

# THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

## BY-LAW NO. BL-2022-08

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

**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** Council has conducted a public meeting as required by Section 34(12) of the Planning Act, R.S.O. 1990, as amended; and

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

**NOW THEREFORE BE IT RESOLVED THAT** the Council of The Corporation of the Township of Cramahe hereby enacts as follows:

1. THAT Schedule "A-1" Colborne to By-Law Number 08-18, as amended, shall be and the same is hereby amended by rezoning the lands described as Lot 82, Reid Plan, Township of Cramahe, County of Northumberland, and municipally known as 1 Church Street East from the "CF – Community Facility Zone" to the "Residential 3 Exception No. 9 (R3-9) Zone" as shown on the rezoning map attached hereto as Appendix 1.
2. THAT Subsection 10.4 of By-law No. 08-18, as amended, entitled "**SPECIAL RESIDENTIAL 3 (R3) ZONES**" is hereby amended by adding the following Subsection to the end thereof:

**"10.4.9 Residential 3-9 (R3-9) Zone, 1 Church Street, Colborne**

Notwithstanding the provisions and regulations of the Residential 3 (R3) Zone to the contrary, within the Residential 3-9 (R3-9) Zone the following special provisions shall apply:

**10.4.6.1 Regulations**

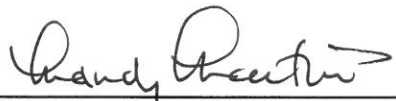
(a) Minimum Lot Area	92.6m <sup>2</sup> per dwelling unit
(b) Minimum Lot Frontage	21.15 m
(c) Minimum Exterior Side Yard Width	0.09 m
(d) Minimum Interior Side Yard Width	1.93 m
(e) Minimum Rear Yard Width	1.89 m
(f) Minimum Dwelling Unit Area – 1 bedroom	36 m <sup>2</sup>
(g) Maximum Lot Coverage of All Buildings	48.4%
(h) Minimum Landscaped Open Space	18%
(i) Maximum Number of Dwellings per lot	16

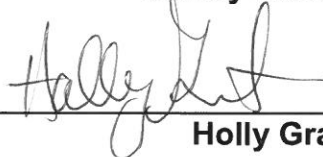
All other provisions of the R3 Zone and By-law No. 08-18, as amended, shall apply to the lands zoned R3-9.

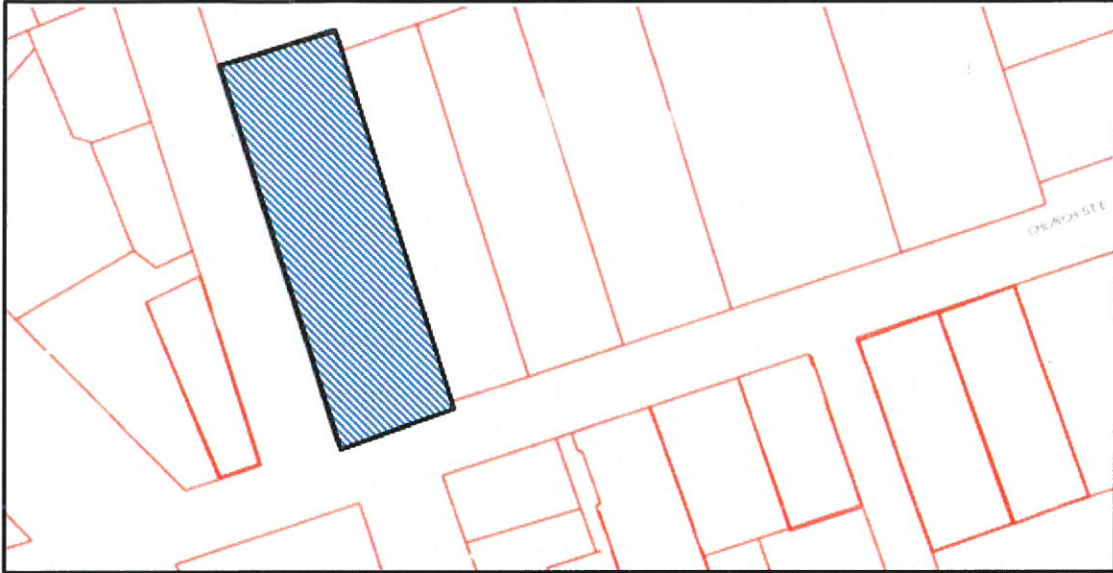
3. This By-law shall become effective on the date that it is passed by the Council of the Township of Cramahe, subject to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, as amended. In accordance with the provisions of the *Planning Act*, there is no appeal in respect of policies or regulations for additional residential units.

The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

**Read a first, second and third time and finally passed this 15th day of February, 2022.**

  
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**Mandy Martin, Mayor**

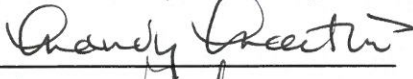
  
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**Holly Grant, Clerk**



Lands to be rezoned from the Community Facility (CF) Zone  
to the Residential 3 Exception 9 (R3-9) Zone

Schedule A to By-law No. 2022-08

Passed this 15 day of February, 2022



Mayor



Clerk

**Subject Property**

Reid Plan Lot 82, 1 Church  
Street, Colborne

Township of Cramahe

File No.  
(D14-ELE-06-21)

