

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2007.24

A BYLAW TO AMEND ZONING BYLAW 2005.85

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, provides for the enactment of zoning bylaws and amendments thereto;

AND WHEREAS THE Council of the Corporation of the Township of Ramara deems it advisable to further amend Bylaw 2005.85 for the Township of Ramara as it relates to Part of Lot 16, Concession 9 (Mara), known as 4066 Highway 12 and 4076 Highway 12;

AND WHEREAS the provisions of this Bylaw conform to the Official Plan of the Township of Ramara;

NOW THEREFORE, the Council of the Corporation of the Township of Ramara enacts as follows:

1. That Schedule "A", Zone Map J6, of Zoning Bylaw 2005.85 of the Corporation of the Township of Ramara is hereby further amended by rezoning from "Agriculture (AG)" zone to "Rural (RU-20)" zone, the lands shown on Schedule "A" of this Bylaw.
2. That Section 8.(15) Special Provisions is amended by adding the following subsection:

"RU-20 (Map J6)

Notwithstanding subsection (1), the only permitted uses are: marine sales and service as a small-scale commercial use, and one detached dwelling existing at the time of the passing of this Bylaw.

This special provision shall apply to each of the lots known as 4066 Highway 12 and 4076 Highway 12.

Notwithstanding subsection (10), the minimum lot frontage for the property known as 4066 Highway 12 shall be 46.0 metres.

Notwithstanding subsection (10), the minimum rear yard for the property known as 4066 Highway 12 shall be 15 metres.

Notwithstanding Section 2.(35), the storage of chemicals, hazardous substances, petroleum products, solvents, resins, paints, varnish, adhesives, plastics and fibreglass shall occur inside buildings and structures located on the property known as 4066 Highway 12.

Notwithstanding any provision of this Bylaw, the outdoor storage of marine and recreational vehicles is limited to temporary storage during the time when they are under service or repair by the business and shall only be located on the property known as 4066 Highway 12 within an outdoor area that is a maximum of 10% of the lot area of such property.

Notwithstanding any other provision of this Bylaw, the outdoor storage of marine and recreational vehicles, equipment and parts is not permitted on the lot known as 4076 Highway 12.

Notwithstanding any other provision of this Bylaw, the outdoor display of goods for sale, rent or hire shall be permitted on the lots known as 4066 Highway 12 and 4076 Highway 12 and shall be limited to a maximum of 5% of each lot area of such property.


Notwithstanding any provision of this Bylaw, the outdoor display and/or storage of marine and recreational vehicles, equipment and parts shall not occur within 40 metres of the front lot line of the lot known as 4066 Highway 12 and within 25 metres of the front lot line of the lot known as 4076 Highway 12.

All other provisions of this Bylaw shall apply.”

3. That Schedule "A" attached, does and shall form part of this Bylaw.
4. That this Bylaw shall come into force and take effect on the date of the passing thereto, subject to the provisions of Section 34 of the *Planning Act*, as amended.



William Duffy - Mayor



Richard P. Bates, BAS, CET - Clerk

TOWNSHIP OF RAMARA
 SCHEDULE "A"
 TO BY-LAW 2005.85

Map J6

Schedule "A"

ZONES

- NAP Natural Area Protection
- AG Agriculture
- RU Rural
- RCR Rural and Countryside Residential
- VR Village Residential
- VC Village Commercial
- VID Village Industrial
- VIN Village Institutional
- H Hamlet
- SR Shoreline Residential
- IND Industrial
- DC Destination Commercial
- HC Highway Commercial
- MAE Mineral Aggregate Extraction
- W Waste Processing and Disposal
- AR Active Recreation
- PR Passive Recreation

- IR Indian Reservation
- Municipal Boundary
- Wellhead Protection Area

Revision Date: _____ Scale: 1:12000

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 Ramara, Ontario

