

The Township of Cavan Monaghan
By-law No. 20XX-XX
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 E-3 of Schedule ‘A’ to By-law No. 2018-58, as amended, is hereby amended by changing the zone category on lands known municipally as Part of Lot 13, Concession 6 Township of Cavan Monaghan as follows, and as shown on Schedule ‘A’ attached hereto and forming part of this By-law.
 - (a) Rezoning portions of the lands from the Urban Employment (M1), Natural Linkage (NL), and Community Commercial (C5) zones to Urban Residential Three with special exceptions (UR3-XX-HXX), Urban Residential Four with special exceptions (UR4-XX-HXX).
 - (b) Rezoning portions of the lands from the Urban Employment (M1) and Community Commercial (C5) zones to the Community Commercial zone with special exemptions (C5-XX).
 - (c) Rezoning portions of the lands from the Urban Employment (M1) to the Natural Linkage (NL) zone.
 - (d) Rezoning portions of the lands from the Urban Employment (M1) to the Open Space (OS) zone.
 - (e) Rezoning portions of the lands from the Urban Employment (M1) to the Institutional (I) zone.
2. Section 3.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 3.4.XX. that shall read as follows:

“3.4.XX UR3-XX-HXX Map E-3 on Schedule ‘A’ (2025-XX)

- (a) In addition to the Permitted Uses for the UR3 Zone, as per Table 3A, the following uses are permitted:
 - a. Dwelling, semi-detached
 - b. Dwelling, single detached
- (b) Notwithstanding the UR3 zone provisions as per Table 3B, the following provisions apply:
 - a. Minimum Lot Area (Dwelling, single detached): 270 m²
 - b. Minimum Lot Area (Dwelling, semi-detached): 180 m²
 - c. Minimum Lot Area (Dwelling, townhouse): 180 m²
 - d. Minimum Lot Frontage: 6 m
 - e. Minimum Front Yard: 4.5 m

- f. Minimum Interior Side Yard: 1.2 m on one side, 0.6 m on the other side. Where a dwelling unit is attached to an adjoining dwelling unit, the minimum requirement is nil.
 - g. Maximum Lot Coverage: 55%
 - (c) Clause (1) in the portion of the zoning by-law named Tables 3B and 3C Additional Regulations does not apply.
 - (d) The Setback requirements as per section 11.30 of the zoning by-law do not apply.
 - (e) Until the 'HXX' symbol is removed in accordance with Section 14 of this By-law, the following provisions shall not apply and permitted uses are limited to uses, buildings and structures that legally existed on the date the Holding provision came into effect.
- 3. Section 3.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 3.4.XX. that shall read as follows:
 - “3.4.XX UR4-XX-HXX Map E-3 on Schedule 'A' (2025-XX)
 - (a) In addition to the Permitted Uses for the UR4 Zone, as per Table 3A, the following uses are permitted:
 - a. Multiple dwellings
 - b. Long term care facility
 - c. Retirement home
 - (b) Notwithstanding the UR4 zone provisions as per Table 3B, the following provisions apply:
 - a. Minimum Front Yard: 3 m
 - b. Minimum Exterior Side Yard: 3 m
 - c. Minimum Interior Side Yard: 3 m
 - d. Minimum Rear Yard: 3 m
 - e. Maximum Lot Coverage: 55%
 - f. Maximum Building Height: 14 m (excluding mechanical penthouses, rooftop amenities and other structures set out in section 11.12.1 of the zoning by-law).
 - (c) Notwithstanding the parking provisions as per Table 12A, the following Loading Space Requirements apply:
 - a. A maximum of 1 loading space is required.
 - (d) Notwithstanding the parking provisions as per Table 12B, the following parking requirements apply:
 - a. Apartment Dwellings & Multiple dwellings: 1 parking space per dwelling unit and 0.25 visitor parking spaces per dwelling unit.
 - b. Long term care facility: 1 space per 4 beds
 - c. Retirement home: 1 space per 4 beds
 - (e) The Setback requirements as per section 11.30 of the zoning by-law do not apply.
 - (f) Until the 'HXX' symbol is removed in accordance with Section 14 of this By-law, the following provisions shall not apply and permitted uses are limited to uses, buildings and structures that legally existed on the date the Holding provision came into effect.”

4. Section 5.4 of By-law No. 2018-58, as amended, is further amended by the addition of Section 5.4.XX, that shall read as follows:

“5.4.XX C5-XX Map E-3 on Schedule ‘A’ (2025-XX)

- (a) In addition to the Permitted Uses for the C5 Zone, as per Table 5A, the following uses are permitted:
- a. Art galleries;
 - b. Artisan studios;
 - c. Building supply stores;
 - d. Financial institutions;
 - e. Mobile refreshment vehicles;
 - f. Personal service establishments;
 - g. Place of worship;
 - h. Postal or courier outlets;
 - i. Printing or publishing establishments;
 - j. Public Infrastructure Facility
 - k. Motor vehicle repair garages;
 - l. Business offices (as a primary use);
 - m. Retail store (including those selling beer, liquor, wine and cannabis products);
 - n. Dwelling, multiple units in mixed-use buildings; and
 - o. Live/work dwelling units.
- (b) Notwithstanding the C5 zone provisions as per Table 5B, the following provisions apply
- a. Minimum Lot Area: 360 square metres.
 - b. Minimum Front Yard: 3 m
 - c. Minimum Interior Side Yard: 3 m
 - d. Minimum Exterior Side Yard: 3 m
 - e. Minimum Rear Yard: 3 m
 - f. Minimum Yard (Rear and Interior Side) when abutting a Lot in a Residential Zone: 5 m
 - g. Minimum Interior Yard Between Commercial Uses on Abutting Lots: 0 m
 - h. Minimum Rear Yard Where the Building or Structure is Adjacent to a Public or Private Lane: 0 m
 - i. Maximum Building Height: 14 m (excluding mechanical penthouses, rooftop amenities and other structures set out in section 11.12.1 of the zoning by-law)
 - j. Maximum Floor Area of any Use: N/A
- (c) The Setback requirements as per section 11.30 of the zoning by-law do not apply.
- (d) Notwithstanding the loading space location requirements as set out in section 12.1.4 b), required loading space must be within 8 metres of the building for which the loading space is provided.
- (e) Notwithstanding the Loading Space Location Permissions as per section 12.1.5, only the following regulations apply:
- a. Loading Spaces shall be permitted in any Yard.

- b. Loading Spaces located in Front and Exterior Side Yards shall be appropriately shielded from view from the roadway abutting the Yard by means of fencing and landscaping.
- c. Loading Spaces located in any Yard abutting Lots in a Residential Zone shall not be closer than 2.5 meters to the abutting Residential Lot line.
- (f) 12.2.10b) shall not apply.
- (g) Notwithstanding section 12.2.16.5, all of the components of a drive-through service facility must be located a minimum of 4 metres from the front and exterior lot lines.

5. Table 14A in Section 14.0 of By-law No. 2018-58, as amended, is further amended by the addition of a row at the bottom of the table that shall read as follows:

Table 14A Holding Zones			
Hold Number	Conditions of Hold Approval	Enacting By-law	By-law Removing "H"
HXX	<ul style="list-style-type: none"> • Confirmation of adequate sanitary and water servicing capacity by the Township. • This Hold may be removed from portions of the lands on a phase-by-phase basis. 	2025-XX	

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

If no notice of objection is filed with the Deputy 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 Deputy 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 day of, 20XX.

Mayor

Deputy Clerk

THE CORPORATION OF THE TOWNSHIP OF
CAVAN MONAGHAN

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 20__

MAYOR _____ CLERK _____

