

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2012.93

A BYLAW TO ADOPT AMENDMENT NO. 14

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;

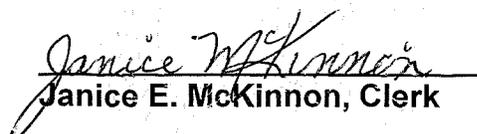
AND WHEREAS in accordance with section 17 (15) and Regulation 543/06, a public meeting was held on May 28, 2012 with respect to this amendment;

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. 14 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. 14 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 the passing thereof and this amendment comes into effect as an official plan when approved in accordance with section 17 of the *Planning Act*.

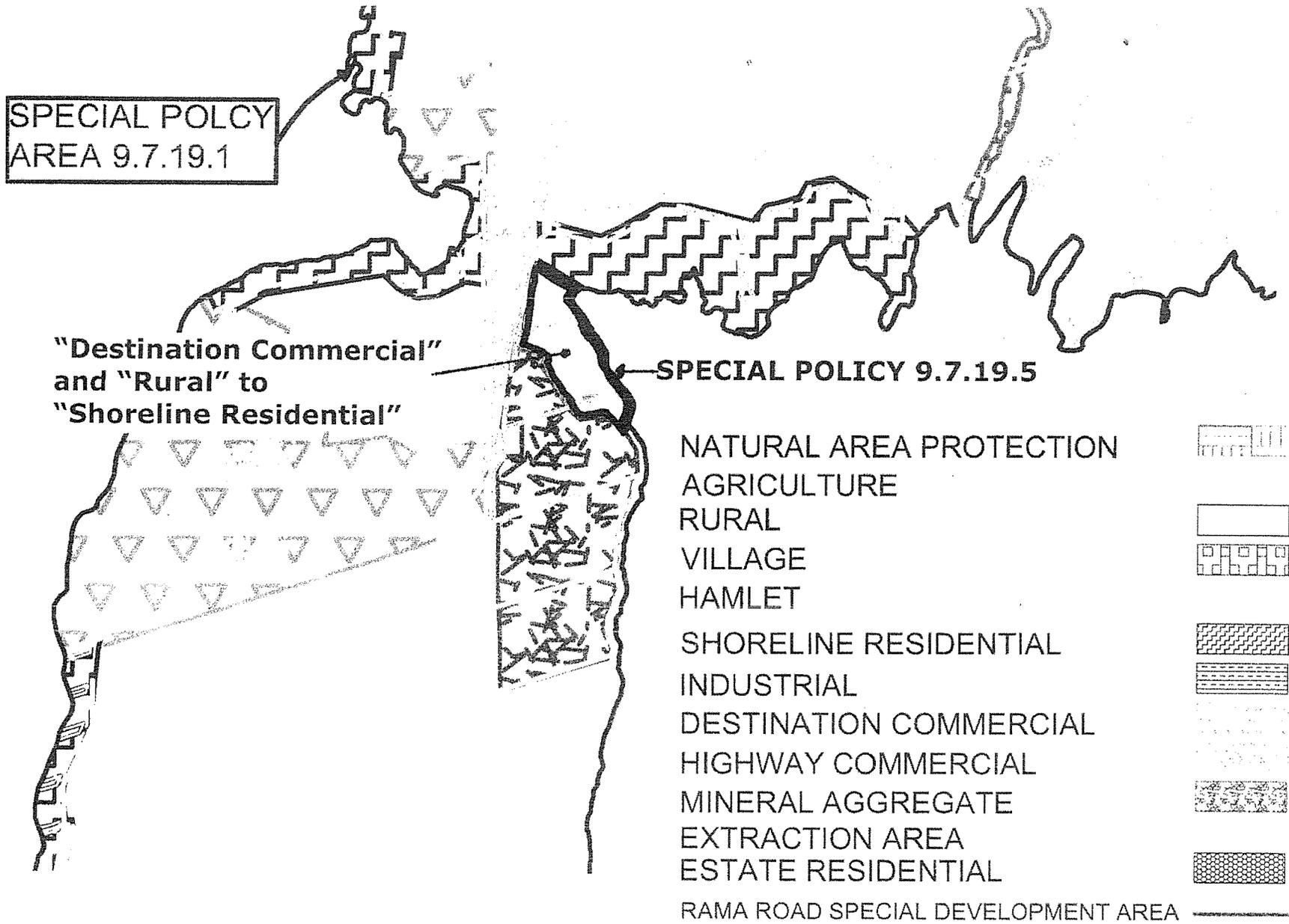
BYLAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 19th DAY OF NOVEMBER, 2012.


