

DRAFT

The Township of Cavan Monaghan

By-law No. 2025-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 Township of Cavan Monaghan required the rezoning of the subject lands as a condition of Peterborough County Consent Application No. B-74-25.

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 F-3 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by rezoning certain lands at 402 Thorne Drive in part Lot 15, Concession 3 (Cavan), being property assessment roll number 1509-010-020-003-00, from the Agricultural (A) Zone to the Agricultural Exception Twenty-Four (A-24) Zone as shown on Schedule “1” attached hereto and forming part of the By-law.
2. Map F-3 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by rezoning certain lands at 402 Thorne Drive in part Lot 15, Concession 3 (Cavan), being property assessment roll number 1509-010-020-003-00 from the Natural Linkage (NL) Zone to the Natural Linkage Exception Three (NL-3) Zone as shown on Schedule “1” attached hereto and forming part of the By-law.
3. Map F-3 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by rezoning certain lands at 402 Thorne Drive in part Lot 15, Concession 3 (Cavan), being property assessment roll number 1509-010-020-003-00 from the Oak Ridges Moraine Countryside (ORMCO) Zone to the Oak Ridges Moraine Countryside Exception Seven (ORMCO-7) Zone.
4. Section 7.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 7.4.34 that shall read as follows:

“7.4.35 **A-24 Map F-3 on Schedule A (2025-XX 402 Thorne Drive)**

- a) Residential uses are prohibited
- b) Notwithstanding Section 1.2.5 c) of By-law No. 2018-58, as amended, the lot area and lot frontage of the (NC), the (NL) and/or

the ORMCO Zones shall be included in the minimum lot area and/or minimum lot frontage determination.

c) Minimum lot area 35 hectares”

5. Section 8.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 8.4.4 that shall read as follows:

“8.4.4 **NL-3 Map F-3 on Schedule A (2025-XX 402 Thorne Drive)**

a) Residential uses are prohibited.”

6. Section 9.3 of By-law No. 2018-58, as amended, is further amended by the addition of Section 9.3.7 that shall read as follows:

“9.3.7 **ORMCO-7 Map F-3 on Schedule A (2025-XX 402 Thorne Drive)**

a) Residential uses are prohibited.”

7. 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.

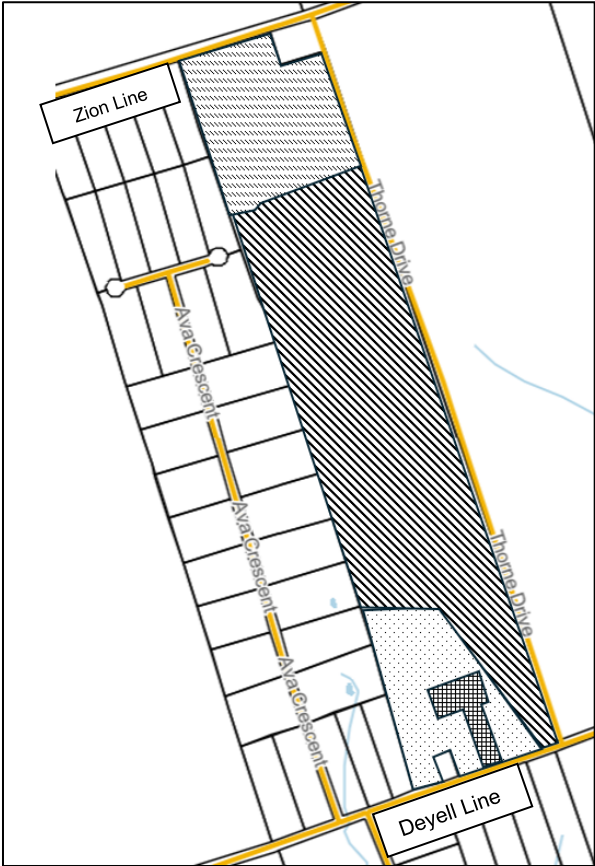
Read a first, second and third time and passed this 15th day of December, 2025.

Matthew Graham
Mayor

Cindy Page
Clerk

DRAFT

Schedule “1” to By-Law No. 2025-XX



Area Affected by this By-law
402 Thorne Drive
Part of Lot 15, Con. 3 (Cavan)
Township of Cavan Monaghan

Certificate of Authentication
This is Schedule “1” to By-law
No. 2025-XX passed this 15th,
day of December, 2025.



Rezone from the ‘Agricultural Zone’ to the ‘Agricultural Exception Twenty-Three (A-24) Zone’.



Rezone from the ‘Natural Linkage (NL) Zone’ to the ‘Natural Linkage Exception Three (NL-3) Zone’.



Rezone from the ‘Oak Ridges Moraine Countryside (ORMCO) Zone’ to the ‘Oak Ridges Moraine Countryside Exception Seven Zone.’ (ORMCO-7) Zone.



‘Oak Ridges Moraine Countryside (ORMCO) Zone’ to remain.

Matthew Graham
Mayor

Cindy Page
Clerk