

The Township of Cavan Monaghan

By-law No. 2019-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 A-3 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by changing the zone category on a portion of lands known municipally as 979 Mount Pleasant Road and described as part of Lot 13, Concession 13 of the Cavan Ward from the Agricultural (A) Zone to the Rural Residential Exception X (RR-X) Zone, Rural Residential Exception Y (RR-Y) Zone; the Agricultural (A) Zone to the Open Space Exception X (OS-X) Zone and Open Space Exception Y (OS-Y) Zone; and the Agricultural (A) Zone to the Hazard Lands (H) Zone as shown on Schedule "1" attached hereto and forming part of this By-law.

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

“3.4.X Rural Residential Exception X (RR-X) Zone

Notwithstanding any other provisions or regulations of Section 3 to the contrary, the following special provisions shall apply to any (RR-X) Zone:

Regulations for Permitted Residential Uses

- a) Minimum Lot Area 0.27 ha
- b) Minimum Lot Frontage 30 m
- c) Minimum Front Yard Depth 12 m
- d) Minimum Side Yard Depth 4 m”

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

“3.4.Y Rural Residential Exception Y (RR-Y) Zone

Notwithstanding any other provisions or regulations of Section 4 to the contrary, the following special provisions shall apply to any (RR-Y) Zone:

Regulations for Permitted Residential Uses

- a) Minimum Lot Area 11 ha
- b) Minimum Lot Frontage 12 m”

4. Section 10.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 10.4.X that shall read as follows:

“10.4.X **Open Space Exception X (OS-X) Zone**

Notwithstanding the provisions of Sections 8.2 and 8.4 to the contrary, the following regulations shall also apply to those lands zoned Open Space Exception X (OS-X) Zone:

8.6.X.1 Permitted Uses

- a) stormwater management facility

8.6.X.2 No buildings or structures of any kind are permitted in the Open Space Exception X (OS-X) Zone.

5. Section 10.4 of By-law No. 2018.58, as amended, is further amended by the addition of Section 8.6.X that shall read as follows:

“10.4.Y **Open Space Exception Y (OS-Y) Zone**

Notwithstanding the provisions of Section 3 to the contrary, the following regulations shall also apply to those lands zoned Open Space Exception Y (OS-Y) Zone:

Regulations for Permitted Uses

- a) Minimum lot area..... 0.29 ha
- b) Minimum lot frontage..... 56.8 m

10.4.Y.1 Permitted Uses

- a) public park”

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 XX day of XXXX 2019.

Scott McFadden
Mayor

Elana Arthurs
Clerk

DRAFT

Mount Pleasant Road

Workman St

Mill St





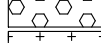
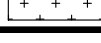
Rose Cres.

Kennedy Drive

Queen Mary Street

Blue Jay St.



-  Lands to be rezoned from the "Agricultural (A) Zone to the "Rural Residential Exception-X (RR-X) Zone".
-  Lands to be rezoned from the "Agricultural (A) Zone to the "Rural Residential Exception-Y (RR-Y) Zone".
-  Lands to be rezoned from the "Agricultural (A) Zone" to the "Open Space Exception-X (OS-X) Zone".
-  Lands to be rezoned from the "Agricultural (A) Zone" to the "Open Space Exception-Y (OS-Y) Zone".
-  Lands to be rezoned from the "Agricultural (A) Zone" to the "Hazard Lands (H) Zone".
-  Lands to remain zoned the "Hazard Lands (H) Zone".

Subject Property:

Part of Lot 13 Concession 13
Township of Cavan Monagan - Cavan Ward

Township of Cavan Monaghan

Schedule "1" to By-law No. _____-2018
Passed this __ day of ____, 2018



PROJECT NO: 15-1502

DATE: November 14 2019

HORIZ. SCALE: 1:5000

Mayor

Clerk