

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2007.23

A BYLAW TO ADOPT AMENDMENT NO. 7

TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA

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

AND WHEREAS in accordance with Section 17(15) and Regulation 198/96, a public meeting were 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*, enacts as follows:

1. **THAT** Amendment No. 7 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. 7 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 passing thereof and the amendment shall come 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
2ND DAY OF APRIL 2007.**



William Duffy - Mayor



**Richard P. Bates, BAS, CET -
Clerk**

Amendment No. 7 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. 7 is to change the land use designation shown on Schedule "A" from "Agriculture" to "Rural" to permit the use of the two properties for marine sales and service with Special Policies.

2. Location

This Amendment is specific to the lands located in Part of Lot 16, Concession 9 (Mara) known as 4066 Highway 12 and 4076 Highway 12. The subject lands are located on the south side of Highway 12, as shown on Schedule "A".

3. Basis

The Official Plan of the Township of Ramara currently designates the subject lands as "Agriculture". The applicant made an application to amend the Official Plan to permit the use solely for marine sales and service. There is a companion amendment application to amend Ramara Zoning Bylaw 2005.85.

In the review of the application and in consideration of issues raised, it is concluded that in this matter the appropriate designation of the subject lands is "Rural" with Special Polices.

PART B -THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT consisting of the text and schedule constitutes Amendment No. 7 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 Lot 16, Concession 9 (Mara) in the Township of Ramara from "Agriculture" to "Rural", as shown on Schedule "A", attached hereto.
2. Section 9.5 RURAL of the Official Plan of the Township of Ramara is hereby amended by adding the following Special Policy 9.4.10.2:

**"9.4.10.2 Total Marine Inc.
4066 Highway 12 and 4076 Highway 12**

Notwithstanding Section 9.4.2, the permitted use of the lands is limited to a small-scale commercial establishment that services, repairs and sells marine equipment and accessories, including ancillary recreational vehicle service and repair.

A site plan application shall be submitted to the Township of Ramara in accordance with the provisions of Section 41 of the *Planning Act*, as amended to regularize the development of the properties, and to provide for landscaping and buffering."

3. Amendment No. 7 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.

PART C - THE APPENDIX

The following appendices do not constitute part of Amendment No. 7, but are included as information supporting the Amendment.

1. Minutes of the Public Meeting held on January 29, 2007.
2. Memoranda from the Township Planning Consultant to the Township of Ramara dated January 29, 2007 and March 19, 2007.

Schedule "A" to Amendment No. 7

Lands to be redesignated from Agriculture to Rural
with Special Policy Area

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