

The Township of Cavan Monaghan

By-law No. 2025-39

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 rezoning the lands in part of Lot 4, Concession 11 (North Monaghan), known municipally as 838 Rothesay Avenue, being property assessment roll number 1509-030-001-239-00, from the Rural Residential (RR) Zone to the Rural Residential Exception Thirty (RR-30) 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 3.4.75 that shall read as follows:

“3.4.75 RR-30 Map B-5 on Schedule A (2025-39 838 Rothesay Ave)

- a) Additional permitted use: single detached accessory apartment.
- b) Minimum side yard for the detached accessory apartment 6 metres
- c) Minimum rear yard for the detached accessory apartment 9 metres”

3. All other relevant provisions of By-law No. 2018-58, as amended, shall apply.

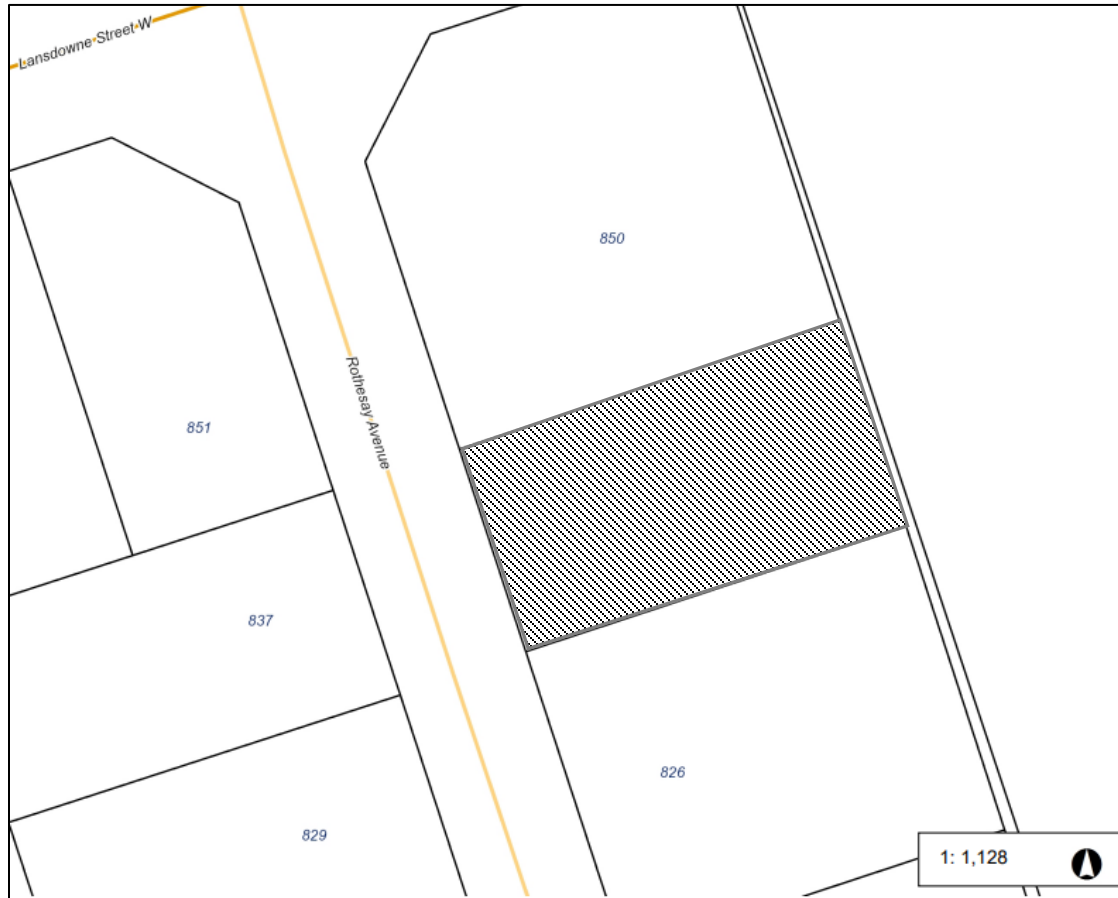
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing. If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of passing hereof subject to the disposition of any appeals.

Read a first, second and third time and passed this 2nd day of September 2025.

Matthew Graham
Mayor

Cindy Page
Clerk

Schedule "1" to By-law No. 2025-39



Area Affected by this By-law
838 Rothessay Avenue
Part Lot 4, Concession 11 (North
Monaghan)

Certificate of Authentication
This is Schedule "1" to By-law
No. 2025-39 passed this 2nd
day of September, 2025.



Rezone from the 'Rural Residential (RR) Zone' to the
'Rural Residential Exception Thirty (RR-30) Zone'.

Matthew Graham
Mayor

Cindy Page
Clerk