

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2014.25

A BYLAW TO AMEND ZONING BYLAW 2005.85  
REMOVAL OF HOLDING SYMBOL  
(4652 McNeil Street)

**WHEREAS** the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, pursuant to sections 34 and 36 provides of the passing of Zoning Bylaws and amendments thereto to remove Holding (H) symbols;

**AND WHEREAS** the Council of the Corporation of the Township of Ramara deems it advisable to further amend Zoning Bylaw 2005.85 of the Township of Ramara;

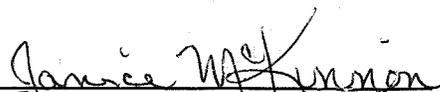
**AND WHEREAS** the provisions of this Bylaw conform to the Official Plan of the Township of Ramara as it relates to the removal of the Holding (H) symbol, as per Section 4(11)(b) of Zoning Bylaw #2005.85;

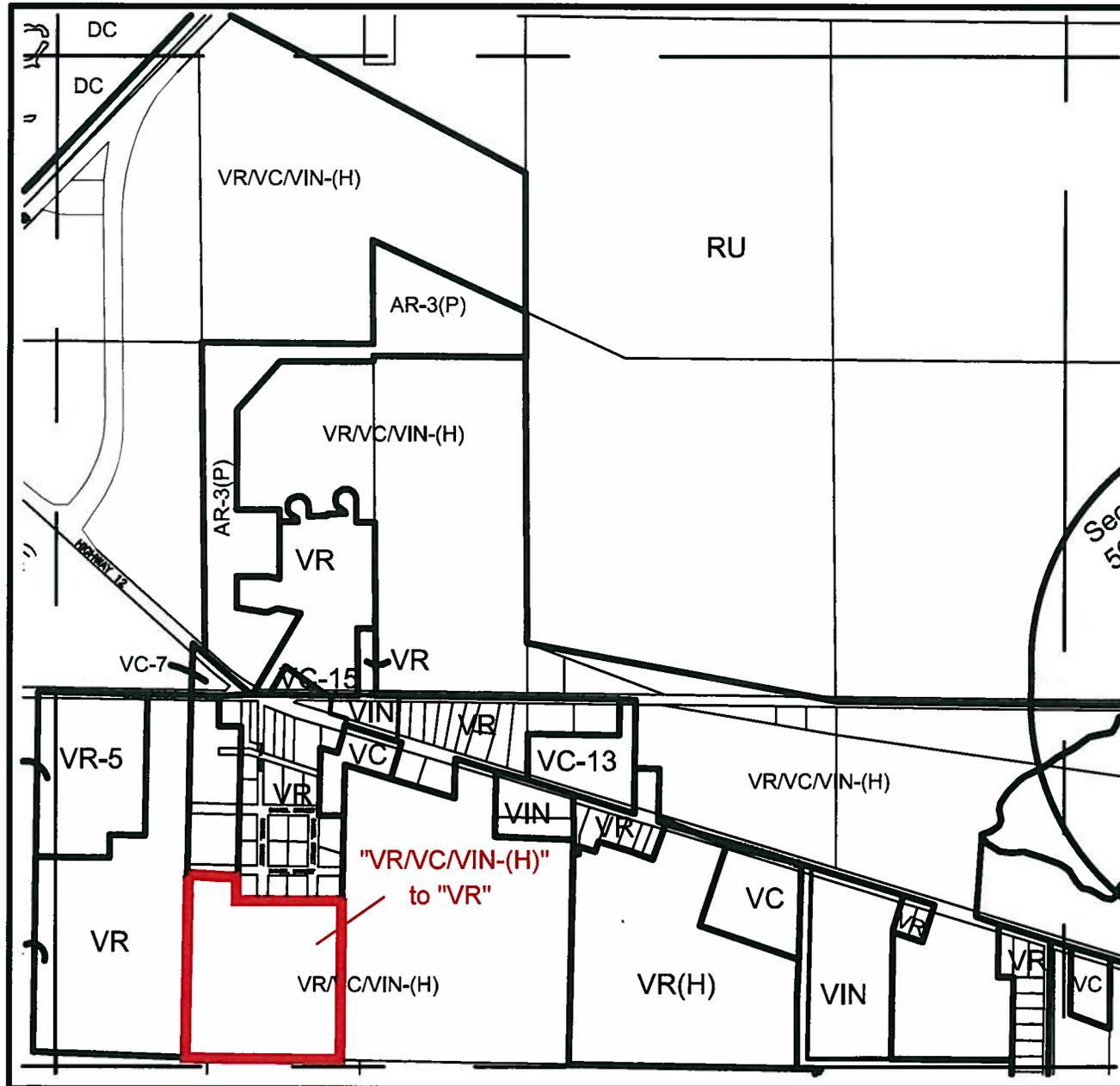
**NOW THEREFORE**, THE Council of the Corporation of the Township of Ramara hereby enacts as follows:

