

Explanatory Note

1. By-law No. 2024-08 has the following purpose and effect:

By-law No. 2024-08 applies to lands at 584 Larmer Line located in part of Lot 8, Concession 7 (Cavan).

By-law No. 2024-08 rezones the subject lands from the Rural Residential (RR) Zone to the Rural Residential Exception Twenty-nine Temporary Use Six (RR-29-T6) Zone. A garden suite is permitted as a temporary use for a period of up to twenty (20) years. The Application will also permit the garden suite to be located no more than five (5) metres closer to the front lot line than the main wall of the principal building.

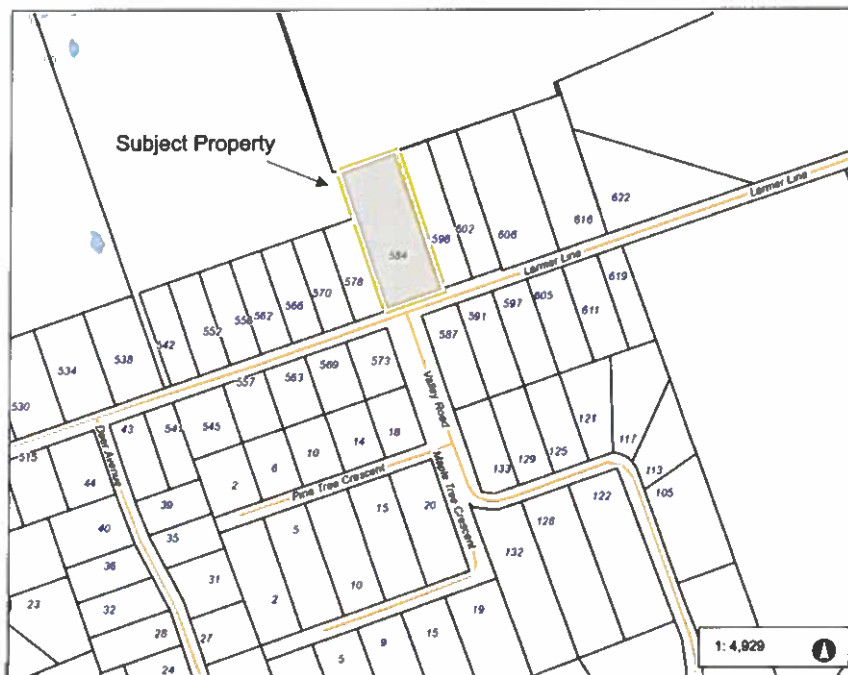
The existing Natural Core (NC) Zone will not be impacted by this Application. All other relevant provisions of By-law No. 2018-58, as amended, shall apply.

No objections to the zoning by-law amendment were received from the public or agencies during the public meeting process for the Application.

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. 2024-08 is attached.
3. A Key Map showing the lands to which By-law No. 2024-08 applies is provided below.

Key Map



The Township of Cavan Monaghan

By-law No. 2024-08

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 a portion of the subject lands to permit the temporary use of a garden suite;

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:

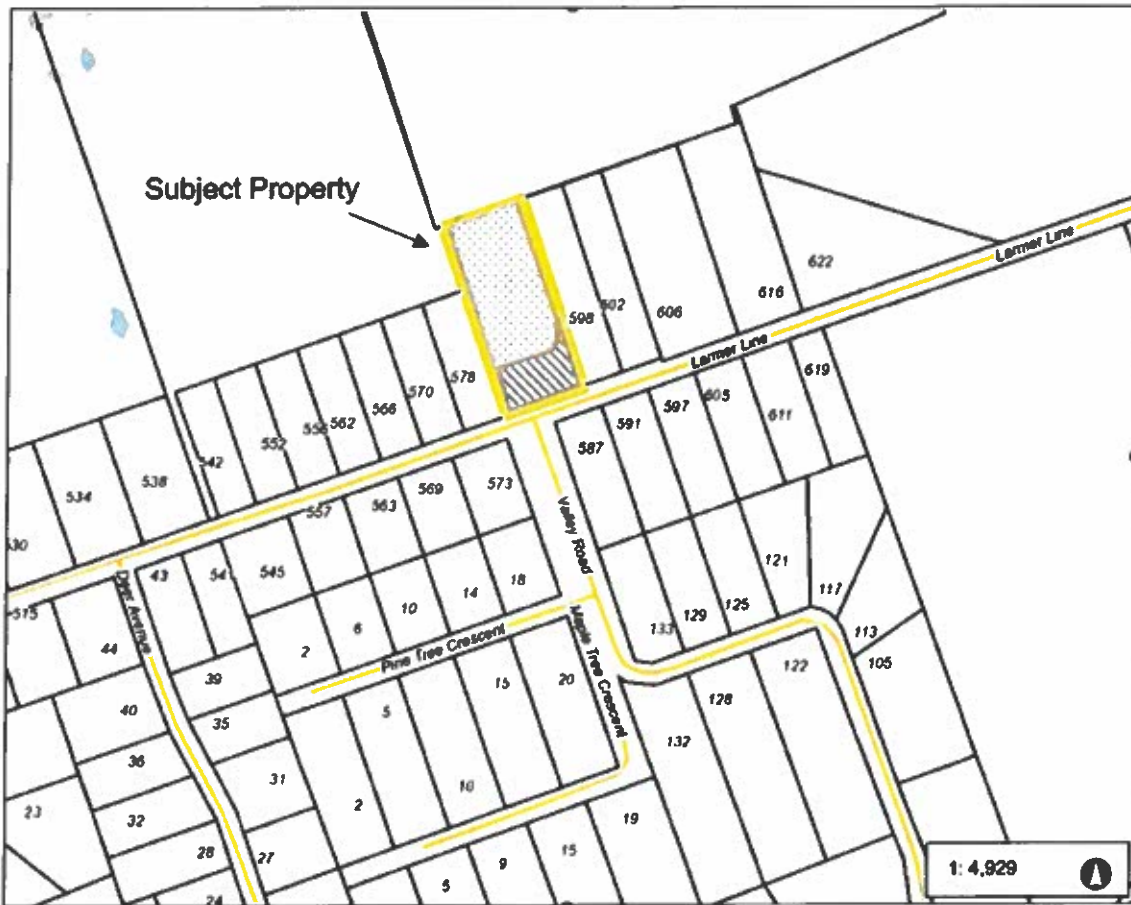
1. Map D-2 of Schedule "A" to By-law No. 2018-58, as amended, is hereby amended by changing the zone category on a portion of the lands known municipally as 584 Lamer Line and described as Part Lot 8, Concession 7 (Cavan) from the Rural Residential (RR) Zone to the Rural Residential Exception Twenty-nine Temporary Use Six (RR-29-T6) Zone as shown on Schedule "1" attached hereto and forming part of the By-law.
2. Section 3.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 3.4.68 that shall read as follows:

"3.4.68 RR-29 Map D-2 of Schedule A (2024-08 Watson)

a) The garden suite may be located no more than 5 metres closer to the front lot line than the main wall of the principal building. "
3. Section 15, Table 15A of By-law No. 2018-58, as amended, is further amended by the addition of a new Temporary use Number RR-29-T6 (2024-08) immediately following HR-T5 (2019-38) that shall read as follows:

Table 15A Temporary Use Zones			
Temporary Use Number	Temporary Uses Permitted	Date Enacted	Date Expires
ORME-T1 (2014-30)	• Garden Suite	July 2, 2014	July 2, 2034
A-T2(2014-58)	• Garden Suite	November 12, 2014	November 12, 2034
C2-T3 (2016-02)	• Chip Truck	February 1, 2014	February 1, 2019

Schedule "1" to By-Law No. 2024-08



Area Affected by this By-law
584 Larmer Line,
Part of Lot 8 Concession 7 (Cavan)
Township of Cavan Monaghan

Certificate of Authentication
This is Schedule "1" to By-law
No. 2024-08 passed this 20th,
day of February 2024.



Rezone from the 'Rural Residential (RR) Zone' to the
'Rural Residential Exception Twenty-nine Temporary Use
Six (RR-29-T6) Zone'.



Existing 'Natural Core (NC) Zone' to remain.



Matthew Graham
Matthew Graham
Mayor

Cindy Page
Cindy Page
Clerk