

**Attachment No. 4: Draft By-law No. 2021-XX**

**The Township of Cavan Monaghan**

**By-law No. 2021-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”.**

“A By-law of the Corporation of the Township of Cavan Monaghan to amend Zoning By-Law No. 2018-58 by rezoning lands described as Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan Monaghan, County of Peterborough from ‘A’ Agricultural, ‘FD’ Future Development, ‘I-1’ Institutional with special provisions #1 and ‘NL’ Natural Linkage on the respective maps entitled ‘Schedule A’ Map E-2 to Urban Residential 1 Exception X (UR1-B-X), Urban Residential 1 Exception X1 (UR1-A-X1), Urban Residential 1 Exception X2 (UR1-A-X2), Urban Residential 3 Exception X (UR3-X), Urban Residential 4 Exception X (UR4-X), Urban Residential 4 Exception X1 (UR4-X1), Institutional (I), Institutional Exception X (I-X), Open Space (OS), and Natural Core (NC).”

**WHEREAS** the Council of The Corporation of the Township of Cavan Monaghan has received an application to rezone Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan Monaghan, County of Peterborough; and,

**WHEREAS** the Council of the Corporation of the Township of Cavan Monaghan have reviewed a recommendation to amend Zoning By-law No. 2018-58 and has approved the recommendation; and,

**WHEREAS** authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

**NOW THEREFORE** be it enacted as a By-law of the Corporation of the Township of Cavan Monaghan the following:

1. Map E2 of Schedule “A” to Zoning By-law No. 2018-58, as amended, is hereby further amended by changing the zone category on the lands Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan-Millbrook-North-Monaghan, County of Peterborough, from ‘A’ Agricultural, ‘FD’ Future Development, ‘I-1’ Institutional with special provisions #1 and ‘NL’ Natural Linkage on the respective maps entitled ‘Schedule A’ Map E-2 to Urban Residential 1 Exception X (UR1-B-X), Urban Residential 1 Exception X1 (UR1-A-X1), Urban Residential 1 Exception X2 (UR1-A-X2), Urban Residential 3 Exception

X (UR3-X), Urban Residential 4 Exception X (UR4-X), Urban Residential 4 Exception X1 (UR4-X1), Institutional (I), Institutional Exception X (I-X), Open Space (OS), and Natural Core (NC) as shown in Schedule "A" attached hereto, and forming part of this By-law.

2. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>"3.4.XX UR1-B-X</b>		<b>Map E-2 on Schedule A</b>
a)	Minimum lot area	318 m <sup>2</sup>
b)	Minimum frontage regular	10.6 m
c)	Minimum frontage corner	12.4 m
d)	Minimum interior side yard adjacent to an attached garage	0.6 m
e)	Minimum exterior side yard	2.5 m
f)	Minimum Rear Yard (bungalow exception only)	5.0m
g)	Maximum lot coverage (%) (bungalow exception only)	54%
h)	Minimum landscaped open space	20%
i)	Additional permitted use:	model home"

3. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>"3.4.XX UR1-A-X1</b>		<b>Map E-2 on Schedule A</b>
a)	Minimum frontage corner	15 m
b)	Minimum interior side yard adjacent to an attached garage	0.6 m
c)	Minimum exterior side yard	2.5 m
d)	Minimum Rear Yard (bungalow exception only)	4.75m
e)	Maximum lot coverage (%) (bungalow exception only)	54%
f)	Minimum landscaped open space	20%
g)	Additional permitted use:	model home"

4. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>"3.4.XX7 UR1-A-X2</b>		<b>Map E-2 on Schedule A</b>
a)	Minimum interior side yard adjacent to an attached garage	0.6 m
b)	Minimum exterior side yard	2.5 m
c)	Minimum landscaped open space	20%

d) Additional permitted use: model home

5. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>“3.4.XX UR3-X</b>	<b>Map E-2 on Schedule A</b>
a) Minimum block area	600 m <sup>2</sup>
b) Minimum lot area	225 m <sup>2</sup>
c) Minimum front yard	4.5 m
d) Minimum interior side yard	0.0 m or 1.2 m
e) Minimum rear yard	5.0m
f) Maximum lot coverage (5)	55%
g) Additional permitted use:	model home

6. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>“3.4.XX UR4-X</b>	<b>Map E-2 on Schedule A</b>
a) Minimum Lot Frontage	6.1m
b) Maximum building height	14m
c) Minimum parking:	1.25 spaces per dwelling unit and 0.25 per unit for visitors
d) Minimum Loading Space:	1 space

7. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>“3.4.XX UR4-X1</b>	<b>Map E-2 on Schedule A</b>
a) Minimum exterior side yard	3.0 m
b) Maximum building height	14m
c) Minimum parking:	1.0 spaces per dwelling unit and 0.25 per unit for visitors
d) Minimum Loading Space:	1 space

8. Section 6.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 6.4.XX that shall read as follows:

<b>“6.4.XX I-X</b>	<b>Map E-2 on Schedule A</b>
a) Maximum building height	14m
b) Minimum Loading Space:	1 space

