

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2012.43

A BYLAW TO ADOPT AMENDMENT NO. 13

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:

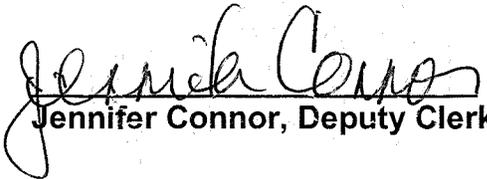
**AND WHEREAS** in accordance with section 17 (15) and Regulation 543/06, a public meeting was held on April 30, 2012 with respect to this amendment;

**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. 13 to the Official Plan of the Township of Ramara, constituting the attached text and Schedules "A" and "B", is hereby adopted.
2. **That** the Clerk is authorized to forward Amendment No. 13 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 4<sup>th</sup> DAY OF JUNE 2012.**

  
William Duffy, Mayor

  
Jennifer Connor, Deputy Clerk

**AMENDMENT NO. 13**  
**TO THE**  
**OFFICIAL PLAN OF**  
**THE TOWNSHIP OF RAMARA**

**AMENDMENT NO. 13 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 "Destination Commercial" to "Shoreline Residential" and to designate as "Existing Built Up Area" instead of "Destination Commercial" as shown on Schedule "B" attached.

**2. Location**

This Amendment is specific to the lands located in Part of Front Range Lot 2 (Rama), known as 5593 Grays Bay Road.

**3. Basis of Amendment**

The owner of the subject property wishes to redesignate part of ownership from existing "Designation Commercial" to "Shoreline Residential". The area subject to this Amendment is 1.52 hectares leaving 5.72 hectares for future development in the "Destination Commercial" designation. The lands are within the Rama Road Special Development Area Secondary Plan (Amendment No. 11). Both schedules to the Official Plan are amendment.

A companion amendment to Ramara Zoning Bylaw 2005.85 rezones the subject land as "Shoreline Residential".

## **PART B - THE AMENDMENT**

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text and the schedule constitute Amendment No. 13 to the Official Plan of the Township of Ramara.

1. Schedule "A" entitled Land Use Plan is hereby amended by designating approximately 1.52 hectares located in Part of Front Range Lot 2 (Rama) as "Shoreline Residential" instead of "Destination Commercial", as shown on Schedule "A" attached hereto.
2. Schedule "A-2" entitled Rama Road Special Development Area Secondary Plan is hereby amended by designating approximately 1.52 hectares located in Part of Front Range Lot 2 (Rama) as "Existing Built Up Area" instead of "Destination Commercial", as shown on Schedule "B" attached hereto.
2. That Section 9.7.19 is hereby amended by adding a special policy as follows:

### 9.7.19.4 Beacock - Grays Bay Road

The following policies shall apply to those lands designated as "Shoreline Residential" in Part of Front Range Lot 2 (Rama), as shown on Schedule "A" Land Use Plan, attached hereto as Schedule "A".

- i. Notwithstanding Section 4.3.1.6, the outward expansion of an existing designated "Shoreline Residential" area is permitted.
- ii. Notwithstanding Section 9.7.13, any new lot created shall only have vehicle access by Grays Bay Road, a private right-of-way connected to an open public road.

- iii. A new lot may be created only by consent and shall conform with the policies of the Ramara Official Plan and the provisions of Ramara Zoning Bylaw 2005.85.
- iv. Any new lot created and development shall conform with the policies of the Growth Plan for the Greater Golden Horseshoe, as amended, regarding the Rama Road Economic Employment District.

Amendment No. 13 shall be implemented by means of a Zoning Bylaw amendment enacted pursuant to section 34 of the *Planning Act*. The creation of any lot will require consent of the Ramara Committee of Adjustment. A Site Plan Agreement and Site Plan Approval is required where necessary to address any technical issues for development.

