

The Township of Cavan Monaghan

By-law No. 2024-08

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 a portion of the subject lands to permit the temporary use of a garden suite;

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 D-2 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by changing the zone category on a portion of the lands known municipally as 584 Lamer Line and described as Part Lot 8, Concession 7 (Cavan) from the Rural Residential (RR) Zone to the Rural Residential Exception Twenty-nine Temporary Use Six (RR-29-T6) Zone as shown on Schedule “1” attached hereto and forming part of the By-law.
2. Section 3.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 3.4.68 that shall read as follows:

“3.4.68 RR-29 Map D-2 of Schedule A (2024-08 Watson)

- a) The garden suite may be located no more than 5 metres closer to the front lot line than the main wall of the principal building. “

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 RR-29-T6 (2024-08) 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)	<ul style="list-style-type: none"> Garden Suite 	November 21, 2016	November 21, 2036
HR-T5 (2019-38)	<ul style="list-style-type: none"> Two Shipping Containers and one stucco and stone barn 	June 17, 2019	June 17, 2022
RR-29-T6 (2024-08)	<ul style="list-style-type: none"> Garden Suite 		

4. The RR-29-T6 Zone is deemed in full force and effect on the date of passage of this By-law for a period not to exceed twenty (20) 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, lands affected will revert to the Rural Residential (RR) Zone (or equivalent) and the garden suite will not be considered an existing non-conforming use, as specified by the Planning Act, Section 39, R.S.O. 1990.
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.

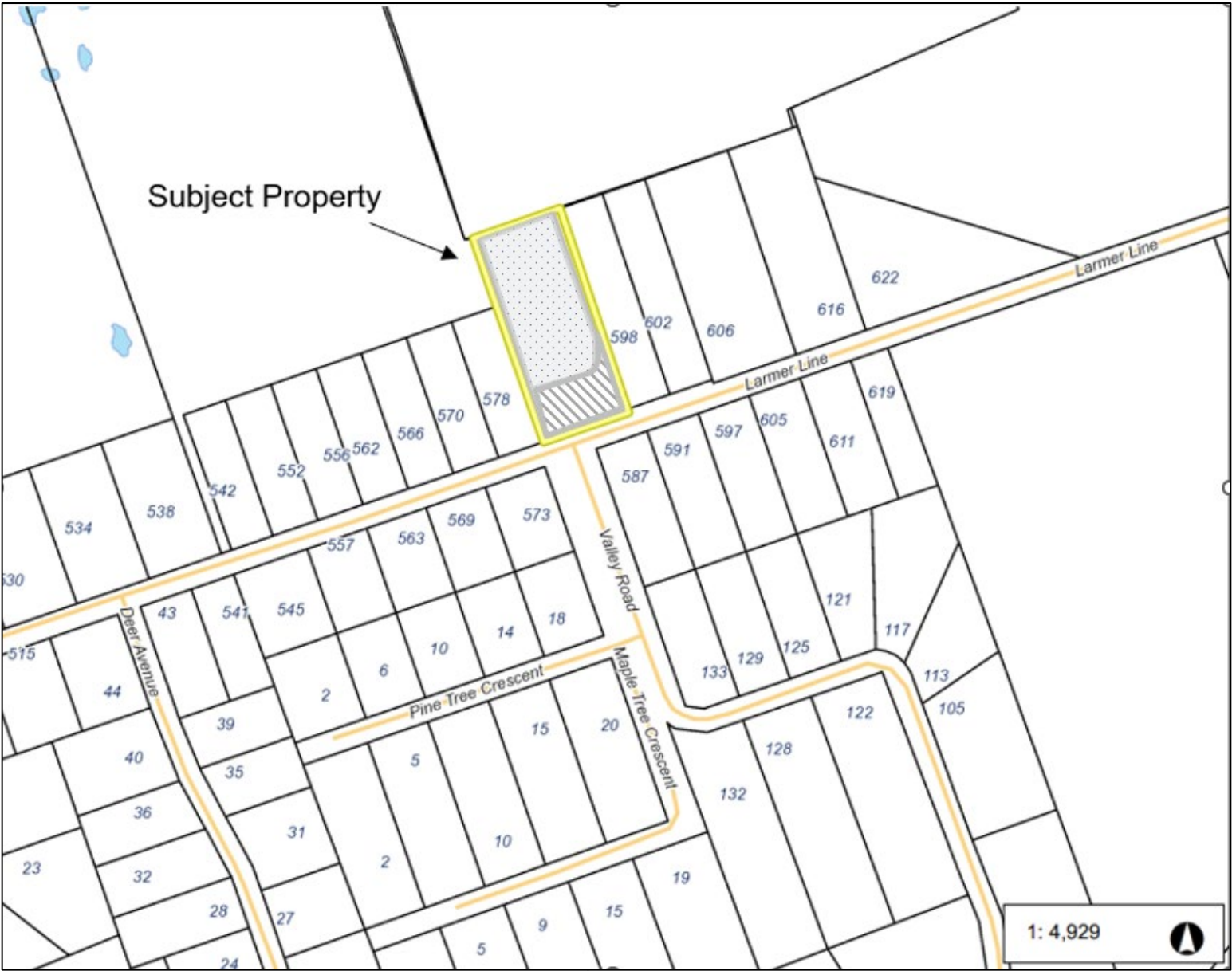
If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of passing hereof subject to the disposition of any appeals.

Read a first, second and third time and passed this 20th day of February 2024.

Matthew Graham
Mayor

Cindy Page
Clerk

Schedule “1” to By-Law No. 2024-08



Area Affected by this By-law
584 Larmer Line,
Part of Lot 8 Concession 7 (Cavan)
Township of Cavan Monaghan

Certificate of Authentication
This is Schedule “1” to By-law
No. 2024-08 passed this 20th,
day of February 2024.



Rezone from the ‘Rural Residential (RR) Zone’ to the
‘Rural Residential Exception Twenty-nine Temporary Use
Six (RR-29-T6) Zone’.



Existing ‘Natural Core (NC) Zone’ to remain.

Matthew Graham
Mayor

Cindy Page
Clerk