1. That Schedule "A", Zone Map I1 of Bylaw 2005.85 is hereby further amended by removing the Holding (H) Symbol only as it applies to the "VR" zone in the "VR/VC/VIN-(H)" Zone for for four lots in Part of Lot 29, Concession 10 in the former Township of Mara, as shown on Schedule A to this Bylaw.
2. That Schedule "A", attached, does and hereby form part of this Bylaw.
3. That this Bylaw shall come into force and take effect on the date of the passing thereof.

**BYLAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 14<sup>th</sup> DAY OF APRIL 2014.**

  
William Duffy, Mayor

  
Janice E. McKinnon, Clerk



TOWNSHIP OF RAMARA  
 SCHEDULE "A"  
 TO BY-LAW 2005.85

Map I2

SCHEDULE "A"

ZONES

- NAP Natural Area Protection
- AG Agriculture
- RU Rural
- RCR Rural and Countryside Residential
- VR Village Residential
- VC Village Commercial
- VID Village Industrial
- VIN Village Institutional
- H Hamlet
- SR Shoreline Residential
- IND Industrial
- DC Destination Commercial
- HC Highway Commercial
- MAE Mineral Aggregate Extraction
- W Waste Processing and Disposal
- AR Active Recreation
- PR Passive Recreation

IR Indian Reservation

--- Municipal Boundary

••• Wellhead Protection Area

Revision Date:

Scale: 1:12000

ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE/CAN-NET NETWORK.

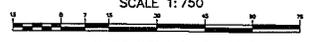
COORDINATE VALUES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH O.REG. 218/10.

