

The Township of Cavan Monaghan

By-law No. 2026-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 Corporation of the Township of Cavan Monaghan deem it expedient to amend By-law No. 2018-58, as amended;

And Whereas the Township of Cavan Monaghan the Township of Cavan Monaghan required the rezoning of the subject lands to approve the submitted Site Plan Approval Application on the property;

And Whereas the Township of Cavan Monaghan require the rezoning of the subject lands to align the boundaries of the Natural Linkage (NL) Zone with the findings of the completed environmental impact study;

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 B-5 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 143 Elmdale Road and described as Part Lots 2 and 3, Concession 10 (North Monaghan) from the Rural Employment (M2) Zone, the Natural Linkage (NL) Zone, and the Rural Zone to the Natural Linkage (NL) Zone, the Rural Employment Exception XX (M2-XX) Zone and the Rural Employment Holding XX (M2-HXX) Zone as shown on Schedule “1” attached hereto and forming part of the By-law.
2. Section 6.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 6.4.XX that shall read as follows:

“6.4.XX M2-XX Map B-5 of Schedule A (2026-XX 143 Elmdale)

- a) Additional permitted use: recreational facility.
- b) For the purposes of the (M2-XX) Zone, a recreational facility means a building or part of a building used for sports or recreation.
- c) For the purposes of the (M2-XX) Zone, recreational facility uses are defined as a secondary use.
- d) In the (M2-XX) Zone, the secondary use may be developed prior to primary uses.
- e) The gross floor area of the recreational facility uses is limited to one (1) percent of the total lot area.

3. Section 14.0, Table 14A of By-law No. 2018-58, as amended, is further amended by the addition of a new Hold Number, namely Hold Number HXX, immediately following Hold Number HXX that shall read as follows:

Table 14A Holding Zones			
Hold Number	Conditions of Hold Removal	Enacting By-law	By-law Removing "H"
HXX	<p>Completion of an assessment, in a form acceptable to Council, to demonstrate to Council's satisfaction that the proposed development will not negatively impact natural heritage features on the lands or within 120 metres of the lands. The assessment will provide for an area of wetland to compensate for the wetland loss on the eastern portion of the property as per the Environmental Impact Study completed by Cambium or any amendments of the study thereof.</p> <p>Completion of an archaeological assessment, to the satisfaction of the Province, has been undertaken by an archaeologist licensed under the Ontario Heritage Act, and any significant archaeological resources have been conserved by removal and documentation, or preservation on site, to the satisfaction of the Province.</p>	2026-XX	

4. 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.

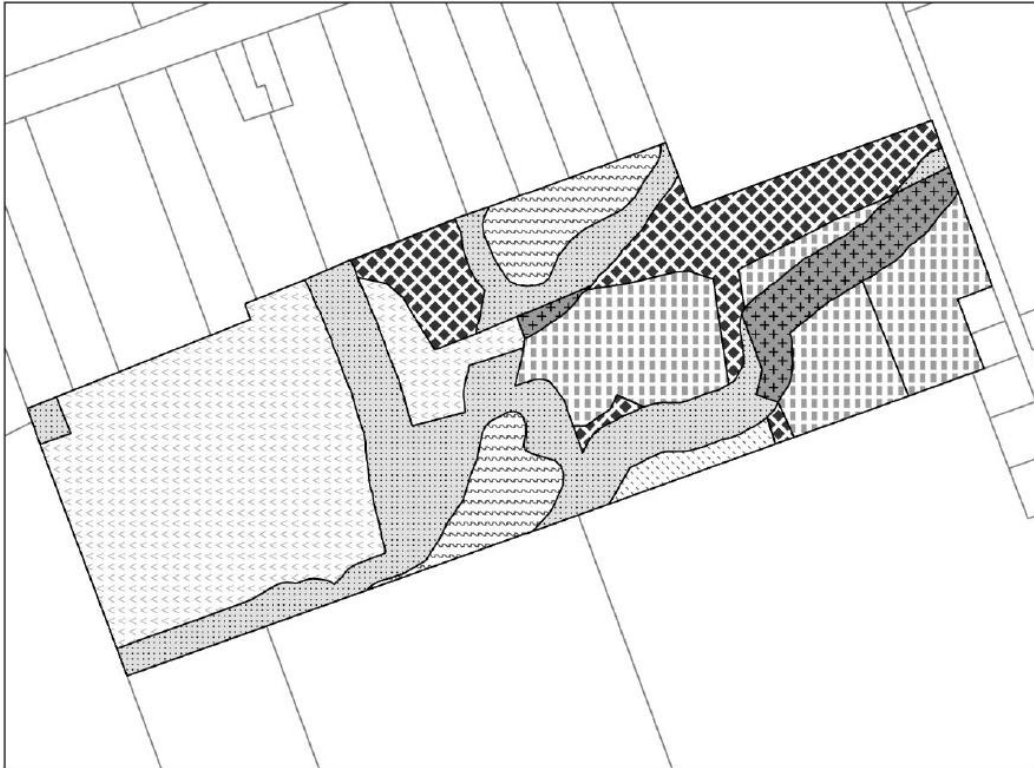
If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of passing hereof subject to the disposition of any appeals.

Read a first, second and third time and passed this XX day of XXX, 202X.

 Matthew Graham
 Mayor








 Cindy Page
 Clerk

Schedule "1" to By-Law No. 2026-XX



Area Affected by this By-law
143 Elmdale Road
Part Lots 2 and 3, Plan 45R2303
(North Monaghan)
Township of Cavan Monaghan

Certificate of Authentication
This is Schedule "1" to By-law
No. 2026-XX passed this X
day of XX, 202X.

-  Rezone the 'Natural Linkage (NL) Zone' to the 'Rural Employment Exception XX (M2-XX) Zone'
-  Rezone the 'Rural Employment (M2) Zone' to the 'Rural Employment Exception XX (M2-XX) Zone'
-  Rezone the 'Rural Employment (M2) Zone' to the 'Natural Linkage (NL) Zone'
-  'Natural Linkage (NL) Zone' to remain
-  'Natural Core (NC) Zone' to remain
-  Rezone the 'Rural Employment (M2) Zone' to the 'Rural Employment Holding XX (M2-HXX) Zone'
-  Rezone the 'Rural (RU) Zone' to the 'Natural Linkage (NL) Zone'

Matthew Graham
Mayor

Cindy Page
Clerk