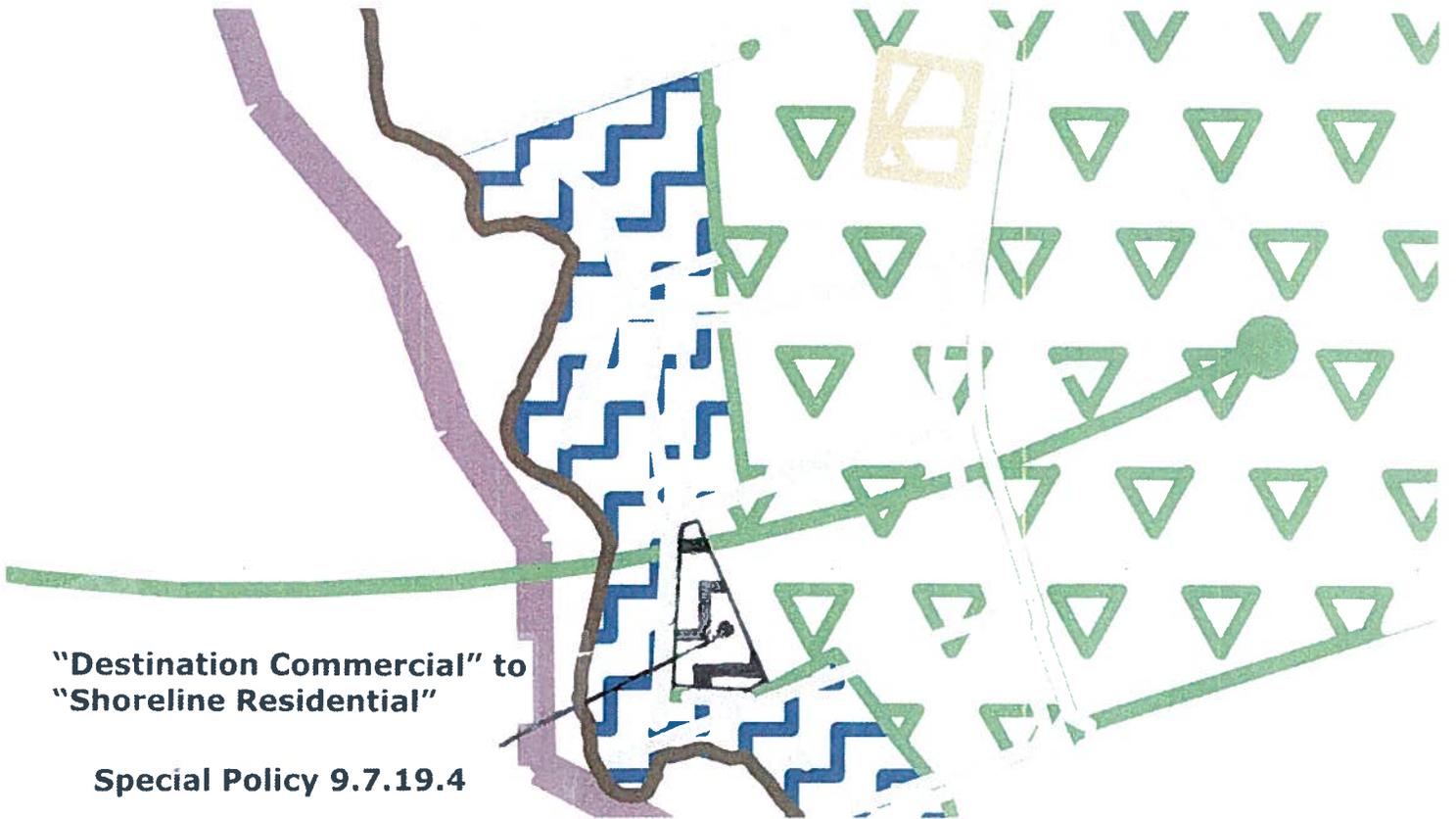
The provisions of this Plan, as amended, shall apply in regard to the interpretation of this amendment.

## **PART C - THE APPENDIX**

The following appendices do not constitute part of Amendment No. 13, but are included as information supporting the Amendment.

