

## Notice of Passing of a Zoning By-law

**Take Notice** that the Council of the Township of Cavan Monaghan passed By-law No. 2024-13 on the 4th day of March, 2024 under Section 34 of the Planning Act, R.S.O., 1990, as amended.

**And Take Notice** that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Township of Cavan Monaghan, not later than the 25th day of March, 2024, a notice of appeal (Appeal Form (A1) filling out the reasons for the appeal. The notice of appeal must be accompanied by a certified cheque, money order, or credit card payment in Canadian funds in the amount of \$1,100.00 <sup>[2]</sup>. Certified cheques and money orders should be made payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/forms-submissions/> or by contacting the Township of Cavan Monaghan Municipal Office at the telephone number provided below or via email at [cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net).

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, and a key map showing the location of the lands to which the By-law applies are attached to this Notice. A copy of By-law No. 2024-13 is also attached.

**Dated** at the Township of Cavan Monaghan this 5<sup>th</sup> day of March, 2024.

Cindy Page, Clerk  
Township of Cavan Monaghan

988 County Rd 10  
Millbrook, Ontario L0A 1G0

[www.cavanmonaghan.net](http://www.cavanmonaghan.net)

[2] Visit <https://olt.gov.on.ca/appeals-process/fee-chart/> for additional fee information

Phone: 705-932-2929  
Fax: 705-932-3458

## Explanatory Note

1. By-law No. 2024-13 has the following purpose and effect:

By-law No. 2024-13 applies to lands at 1215 Carmel Line located in part of Lot 16, Concession 1 (Cavan).

The purpose of the By-law is to recognize a private, non-commercial, accessory structure that exceeded the permitted lot coverage for accessory structures.

By-law No. 2024-13 has the effect of rezoning the subject lands from the Oak Ridges Moraine Countryside (ORMCO) Zone to the Oak Ridges Moraine Countryside Exception Five (ORMCO-5) Zone. All of the standard regulations of the ORMCO Zone apply to the ORMCO-5 Zone. Except that the maximum lot coverage for accessory buildings and structures will be 9% of the total lot area.

All other relevant provisions of By-law No. 2018-58, as amended, shall apply.

No objections to the zoning by-law amendment were received from agencies during the public meeting process for the Application. One informational inquiry was received from a member of the public.

Council's decision on the Application is based on conformity to the Provincial, County and Township planning frameworks, the merits of the Application, local conditions, and the associated Staff Report.

2. A copy of By-law No. 2024-13 is attached.
3. A Key Map showing the lands to which By-law No. 2024-13 applies is provided below.

### Key Map



**The Township of Cavan Monaghan**

**By-law No. 2024-13**

**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 required the rezoning of the subject lands to permit the establishment of an accessory structure (3-bay garage) 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:

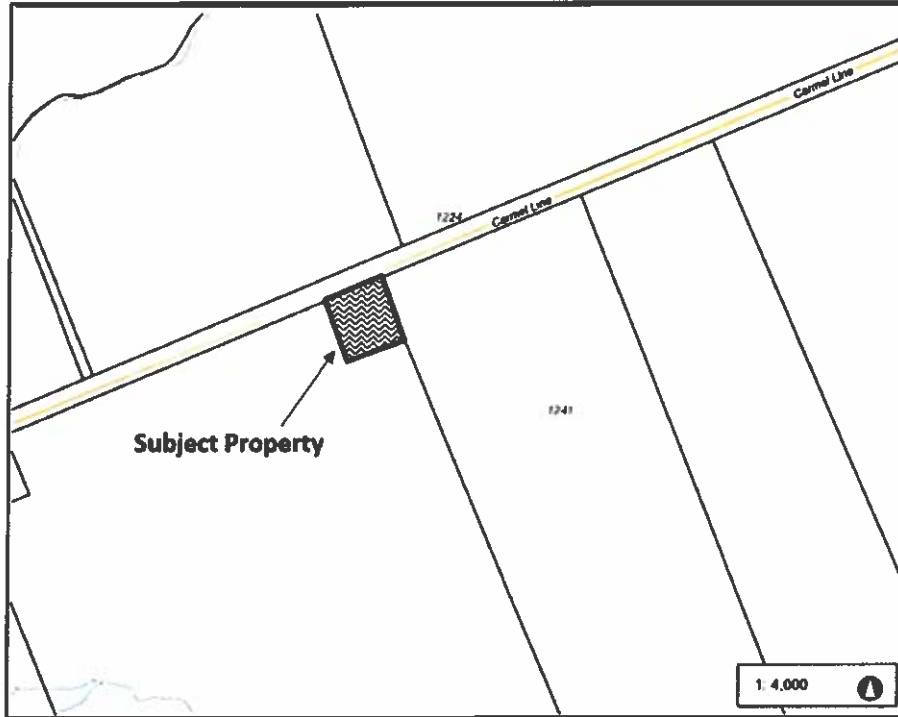
1. Map G-3 of Schedule "A" to By-law No. 2018-58, as amended, is hereby amended by changing the zone category on the lands known municipally as 1215 Carmel Line and described as Part Lot 16, Concession 1 (Cavan) from the Oak Ridges Moraine Countryside (ORMCO) Zone to the Oak Ridges Moraine Countryside Exception Five (ORMCO-5) 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 9.3.5 that shall read as follows:

**"9.3.5            ORMCO-5            Map G-3 of Schedule A    (2024-13 Giroux)**

**a) Maximum lot coverage for Accessory Buildings and Structures:  
9%."**

3. All other relevant provisions of By-law No. 2018-58, as amended, shall apply.

Schedule "1" to By-Law No. 2024-13



**Area Affected by this By-law**  
1215 Carmel Line,  
Part of Lot 16 Concession 1 (Cavan)  
Township of Cavan Monaghan

**Certificate of Authentication**  
This is Schedule "1" to By-law  
No. 2024-13 passed this 4<sup>th</sup>  
day of March, 2024.



Rezone from the 'Oak Ridges Moraine Countryside  
(ORMCO) Zone' to the 'Oak Ridges Moraine Countryside  
Exception Five (ORMCO-5) Zone'.

  
Matthew Graham  
Mayor

  
Cindy Page  
Clerk