

## The Township of Cavan Monaghan

### By-law No. 2023-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. 13 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 A-4 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by rezoning certain lands in part of Lot 22, Concession 13 (Cavan), being property assessment roll numbers 1509-010-050-130-00 and 1509-010-050-131-00, to the Agricultural Exception Nineteen (A-19) 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 7.4.29 that shall read as follows:

**“7.4.29      A-19      Map A-4 on Schedule A      (2023-xx Kennedy)**

- a) Minimum lot area 18 ha
- b) Notwithstanding the provisions of Footnote (1) c) (ii) of Table 7A, the total gross floor area that is permanently, temporarily or seasonally devoted to on-farm diversified uses, farm businesses or agri-tourism uses shall not exceed 550 square metres including the gross floor areas used within all principal buildings or structures and accessory buildings or structures on the lot;
- c) Notwithstanding the provision of Footnote (1) g) of Table 7A, an on-farm diversified use may be operated by a person whose principal residence is not the dwelling on the lot, and a maximum of four (4) persons other than residents of the dwelling on the lot, are permitted to be employed in the business of the uses.”

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 xxx day of xxxxx 2023.

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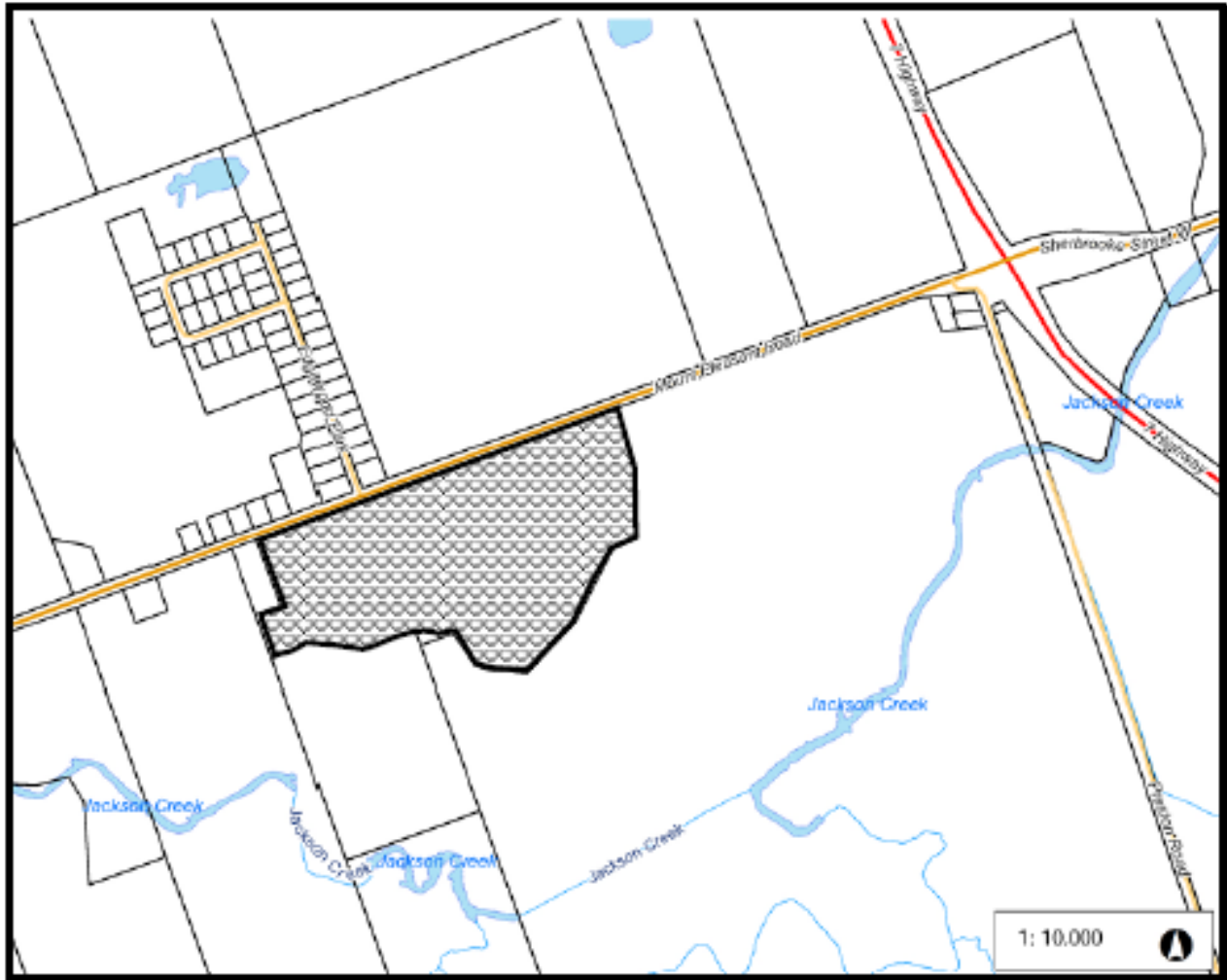
Matthew Graham  
Mayor

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Cindy Page  
Clerk

DRAFT

Schedule "1" to By-law No. 2023 - XX



**Area Affected by this By-law**  
Part Lot 21 and 22, Concession 13  
(Cavan)  
1657 Mount Pleasant Rd.  
Roll Number 1509-010-050-13000  
and  
Roll Number 1509-010-050-13100  
Township of Cavan Monaghan

**Certificate of Authentication**  
This is Schedule "1" to By-law No.  
2023 - XX  
passed this XXth day of XX, 2023.



Rezone to the Agricultural Exception Nineteen (A-19) Zone.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk