

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

**By-law No. 2023-XX**

**Being a By-law to Amend the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended.**

**Whereas** Section 34 of the Planning Act, R.S.O. 1990, c. P13, as amended, provides that the Council of a municipal corporation may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures;

**And Whereas** the Council of the Corporation of the Township of Cavan Monaghan further deems it necessary and in the public interest to regulate the use of lands in the Township;

**Now Therefore**, the Council of the Township of Cavan Monaghan as amended and subsequently amends By-law No. 2018-58, as amended as set out herein.

1. In this By-law the following amendments shall be made:

a) Replace Section 11.2 with the following section;

Where permitted, a maximum of two accessory apartments are permitted per lots within the serviced urban boundary developed with single-detached, semi-detached, or townhouse dwellings, and provided that the maximum floor area used for an accessory apartment shall not exceed 45 percent of the gross floor area of the primary dwelling unit. The accessory apartment may be located in the main building or an accessory dwelling, so long as there are no more than three units total per lot.

b) Section 11.8.1; removing the word “one” and replacing with “one primary dwelling unit and two accessory apartments”; adding an “s” to the word unit; removing “is” and adding “are” to the following:

A maximum of one primary dwelling unit and two accessory apartments are permitted per lot, except:

c) Replace Section 11.8.1a) & b) with the following subsections:

a) In the case of a lot which contained more than one primary dwelling unit and two accessory apartments legally established dwelling units on the date of passing of this By-law, in which case the maximum number of dwelling units permitted on such lot shall be the number of existing dwelling units on the said lot; or,

b) in a Zone where more than one primary dwelling unit and two accessory apartments within the serviced urban areas are specifically permitted hereby.

- d) Section 11.39, subsection l) be removed;
- e) Section 13 – Definitions; amend *Accessory apartment* to add the following words, “the primary dwelling or an accessory building or structure” in the following:

Accessory apartment: a separate dwelling unit, which is located within the primary dwelling or an accessory building or structure and subordinate to a detached, a semi-detached, or townhouse dwelling.

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

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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

---

Matthew Graham, Mayor

---

Cindy Page, Clerk