

**THE CORPORATION OF THE
TOWNSHIP OF CRAMAHE**

BY-LAW NO. 08-90

**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, with respect to certain lands
located in 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 WHEREAS the matters herein are in conformity with the provisions of the Official Plan of the Township of Cramahe, as amended;

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

1. That Map 7 of Schedule “A” of By-law No. 08-18 is hereby amended by changing the zone category of certain lands located in Part of Lot 20, Concession 2, from Rural-1 (RU-1) Zone to Rural Residential (RR) Zone, as shown on Schedule “A1” attached hereto and forming part of this By-law.
2. That Map 7 of Schedule “A” of By-law No. 08-18 is hereby amended by changing the zone category of certain lands located in Part of Lot 21 Concession 2, from Rural (RU) Zone to Rural Residential-62 (RR-62) Zone, as shown on Schedule “A1” attached hereto and forming part of this by-law.
3. That Map 7 of Schedule “A” of By-law No. 08-18 is hereby amended by changing the zone category of certain lands located in Part of Lot 21 Concession 2, from Rural (RU) Zone to Rural-229 (RU-229) Zone, as shown on Schedule “A1” attached hereto and forming part of this by-law.
4. That Map 25 of Schedule “A” of By-law No. 08-18 is hereby amended by changing the zone category of certain lands located in Part of Lot 28 Concession 10, from Rural (RU) Zone to Rural Residential (RR) Zone; from Rural (RU) Zone to Rural Residential-63 (RR-63) Zone; and from Rural (RU) Zone to Rural-230 (RU-230) Zone; as shown on Schedule “A2” attached hereto and forming part of this by-law.
5. That Section 7.4 of By-law No. 08-18 entitled “Special Rural Residential (RR) Zones” is hereby amended by the addition of a new subsection which shall read as follows:

“7.4.62 Rural Residential-62 (RR-62) Zone, Part Lot 21, Concession 2

Notwithstanding the minimum interior side yard width and the minimum rear yard depth requirements for the Rural Residential (RR) Zone to the contrary, within the Rural Residential-62 (RR-62) Zone, the minimum (east) interior side yard width and the minimum rear yard depth requirements shall be 0.0 metres (0.0 feet) for an accessory building existing on April 15, 2008.”

6. That Section 7.4 of By-law No. 08-18 entitled “Special Rural Residential (RR) Zones” is hereby amended by the addition of a new subsection which shall read as follows:

“7.4.63 Rural Residential-63 (RR-63) Zone, Part Lot 28, Concession 10

Notwithstanding any other provision of this By-law to the contrary, within the Rural Residential-63 (RR-63) Zone, the maximum distance between the driveway entrance and the west property boundary shall be 3.0 metres (9.84 feet). Only one driveway entrance shall be permitted on this property.”

7. That Section 5.4 of By-law No. 08-18, as amended, entitled “Special Rural (RU) Zones” is hereby amended by the addition of a new subsection which shall read as follows:

“5.4.229 Rural-229 (RU-229) Zone, Part Lot 21, Concession 2

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-229 (RU-229) Zone, the minimum lot area requirement shall be 23.0 hectares (57.0 acres), and the minimum lot frontage requirement shall be 60.0 metres (197.0 feet). Further, notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, within the Rural-229 (RU-229) Zone the minimum setback requirement for existing structures shall be as existing on April 15, 2008. And further, any accessory buildings shall be used for storage only.

Livestock/animals shall not be permitted in any accessory buildings. Those lands within the Environmental Conservation (EC) Zone have been included in determining the minimum lot area.”

8. Section 5.4 of By-law No. 08-18, as amended, entitled “Special Rural (RU) Zones” is hereby amended by the addition of a new subsection which shall read as follows:

“5.4.230 Rural-230 (RU-230) Zone, Part Lot 28, Concession 10

Notwithstanding the minimum lot area requirement for the Rural (RU) Zone to the contrary, within the Rural-230 (RU-230) Zone, the minimum lot area requirement shall be 17.8 hectares (43.98 acres). Those lands within the Environmental Conservation (EC) Zone have been included in determining the minimum lot area.”

9. Section 5.4 of By-law No. 08-18, as amended, entitled “Special Rural (RU) Zones” is hereby amended by deleting Section 5.4.221 and replacing it with the following:

“5.4.221 Rural-221 (RU-221) Zone, Part Lot 24, Concession 6

Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone to the contrary, within the Rural-221 (RU-221) Zone, the minimum lot area requirement shall be 2.31 hectares (5.7 acres), and the minimum lot frontage requirement shall be 91.44 metres (300.0 feet).

Notwithstanding the minimum setback requirements for the Rural (RU) Zone to the contrary, except for buildings and other structures related exclusively to a residential use, no building shall be constructed in the greater of the following areas:

- (a) The area created by drawing a line from the east limit of the lands (and extending it westerly to Valley Road) which is 82.296 metres (270.0 feet) north of the most southerly limit of the lot; or
- (b) The Minimum Distance Separation (MDS) in accordance with Section 4.22 of this By-law, with respect to non-residential related buildings or other structures.”

10. That Section 14.8.12 of By-law No. 08-18 is hereby amended by deleting Section 14.8.12 (a)(i) and replacing it with the following:

“(i) all uses permitted in Section 14.1”

11. 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.

12. The Clerk-Administrator 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 time this 18th day of November, 2008.

READ a second time this 18th day of November, 2008.

READ a third time and finally passed this 18th day of November, 2008, and given By-law No. 08-90.

Mayor, Marc Coombs

CAO/Clerk, Christie Alexander