

The Township of Cavan Monaghan

By-law No. 2021-71

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 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 C-2 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by changing the zone category on lands known municipally as 918 Highway 7A in Part of Lot 12, Concession 9 of the Cavan Ward from the Hamlet Commercial Exception Eleven (C2-11) Zone to the Hamlet Residential Exception Seventeen (HR-17) Zone as shown on Schedule "1" attached hereto and forming part of this By-law.

2. Section 3.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 3.4.65 that shall read as follows:

“3.4.65	HR-17 Map C-2 on Schedule A	<i>(2021-71 918 Hwy 7A)</i>
	a) Permitted uses are limited to a single detached dwelling.	
	b) Minimum lot area	270 m ²
	c) Minimum lot frontage	13.97 m
	d) Minimum front yard	0 m
	e) Minimum interior side yard (east)	2.04 m
	f) Minimum interior side yard (west)	4.37 m
	g) Maximum lot coverage	55%
	h) Minimum parking space requirement is 1 parking space measuring 2.5 metres by 6 metres.	

- i) Notwithstanding Section 11.41.2 of the By-law as it relates to projection beyond lot lines, it is recognized that the existing building projects beyond the front lot line by 0.67 metres.”

3. 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.

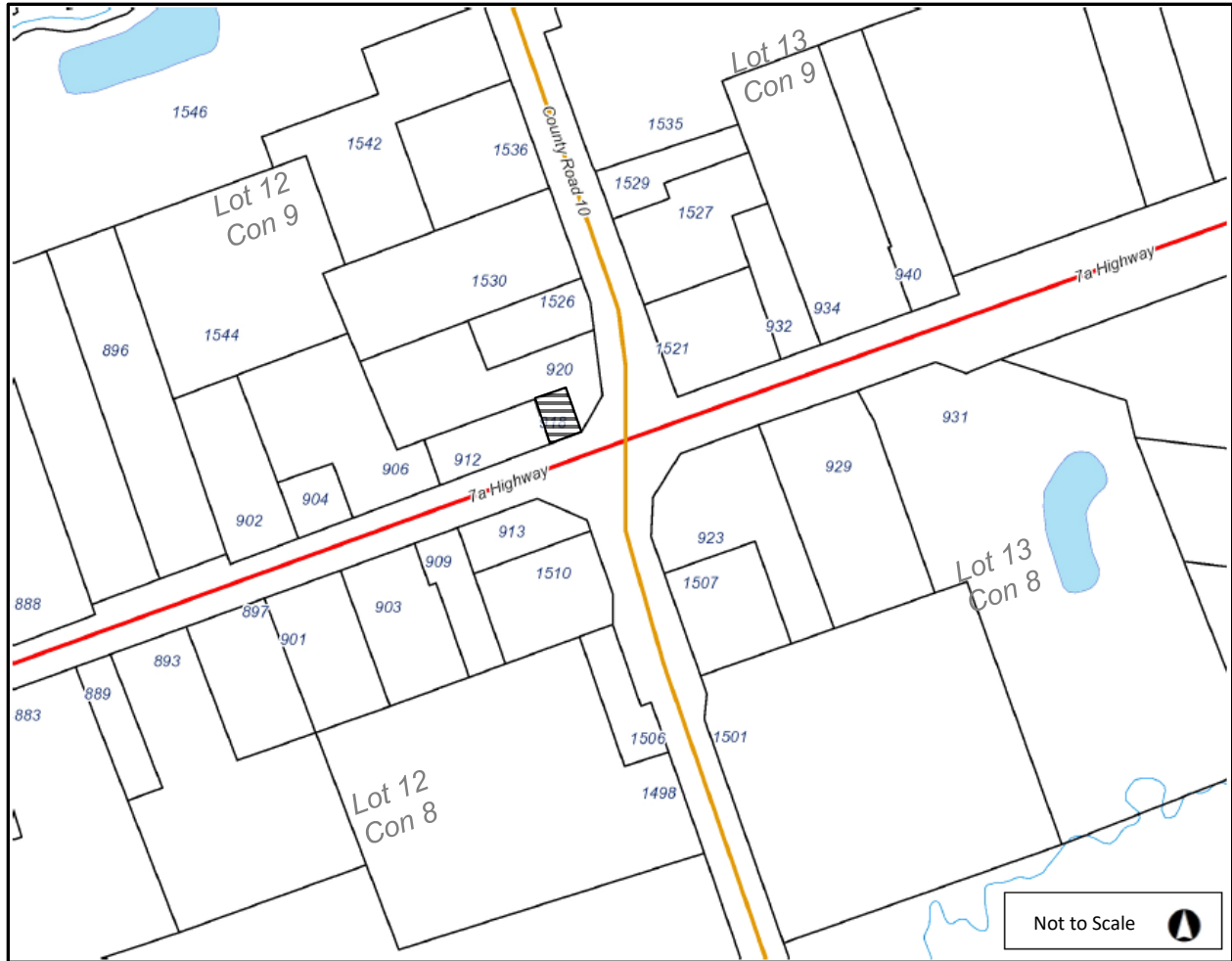
If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of passing hereof subject to the disposition of any appeals.

Read a first, second and third time and passed this 6th day of December 2021.

Scott McFadden
Mayor

Cindy Page
Clerk

Schedule "1" to By-Law No. 2021-71



Area Affected by this By-Law
918 Highway 7A
Part Lot 12, Concession 9
Cavan Ward,
Township of Cavan Monaghan

Certificate of Authentication
This is Schedule "1" to By-Law
No. 2021-71 passed this 6th,
Day of December 2021.



Rezone from the 'Hamlet Commercial Exception Eleven (C2-11) Zone' to the 'Hamlet Residential Exception Seventeen (HR-17) Zone'

Mayor

Clerk