necessary to designate certain lands within Registered Plan 7M-79 exempt from part lot control to eliminate the need for a plan of subdivision or severance applications on each lot and block shown on Schedule “A” hereto;

**NOW THEREFORE** the Council of the Corporation of the Town of Shelburne enacts as follows:

- 1. That the subject lands identified on Schedule “A” attached hereto, being Blocks 206 to 214 inclusive, within Registered Plan 7M-79, are hereby designated as being exempt from the provisions of subsection (5) of Section 50 of the Planning Act, R.S.O. 1990, C.P.13.
- 2. Schedule “A” attached hereto forms a part of this by-law.
- 3. That this exemption from the provisions of subsection (5) of Section 50 of the Planning Act shall expire on July 25, 2025.
- 4. This by-law shall take effect on the date that it is passed, pursuant to subsections (7.1) and (7.2) of Section 50 of the Planning Act, R.S.O. 1990, C.P.13.

**BY-LAW READ A FIRST AND SECOND TIME THIS 25TH DAY OF JULY, 2022.**

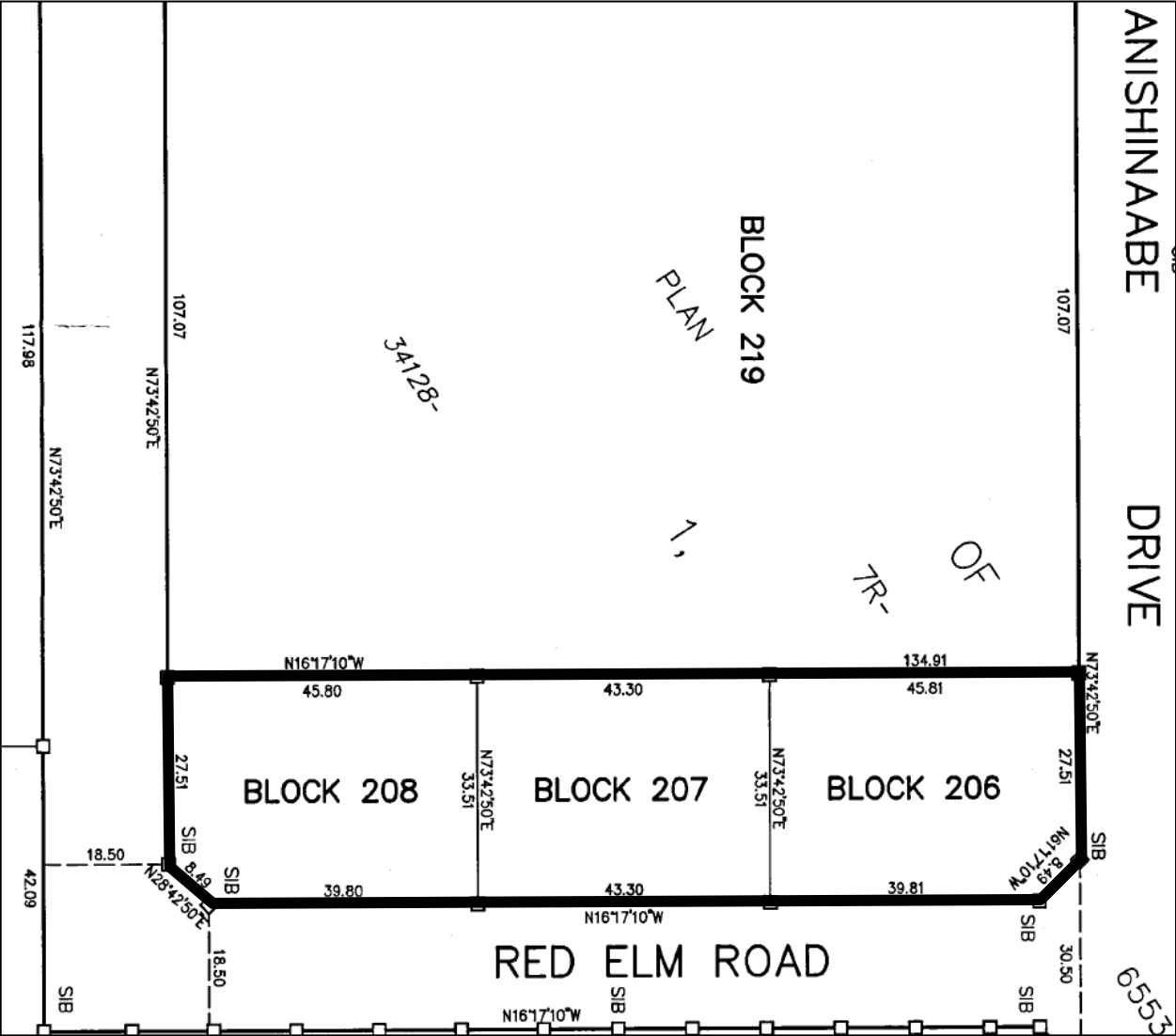
**BY-LAW READ A THIRD TIME AND ENACTED THIS 25TH DAY OF JULY, 2022.**

.....  
**MAYOR**

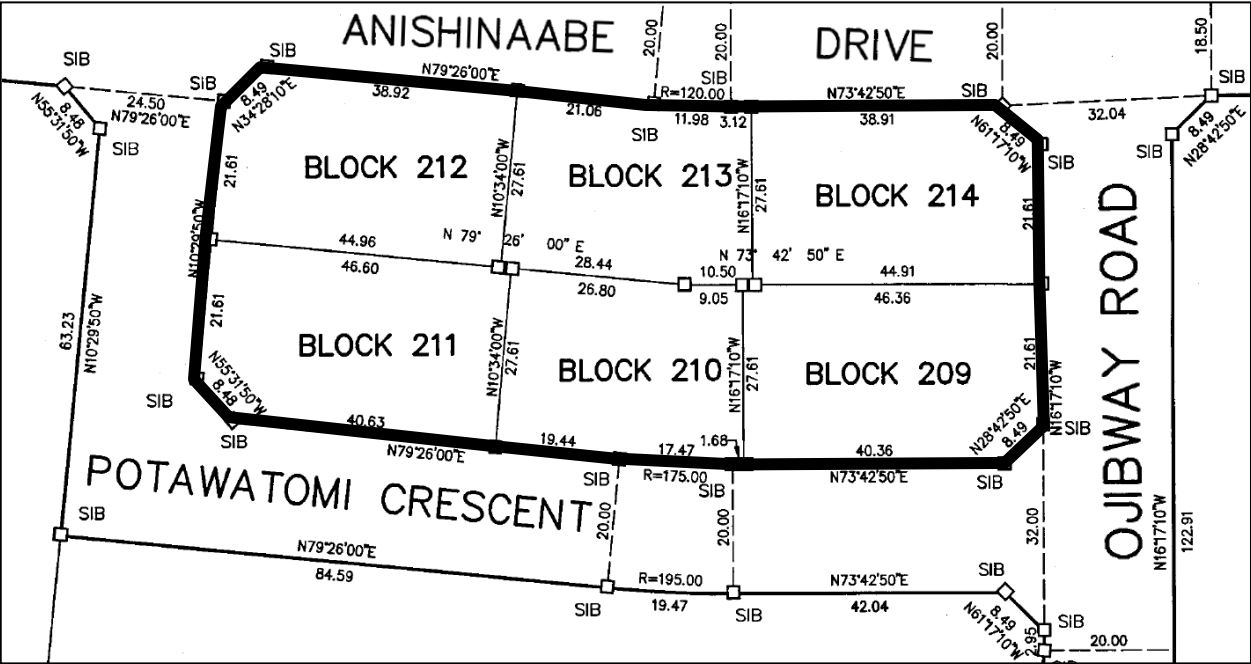
.....  
**CLERK**

SCHEDULE A TO BY-LAW NO. 38-2022

PLAN 7M-79



PLAN 7M-79



Land subject to By-law No. 38-2022