

THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

BY-LAW NO. BL-2024-27

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 That By-Law No. BL-2021-30 be repealed.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 to a maximum of 139 square metres (1500 sq ft). For further clarity, 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."***  
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."***
  4. 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            Lot Coverage**

***Notwithstanding Section 4.2.2.4 to the contrary, an additional residential unit shall not be considered part of the accessory building lot coverage calculation. They shall be calculated as part of the total maximum lot coverage percentage."***

5. Section 4.39.3 of By-law No. 08-18, entitled "Number of Residential Units Per Lot" is hereby repealed.
6. Section 4.39 of By-Law No. 08-18 be amended with the addition of a new Section 4.39.10, which shall read as follows:

**"4.39.10      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, limited to one (1) in the primary residence and one (1) in an accessory building."***

7. Section 4.39 of By-Law No. 08-18 be amended with the addition of a new Section 4.39.11, which shall read as follows:

**"4.39.11      Differing Housing Types on Same Lot of Record**

***Additional residential units are prohibited on lots with a boarding/rooming house, group home, garden suite, and/or bed and breakfast establishment."***

3. That this by-law shall be deemed to be in force and effect as of May 1, 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 30<sup>th</sup> day of April 2024.**

  
Mandy Martin, Mayor

  
Holly Grant, Clerk