

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 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 a portion of the lands in Part of Lot 5, Concession 10 (Cavan), being property assessment roll number 1509-030-040-200-00, from the Agricultural (A) Zone to the Agricultural Exception Nineteen (A-19) Zone to permit the construction of an accessory apartment in a detached accessory building 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 A-19 Map B-5 on Schedule A (2025-XX 347 Sharpe Line)

- a) A maximum of one accessory apartment is permitted on the property;
 - b) The maximum floor area of the accessory apartment shall not exceed 45 percent of the gross floor area of the principal dwelling on the property;
 - c) The accessory apartment shall be located a detached accessory building within the residential building cluster; and
 - d) For the purposes of this By-law, the residential cluster shall be defined as within 65 metres (213 feet) of the principal dwelling.”
3. All other relevant provisions of By-law No. 2018-58, as amended, shall apply.

Matthew Graham
Mayor

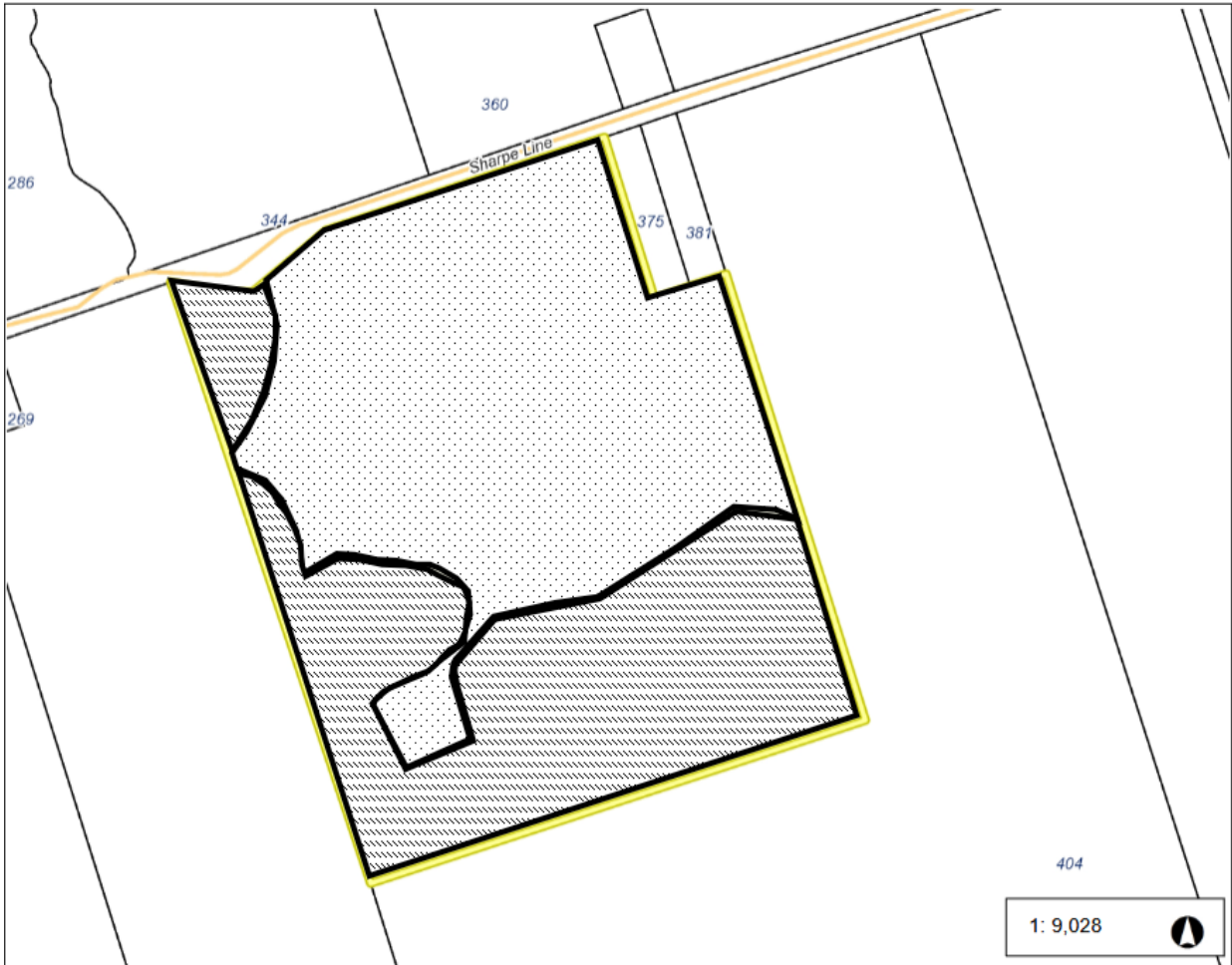
Cindy Page
Clerk

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 March 2025.

Schedule "1" to By-Law No. 2025-XX



Area Affected by this By-law
347 Sharpe Line,
Part of Lot 5, Concession 10 (Cavan)
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 the 'Agricultural Zone' to the 'Agricultural Exception Nineteen (A-19) Zone'.



'Natural Linkage (NL) Zone' to remain.

Matthew Graham
Mayor

Cindy Page
Clerk