

The Township of Cavan Monaghan

By-law No. 2025-19

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 B-5 of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by changing the zone category on the lands known municipally as 2097 Whittington Drive and described as Part Lot 4, Plan 45M-185, Part of Lot 4, Concession 10 (North Monaghan) from the Rural Employment Exception Nine (M2-9) Zone to the Rural Employment Exception Ten Temporary Seven (M2-10-T7) Zone as shown on Schedule “1” attached hereto and forming part of the By-law.
2. Section 6.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 6.4.12 that shall read as follows:
“6.4.12 **M2-10 Map B-5 of Schedule A (2025-19 2097 Whittington Drive)**
 - a) Additional permitted use: Commercial Recreation.
 - b) For the purposes of the M2-9-10-T7 Zone, the Commercial Recreation use is limited to four (4) indoor pickleball courts.
 - c) The Commercial Recreation use shall only be permitted for the temporary use period outlined in Table 15A.
 - d) The indoor pickleball courts shall be located within Unit B 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: M2-10-T7 (2025-19) immediately following RR-29-T6 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 barn	June 17, 2019	June 17, 2022
RR-29-T6 (2024-08)	• Garden Suite	February 20, 2024	February 20, 2044
M2-10-T7 (2025-19)	• Pickleball Courts	April 7, 2025	April 7, 2028

4. The M2-10-T7 Zone is deemed 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 Rural Employment Exception Nine (M2-9) Zone (or equivalent) and the commercial recreational (pickleball courts) use 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 7th day of April, 2025.

Matthew Graham
Mayor

Cindy Page
Clerk

Schedule "1" to By-Law No. 2025-19



Area Affected by this By-law
2097 Whittington Drive
Lot 4, Plan 45M-185 (North Monaghan)
Township of Cavan Monaghan

Certificate of Authentication
This is Schedule "1" to By-law
No. 2025-19 passed this 7th
day of April, 2025.



Rezone from the 'Rural Employment Exception Nine (M2-9) Zone' to the 'Rural Employment Exception Ten Temporary Seven (M2-10-T7) Zone'.

Matthew Graham
Mayor

Cindy Page
Clerk