

Draft Zoning By-law Amendment

By-law No. XXX – 2019

of the Township of Cavan Monaghan

being a by-law to amend By-Law Number 2018-58, as amended, of the Township of Cavan Monaghan with respect to lands legally known as Part of Lot 13, Concession 3, in Cavan Monaghan, in the Corporation of the County of Peterborough.

IT IS ENACTED as a by-law of the Township of Cavan Monaghan by its Council as follows:

1. By-Law 2018-58, as amended, is hereby amended by changing the zone classification on the subject lands identified on the enlarged portions of Part of Maps E-2 and E-2A to this By-law, which is attached to this amending By-law as Schedule “A, as follows:
 - change part of Future Development (FD) Zone to Urban Residential 1 (UR1) Zone;
 - change part of Future Development (FD) Zone to Urban Residential 1-B (UR1-B) Zone;
 - change part of Future Development (FD) Zone to Urban Residential 1-C (UR1-C) Zone;
 - change part of Future Development (FD) Zone to Urban Residential 1-D (UR1-D) Zone;
 - change part of Future Development (FD) Zone to Urban Residential 2-exception XX (UR2(XX)) Zone;
 - change part of Natural Linkage (NL) Zone to Urban Residential 1 (UR1) Zone;
 - change part of Natural Linkage (NL) Zone to Urban Residential 1-B (UR1-B) Zone;
 - change part of Natural Linkage (NL) Zone to Urban Residential 1-C (UR1-C) Zone;
 - change part of Natural Linkage (NL) Zone to Urban Residential 2-exception XX (UR2(XX)) Zone;
 - change part of Natural Core (NC) Zone to Urban Residential 1 (UR1) Zone;
 - change part of Natural Core (NC) Zone to Urban Residential 1-B (UR1-B) Zone;
 - change part of Natural Core (NC) Zone to Urban Residential 1-C (UR1-C) Zone;
 - change part of Natural Core (NC) Zone to Urban Residential 2-exception XX (UR2(XX)) Zone;
2. By-Law 2018-58, as amended, is further amended by adding to Subsection 3.4 – Exceptions, the following:

3.4.XX UR2-XX Map E-2 on Schedule A

Notwithstanding the provisions of Subsection 3.3 of this By-law to the contrary, in any UR2-XX Zone, as shown on Schedule “A” to this By-law, the following exceptions shall apply;

 - a) For a pair (2) of semi-detached dwellings and semi-detached linked dwellings the minimum lot frontage shall be 18.0 metres, and for each (1) semi-detached dwelling and semi-detached linked dwelling the minimum lot frontage shall be 8.0 metres,
 - b) The minimum lot area shall be 280m².
3. Schedule “A” attached hereto forms part of this By-law.

4. This By-law shall come into force in accordance with the provisions of the Planning Act.

By-law passed this _____ day of _____, 2019.

S. McFadden, Mayor

E. Arthur, Clerk

Schedule "A"

