

## By-Law Number 2025-XX

**A By-Law to Exempt Certain Lands on Registered Plan 13M-131 from the Provisions of Subsection 50(5) of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended (Block 24 on Registered Plan 13M-131 municipally known as 1411, 1413 and 1415 Demers Avenue).**

**Passed:** August 2025

**Whereas** subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "*Planning Act*"), provides that no person may convey a part of any lot or block within a registered plan of subdivision; and

**Whereas** pursuant to subsection 50(7) of the *Planning Act*, the council of a local municipality may by by-law provide that subsection 50(5) of the *Planning Act* does not apply to land within a registered plan or plans of subdivision or parts thereof; and

**Whereas** the property owner has requested an exemption from the provisions of subsection 50(5) of the *Planning Act* with respect to Block 24 on Registered Plan 13M-131 for the purpose of creating three (3) separately conveyable lots for row townhouses together with an associated easement for utility, maintenance, and rear yard access.

**Therefore be it resolved that** the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. Subsection 50(5) of the *Planning Act* shall not apply to *Block 24* on Registered Plan 13M-131 for the sole purpose of creating three (3) separately conveyable lots for row townhouses together with an associated easement for utility, maintenance, and rear yard access, as described as Parts 1, 2, 3, 4, 5, 6, and 7 on Plan 13R-23308;
2. This By-Law shall come into force and take effect on the date of its passing; and
3. Pursuant to subsection 50(7.3) of the *Planning Act*, this By-Law shall expire on August 12, 2027.

**Given all Three Readings and Passed:** August 12, 2025

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**Janet Jaynes**  
City Clerk

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**Bryan Paterson**  
Mayor



**Planning  
Services**

# Schedule 'A' to By-Law Number

Address: 1411 Demers Avenue  
File Number: D27-005-2025

## Certificate of Authentication

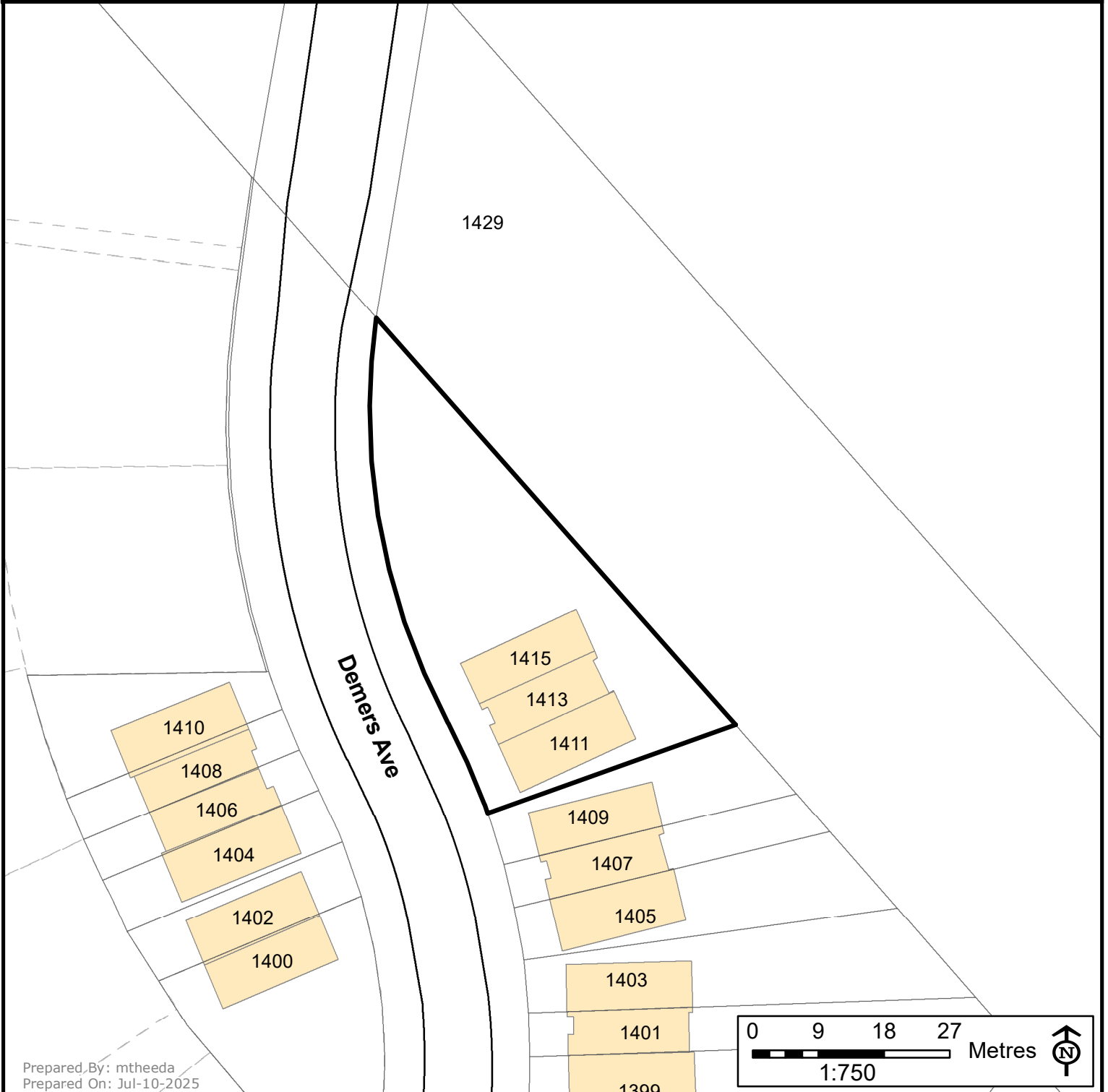
This is Schedule 'A' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## Kingston Zoning By-Law 22-62

 Lands Subject to Part Lot Lift



Prepared By: mtheeda  
Prepared On: Jul-10-2025

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