POINT ID	NORTHING	EASTING
A	4932947.530	831182.518
B	4938442.544	831119.104

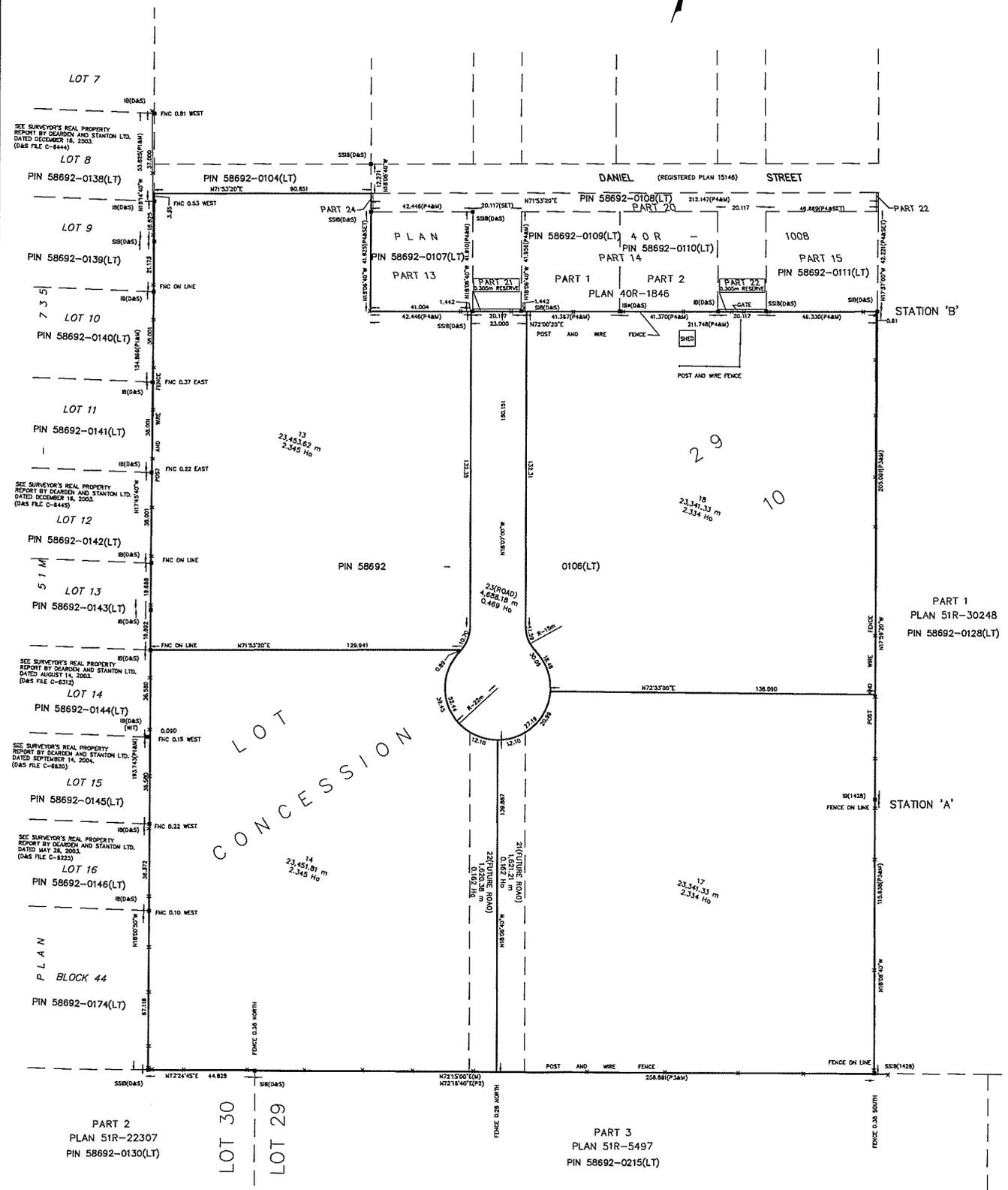
CAUTION  
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978011

**PLAN OF SURVEY**  
PART OF LOT 29, CONCESSION 10  
GEOGRAPHIC TOWNSHIP OF MARA  
NOW IN THE  
TOWNSHIP OF RAMARA  
SCALE 1:750  
J. C. STANTON O.L.S., C.L.S.  
2013



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE X, 2013.		<b>PLAN XXR--</b> RECEIVED AND DEPOSITED DATE -----		
"DRAFT" J. C. STANTON ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR		LAND REGISTRAR FOR THE LAND TITLES DIVISION OF "X" XX		
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.				
SCHEDULE OF PARTS				
PART	LOT	CONCESSION	PIN	AREA
1	X	X	X	m <sup>2</sup>



**NOTES:**  
BEARINGS ARE GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENTS A AND B, SHOWN HEREON, HAVING A GRID BEARING OF N17°59'20"W, U.T.M. ZONE 17, C.S.R.S. NAD 83.  
FOR ASTRONOMIC BEARING COMPARISONS APPLY A ROTATION OF 111°20' (CLOCKWISE) TO THE UTM BEARINGS.

(DAS) -- DENOTES DEARDEN AND STANTON LIMITED, OLS  
(P1) -- DENOTES PLAN 51R-2237  
(P2) -- DENOTES PLAN 51R-5497  
(P3) -- DENOTES PLAN 51R-30248  
(P4) -- DENOTES PLAN 40R-1846  
(M) -- DENOTES MEASURED

**LEGEND**

SB -- DENOTES STANDARD IRON BAR  
SB9 -- DENOTES SHORT STANDARD IRON BAR  
IS -- DENOTES IRON BAR  
(4x2) -- DENOTES 4" X 2" STRINGHAM, O.L.S.  
M -- DENOTES MOUND FOUND  
D -- DENOTES MOUND PLANTED

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THE ACT.  
2) THE SURVEY WAS COMPLETED ON THE 28th DAY OF NOVEMBER, 2013.