1. Minutes of the Public Meeting held on April 30, 2012.
2. Report of the Planning Consultant dated May 28, 2012.

# SCHEDULE "A"

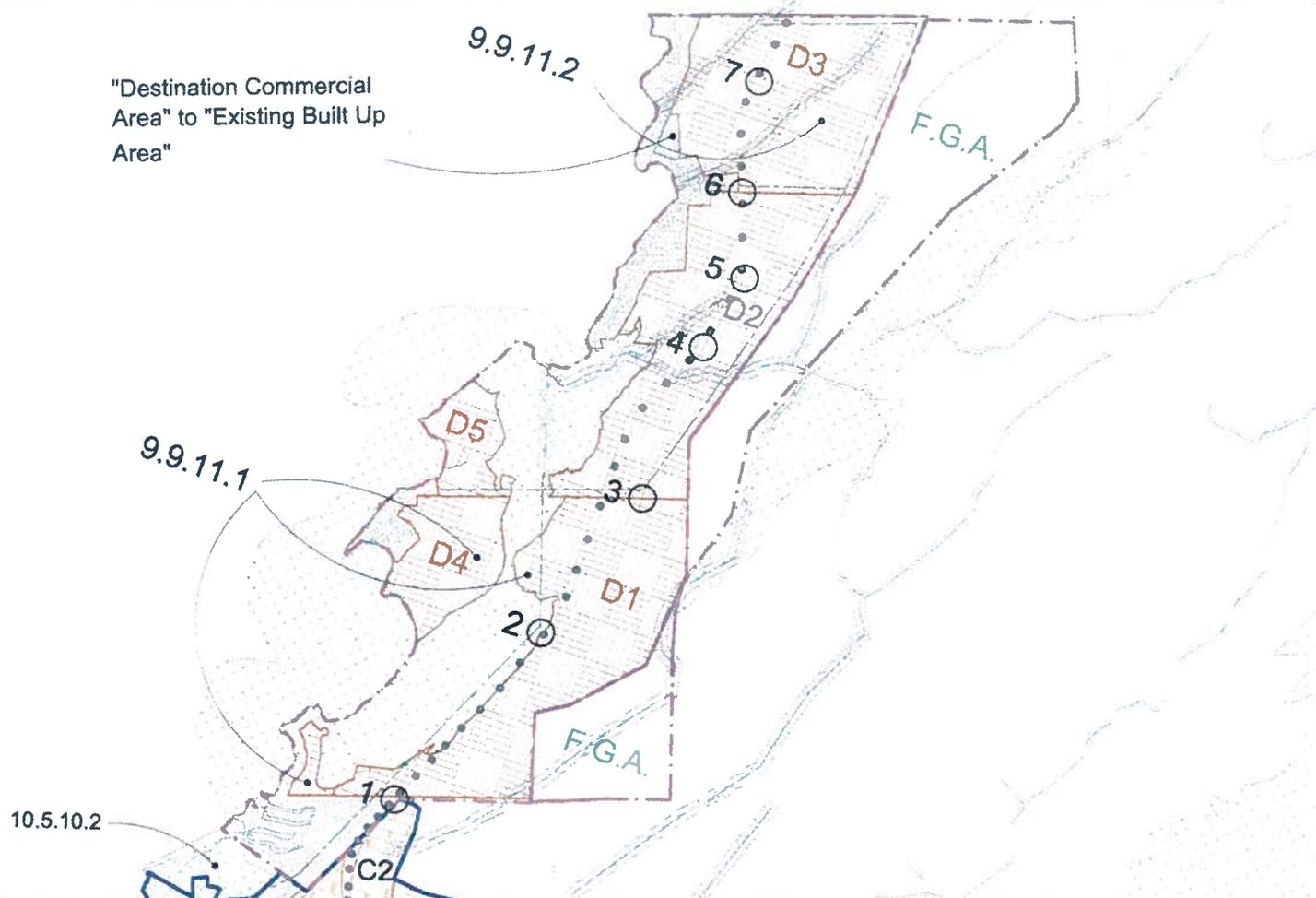


**"Destination Commercial" to  
"Shoreline Residential"**

**Special Policy 9.7.19.4**

# SCHEDULE "B"

"Destination Commercial Area" to "Existing Built Up Area"



Township of Ramara  
Ramara Official Plan

Date: DECEMBER, 2007



Mark L. Dorfman, Planner Inc.  
Waterloo, Ontario

## Schedule "A-2" RAMA ROAD SPECIAL DEVELOPMENT AREA SECONDARY PLAN

- DESTINATION COMMERCIAL AREA
- NATURAL AREA PROTECTION
- FUTURE GREENFIELD AREA
- EXISTING BUILT UP AREA
- WALKWAYS/TRAILS

- SECONDARY PLAN BOUNDARY
- GREENWAYS/PUBLIC SPACES
- PRIMARY PUBLIC ROAD NETWORK
- RAMA ROAD SPECIAL DEVELOPMENT AREA (Schedule "A")