

The Township of Cavan Monaghan

By-law No. 2022-09

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 properties as a condition of Draft Plan of Subdivision 15T-18002.

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 E-2 of Schedule “A” to By-law No. 2018-58, as amended, is hereby further amended by changing the zone category on lands in part of Lots 11 and 12, Concession 6 of the Cavan Ward from the Agricultural (A) Zone, Future Development (FD) Zone, Institutional Exception One (I-1) Zone and Natural Linkage (NL) Zone to the Urban Residential One Subzone A Exception Six (UR1-A-6) Zone, Urban Residential One Subzone A Exception Seven (UR1-A-7) Zone, Urban Residential One Subzone B Exception Four (UR1-B-4) Zone, Urban Residential Three Exception Four (UR3-4) Zone, Urban Residential Four Exception Three (UR4-3) Zone, Urban Residential Four Exception Four (UR4-4) Zone, Institutional Exception Three (I-3) Zone, Institutional (I) Zone, Natural Core (NC) Zone and Open Space (OS) 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 3.4.67, 3.4.68, 3.4.69, 3.4.70, 3.4.71 and 3.4.72 immediately following Section 3.4.66 that shall read as follows:

“3.4.67 **UR1-A-6 Map E-2 on Schedule A** *(2022-09 Towerhill North)*

- | | |
|---|-------|
| a) Minimum lot frontage (corner lot) | 15 m |
| b) Minimum interior side yard
adjacent to an attached garage | 0.6 m |
| c) Minimum exterior side yard | 2.5 m |

- d) Minimum rear yard
(bungalow dwelling exception only) 4.75 m
- e) Maximum lot coverage
(bungalow dwelling exception only) 54%
- f) Minimum landscaped open space 20%
- g) A bungalow dwelling shall be defined as a dwelling one-storey or one and a half storeys in height.
- h) A minimum of two (2) outdoor parking spaces shall be provided.
- i) Table 3C Additional Regulation (1) shall not apply.

3.4.68 **UR1-A-7 Map E-2 on Schedule A (2022-09 Towerhill North)**

- a) Minimum interior side yard
adjacent to an attached garage 0.6 m
- b) Minimum exterior side yard 2.5 m
- c) Minimum landscaped open space 20%
- d) A minimum of two (2) outdoor parking spaces shall be provided.
- e) Table 3C Additional Regulation (1) shall not apply.

3.4.69 **UR1-B-4 Map E-2 on Schedule A (2022-09 Towerhill North)**

- a) Minimum lot area 318 m²
- b) Minimum lot frontage 10.6 m
(corner lot) 12.4 m
- c) Minimum interior side yard
adjacent to an attached garage 0.6 m
- d) Minimum exterior side yard 2.5 m
- e) Minimum rear yard 5 m
(bungalow dwelling exception only)
- f) Maximum lot coverage 54%
(bungalow dwelling exception only)
- g) Minimum landscaped open space 20%
- h) A bungalow dwelling shall be defined as a dwelling one-storey or one and a half storeys in height.
- i) A minimum of two (2) outdoor parking spaces shall be provided.
- j) Table 3C Additional Regulation (1) shall not apply.

3.4.70 **UR3-4 Map E-2 on Schedule A (2022-09 Towerhill North)**

- a) Minimum block area 600 m²
- b) Minimum lot area 225 m²
- c) Minimum front yard 4.5 m

- d) Minimum exterior side yard 2.1 m
- e) Minimum rear yard 5 m
- f) Maximum lot coverage 55%
- g) A minimum of two (2) outdoor parking spaces shall be provided.
- h) Table 3B Additional Regulation (1) shall not apply.

3.4.71 **UR4-3 Map E-2 on Schedule A (2022-09 Towerhill North)**

- a) Minimum exterior side yard 3 m
- b) Maximum building height 14 m
- c) Minimum parking: 1 space per dwelling unit
- d) Minimum Loading Space: 1 space
- e) Table 3B Additional Regulation (1) shall not apply.

