

# THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

## BY-LAW NO. BL-2024-12

Being a By-Law 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 has determined that no further public meeting 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-1 of By-Law No. 08-18 is hereby amended by changing the zone category of certain lands located in Parts 1 and 2, Plan 39R-14479, Part of Lot 182, Reid Plan, and Part of Lot 29, Concession 2, in the Township of Cramahe, as illustrated on Schedule A to this By-law.
2. **THAT** section 9.4 of By-law No. 08-18 is hereby amended by adding a new subsection 9.4.15 as follows:

"In addition to the provisions and regulations for the Residential 2 (R2) Zone to the contrary, within the Residential 2 Exception 14 (R2-14) Zone the following additional provisions shall apply:

- a) Minimum Lot Area:
  - i. 386m<sup>2</sup> for a single-detached dwelling.
  - ii. 325m<sup>2</sup> for a semi-detached dwelling.
- b) Minimum Lot Frontage:
  - i. 12.2m for a single-detached dwelling.
  - ii. 10m for a semi-detached dwelling.
  - iii. 20m for a semi-detached dwelling block.
- c) Minimum Front Yard Depth: 6.0m.
- d) Minimum Interior Side Yard Depth: 1.2m.
- e) Minimum Exterior Side Yard Depth: 4.5m.
- f) Maximum Lot Coverage: 45%."

3. **THAT** section 10.4 of By-law No. 08-18 is hereby amended by adding a new subsection 10.4.10 as follows:

"In addition to the provisions and regulations for the Residential 3 (R3) Zone to the contrary, within the Residential 3 Exception 10 (R3-10) Zone the following additional provisions shall apply:

- a) Permitted uses shall include a row dwelling and a home occupation.
- b) Minimum Front Yard Depth: 6.0m.
- c) Minimum Interior Side Yard Depth: 1.2m.
- d) Minimum Exterior Side Yard Depth: 4.5m.
- e) Minimum Rear Yard Depth: 7.5m.
- f) Maximum Lot Coverage: 45%."

4. **THAT** section 10.4 of By-law No. 08-18 is hereby amended by adding a new subsection 10.4.11 as follows:

"In addition to the provisions and regulations for the Residential 3 (R3) Zone to the contrary, within the Residential 3 Exception 11 (R3-11) Zone the following additional provisions shall apply:

- a) Permitted uses shall include an apartment dwelling and multi-unit dwelling and a home occupation.
- b) Minimum Lot Area per Dwelling Unit: 200.0m<sup>2</sup>.
- c) Section 10.2.11 shall not apply.

5. **THAT** section 20.5 of By-law No. 08-18 is hereby amended by adding a new subsection 20.5.2 as follows:

"Notwithstanding any provisions of Section 20 to the contrary, within the Community Facility Exception (CF-2) Zone, the permitted use shall be limited to a public park or walkway."

6. **THAT** section 23.5 of By-law No. 08-18 is hereby amended by adding a new subsection 23.5.5 as follows:


"Notwithstanding any provisions of Section 23 to the contrary, within the Environmental Conservation Exception (EC-5) Zone, the permitted use shall be limited to a stormwater management facility."

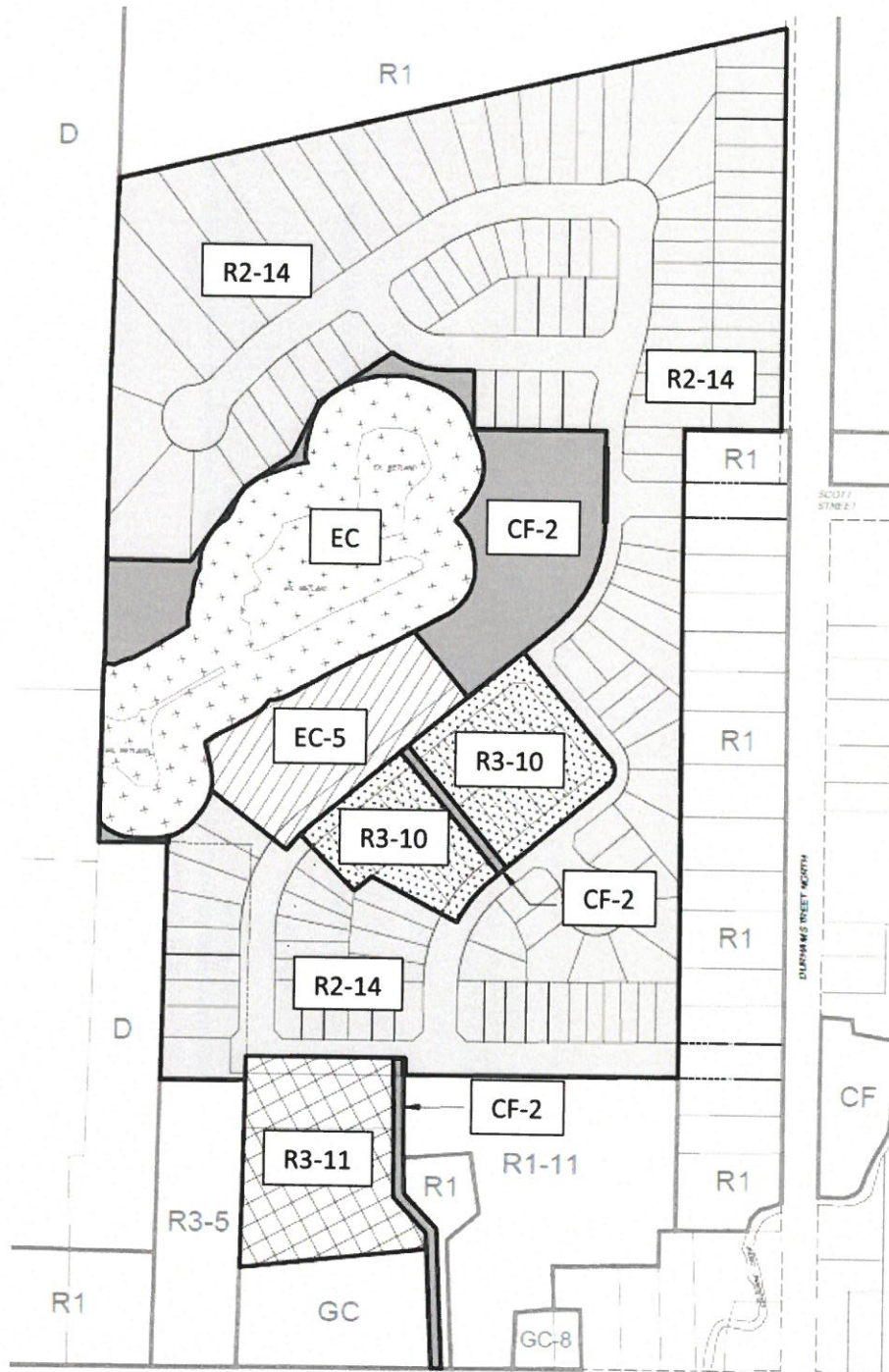
7. **THAT** this By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Cramahe, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

8. **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 a first, second, and third time and finally passed this 27<sup>th</sup> day of February, 2024.**

  
Mandy Martin, Mayor

  
Holly Grant, Clerk



Schedule A to By-Law No. 2024-12

Passed this 27<sup>th</sup> day of February, 2024

*Randy Cheater*

Mayor

*Harry Smith*

Clerk

#### Subject Property

Parts 1 and 2, Plan 39R-14479, Part of Lot 182, Reid Plan, and Part of Lot 29, Concession 2, Township of Cramahe

File No. D14-FID-20-22

