

THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

BY-LAW NO. BL-2025-46

Being a By-law to rezone Part of Lot 33 and Part of Lot 34, Concession 3, municipally known as 218 Orchard Road 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 determined that no further notice is required; and

WHEREAS the matters herein are in conformity with the policies and designations contained in the Official Plans of the County of Northumberland and the Township of Cramahe as are currently in force and effect; and

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

1. **THAT** Schedule A, Map 9 of By-Law No. 08-18 is hereby amended by changing the zone category of certain lands located in Concession 3, Part Lot 33 and Part Lot 34, municipally known as 218 Orchard Road in the Township of Cramahe, as illustrated on Schedule A to this By-law.
2. **THAT** section 14.8 of By-law No. 08-18 is hereby amended by adding a new subsection as follows:

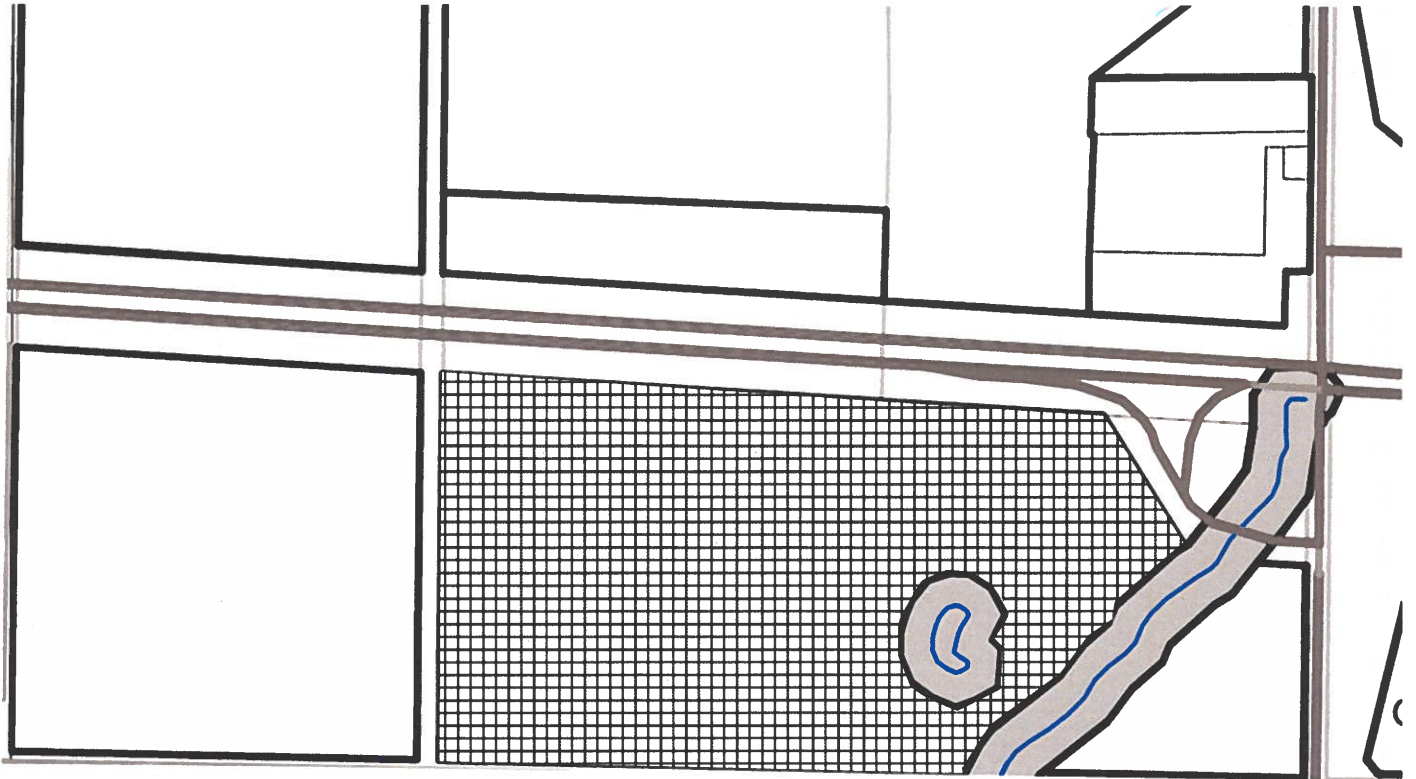
"In addition to the provisions and regulations for the General Commercial (GC) Zone to the contrary, within the General Commercial Exception 15 (GC-15) Zone the following additional provisions shall apply:

- (a) Permitted Uses:
 - (i) The growing of agricultural produce;
 - (ii) Buildings, facilities and areas for the sale of agricultural produce and souvenirs, demonstrations, information centres and guided tours;
 - (iii) A children's train ride, which shall operate as an accessory use to a main permitted use on the property;
 - (iv) Areas where animals can be kept for viewing by visitors;
 - (v) A petting zoo;
 - (vi) An off-leash dog park;
 - (vii) A stormwater management facility; and
 - (viii) A warehouse.
 - (b) The Maximum Building Height shall be 12 metres for a warehouse.
3. **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.
 4. **THAT** 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 first, second and third time and finally passed this 24 day of June 2025.


Mandy Martin, Mayor


Holly Grant, Clerk



General Commercial Exception 15 (GC-15) Zone



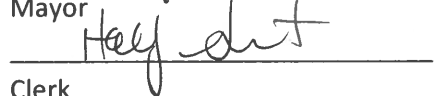
Environmental Conservation Zone

Schedule A to By-law No. 2025-46

Passed this 24th day of June, 2025



Mayor



Clerk

Subject Property

Part of Lot 33 and Part of Lot 34,
Concession 3

Township of Cramahe

File No. D14-BIG-05-25