William Duffy, Mayor


Janice E. McKinnon, Clerk

AMENDMENT NO. 14
TO THE
OFFICIAL PLAN OF
THE TOWNSHIP OF RAMARA

SCHEDULE "A" TO Amendment No. 14



Notes: RAMA RESERVE

**AMENDMENT NO. 14 TO THE OFFICIAL PLAN OF
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" and "Rural" to "Shoreline Residential".

2. Location

The Amendment is specific to the lands located in Parts of Lots 28, 29 and 30 Front Range (Rama) and Part the Original Shoreline Allowance in Front of Lots 28, 29 and 30 Front Range (Rama), known as 7199 Rama Road.

3. Basis of Amendment

The owner of the subject property wishes to redesignate from existing "Destination Commercial and "Rural" to "Shoreline Residential". The area subject to this Amendment is 4.53 hectares (11.2 acres). Part of the application for the amendment includes a 20.12 metre wide Original Shoreline Allowance that is owned by the Township of Ramara. The subject property, including the Original Shoreline Allowance, has 340 metres (1,116 feet) abutting Lake St. John and 126.7 metres (416 feet) abutting Rama Road.

The property subject to this Amendment is vacant of buildings and structures. Previously, it was used as a seasonal trailer park with six permanently occupied dwellings.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text and the schedule constitute Amendment No. 14 to the Official Plan of the Township of Ramara.

1. Schedule "A" entitled Land Use Plan is hereby amended by designating approximately 4.53 hectares (11.2 acres) located in Parts of Lots 28, 29 and 30 and Part of the Original Shore Allowance in Front of Lots 28, 29 and 30, Front Range (Rama) as "Shoreline Residential" instead of "Destination Commercial" and "Rural", as shown on Schedule "A" attached hereto.
2. That Section 9.7.19 is hereby amended by adding a special policy, as follows:

"9.7.19.5 Rama Lakefront Resorts Inc. (OPA No. 14)

The following policies shall apply to those lands designated as "Shoreline Residential" in Parts of Lots 28, 29 and 30 and Part of the Original Shore Allowance in Front of Lots 28, 29 and 30, Front Range (Rama), as shown on Schedule "A" Land Use Plan.

- i Notwithstanding Section 4.3.1.6, the outward expansion of an existing designated "Shoreline Residential" area is permitted.
- ii A total of 36 lots and dwellings shall be permitted within this "Shoreline Residential" designation.
- iii Each new lot on a private driveway may be used for a permanent occupancy dwelling.
- iv Notwithstanding Section 9.7.13, each new lot may have vehicle access by a common private right-of-way connected to an open public road.
- v Amendment No 14 shall be implemented by a plan of subdivision/condominium and a Zoning Bylaw amendment enacted pursuant to Section 34 of the *Planning Act*.
- vi Any further planning applications to the Township of Ramara that implements Amendment No. 14 may be determined as complete applications following the

satisfactory completion of the approval and design of private water supply, wastewater treatment and stormwater management services, the design of a plan of subdivision/condominium, and revised zoning bylaw amendment using the Integrated Approach under section A.2.9, of the Class Environmental Assessment (*Environmental Assessment Act*), amended 2011.

- vii The applicant shall not proceed with the Integrated Approach, including any applications for approval of a plan of subdivision/condominium or enactment of a zoning bylaw amendment, until the existing Original Shore Allowance in Front of Lots 28, 29 and 30, Front Range (Rama) has been determined by the Council of the Township of Ramara to be available for disposal and the owner of the subject property has negotiated the purchased of the subject land for incorporation into the subject property.

The provisions of this Plan, as amended from time to time, shall apply in regard to the interpretation of this Amendment.”

PART C - THE APPENDIX

The following appendices do not constitute part of Amendment No. 14, but are included as information supporting the Amendment.

1. Minutes of Public Meeting held on May 28, 2012.
2. Report of the Township Planning Consultant dated November 12, 2012.