

AMENDMENT NO. 3

TO THE

OFFICIAL PLAN

OF THE

TOWNSHIP OF RAMARA

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BY-LAW NUMBER 2004.66

A BY-LAW TO ADOPT AMENDMENT NO. 3

TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA (JOHNSTON)

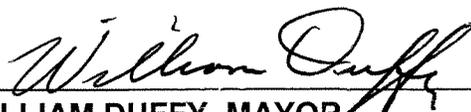
WHEREAS The Planning Act, R.S.O. 1990, as amended, Chapter P. 13, Section 17 (22), provides for adoption an of amendment to an official plan;

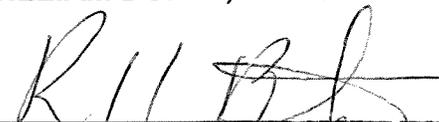
AND WHEREAS in accordance with Section 17(15) and Regulation 198/96, a Public Meeting was held with respect to Amendment No. 3;

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, enacts as follows:

1. **THAT** Amendment No. 3 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. 3 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 By-law 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.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 9TH DAY OF AUGUST, 2004.


WILLIAM DUFFY, MAYOR


RICHARD P. BATES, CLERK

AMENDMENT NO. 3 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of Official Plan Amendment No. 3 is to change the land use designation shown on Schedule 'A' attached from "Rural" to "Highway Commercial" with special provisions to permit the development of a self storage use.

2. Location

This amendment is specific to lands located in Part of Lot 15, Concession 1 in the Township of Ramara (former Township of Rama), with an area of approximately 1.0 hectares (2.4 acres). The subject land is located on the north side of County Road 45, 350 metres west of Highway 169, as shown on Schedule "A" to the Official Plan.

3. Basis

The Official Plan of the Township of Ramara currently designates the subject land "Rural". The owner of the subject property is proposing to develop a self storage use within three of the existing buildings on site. The proposed use is not permitted in the "Rural" designation. The remainder of the lands will stay in the "Rural" designation.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No. 3 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 certain lands located in Part of Lot 1, Concession D, in the Township of Ramara (the former Township of Rama) from "Rural" to "Highway Commercial" as shown on Schedule "A" attached hereto.
2. That section 9.10 is hereby amended by adding a special policy as follows:

9.10.8 Part Lot 15, Concession 1, (Rama)

"Notwithstanding section 9.10.2 within the lands designated "Highway Commercial" and identified as special policy area 9.10.8 on Schedule A of this plan, the only permitted uses shall be a indoor self storage business within the three existing buildings. The gross floor area of the buildings shall not be permitted to be expanded and no known noxious items shall be stored on site."
3. The implementing Zoning By-law Amendment for this subject property shall include policies to limit the area and size of the buildings and specify the number of required parking spaces.

Amendment No. 3 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 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. 3 but are included as information supporting the amendment.

- Memorandum from the Township Planning Consultant to the Township, dated April 14, 2004.
- Minutes of the public meeting dated April 19, 2004.
- Memorandum from the Township Planning Consultant to the Township, dated July 15, 2004.



THE CORPORATION OF THE TOWNSHIP OF RAMARA

Proud History - Progressive Future

SUBJECT LANDS
TO BE REDESIGNATED
FROM "RURAL" TO
"HIGHWAY COMMERCIAL"

