

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2013.53

A BYLAW TO ADOPT AMENDMENT NO. 15

TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA

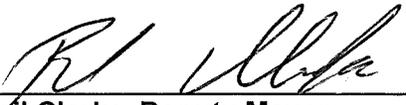
WHEREAS section 21 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, provides that the Township of Ramara may initiate an amendment to its Official Plan;

AND WHEREAS in accordance with section 17 (15) and Regulation 543/06, a public meeting was held on April 15, 2013 with respect to this amendment and a zoning bylaw 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. 15 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. 15 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 and effect on the day of the passing thereof and this Amendment comes into effect as the official when approved in accordance with section 17 of the *Planning Act*.

BYLAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 29th DAY OF JULY, 2013.



Basil Clarke, Deputy Mayor



Jennifer Connor, Deputy Clerk

AMENDMENT NO. 15
TO THE
OFFICIAL PLAN OF
THE TOWNSHIP OF RAMARA

AMENDMENT NO. 15 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" from "Rural" to "Mineral Aggregate Extraction Area" to permit the licencing and operation of a quarry.

2. Location

The Amendment is specific to the lands located in Parts of Lot 3 and Lot 4, Concession C (Rama). The subject land is located on the north side of Concession Road B-C, as shown on Schedule "A" to the Ramara Official Plan. (See attached Location Map).

3. Basis of the Amendment

On February 13, 2012, the applicant made two planning applications to the Township of Ramara. Application OP-2/12 requested an amendment to the Ramara Official Plan and Application Z-3/12 requested an amendment to Ramara Zoning Bylaw 2005.85.

These applications were determined to not be complete. Accordingly, the applicant submitted further information to support these applications. On January 2, 2013, the Township advised the applicant that the applications were complete.

The purpose of the applications was to establish a mineral aggregate extraction operation and a soil remediation facility on parts of the subject property.

There is a companion application under the *Aggregate Resources Act* for the proposed quarry operation. The Ministry of Natural Resources determined that it had no jurisdiction under the *Aggregate Resources Act* to consider a soil remediation facility as part of the application for a quarry.

The Township of Ramara has decided that the planning application for the quarry operation should be considered separately from the proposed soil remediation facility. Accordingly, Amendment No. 15 only considers the mineral aggregate extraction and a separate official plan amendment considers the proposed soil remediation facility.

The Ramara Official Plan permits a licenced quarry only within this land use designation. The subject lands are identified within the "High Potential Mineral Aggregate Resource Area" on Schedule "D" to the Ramara Official Plan.

This Amendment is consistent with Provincial Policy Statement 2005 and conforms to and is not in conflict with the Growth Plan for the Greater Golden Horseshoe.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text and the schedule constitute Amendment No. 15 to the Official Plan of the Township of Ramara.

1. Schedule "A" entitled Land Use Plan is hereby amended by changing part of the existing "Rural" designation to "Mineral Aggregate Extraction Area", as shown on Schedule "A" attached hereto.
2. Section 9.11 MINERAL AGGREGATE EXTRACTION AREA of the Official Plan of the Township of Ramara is hereby amended by adding the following Special Policy 9.11.11.5:

9.11.11.5 NRK Holdings Inc. Parts of Lots 3 and 4, Concession C (Rama)

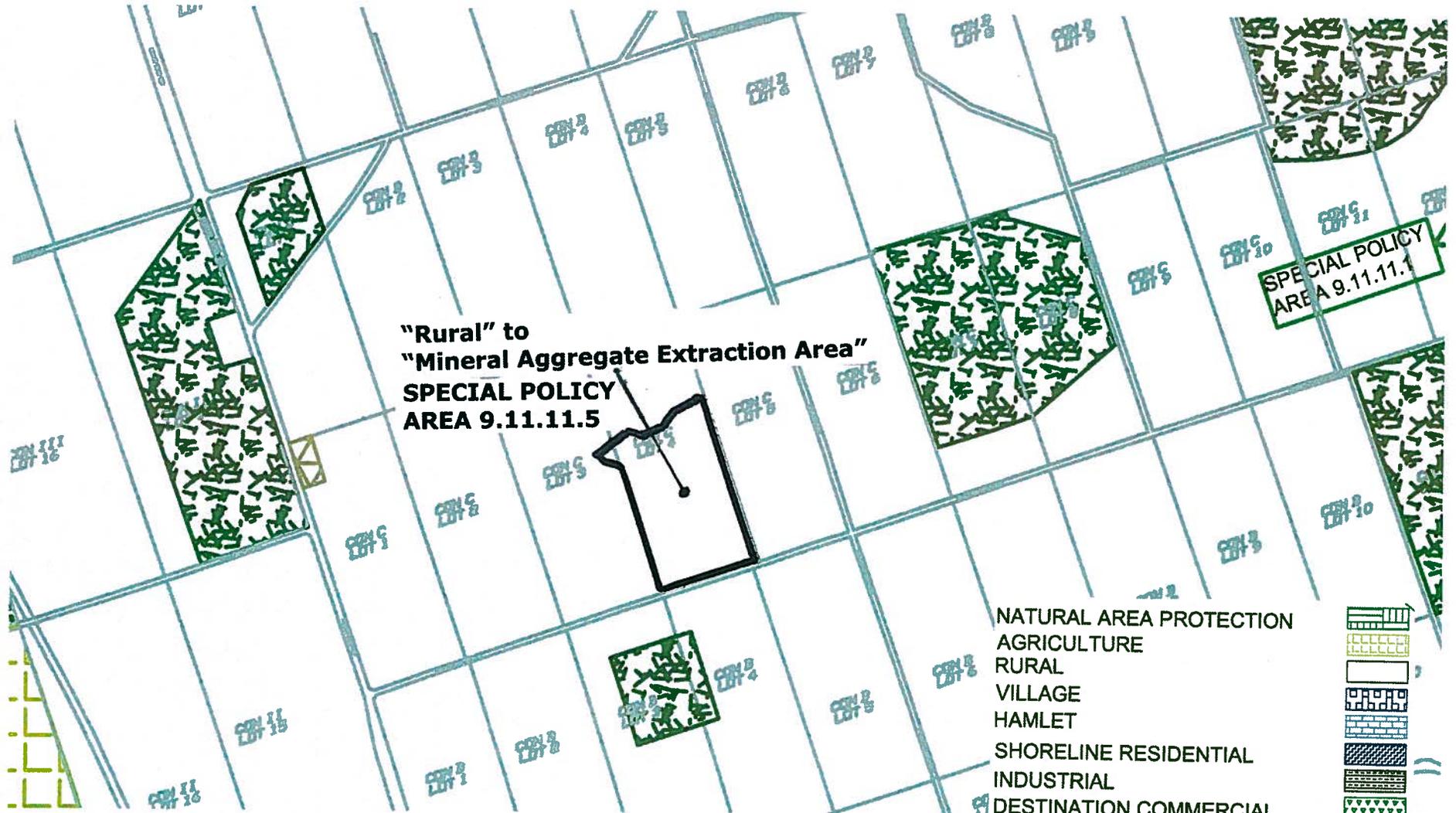
Notwithstanding section 9.11.1, any licenced aggregate operation within Parts of Lots 3 and 4, Concession C (Rama), shall provide and maintain access to and from the licenced quarry on Concession Road B-C, that is designated as an aggregate haul road by the Township of Ramara.

Any proposed licenced quarry will be subject to a Haul Road Agreement with the Township of Ramara regarding road improvements to Concession B-C, timing of road improvements, road maintenance, responsibility for the cost of road improvements and maintenance, among other related matters.

Notwithstanding any provision of this Plan, the implementing zoning bylaw amendment shall be enacted by the Council of the Township of Ramara when the owner/applicant has satisfied the requirement of entering into a Haul Road Agreement with the Township of Ramara.

3. Amendment No. 15 shall be implemented by means of a Zoning Bylaw Amendment enacted pursuant to the provisions of section 34 of the *Planning Act*.
4. The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the interpretation of this Amendment.

