

Explanatory Note

1. By-law No. 2016-63 has the following purpose and effect:

By-law No. 2016-63 affects lands in part of Lot 12, Concession 5 of the Cavan Ward. The lands are located at the southwest intersection of Fallis Line and County Road 10.

In June of 2016, Council approved By-law No, 2016-37 to change the zoning on the subject lands to permit residential development (including model homes), parkland and landscaping features, a stormwater management facility and roads on the subject lands. Since the approval of By-law No. 2016-37, the location of the temporary sales centre and accessory parking lot has been changed. Although the permitted uses in the plan of subdivision remain the same, a revision to the Zoning By-law was required to facilitate the construction of the temporary sales centre at the new location.

With the approval of By-law No. 2016-63, By-law No. 2016-37 was repealed in its entirety.

The regulations of By-law No. 2016-63 are primarily the same as the regulations of By-law No. 2016-37. The limited changes include the location of the temporary sales centre, the location of the temporary parking lot for the model homes and sales centre, and the addition of four (4) lots where model homes may be constructed. In addition, the holding provision for the model home construction has been removed.

With By-law No. 2016-63, a number of exception zones remain. These exceptions were created to implement regulations unique to this development. The permitted uses on the lots will be single detached dwellings or row houses. As with all Residential Zones in Cavan Monaghan at this time, bed and breakfast establishments, home occupations, group homes and accessory uses will all be permitted in the subdivision.

Each individual zone category contains regulations for lot frontage, lot area, front yard depth etc. With these regulations, development will generally be located closer to the front, side and rear lot lines than historically permitted in Millbrook. There will be greater lot coverage. The greater lot coverage is required to facilitate the construction of attached porches.

Holding provisions have been included in some of the individual zone categories. The holding provisions may be removed upon the registration of the Subdivision Agreement.

2. A copy of By-law No. 2016-63 is attached.