

The Township of Cavan Monaghan

By-law No. 2024-60

Being a by-law to temporarily exempt certain lands within Registered Plans 45M-259 and 9M-733 (Coldbrook Drive) for the Township of Cavan Monaghan from Part Lot Control

Whereas pursuant to subsection 50(7) of the Act, Council may designate lands within a plan of subdivision that are not subject to the “part lot control provisions” set out in subsection 50(5) of the Act;

And Whereas Veltri and Son Limited applied to Council to exercise its discretion under subsection 50(7) to “lift part lot control” as it relates to Lots 1, 2, 3, 9, 10, 11, 12 and 13 and Blocks 14 and 15, Plan 45M-259 and Blocks 19 and 20, Plan 9M-733 (Coldbrook Drive);

And Whereas Council approved By-law No. 2021-72 on December 6, 2021 to “lift part lot control” as it relates to Lots 1, 2, 3, 9, 10, 11, 12 and 13 and Blocks 14 and 15, Plan 45M-259 and Blocks 19 and 20, Plan 9M-733 (Coldbrook Drive);

And Whereas By-law No. 2021-72 imposed an expiry date of December 31, 2024;

And Whereas Veltri and Son Limited applied in October 2024 to Council to exercise its discretion under subsection 50(7) to “lift part lot control” as it relates to Lots 2, 3, 9, 10, 11, 12 and 13 and Block 14, Plan 45M-259 and Blocks 19 and 20, Plan 9M-733 (Coldbrook Drive);

And Whereas Veltri and Son Limited entered into a subdivision agreement with the Township wherein it is contemplated that the above-referenced blocks would be further subdivided for the purpose of accommodating linked semi-detached dwelling units through the lifting of part lot control.

Now Therefore the Council of the Township of Cavan Monaghan hereby enacts as follows:

1. That subsection 50(5) of the Planning Act, R.S.O. 1990 as amended, shall not apply to Lots 2, 3, 9, 10, 11, 12 and 13 and Block 14, Plan 45M-259 and Blocks 19 and 20, Plan 9M-733 (Coldbrook Drive) for the purposes of creating separately conveyable parcels of land, as described in sections 2 and 3 below.
2. Lots 2, 3, 9, 10, 11, 12 and 13, Plan 45M-259 are each to be divided into two separately conveyable parcels having similar lot frontages and lot areas that comply with the applicable zoning as it existed on the date this By-law was passed.

3. Block 14, Plan 45M-259 and the portions of Blocks 19 and 20, Plan 9M-733 (Coldbrook Drive) conveyed by the Township to Veltri and Son Limited, cumulatively, are to be divided into a total of two separately conveyable parcels having similar lot frontages and lot areas that comply with the applicable zoning as it existed on the date this By-law was passed.
4. This By-law shall come into force and effect upon the approval of the Council of the Corporation of the County of Peterborough or designate and shall continue in full force and effect until December 31, 2027, upon which date this By-law is being repealed.

Read a first, second and third time and passed this 18th day of November 2024.

Matthew Graham
Mayor

Cindy Page
Clerk