ORILLIA, ONTARIO  
DECEMBER 5, 2013.

J. C. STANTON  
ONTARIO LAND SURVEYOR  
CANADA LANDS SURVEYOR

**DEARDEN AND STANTON LTD**  
ONTARIO LAND SURVEYORS  
CANADIAN LAND SURVEYORS  
CONSULTING ENGINEERS  
89 COLLEGE STREET E. 1ST FLS  
PHONE (705)325-9521 FAX (705)325-0241  
www.deardenandstanton.com

**ORILLIA - ONTARIO**

CAD FILE: RF25990 D-2568

PLAN 51R-2237, 51R-5497, 51R-30248, 40R-1846, 51R-1118, 51R-1119, 51R-1120, 51R-1121, 51R-1122, 51R-1123, 51R-1124, 51R-1125, 51R-1126, 51R-1127, 51R-1128, 51R-1129, 51R-1130, 51R-1131, 51R-1132, 51R-1133, 51R-1134, 51R-1135, 51R-1136, 51R-1137, 51R-1138, 51R-1139, 51R-1140, 51R-1141, 51R-1142, 51R-1143, 51R-1144, 51R-1145, 51R-1146, 51R-1147, 51R-1148, 51R-1149, 51R-1150, 51R-1151, 51R-1152, 51R-1153, 51R-1154, 51R-1155, 51R-1156, 51R-1157, 51R-1158, 51R-1159, 51R-1160, 51R-1161, 51R-1162, 51R-1163, 51R-1164, 51R-1165, 51R-1166, 51R-1167, 51R-1168, 51R-1169, 51R-1170, 51R-1171, 51R-1172, 51R-1173, 51R-1174, 51R-1175, 51R-1176, 51R-1177, 51R-1178, 51R-1179, 51R-1180, 51R-1181, 51R-1182, 51R-1183, 51R-1184, 51R-1185, 51R-1186, 51R-1187, 51R-1188, 51R-1189, 51R-1190, 51R-1191, 51R-1192, 51R-1193, 51R-1194, 51R-1195, 51R-1196, 51R-1197, 51R-1198, 51R-1199, 51R-1200, 51R-1201, 51R-1202, 51R-1203, 51R-1204, 51R-1205, 51R-1206, 51R-1207, 51R-1208, 51R-1209, 51R-1210, 51R-1211, 51R-1212, 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51R-2113, 51R-2114, 51R-2115, 51R-2116, 51R-2117, 51R-2118, 51R-2119, 51R-2120, 51R-2121, 51R-2122, 51R-2123, 51R-2124, 51R-2125, 51R-2126, 51R-2127, 51R-2128, 51R-2129, 51R-2130, 51R-2131, 51R-2132, 51R-2133, 51R-2134, 51R-2135, 51R-2136, 51R-2137, 51R-2138, 51R-2139, 51R-2140, 51R-2141, 51R-2142, 51R-2143, 51R-2144, 51R-2145, 51R-2146, 51R-2147, 51R-2148, 51R-2149, 51R-2150, 51R-2151, 51R-2152, 51R-2153, 51R-2154, 51R-2155, 51R-2156, 51R-2157, 51R-2158, 51R-2159, 51R-2160, 51R-2161, 51R-2162, 51R-2163, 51R-2164, 51R-



**THE CORPORATION OF THE  
TOWNSHIP OF RAMARA**  
*Proud History - Progressive Future*

**CONSENT FILES B-3/14, B-4/14 AND B-5/14  
COMMITTEE OF ADJUSTMENT  
NOTICE OF DECISION**

*Statutory Authority: Section 53 of the Planning Act, 1990 as amended*

**PROPERTY:** Part of Lot 29, Concession 10 (Mara) – known municipally as 4652 McNeil Street

Three applications have been made by Anthony Stong, owner for the creation of three residential parcels and one retained parcel. The four newly created lots, subject to the approved consent applications will have frontage on a newly created road, constructed to Township specifications and subject to a Road Agreement with the municipality. The road will be conveyed to the Township of Ramara and opened as a municipal road by bylaw as determined by the Township of Ramara and subject to the satisfaction of municipal engineering requirements.

