

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 B-5 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by rezoning certain lands in part of Lot 4, Concession 11 (North Monaghan), from the Rural (RU) Zone to the Rural Exception Eleven (RU-11) Zone as shown on Schedule “1” attached hereto and forming part of the By-law.
2. Section 7.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 7.4.30 that shall read as follows:

“7.4.30 RU-11 Map B-5 on Schedule A (2025-XX Bennett)

- a) Additional permitted use: a second dwelling.
 - b) Second dwelling minimum front yard setback: 365 metres.
 - c) Second dwelling minimum eastern side yard setback: 275 metres.
 - d) Second dwelling minimum rear yard setback: 280 metres.
 - e) Notwithstanding the provisions of Section 11.2, the maximum number of permitted accessory apartments is one for the property.
4. All other relevant provisions of By-law No. 2018-58, as amended, shall apply.

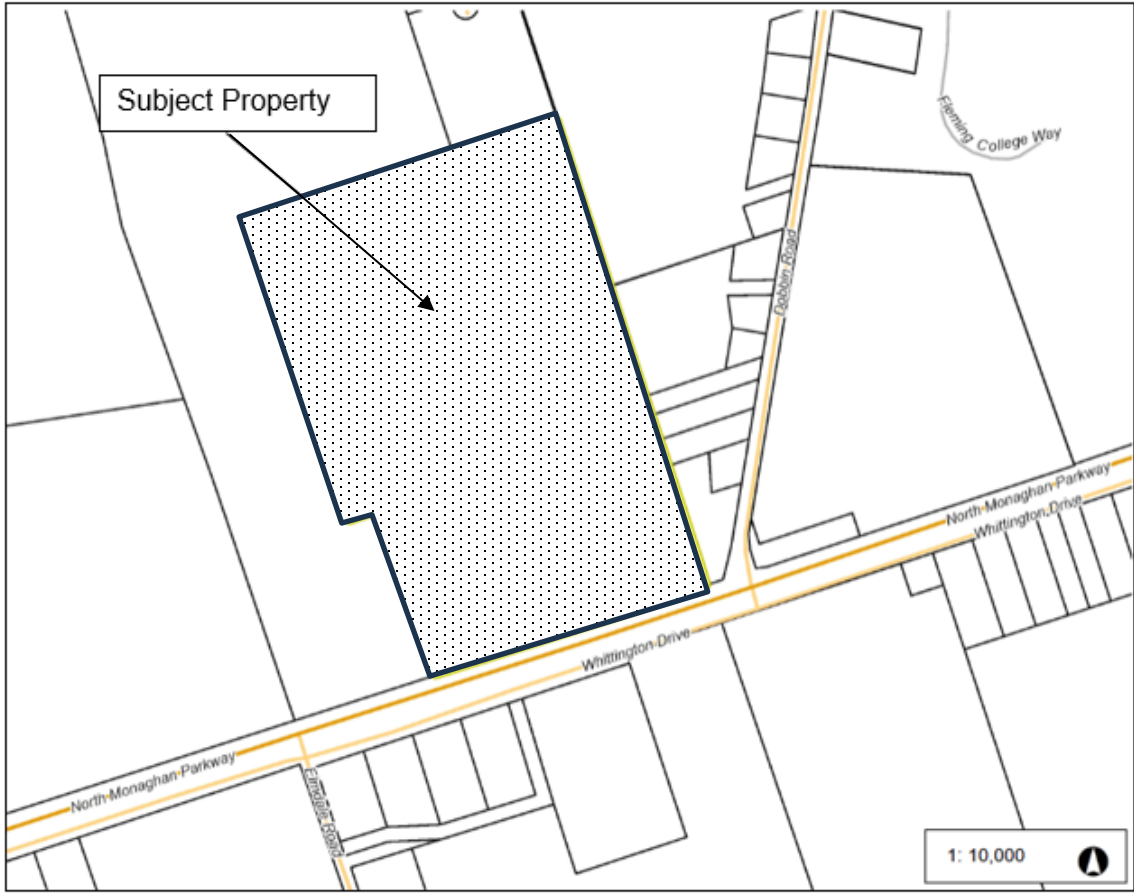
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing.

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



Area Affected by this By-law
 2166 North Monaghan Parkway,
 Part of Lot 4, Concession 11 (North Monaghan)
 Township of Cavan Monaghan

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



Rezone from the 'Rural (RU) Zone' to the 'Rural Exception Eleven (RU-11) Zone'.