

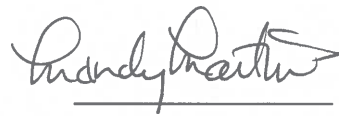
AMENDMENT No. 19
TO THE TOWNSHIP OF CRAMAHE
OFFICIAL PLAN

AN AMENDMENT TO THE
EMPLOYMENT AREAS DESIGNATION FOR
PART LOT 34, CONCESSION 3
“218 ORCHARD ROAD”

**AMENDMENT No. 19
TO THE TOWNSHIP OF CRAMAHE
OFFICIAL PLAN**

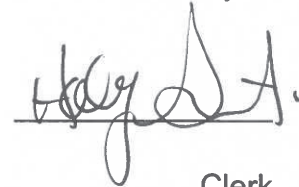
The attached explanatory text constituting Amendment No. 19 to the Official Plan of the Township of Cramahe was prepared for and recommended to the Council of the Corporation of the Township of Cramahe.

This Amendment to the Official Plan of the Township of Cramahe was adopted by the Council of the Corporation of the Township of Cramahe in accordance with Sections 17 and 21 of the Planning Act, R. S.O. 1990, c.P.13, as amended, by By-Law No. 2024-30 passed on this 30th day of April, 2024.



A handwritten signature in cursive script, appearing to read "Mandy Martin", written over a horizontal line.

Mayor



A handwritten signature in cursive script, appearing to read "Hedy A.", written over a horizontal line.

Clerk

Certification

Certified that the above is a true copy of By-Law 2024-30 as enacted and passed by the Council of the Corporation of the Township of Cramahe on the 30th day of April, 2024.



Holly Grant, Clerk

Attachment 1

AMENDMENT NO. 19
TO THE OFFICIAL PLAN OF
THE TOWNSHIP OF CRAMAHE

This Amendment applies to:
Part of Lot 34, Concession 3,
Municipally known as 218 Orchard Road

Constitutional Statement

The following Amendment to the Official Plan of the Township of Cramahe consists of two parts.

Part 1 – The Preamble, consisting of the purpose, location and basis of the Amendment does not constitute part of this Amendment.

Part 2 – The Amendment consisting of the text and Schedule 'A' as attached constitute Amendment No. 19 of the Official Plan for the Township of Cramahe.

PART 1 – THE PREAMBLE

TITLE

This Amendment, when approved by Northumberland County, shall be known as Amendment N. 19 of the Official Plan of the Township of Cramahe.

PURPOSE OF THE AMENDMENT

The purpose of this Official Plan Amendment is to amend the text and Schedule “A” of the Township of Cramahe Official Plan to re-designate Part of Lot 34, Concession 3, municipally known as 218 Orchard Road, to a Site-specific Employment Areas designation to add additional permitted uses.

LOCATION

The property subject to this Amendment is located on the north side of Orchard Road. The land is legally described as Part Lot 34, Concession 3, Township of Cramahe, Northumberland County.

BASIS OF THE AMENDMENT

This Amendment to the Official Plan of the Township of Cramahe would re-designate the subject lands to a site-specific Employment Areas designation and add a “petting zoo”, “off-leash dog park” and “parking areas” to the list of permitted uses in the Employment Areas designation for the subject property.

PART 2 – THE AMENDMENT

This part of the document is entitled Part 2 – The Amendment. It sets out the changes to the Text and Schedule “A” of the Official Plan of the Township of Cramahe.

Details of the Actual Amendment

The Township of Cramahe Official Plan is hereby amended as follows:

- a) That Section 5.9.7 Employment Areas – Special Employment Areas Policy be amended by adding a new subsection 5.9.7.2 that reads as follows:

“5.9.7.2 Part of Lot 34, Concession 3

Notwithstanding any other provision of this Plan to the contrary, on those lands designated Employment Areas in Part of Lot 34, Concession 3, the permitted uses shall also include an off-leash dog park, petting zoo, and parking areas.”

- b) That Schedule “A” – Land Use of the Township of Cramahe is hereby amended, in part, by re-designating Part of Lot 34, Concession 3 from Employment Areas to Special Employment Areas Policy 5.9.7.2, as shown more particularly on Schedule ‘A’ affixed hereto.

Implementation

Amendment No. 19 to the Official Plan of the Township of Cramahe will be implemented by an amendment to the Township of Cramahe Zoning By-law No. 08-18, as amended. All other provisions set forth in the Township of Cramahe Official Plan regarding implementation shall apply to this Amendment.

Interpretation

The provisions set forth in the Township of Cramahe Official Plan that are not in conflict with this Amendment shall continue to apply.

THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

BY-LAW NO. 2024-30

Being a By-law Passed Pursuant to the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990, to amend the Township of Cramahe Official Plan to add a policy to Section 5.9.7 Special Employment Areas Policy.

WHEREAS the Council of the Township of Cramahe held a public meeting on 12th day of March, 2024 respecting a proposal to amend the Employment Areas designation on Part of Lot 34, Concession 3, municipally known as 218 Orchard Road in the Township of Cramahe;

AND WHEREAS the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Township of Cramahe to amend the permitted uses on Part of Lot 34, Concession 3, municipally known as 218 Orchard Road;

AND WHEREAS the Council has determined that the amendment to allow additional permitted uses on Part Lot 34, Concession 3, municipally known as 218 Orchard Road is appropriate and desirable for the development of an off-leash dog park, petting zoo and parking areas;

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

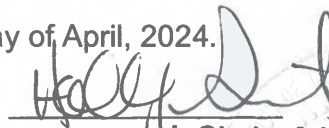
NOW THEREFORE the Council of the Corporation of the Township of Cramahe hereby enacts as follows:

1. **THAT** Amendment No. 19 to the Official Plan of the Township of Cramahe, included as Attachment 1 with this By-law, is hereby adopted.
2. **THAT** the Clerk is hereby authorized and directed to make application to Northumberland County for approval of the aforementioned Amendment No. 19 to the Official Plan of the Township of Cramahe.
3. **THIS** By-law shall come into force and take effect as of the date of the final passing hereof.

This By-law is Read and passed on this 30th day of April, 2024.



Mayor

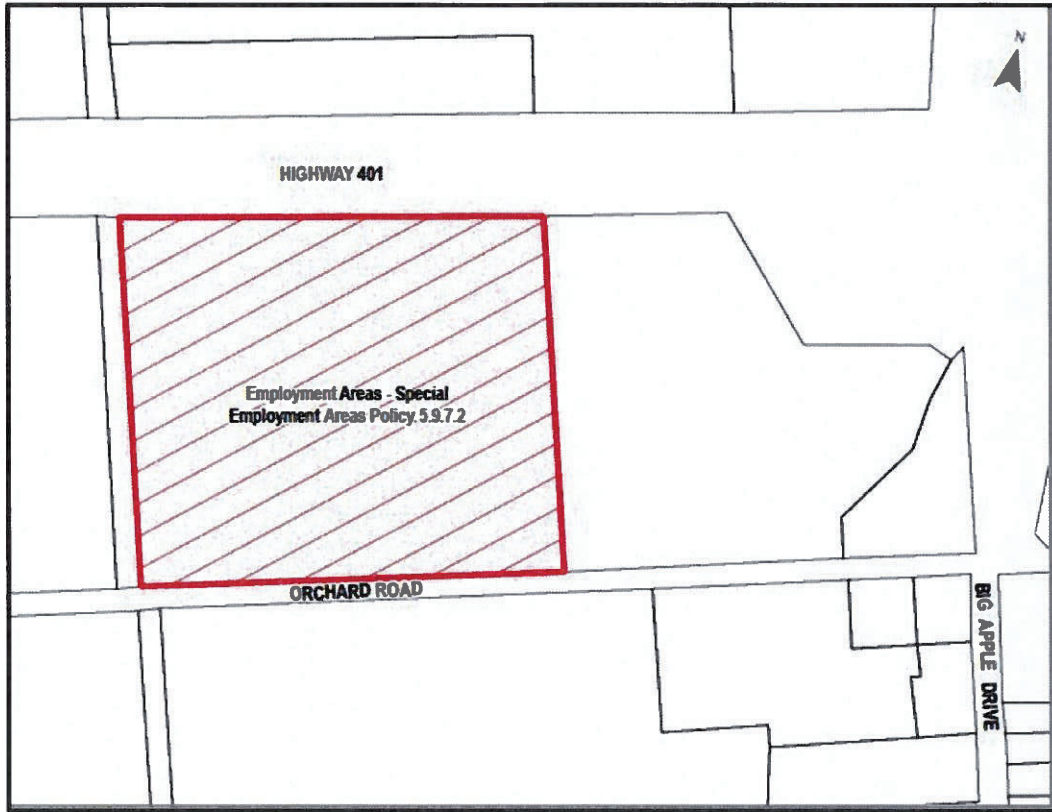


Clerk

I, Clerk of the Corporation of the Township of Cramahe, hereby certify this to be a true copy of the original document.

Dated this 6th Day of May 2024


Deputy Clerk, Township of Cramahe



Employment Areas – Special Employment Areas Policy 5.9.7.2

I, Clerk of the Corporation of the Township of Cramahe, hereby certify this to be a true copy of the original document.

Dated this 6th Day of May 2024

[Signature]
Deputy Clerk, Township of Cramahe

Schedule A to Amendment No. 19

To the Township of Cramahe Official Plan

Passed this 30th day of April 2024

[Signature]

Mayor

[Signature]
Clerk

Subject Property

Part of Lot 34, Concession 3

218 Orchard Road

Township of Cramahe

File No. D09-BIG-01-24

