

The Township of Cavan Monaghan

By-law No. 2024-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 Township of Cavan Monaghan adopted Official Plan Amendment No. x to the Township of Cavan Monaghan Official Plan to set the policy context for the proposed rezoning;

And Whereas the Township of Cavan Monaghan required the rezoning of the subject lands to permit the establishment of a farm resort on the property;

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 G-2 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by changing the zone category on the lands known municipally as 401 Elgar Drive and described as Part 1, RP 9R2379, Part of Lots 8 and 9, Concession 2 (Cavan) from the Oak Ridges Moraine Core (ORMC) Zone to the Oak Ridges Moraine Core Exception One (ORMC-1) Zone as shown on Schedule “1” attached hereto and forming part of the By-law.
2. Section 9.3 of By-law No. 2018-58, as amended, is further amended by the addition of Section 9.3.6 that shall read as follows:

“9.3.6 **ORMC-1 Map G-2 of Schedule A (2024-xx Murad)**

a) Additional permitted use: a farm resort;

b) A farm resort is defined as “a farming operation that provides, as a secondary use, educational and active opportunities related to farm operations that:

- allow guests to experience and enjoy the agricultural way of life;
- are compatible with and do not hinder the surrounding agricultural operations; and
- occupy a limited area of the property.”

c) Overnight accommodation related to the farm resort use shall be limited to six (6) guest rooms located in the single detached dwelling existing (renovated barn) as of January 1, 2024.

- d) Recreational uses are limited to low-intensity recreational uses as defined in the Oak Ridges Moraine Conservation Plan (ORMCP).
- e) The farm resort shall clearly be secondary to the agricultural use of the property and shall not change the character of the property.
- f) The farm resort shall not create or become a public nuisance with regard to noise, traffic, emissions, parking or communication interference.
- g) The farm resort shall be operated by the resident farmer or a resident member of the farm family.
- h) The farm resort shall employ a maximum of one (1) employee in addition to the permanent residents of the single detached dwelling related to the agricultural use.
- i) The farm resort use shall be limited to 2% of the area of the farm parcel to a maximum of 1 hectare (2.5 acres).
- j) The farm resort use shall not be rented to any one party for more than fourteen (14) consecutive days.
- k) No sign or display other than a non-illuminated sign not exceeding 1 square metre in area shall indicate that a farm resort business is being operated on site.
- l) 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.

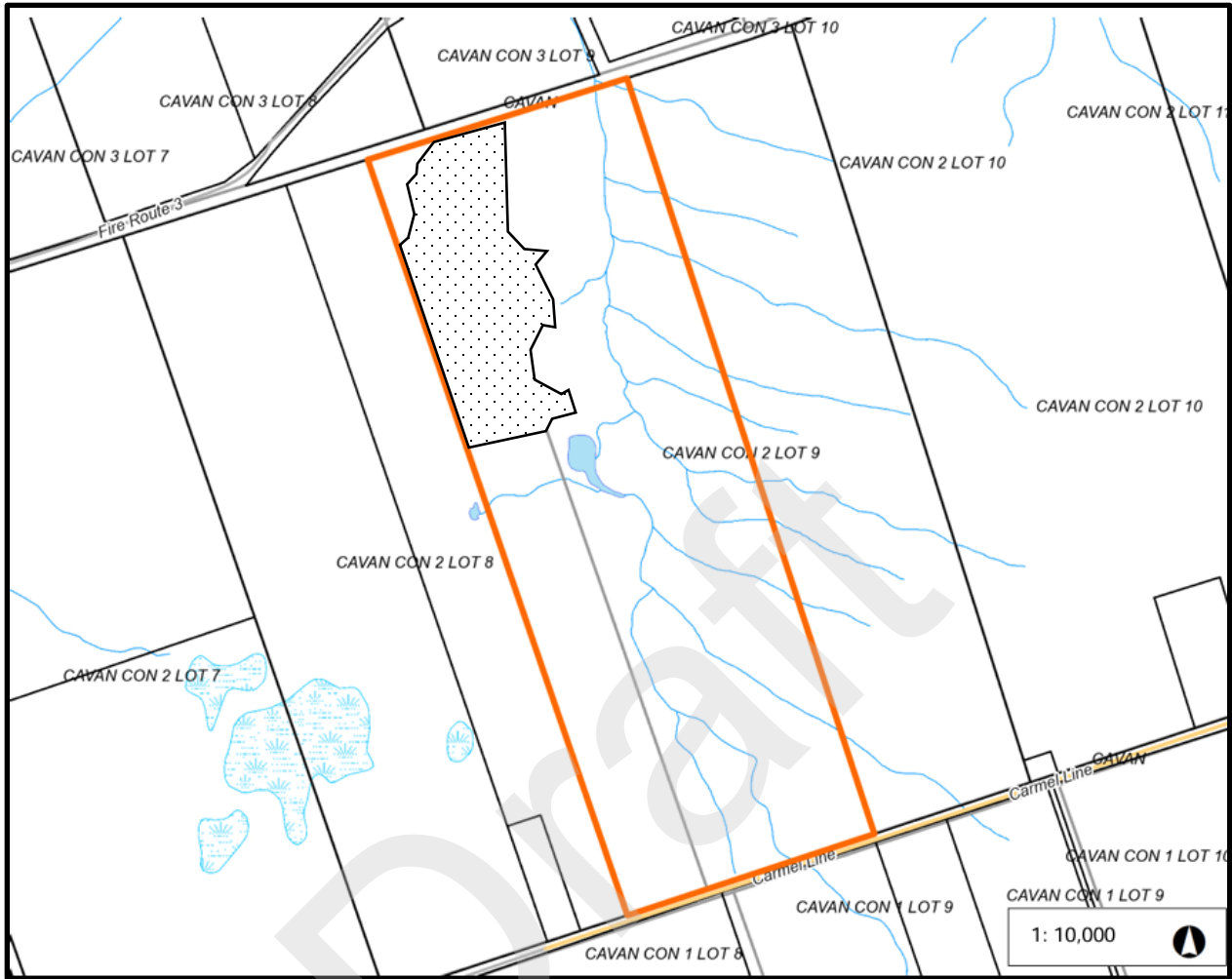
If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of passing hereof subject to the disposition of any appeals.

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

Matthew Graham
Mayor

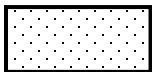
Cindy Page
Clerk

Schedule "1" to By-law No. 2024 - XX



Area Affected by this By-law
Part Lot 8 & 9, Concession 2 (Cavan)
401 Elgar Dr.
Roll Number 1509-010-010-11100
Township of Cavan Monaghan

Certificate of Authentication
This is Schedule "1" to By-law No.
2024 - XX
passed this XXth day of June, 2024.



Rezone from the Oak Ridges Moraine Core (ORMC) Zone to the Oak Ridges Moraine Core Exception One (ORMC-1) Zone.

Mayor

Clerk