

# THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

## BY-LAW NO. BL-2024-62

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** By-Law No. 08-18, as amended, is hereby amended as follows:

- I. Section 10.4.5 is hereby amended by deleting the existing special provisions and replacing it with the following:

Notwithstanding the provisions and regulations of the Residential 3 (R3) Zone to the contrary, within the Residential 3-5 (R3-5) Zone the following special provisions shall apply:

1. The Minimum Lot Area requirement shall be 135.0 sq. metres per dwelling unit for apartment dwellings.
2. The Minimum Interior Side Lot Width requirement shall be 4.5 metres (14.76 feet).
3. The Maximum height of any structure on the subject property shall be 12 metres (39.4 feet).

2. **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.

3. **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 17th day of December 2024.**

  
Mandy Martin, Mayor

  
Holly Grant, Clerk