## The Township of Cavan Monaghan

## By-law No. 2022-07

## 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 required the rezoning of the subject property as a condition of Draft Plan of Subdivision 15T-17002.

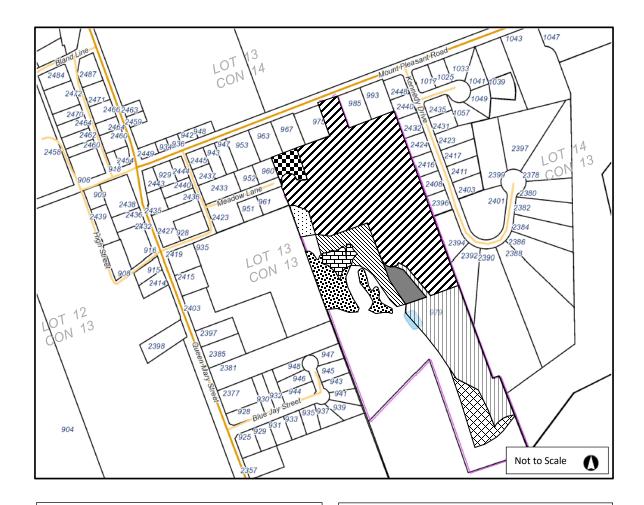
**And Whereas** the Council of the Township of Cavan Monaghan reviewed the proposed rezoning and now deems it advisable to further amend By-law No. 2018-58, as amended.

**Now Therefore** the Council of the Township of Cavan Monaghan hereby enacts as follows:

- Map A-3 of Schedule "A" to By-law No. 2018-58, as amended, is hereby further amended by changing the zone category on a portion of lands known municipally as 979 Mount Pleasant Road and described as part of Lot 13, Concession 13 of the Cavan Ward from:
  - the Future Development (FD) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone;
  - the Natural Linkage (NL) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone;
  - the Agricultural (A) Zone to the Rural Residential Exception Twentyseven (RR-27) Zone;
  - the Natural Linkage (NL) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone;
  - the Future Development (FD) Zone to the Open Space Exception Three (OS-3) Zone;
  - the Future Development (FD) Zone to the Open Space Exception Four (OS-4) Zone;
  - the Future Development (FD) Zone to the Natural Linkage (NL) Zone;
  - the Future Development (FD) Zone to the Natural Core (NC) Zone; and
  - the Natural Linkage (NL) to the Natural Core (NC) 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 Sections 3.4.63 and 3.4.64 that shall read as follows:			
	"3.4.63	HR-16 Map a) Minimum Lot A b) Minimum Side	Area	( <b>2022-07 Mount Pleasant</b> ) 0.27 ha 4 m
	3.4.64	RR-27 Map a) Minimum Lot b) Minimum Lot	Area	(2022-07 Mount Pleasant) 11 ha 12 m"
3.	Section 10.4 of By-law No. 2018-58, as amended, is further amended by the addition of Sections 10.4.5 and 10.4.6 that shall read as follows:			
	"10.4.5	<ul> <li>OS-3 Map A-3 on Schedule A (2022-07 Mount Pleasant)</li> <li>a) Permitted uses are limited to a stormwater management facility.</li> <li>b) No buildings or structures, except essential structural works required for flood control and/or erosion or sediment control, are permitted.</li> </ul>		
	10.4.6	-	s are limited to a pul rea	<i>(2022-07 Mount Pleasant)</i> olic park. 0.29 ha 56.8 m"
4.	All other relevant provisions of By-law No. 2018-58, as amended, shal apply.			
		ction is filed with th tive on the date of		ne provided, this By-law
	•		Clerk, this By-law sl the disposition of any	nall become effective on y appeals.
Read	a first, secon	d and third time an	d passed this 22 <sup>nd</sup> d	ay of February, 2022.
Scott McFadden Mayor			Cindy Page Clerk	

## Schedule "1" to By-Law No. 2022-07



Area Affected By This By-Law 979 Mount Pleasant Road Part Lot 13, Con. 13, Cavan Ward Township of Cavan Monaghan

Rezone from the Future Development (FD) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone



Rezone from the Natural Linkage (NL) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone



Rezone from the the Future Development (FD) Zone to the Open Space Exception Three (OS-3) Zone



Rezone from the Future Development (FD) Zone to the Natural Linkage (NL) Zone



Rezone from the Future Development (FD) Zone to the Natural Core (NC) Zone **Certificate of Authentication** 

This is Schedule "1" to By-Law No. 2022-07 passed this 22nd day of February, 2022.



Rezone from the Agricultural (A) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone



Rezone from the Natural Linkage (NL) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone



Rezone from the Future Development (FD) Zone to the Open Space Exception Four (OS-4) Zone



Rezone from the Natural Linkage (NL) Zone to the Natural Core (NC) Zone

Mayor Clerk