

**The Corporation of the Township of
Cavan Monaghan**

By-law No. 2023-XX

Being a By-law to Amend the Township of Cavan Monaghan Site Plan Control By-law No. 2007-20, as amended.

Whereas under the provisions of Section 41 of the Planning Act, R.S.O., 1990, as amended, authority is granted to Councils of Municipalities to designate a site plan control area, where an Official Plan is in effect;

And Whereas the Official Plan for the Township of Cavan Monaghan designates that site plan control shall apply to all lands within the Township of Cavan Monaghan;

And Whereas Section 41 of the Planning Act provides that no person shall undertake any development in an area designated under a by-law passed under that section without first having received approval;

Therefore the Council of the Township of Cavan Monaghan, pursuant to Section 41 of the Planning Act, enacts as follows:

1. In this By-law:
 - (a) Section 3 (a) of the By-law shall have the following two amendments. These amendments include the removal of the words: “single unit residential development” and the words “save and except for those circumstances in which a formal agreement is required, the Director of Planning and Building Services shall refer such matters to Council for approval.” as shown below:

Approval of site plans and elevation drawings for agricultural buildings and commercial, industrial and non-residential buildings additions under 100 square metres is hereby delegated to the Executive Director, Planning & Development or Chief Administrative Officer for the Corporation of the Township of Cavan Monaghan.
 - (b) Section 3 (b) of the By-law shall be amended by removing subsection (b) section and renaming Section 3 (a) Section 3.
 - (c) Section 5 of the By-law shall be amended by removing the words “the Council of the Corporation of the Township of Cavan Monaghan or” as shown below:

No buildings permit shall be issued within the site plan control area unless the plans and drawings for such development have been approved by the Executive Director, Planning & Development or Chief Administrative Officer as provided for in this By-law.

- (d) Section 6 of the By-law shall be amended by removing the words: “the Township of Cavan Monaghan Council or” as shown below:

No person shall undertake any development in the site plan control area unless the Executive Director, Planning & Development or Chief Administrative Officer, as provided for in this By-law, have approved of the following:

2. This By-law comes into force and effect on the date it is enacted by Council.

Read a first, second and third time and passed this _____ day of _____, 2023.

Matthew Graham, Mayor

Cindy Page, Clerk