

THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

BY-LAW NO. BL-2025-34

Being a By-law under the provisions of Section 34 & 36 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, to add a holding Symbol (H) with respect to certain lands located in part of Lot 27, Concession 2, in the Township of Cramahe.

WHEREAS the Council of the Township of Cramahe deems it advisable to amend By-Law 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. 08-18, as amended, is hereby amended as follows:
 - a. Schedule “A-1” of By-Law 08-18 is hereby amended by changing the zone category of certain lands located in Part Lot 27, Concession 2, from the Residential 1 (R1) Zone to the Residential 1-31-Holding (R1-31-H) Zone, as shown on Schedule “A” attached hereto and forming part of this by-law.
 - b. Section 8.4, entitled “Special Residential 1 (R1) Zones,” is hereby amended by adding a new subsection numbered 8.4.31 which shall immediately follow Subsection 8.4.30, and shall read as follows:

“8.4.31 Residential 1-31-Holding (R1-31-H) Zone, Part Lot 27, Concession 2

Notwithstanding any other provision or regulation of the Residential 1 (R1) Zone, or any other provision or regulation of this By-Law to the contrary, within the Residential 1-31-Holding (R1-31-H) Zone, the following special provisions shall apply:

Permitted Uses

- a) All uses of Section 8.1 of the Residential 1 (R1) Zone shall be permitted.

Regulations

- a) All provisions of the Residential 1 (R1) Zone shall apply.

2. Where a zone symbol on lands located in part of Lot 29, Concession 2, as shown on Schedule "A" to this By-law, is followed by a Holding symbol ("H"), holding provisions under Section 36 of the *Planning Act* are in effect. The permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the Holding symbol ("H") is removed in accordance with the provisions of Section 36 of the *Planning Act*. Prior to the removal of the Holding symbol ("H"), only uses that existed at the date of passing of this By-law shall be permitted.
3. The Holding (H) symbol on the Residential 1-31-Holding (R1-31-H) Zone shall be removed only at such time as a remediation program risk assessment is completed in addition to a Record of Site Condition (RSC), against the lands to which it applies and filed in accordance with Ontario Regulation (O.Reg.) 153/04, has been submitted to the Township.
4. 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.
5. The CAO/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 27th day of May, 2025.

Mandy Martin, Mayor

Holly Grant, Clerk