

The Township of Cavan Monaghan

By-law No. 2025-XX

**Being a by-law to amend By-law No. 2018-58, as amended, otherwise known as
“The Township of Cavan Monaghan Zoning By-law”**

Whereas the Township of Cavan Monaghan received an application to amend Zoning By-law No. 2018-58, as amended;

And Whereas, the Council of the Township of Cavan Monaghan adopted Official Plan Amendment No. XX to the Township of Cavan Monaghan Official Plan to set the policy context for the proposed rezoning;

And Whereas the Council of the Township of Cavan Monaghan reviewed the proposed rezoning and now deems it advisable to further amend By-law No. 2018-58, as amended.

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

1. Map E-4 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by rezoning certain lands in part of Lot 23, Concession 6 (Cavan), from the Recreational Commercial Exception Two (C3-2) Zone to the Rural Residential Exception Twenty-Eight (RR-28) Zone as shown on Schedule “1” attached hereto and forming part of the By-law.
2. Section 3.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 3.4.73 that shall read as follows:

“3.4.73 RR-28 Map E-4 on Schedule A (2025-XX Baxter Creek Golf)

- a) Minimum northern side yard for the existing building 0 metres
- b) All future redevelopment on the property shall comply with the standard 6 metre (19.68 foot) interior side yard setback.

3. Section 5.4.8 of By-law No. 2018-58, as amended, is further amended by removing an accessory single detached dwelling as a permitted use on the property. Section 5.4.8 shall read as follows:

“5.4.8 C3-2 Map E-4 on Schedule A (2025-XX Baxter Creek Golf)

- a) Permitted uses are limited to:
a golf course, miniature golf course, golf driving range, and any buildings and structures accessory thereto.
- b) Minimum front yard 15 metres

c) Minimum interior side yard

15 metres”

3. All other relevant provisions of By-law No. 2018-58, as amended, shall apply.

If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing.

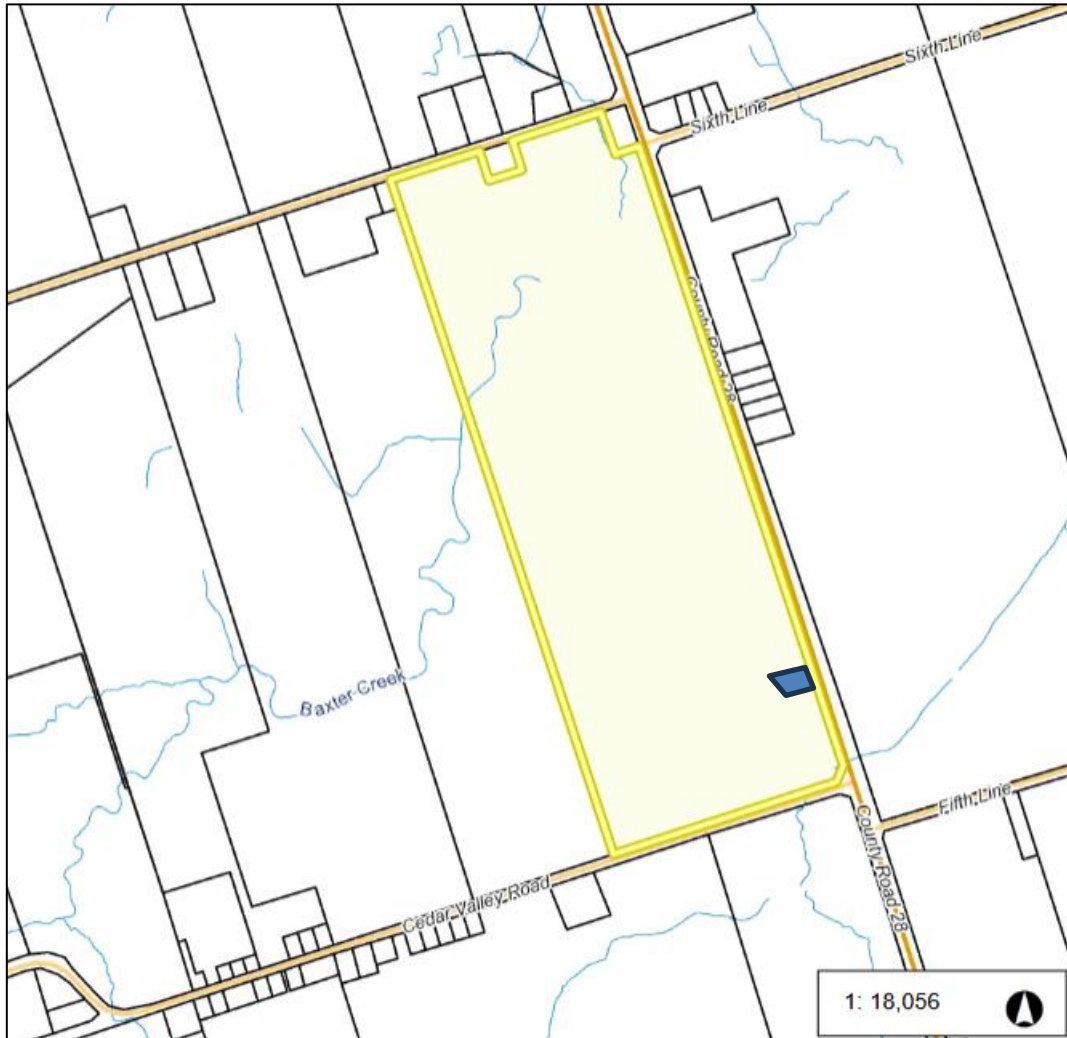
If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of passing hereof subject to the disposition of any appeals.

Read a first, second and third time and passed this 3rd day of February 2025.

Matthew Graham
Mayor

Cindy Page
Clerk

Schedule "1"



Area Affected by this By-law
1702 Cedar Valley Road,
Part of Lot 23, Concession 6 (Cavan)
Township of Cavan Monaghan

Certificate of Authentication
This is Schedule "1" to By-law
No. 2025-XX passed this 3rd
day of February, 2025.



Rezone from the 'Recreational Commercial Exception Two (C3-2) Zone' to the 'Rural Residential Exception Twenty-Eight (RR-28) Zone'.