**Schedule "A"
Amendment No. 15**



**"Rural" to
"Mineral Aggregate Extraction Area"
SPECIAL POLICY
AREA 9.11.11.5**

**SPECIAL POLICY
AREA 9.11.11.1**

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

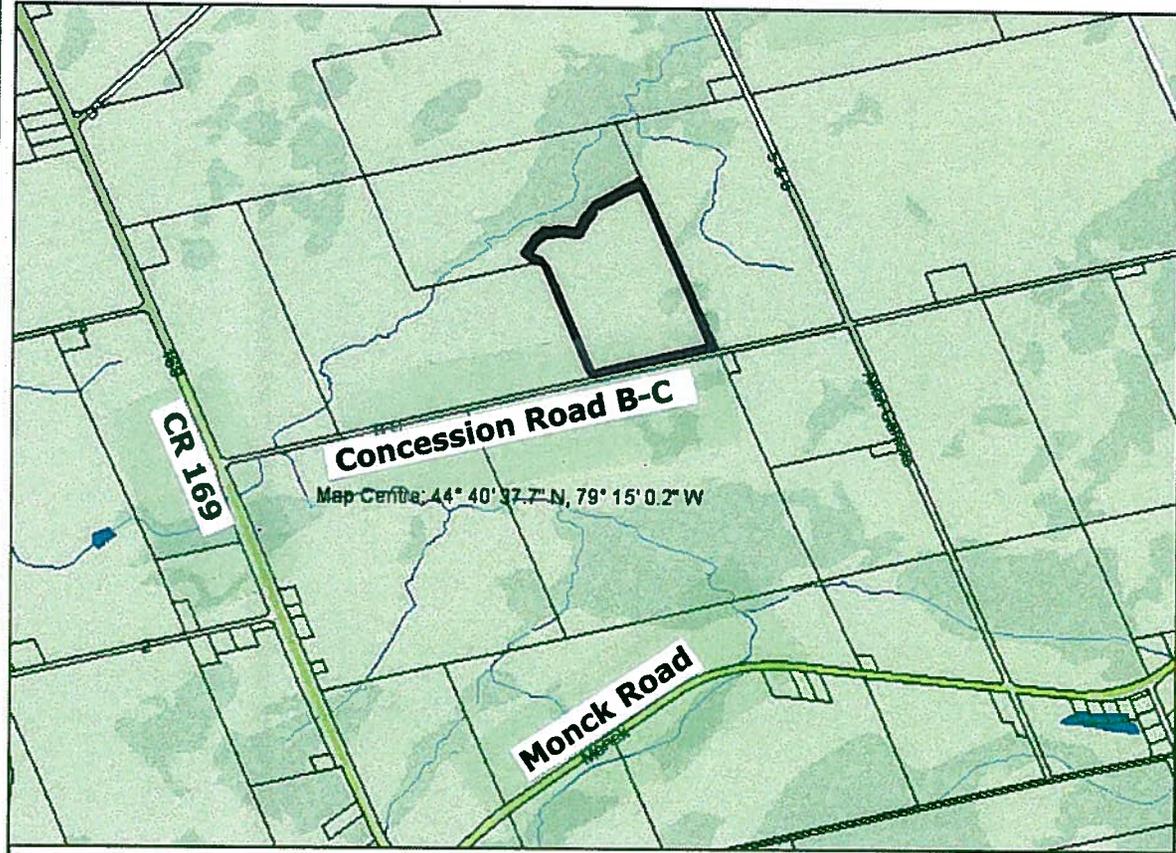


PART C - THE APPENDIX

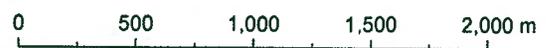
The following appendices do not constitute part of Amendment No. 15, but are included as information supporting the Amendment.

1. Minutes of Public Meeting held on April 15, 2013.
2. Planning Consultant's Information Report, January 14, 2013.
3. Planning Consultant's Public Meeting Report, April 15, 2013.
4. Planning Consultant's ARA Objection Report, April 15, 2013.
5. Planning Consultant's Recommendation Report, July 22, 2013.

NRK Holdings Location Map Amendment No. 15



Map centre: 44° 40' 37.7\"/>



Scale: 1:28,000

Legend	
Assessment Parcels	
Townships	
Freeways	
Highways	
Arterial Roads	
Collector Roads	
Local Roads	
Wetlands	
Rivers and Streams 20K	
Lakes and Ponds 20K	
Province	

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