Lot 1 will have a frontage on the newly created road of 132.35 m and will be comprised of 2.345 ha. Lot 2 will have a frontage on the newly created road of 132.31 m and will be comprised of 2.334 ha. Lot 3 will have a frontage on the newly created road of 27.19 m and will be comprised of 2.334 ha. The retained parcel subject to the three consent requests will have a frontage on the newly created road of 52.44 m and will be comprised of 2.345 ha. Upon approval of the consent applications, the four lots will be used for residential purposes.

**RESOLUTION CA-08-2014**

**MOVED BY:** Richard Whitty

**SECONDED BY:** Randy Warren

**THAT,** having regard to the considerations set out in Section 51(24), of the PLANNING ACT, R.S.O. 1990, as amended, Consent Application B-3/14, B-4/14 and B-5/14, submitted by Anthony Stong, owner

**BE APPROVED**

subject to the following conditions:

- 1) Satisfying the requirements of the Township of Ramara, financial and otherwise, including payment of any outstanding taxes and a cash-in-lieu of parkland fee of \$1000.00 per lot.
- 2) Provision of a registerable legal description on the parcel to be severed, together with three (3) copies of the applicable reference plan.
- 3) That the owner enter into a road agreement with the Township of Ramara regarding the building and assuming of the internal roadway, prior to the completion of the consent process.
- 4) That the owner apply for and obtain a Zoning Bylaw Amendment to remove the "Holding" provision on the property, zoning the parcel subject to the consent applications as "Village Residential".

**CARRIED**

***Warning: All conditions must be fulfilled within one year of the giving of the Notice of Decision, failing which the Decision shall be deemed to be refused.***

The Decision of the Committee, or any of the conditions which may be imposed, may be appealed to the Ontario Municipal Board, within 20 days of giving notice of the Decision, by filing with the Secretary-Treasurer of the Committee at the address noted above, a Notice of Appeal, setting out the reasons for the appeal and accompanied by the fee of \$125.00, payable to the Minister of Finance, IN THE FORM OF CERTIFIED CHEQUE OR MONEY ORDER, as prescribed by the Ontario Municipal Board. **PLEASE ALSO BE ADVISED THAT ANY APPEALS TO THE ONTARIO MUNICIPAL BOARD REQUIRE THE APPELLANT TO SUBMIT AN APPEAL FORM "A" WITH THE REQUIRED APPEAL AND FEE, WHICH IS AVAILABLE FROM THE MUNICIPALITY OR AT [www.omb.gov.on.ca](http://www.omb.gov.on.ca)**

Only individuals, corporations and public bodies may appeal a Decision in respect of the application for Consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group, on its behalf. On an appeal to the Ontario Municipal Board, a hearing will be held, of which notice will be given to the applicant, the appellant, the Secretary-Treasurer of the Committee and to such other persons and in such manner as the Ontario Municipal Board may determine.

If within such 20 days, no notice of appeal is given, the Decision of the Committee is final and binding, and the Secretary-Treasurer will notify the applicant and file a certified copy of the Decision with the Clerk of the Municipality.

The Committee of Adjustment may change the conditions of the provisional Consent upon receipt of a written request to do so.

**THE DATE OF THE DECISION WAS: MARCH 4, 2014**

**THE DATE OF THE GIVING OF THE NOTICE OF DECISION IS: MARCH 4, 2014**

**THE LAST DATE FOR FILING AN APPEAL WILL BE: MARCH 24, 2014**

Should you wish any further information please do not hesitate to contact me.

Deb McCabe, CPT, ACST  
Planning and Zoning Administrator  
Secretary-Treasurer, Committee of Adjustment