

TOWNSHIP of PRINCE

BY-LAW NO. 312

A BY-LAW TO DESIGNATE AN AREA OF SUBDIVISION CONTROL

WHEREAS it is considered desirable, in order to control adequately the development of the TOWNSHIP OF PRINCE, that land, before it is conveyed, shall be included in a registered plan of subdivision;

AND WHEREAS section 24 of the Planning Act, 1955, provides as follows:

24. - (1) The Council of a municipality may by by-law designate any area within the municipality as an area of subdivision control, and thereafter no person shall convey land in the area by way of a deed or transfer on any sale, or enter into an agreement of sale and purchase of land in the area, or enter into any agreement that has the effect of granting the use of or right of land in the area directly or by entitlement to renewal for a period of twenty-one years or more, unless the land is described in accordance with and is within a registered plan of subdivision, and the council may, in the by-law designate a registered plan of subdivision or part thereof which shall be deemed not to be a registered plan of subdivision for the purposes of this subsection.

(2) The by-law may provide that where land is,

(a) within a registered plan of subdivision;
or

(b) within a registered plan of subdivision, or a part thereof, designated in the by-law no person shall convey a part of any lot or block of the land by way of a deed or transfer on any sale, or enter into an agreement of sale and purchase of a part of any lot or block of the land, or enter into any agreement that has the effect of granting the use of or right in a part of any lot or block of the land directly or by entitlement to renewal for a period of twenty-one years or more; and when the by-law contains any such provision, no person shall contravene the provision.

(3) Nothing in subsection 1 or 2 prohibits any conveyance or agreement respecting land,

(a) if the land is ten acres or more in area and the remnant, if any, remaining in the grantor is also ten acres or more; or

(b) if the land is the whole part remaining to the grantor of one parcel described in a registered conveyance to him; or

(c) if the consent,

(i) of the planning board of the planning area in which the land lies, or

(ii) where the land lies in more than one planning area, of the planning board designated by the Minister from time to time, or

(iii) where there is no planning board,
of the Minister,

is given to the conveyance or agreement.

(4) Two certified copies of the by-law shall be lodged in the office of the Minister where they shall be available for public inspection during office hours, and the by-law shall be registered in the proper registry office where it shall be made available to the public as a production.

(5) Where a registered plan of subdivision or a part thereof is deemed under the by-law not to be a registered plan of subdivision, the clerk of the municipality shall, within ten days after the by-law is passed, send notice of the passing of the by-law by mail to the last known address of each person appearing by the last revised assessment roll to be the owner of land within the plan of subdivision or part.

(6) where the by-law contains provisions authorized by subsection 2, the clerk of the municipality shall, within ten days after the by-law is passed, send notice of the passing of the by-law by mail to the last known address of each person appearing by the last revised assessment roll to be the owner of land within any registered plan of subdivision, or within any part of a registered plan of subdivision, to which such provisions apply.

(7) When an area is designated as an area of subdivision control, it shall not be altered or dissolved without the approval of the Minister.

(8) Every person who contravenes this section is guilty of an offence and on summary conviction is liable to a penalty of not more than \$500;

NOW THEREFORE, the Council of The Corporation of the TOWNSHIP of PRINCE hereby enacts as follows:

1. The following described area is hereby designated as an area of subdivision control to be known as Area of Subdivision Control Number 1, in accordance with section 24 of the Planning Act, 1955:
All lands lying within the boundaries of The Township of Prince in District of Algoma, more particularly described in the Act incorporating the Corporation of The Township of Prince, R.S.O. 1897 and more recently affirmed by 1955.

2. The following designated registered plans of subdivision within area of Subdivision Control Number 1, namely; Plan Numbers 768 M135 142 976 are deemed not to be registered plans of subdivision for the purposes of subsection 1 of Section 24 of the Planning Act, 1955.

3. Where land within Area of Subdivision Control Number 1 is within a registered plan of subdivision, no person shall convey a part of any lot or block of the land by way of deed or transfer on any sale, or enter into an agreement of sale and purchase of a part of any lot or block of the land, or enter into any agreement that has the effect of granting the use of or right in a part of any lot or block of the land directly or by entitlement to renewal for a period of twenty-one years or

more, subject to the provisions of subsection 3 of Section 24 of The Planning Act, 1955.

4. This by-law shall come into force and take effect on September 1st, 1960.

Passed This 3rd of Aug 1960.

Florian Hill
Reeve

Lloyd Lemcke
Clerk

FINALLY PASSED

Dec 3, 1960

THE CORPORATION OF THE
TOWNSHIP OF PRINCE

Being a by-law to designate an
area of subdivision control in
the Township of Prince.

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BY-LAW NUMBER 212

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REPRESENTING
THE TOWNSHIP OF TARENTORUS,
THE TOWNSHIP OF KORAH, AND
THE CITY OF SAULT STE. MARIE.

SAULT STE. MARIE AND SUBURBAN AREA

PLANNING BOARD

City Hall, Sault Ste. Marie, Ont.

August 2nd, 1960

Council of The Township of Prince
% Mr. L. Lemkce, Clerk.

Gentlemen:

We have prepared for you a By-law which will provide for the control of land selling in your Township.

You will note the following requirements upon passing this By-law.

(1) Send to the Minister of Municipal Affairs two certified copies of the By-law.

(2) Registry the By-law in the local Registry office after you receive favourable comment from the Minister.

(3) Prior to passing the By-law you will have to fill in the Registered Plans Numbers which blanks have been left for completion.

(4) Most important after passing, is the requirement to send to each property owner of a lot within a Registered plan that has been cancelled notification of the passing of the By-law within 10 days.

Yours truly,

Planning Director.

R.Nino/ML

MUNICIPALITY OF PRINCE

Office of the Clerk

R. R. NO. 1
SAULT STE. MARIE, ONT.

(R.O.)

Wangy Subdivision
N Ptn SE 1/4 Sec 31

Plan (Reg. Off.)
= 768.

Cross Subdivision
S 1/2 NE 1/4 Sec 31 (L.T.)

Plan
M-135

Land Titles

Wesmar Subdivision
S Ptn SE 1/4 Sec 17 (L.T.)

Parcel #
Plan # 142

Hill Subdivision
Ptn NE 1/4 Sec 20

(L.T.)
Parcel # 976

Note Sec 24 Subsec. 6 Planning Act