3.4.72 **UR4-4 Map E-2 on Schedule A (2022-09 Towerhill North)**

- a) Minimum lot frontage 6.1 m
- b) Maximum building height 14 m
- c) Minimum parking: 1.25 spaces per dwelling unit
- d) Minimum Loading Space: 1 space
- e) Table 3B Additional Regulation (1) shall not apply.”

3. Section 10.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 10.4.5 immediately following Section 10.4.4 that shall read as follows:

“10.4.5 **I-3 Map E-2 on Schedule A (2022-09 Towerhill North)**

- a) Maximum building height 14 m
- b) Minimum Loading Space: 1 space”

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.

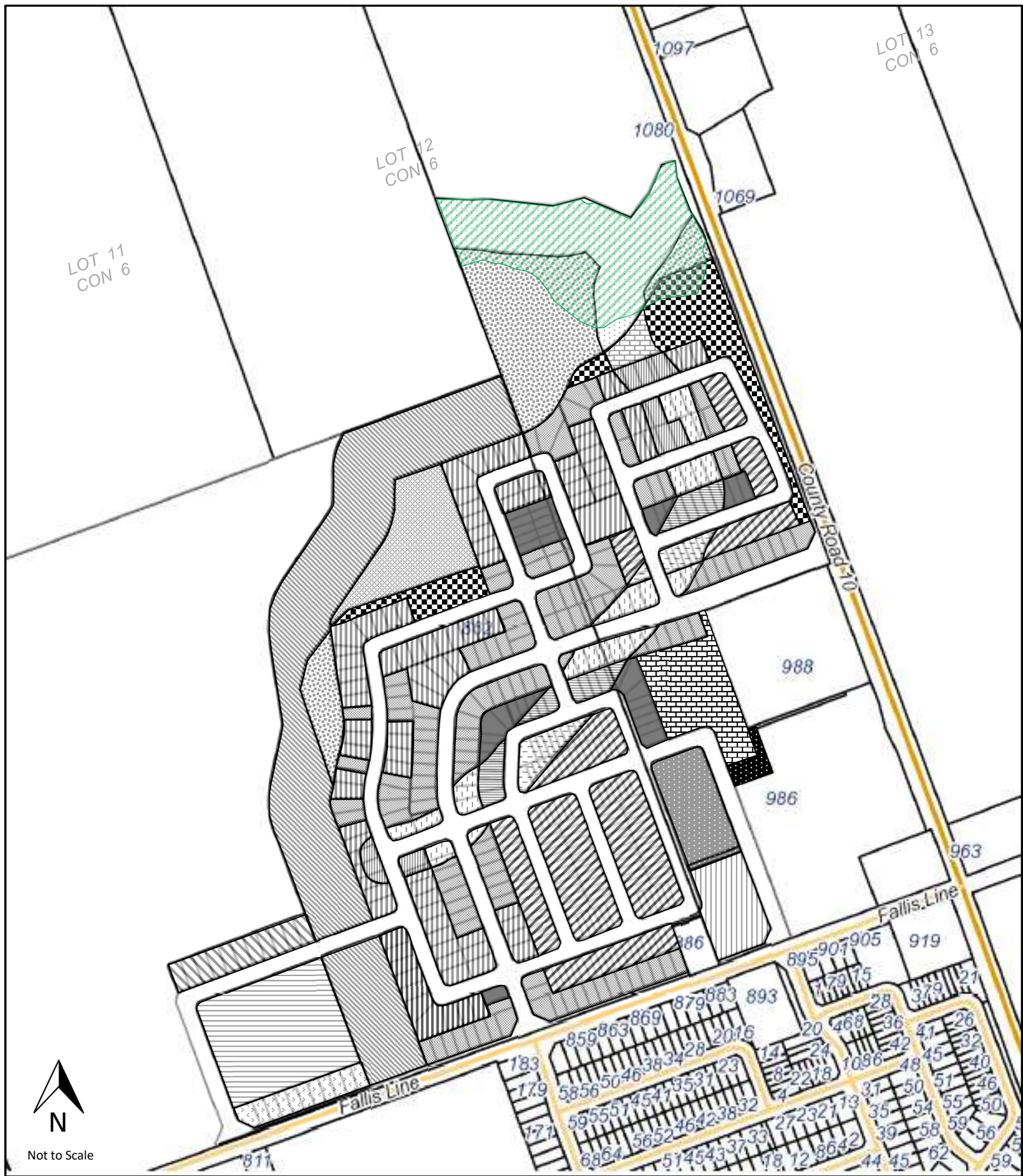
If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of passing hereof subject to the disposition of any appeals.

