

THE CORPORATION OF THE TOWNSHIP OF CRAMAHE
BY-LAW NO. BL-2023-02

Being a By-law to *amend By-law No. 08-18, the Comprehensive Zoning By-Law of the Township of Cramahe – Model Homes, under the provisions of Section 34 of the Planning Act, R.S.O. 1990.*

WHEREAS the Council of the Township of Cramahe deems it advisable to amend By-law No. 08-18 with respect to the lands described in this By-Law; and

WHEREAS pursuant to the provisions of Section 34 of the Planning Act R.S.O. 1990 as amended, By-Laws may be passed by Council of municipalities for prohibiting or regulating the use of land and erection or use of building or structures within the municipality for or except for such purposes as may be set out in the By-Law and for regulating in certain respects, buildings or structures to be erected within the municipality; and

WHEREAS the matters herein are in conformity with the provisions of the Official Plan of the Township of Cramahe, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Cramahe enacts as follows:

1. THAT Section 3 – Definitions, of Comprehensive Zoning By-Law No. 08-18, is hereby amended with the addition of the following new definition:

“MODEL HOME”

Means a single detached dwelling, semi-detached dwelling or townhouse block used in the interim for the sole purpose of an office and/or show room and/or sales centre to promote the sale of residential units within a draft approved plan of subdivision. The model home shall not be occupied or used for human habitation."

2. THAT Section 4.15 – Holding Zone Provisions, of Comprehensive Zoning By-law No. 08-18 is amended with the addition of the following new subsection:

4.15.4 Model Homes

Notwithstanding the above, model homes in accordance with Section 4.40 of this By-law, are permitted without the need to remove the Holding provision. In addition, this provision shall not prevent the issuance of a Building Permit to make structural repairs, carry out façade improvements, improve and/or replace plumbing and electrical systems and/or replace openings.

3. THAT Section 4 – General Provisions, of Comprehensive Zoning By-law No. 08-18 is amended with the addition of the following new subsection:

4.40 Model Homes in Draft Plans of Subdivision

Model homes shall only be permitted on lands that have received Draft Plan of Subdivision Approval for residential purposes subject to the following restrictions:

- i. the dwelling unit shall be used for the purpose of a model home only and shall not be occupied as a dwelling unit;
- ii. The use shall be permitted in the zone in which the dwelling or townhouse block is to be located;
- iii. All permits and associated fees have been paid;
- iv. the maximum number of *model homes* shall not exceed ten percent (10%) of the total number of residential units contained in the draft approved Plan of Subdivision are constructed as *model homes*, to a


- maximum of six (6) dwelling units;
- v. The *model home* is built within a lot defined by the draft approved Plan of Subdivision;
 - vi. the *model home* shall comply with all other provisions of this by-law;
 - vii. the *model home* shall comply with all applicable terms and conditions of the said subdivision agreement;
 - viii. A *Model Home* Agreement is entered into with the municipality; and
 - ix. In order to remove the model home status of a dwelling structure, the following must be completed:
 - a. A final inspection under the Building Code to grant occupancy;
 - b. The Holding on the subject lot must be removed;
 - c. All site grading has been completed and signed off on by the Township's engineer;

3. THAT Comprehensive Zoning By-Law No. 08-18, shall, except as set out in the foregoing, remain in full force and effect.

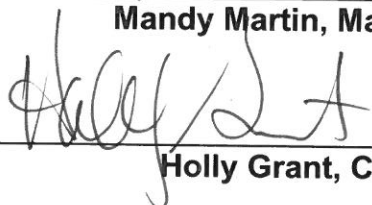
4. THAT This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Cramahe, subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.

5. THAT The Clerk is hereby authorized and directed to proceed with the giving of Notice of the Passing of this by-law under Section 34(18) of the Planning Act, R.S.O. 1990, as

Read a first, second and third time and finally passed this 28 day of February 2023.



Mandy Martin, Mayor



Holly Grant, Clerk