

The Township of Cavan Monaghan

By-law No. 2022-61

**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 F-2A of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by changing the zone category on lands known municipally as 16 Frederick Street in the Millbrook Ward from the Urban Residential One (UR1) Zone to the Urban Residential One Exception Ten Temporary Use Six (UR1-10-T6) 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 3.4.73 that shall read as follows:
“3.4.73 **(UR1-10) Map F-2A on Schedule A** *(2022-61 Plumton)*
 - a) For the purposes of the UR1-10 Zone, a maximum of one accessory apartment shall be permitted on the subject lot within the detached garage.
 - b) The accessory apartment shall only be permitted for the temporary use period outlined in Table 15A.
 - c) The accessory apartment shall not exceed 80.3 square metres (864 square feet) in size.
 - d) For the purposes of the UR1-10 Zone, an accessory apartment shall be defined as a separate dwelling unit located within a detached accessory building (garage) that is subordinate to the existing single detached dwelling.

3. Section 15, Table 15A of By-law No. 2018-58, as amended, is further amended by the addition of a new Temporary Use Number UR1-10-T6 (2022-61) immediately following HR-T5 (2019-38) that shall read as follows:

Table 15A Temporary Use Zones			
Temporary Use Number	Temporary Uses Permitted	Date Enacted	Date Expires
ORME-T1 (2014-30)	• Garden suite	July 2, 2014	July 2, 2034
A-T2 (2014-58)	• Garden suite	November 12, 2014	November 12, 2034
C2-T3 (2016-02)	• Chip truck	February 1, 2014	February 1, 2019
A-T4 (2016-71)	• Garden suite	November 21, 2016	November 21, 2036
HR-T5 (2019-38)	• Two shipping containers and one stucco and stone sided barn	June 17, 2019	June 17, 2022
UR1-10-T6 (2022-61)	• Accessory apartment in a detached garage	September 20, 2022	September 20, 2025

4. The UR1-10-T6 Zone will be deemed to be in full force and effect on the date of passage of this By-law for a period not to exceed three (3) years thereafter. Council may, by by-law, extend the temporary use period by as much as three (3) years at any one time. Upon expiry, the lands affected will revert to the Urban Residential One (UR1) Zone (or equivalent) and the accessory apartment will not be considered an existing non-conforming use, as specified by the Planning Act, Section 39, R.S.O. 1990, as amended.”
5. 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.

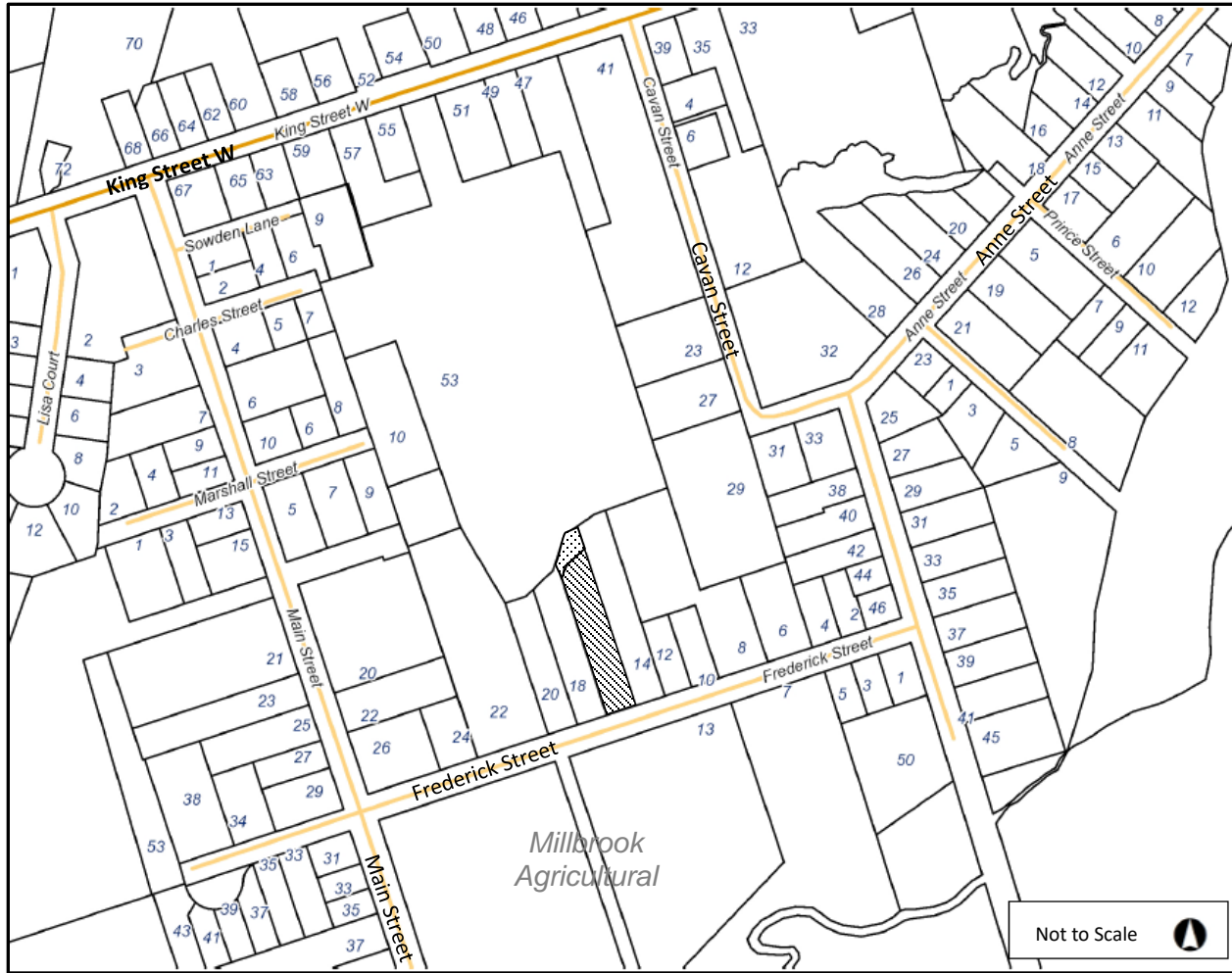
If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of passing hereof subject to the disposition of any appeals.

Read a first, second and third time and passed this 20th day of September, 2022.

Scott McFadden
Mayor

Cindy Page
Clerk

Schedule "1" to By-Law No. 2022-61



Area Affected by this By-law

16 Frederick Street, Millbrook
Part of Lots 22 and 23, Plan 3
Township of Cavan Monaghan

Certificate of Authentication

This is Schedule "1" to By-law No. 2022-61 passed this 20th, day of September, 2022.



Rezone from the 'Urban Residential One (UR1) Zone' to the 'Urban Residential One Exception Ten Temporary Use Six (UR1-10-T6) Zone'



Lands to remain zoned the Natural Linkage (NL) Zone.

Mayor

Clerk