

THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

BY-LAW NO. BL-2024-XX

Being a By-law to amend By-law No. 08-18, the Comprehensive Zoning By-law of the Township of Cramahe 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 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 That By-Law No. BL-2021-30 be repealed.
2. That By-Law No. 08-18, as amended, is hereby amended as follows:
 1. Section 4.39.2 of By-law No. 08-18, entitled "Location" is hereby amended by the addition of the following paragraph: ***"An Additional Residential Unit shall be located no further than 50m from the principal dwelling on the same lot. In the event that this cannot be achieved, a Minor Variance may be obtained to permit the location of an Additional Residential Unit on the same lot to a maximum distance of 75 m."***
 2. Section 4.39.6 of By-law No. 08-18, entitled "Floor Area Requirements" is hereby amended and shall read as follows:

"The maximum floor area of an additional residential unit shall be less than the gross floor area of the principle residential unit. For further certainty, there shall not be a minimum measurement for the total floor area of a residential unit provided that the proposed unit meets the requirements of the Ontario Building Code and Fire Code."
 3. Section 4.39.6 of By-law No. 08-18, entitled "Floor Area Requirements" is hereby amended by the addition of the words ***"In the event that the landowner proposes a dwelling that is greater than the existing primary dwelling on the subject lands, the new larger dwelling will become the primary and development charges will apply at the time that the building permit is issued."*** As a result of this wording change the second paragraph of this section, shall read as follows:

The maximum floor area of an additional residential unit shall be less than the gross floor area of the principle residential unit.

“In the event that the landowner proposes a dwelling that is greater than the existing primary dwelling on the subject lands, the new larger dwelling being constructed will become the primary and development charges, based on the increase in difference of floor area, will apply at the time that the building permit is issued.”

4. Section 4.39.3 of By-law No. 08-18, entitled “Number of Residential Units Per Lot” is hereby repealed.
5. Section 4.39 of By-Law No. 08-18 be amended with the addition of a new Section 4.39.9, which shall read as follows:

“4.39.9 Number of Additional Residential Units Per Lot

Urban - Permit three (3) units on each lot, including the primary residential unit and two additional residential units, where:

- a) All three units may be located within a detached house, semi-detached house or townhouse, OR***
- b) Two units may be located within a detached house, semi-detached house or townhouse and one unit may be located within an accessory building or structure on the lot.***

Non-Urban – Permit a maximum of two (2) units shall be permitted per lot, including one (1) in the primary residence and one (1) in an accessory building.”

3. That this by-law shall be deemed to be in force and effect as of _____, 2024, given that under Section 34(19) (1) there is no right of appeal, except by the Minister.

Read a first, second and third time and finally passed this _____ day of March 2024.

Mandy Martin, Mayor

Holly Grant, Clerk