

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2008.33

A BYLAW TO ADOPT AMENDMENT NO. 12

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;

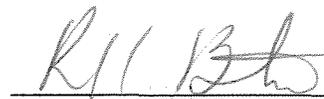
AND WHEREAS in accordance with Section 17(15) and Regulation 543/06, a public meeting was held with respect to this amendment;

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*, as amended, enacts as follows:

1. **That** Amendment No. 12 to the Official Plan of the Township of Ramara, constituting the attached text and Schedule "A", is hereby adopted.
2. **THAT** the Clerk is authorized to forward Amendment No. 12 to the County of Simcoe as required by Section 17(31) and to provide such notice as required by section 17(23) of the *Planning Act*.
3. **THAT** this Bylaw shall come into force on the day of passing thereof and this amendment comes into effect as an official plan when approved in accordance with Section 17 of the *Planning Act*.

BYLAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 9th DAY OF JUNE, 2008.


WILLIAM DUFFY - MAYOR


RICHARD P. BATES, BAS, CET
- CLERK

AMENDMENT NO. 12

TO THE

OFFICIAL PLAN OF

THE TOWNSHIP OF RAMARA

**AMENDMENT NO. 12 TO THE OFFICIAL PLAN OF
THE TOWNSHIP OF RAMARA**

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to change the land use designation shown on Schedule "A" attached from "Natural Area Protection" to "Rural" to recognize three existing residential lots.

2. Location

This amendment is specific to lands located in Part of the West Part of Lot 25, Concession 11 (Mara), further described as Parts 1, 2, and 3, Reference Plan 51R-32953, known municipally as 4819, 4825 and 4831 Sideroad 25.

3. Basis of Amendment

On June 1, 2004, the Ramara Committee of Adjustment granted consents to sever the subject three residential lots. The three lots were registered in October 2004. Two of the lots have dwellings and the third lot is vacant. The two lots with dwellings are legal non-conforming and a dwelling cannot be built on the vacant lot. An Environmental Impact Study was prepared at the time of the severance applications and concluded that there is no impact to the adjacent wetland features and functions.

A companion amendment to Ramara Zoning Bylaw 2005.85 rezone the subject properties to "Rural (RU)".

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text and the schedule constitutes Amendment No. 12 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 predesignating certain lands in Part of the West Part of Lot 25, Concession 11 (Mara) from "Natural Area Protection" to "Rural" as shown on Schedule "A" attached hereto.

Amendment No. 12 shall be implemented by means of a Zoning Bylaw 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.

PART C - THE APPENDIX

The following appendices do not constitute part of Amendment No. 12, but are included as information supporting the Amendment.

1. Minutes of Public Meeting held on May 26, 2008.
2. Report from Township Planning Consultant dated

Special Policy 9.4.10.1

- NATURAL AREA PROTECTION
- AGRICULTURE
- RURAL
- VILLAGE
- HAMLET
- SHORELINE RESIDENTIAL
- INDUSTRIAL
- DESTINATION COMMERCIAL
- HIGHWAY COMMERCIAL
- MINERAL AGGREGATE EXTRACTION AREA
- ESTATE RESIDENTIAL

Natural Area Protection to Rural