Read a first, second and third time and passed this ___ th day of _____ , 2022.

Scott McFadden
Mayor

Cindy Page
Clerk

Schedule "1" to By-Law No. 2022-09



Area Affected By This By-Law
 Part Lots 11 & 12, Con. 6, Cavan Ward
 Township of Cavan Monaghan

Certificate of Authentication
 This is Schedule "1" to By-Law No. 2022-09
 passed this ___th day of ___, 2022.

- | | | | | | |
|--|---|--|--|--|---|
| | Rezoned to the 'Floodplain Overlay' | | Rezoned from the 'Future Development (FD) Zone' to the 'Urban Residential Four Exception Three (UR4-3) Zone' | | Rezoned from the 'Future Development (FD) Zone' to the 'Urban Residential One Subzone A Exception Seven (UR1-A-7) Zone' |
| | Rezoned from the 'Future Development (FD) Zone' to the 'Natural Core (NC) Zone' | | Rezoned from the 'Future Development (FD) Zone' to the 'Urban Residential Three Exception Four (UR3-4) Zone' | | Rezoned from the 'Agricultural (A) Zone' to the 'Urban Residential One Subzone A Exception Six (UR1-A-6) Zone' |
| | Rezoned from the 'Future Development (FD) Zone' to the 'Open Space (OS) Zone' | | Rezoned from the 'Future Development (FD) Zone' to the 'Urban Residential Four Exception Four (UR4-4) Zone' | | Rezoned from the 'Natural Linkage (NL) Zone' to the 'Urban Residential One Subzone A Exception Seven (UR1-A-7) Zone' |
| | Rezoned from the 'Natural Linkage (NL) Zone' to the 'Open Space (OS) Zone' | | Rezoned from the 'Institutional Exception One (I-1) Zone' to the 'Urban Residential Four Exception Four (UR4-4) Zone' | | Rezoned from the 'Natural Linkage (NL) Zone' to the 'Urban Residential One Subzone A Exception Six (UR1-A-6) Zone' |
| | Rezoned from the 'Agricultural (A) Zone' to the 'Open Space (OS) Zone' | | Rezoned from the 'Agricultural (A) Zone' to the 'Urban Residential One Subzone A Exception Seven (UR1-A-7) Zone' | | Rezoned from the 'Natural Linkage (NL) Zone' to the 'Urban Residential One Subzone B Exception Four (UR1-B-4) Zone' |
| | Rezoned from the 'Natural Linkage (NL) Zone' to the 'Natural Core (NC) Zone' | | Rezoned from the 'Future Development (FD) Zone' to the 'Urban Residential One Subzone B Exception Four (UR1-B-4) Zone' | | Rezoned from the 'Natural Linkage (NL) Zone' to the 'Urban Residential Three Exception Four (UR3-4) Zone' |
| | Rezoned from the 'Agricultural (A) Zone' to the 'Natural Core (NC) Zone' | | Rezoned from the 'Future Development (FD) Zone' to the 'Urban Residential One Subzone A Exception Six (UR1-A-6) Zone' | | |
| | Rezoned from the 'Agricultural (A) Zone' to the 'Institutional (I) Zone' | | | | |
| | Rezoned from the 'Future Development (FD) Zone' to the 'Institutional Exception Three (I-3) Zone' | | | | |

Mayor

Clerk