9. This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

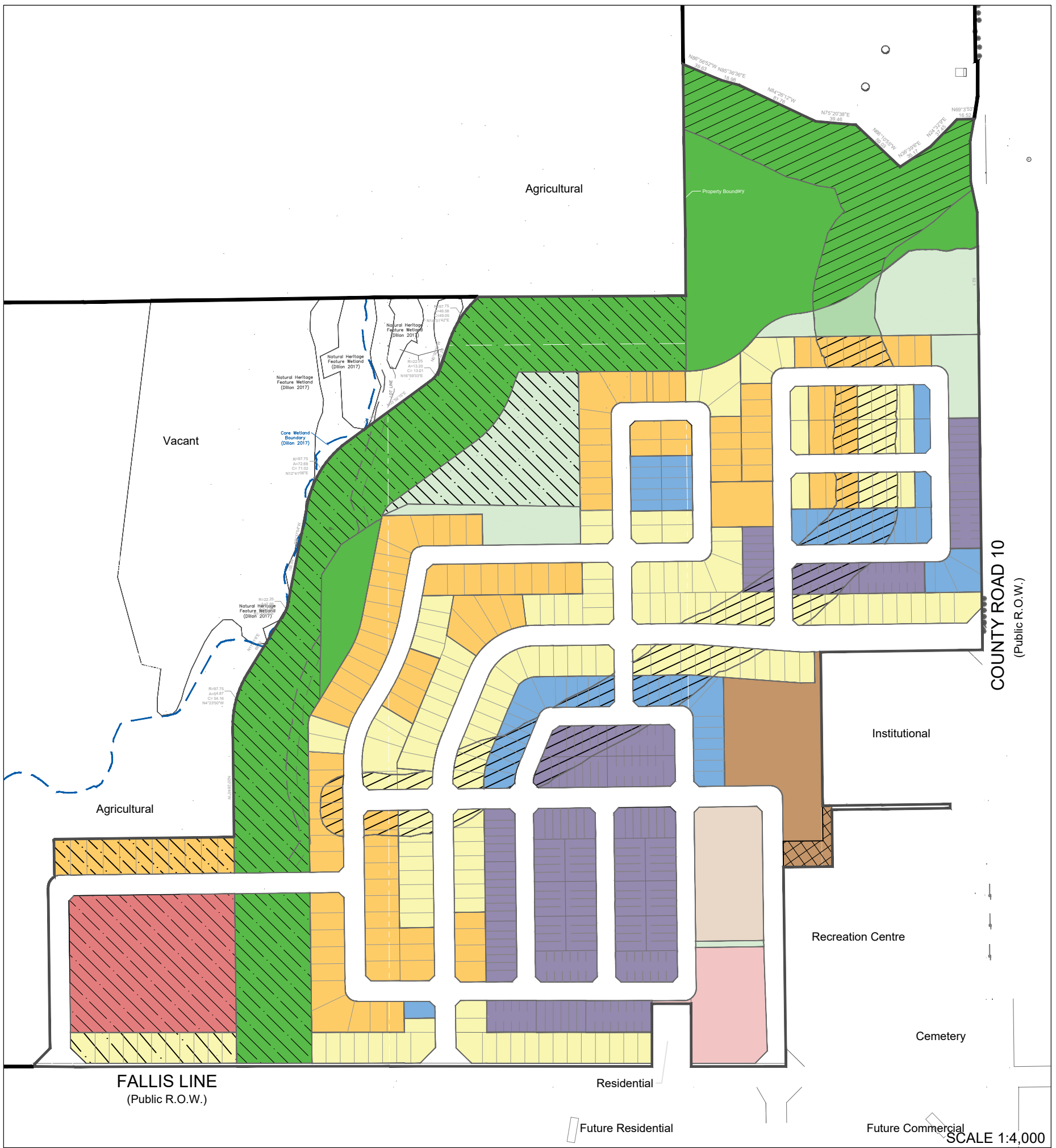
If no notice of objection is filed with the Deputy Clerk within the time provided, this By-law shall become effective on the date of passing.

If a notice of objection is filed with the Deputy 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 ....., 2021.

\_\_\_\_\_  
Scott McFadden  
Mayor

\_\_\_\_\_  
Cindy Page  
Clerk



**LEGEND**

- TOTAL LANDS  
52.108 ha (118.86 ac)
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X1 (UR1-X1)' ZONE
- LANDS TO REZONE FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X1 (UR1-X1)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X2 (UR1-X2)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X2 (UR1-X2)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X2 (UR1-X2)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 3 EXCEPTION X (UR3-X)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 3 EXCEPTION X (UR3-X)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 4 EXCEPTION X (UR4-X)' ZONE
- LANDS TO BE REZONED FROM 'INSTITUTIONAL (I)' ZONE TO 'URBAN RESIDENTIAL 4 EXCEPTION X (UR4-X)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 4 EXCEPTION X1 (UR4-X1)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'INSTITUTIONAL EXCEPTION X (I-X)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'INSTITUTIONAL (I)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'NATURAL CORE (NC)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'NATURAL CORE (NC)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'OPEN SPACE (OS)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'OPEN SPACE (OS)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'OPEN SPACE (OS)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'NATURAL CORE (NC)' ZONE

**IPS** INNOVATIVE PLANNING SOLUTIONS  
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
 647 WELHAM RD., UNIT 9A, BARRIE, ONTARIO, L4N 0B7  
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

**Township of  
Cavan Monaghan  
Cavan  
Schedule 'A'  
To By-law No. 2018-58**

This is Schedule A to By-Law No. 2018-58  
 Passed this \_\_\_\_ Day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk