

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NO. 2021.53

**A BYLAW TO ADOPT AMENDMENT NO. 20 TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA**

WHEREAS Section 21 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, provides that the Township of Ramara may initiate an amendment to its Official Plan;

AND WHEREAS in accordance with section 17(15) and Regulation 543/06, a public meeting was held on February 11, 2019 with respect to this amendment;

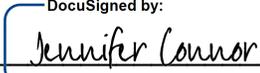
NOW THEREFORE, the Council of the Corporation of the Township of Ramara in accordance with the provisions of section 17(22) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, enacts as follows:

1. That Amendment No. 20 to the Official Plan of the Township of Ramara constituting the text and Schedule "A", is hereby adopted.
2. That the Clerk is authorized to forward Amendment No. 20 to the County of Simcoe as required under section 17(31) and to provide such notice as required by section 17(13) of the Planning Act.
3. That this Bylaw shall come into force and effect on the day of the passing thereof and this Amendment comes into force and effect as the official plan approved in accordance with section 17 of the Planning Act.

**BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 12 DAY OF JULY 2021.**

DocuSigned by:

B45106A9F2A04B8
BASIL CLARKE, MAYOR

DocuSigned by:

E15BAC72A114D7
JENNIFER CONNOR, CLERK

AMENDMENT NO. 20
TO THE
OFFICIAL PLAN OF THE
TOWNSHIP OF RAMARA

AMENDMENT NO. 20 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is the change the land use designation shown on Schedule “A” attached from “Agricultural” to “Agricultural Special Policy”.

2. Location

This Amendment is specific to the lands located in Part of Lot 12, Concession 3, further described as Part 1 on Plan 51R-38029 in the former Township of Mara, known as 2428 Concession Road 3.

3. Basis of Amendment

The Official Plan of the Township of Ramara currently designates the subject land “Agricultural”. The landowner is proposing to establish two (2) permanent single detached dwelling units on the subject property. Secondary or accessory dwelling units are not permitted in the “Agricultural” designation. Therefore, an amendment to the Official Plan is required to recognize two (2) dwellings on the property.

In 2012, the *Planning Act* was amended to include a requirement that Official Plans and Zoning By-laws permit, as of right, second dwelling units on properties where single-detached, semi-detached and row house dwellings are permitted. The Township of Ramara Official Plan and Zoning By-law both pre-date this change to the *Planning Act*. As such, there are no policies or provisions for the Township to permit and regulate second dwellings. This Official Plan Amendment will implement Sections 16(3) and 35.1 (Secondary dwelling units) of the *Planning Act* on the subject property.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No. 20 to the Official Plan of the Township of Ramara.

1. Schedule 'A' entitled "Land Use Plan" of the Official Plan of the Township of Ramara is hereby amended by redesignating lands located in Part of Lot 12, Concession 3, further described as Part 1 on Plan 51R-38029 in the Township of Ramara (the former Township of Mara) from "Agricultural" to "Agricultural Special Policy" as shown on Schedule "A" attached hereto.
2. That section 9.3 is hereby amended by adding a special policy, as follows:

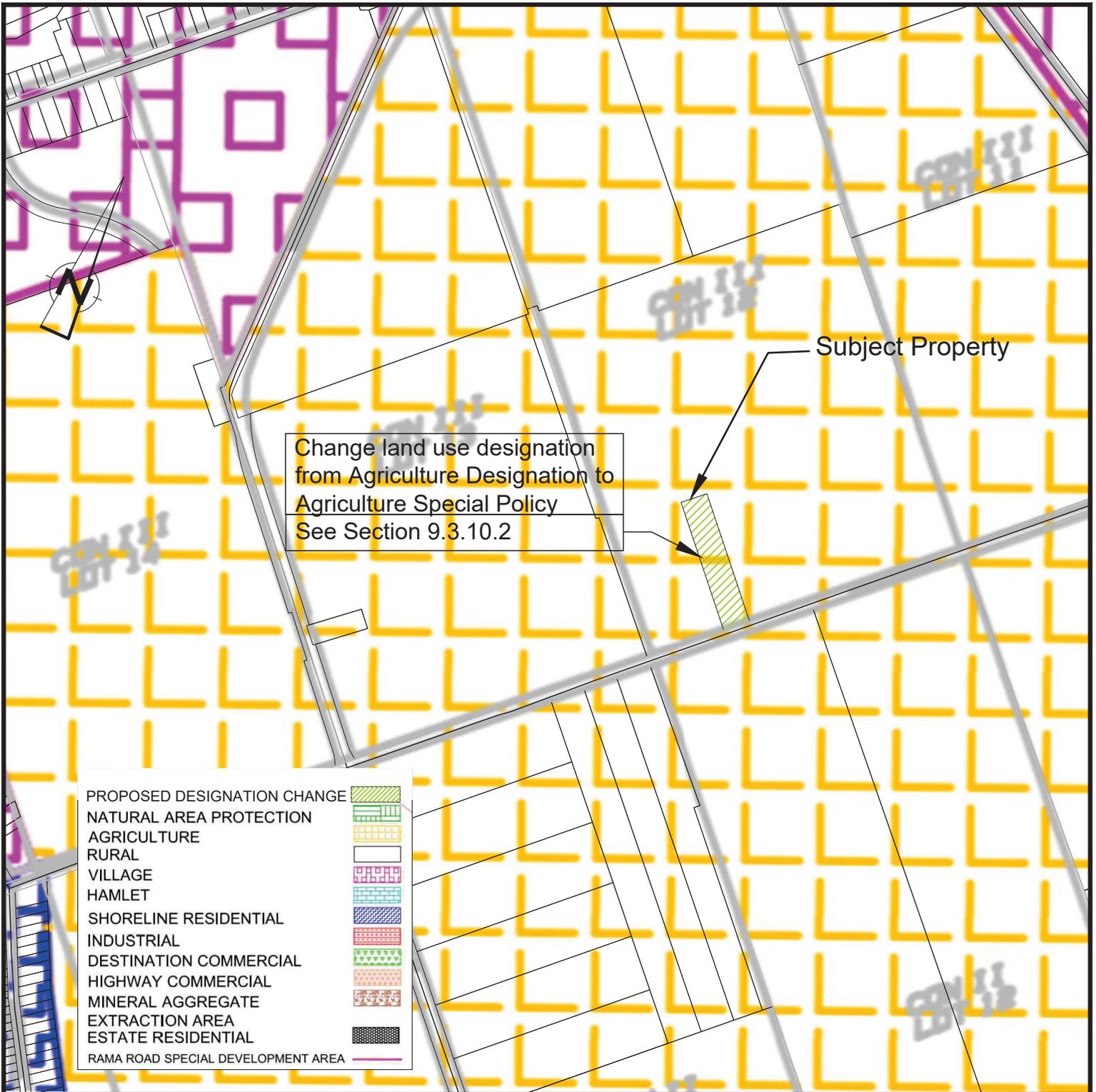
9.3.10.1 Part of Lot 12, Concession 3, Part 1 of Plan 51R-38029 (Mara)

"Notwithstanding Section 9.3.2 within the lands designated "Agricultural" and identified as Special Policy 9.3.10.1 on Schedule 'A' of this Plan, a secondary dwelling unit is permitted in accordance with the Zoning By-law.

Further lot creation on the subject property is prohibited."

Amendment No. 20 shall be implemented by means of a Zoning By-law passed pursuant to the provisions of Section 34 of the *Planning Act*.

The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the implementation of this amendment.



Subject Property:
 Part of Lot 12, Concession 3, Part 1 of 51R-38029
 Township of Ramara



PROJECT NO: 21-84007

DATE: July 12, 2021

HORIZ. SCALE: 10,000

**Schedule "A"
 Amendment No.20**

**Official Plan of
 Township of Ramara**