

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NO. 2021.75

**A BYLAW TO AMEND ZONING BYLAW 2005.85
(2428 CONCESSION ROAD 3)**

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, provides for the enactment of zoning bylaws and amendments thereto;

AND WHEREAS the Council of the Corporation of the Township of Ramara deems it advisable to further amend Bylaw 2005.85 for the Township of Ramara as it relates to Part of Lot 12, Concession 3, further described as Part 1 on Plan 51R-38029 in the former Township of Mara, known as 2428 Concession Road 3;

AND WHEREAS the provisions of this Bylaw conform to the Ramara Official Plan;

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

1. THAT Schedule "A", Map O7, of Zoning By-law 2005.85 is hereby further amended by rezoning from "Agriculture (AG)" to "Agriculture Exception Seven (AG-7)" of this Bylaw.
2. THAT Schedule "A", Map O7 attached, does and shall form part of this Bylaw.
3. THAT Section 7(11) Special Provisions is amended by adding the following subsection:

"AG-7" (Map O7)

Notwithstanding subsection (2) to the contrary, a secondary dwelling unit as an accessory use to a primary dwelling is permitted.

The secondary dwelling unit on the subject property must be located in the front yard of the primary dwelling and is subject to the following provisions:

Minimum Front Yard Setback	53.4 metres
Minimum Rear Yard Setback	182.8 metres
Minimum Side Yard Setback (West)	8.4 metres
Minimum Side Yard Setback (East)	13.8 metres
Maximum Floor Area	497.0 square metres

Notwithstanding subsection (3), the maximum lot area shall be 1.29 hectares.

4. THAT this Bylaw shall come into force and take effect on the date of passing thereto, subject to the provisions of Section 34 of the Planning Act, as amended.
5. THAT this Bylaw shall come into force and effect on the date it is passed only following the approval of Official Plan Amendment No. 19, subject to the provisions of Section 34 of the *Planning Act*.

BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27 DAY OF SEPTEMBER 2021.

DocuSigned by:

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BASIL CLARKE, MAYOR

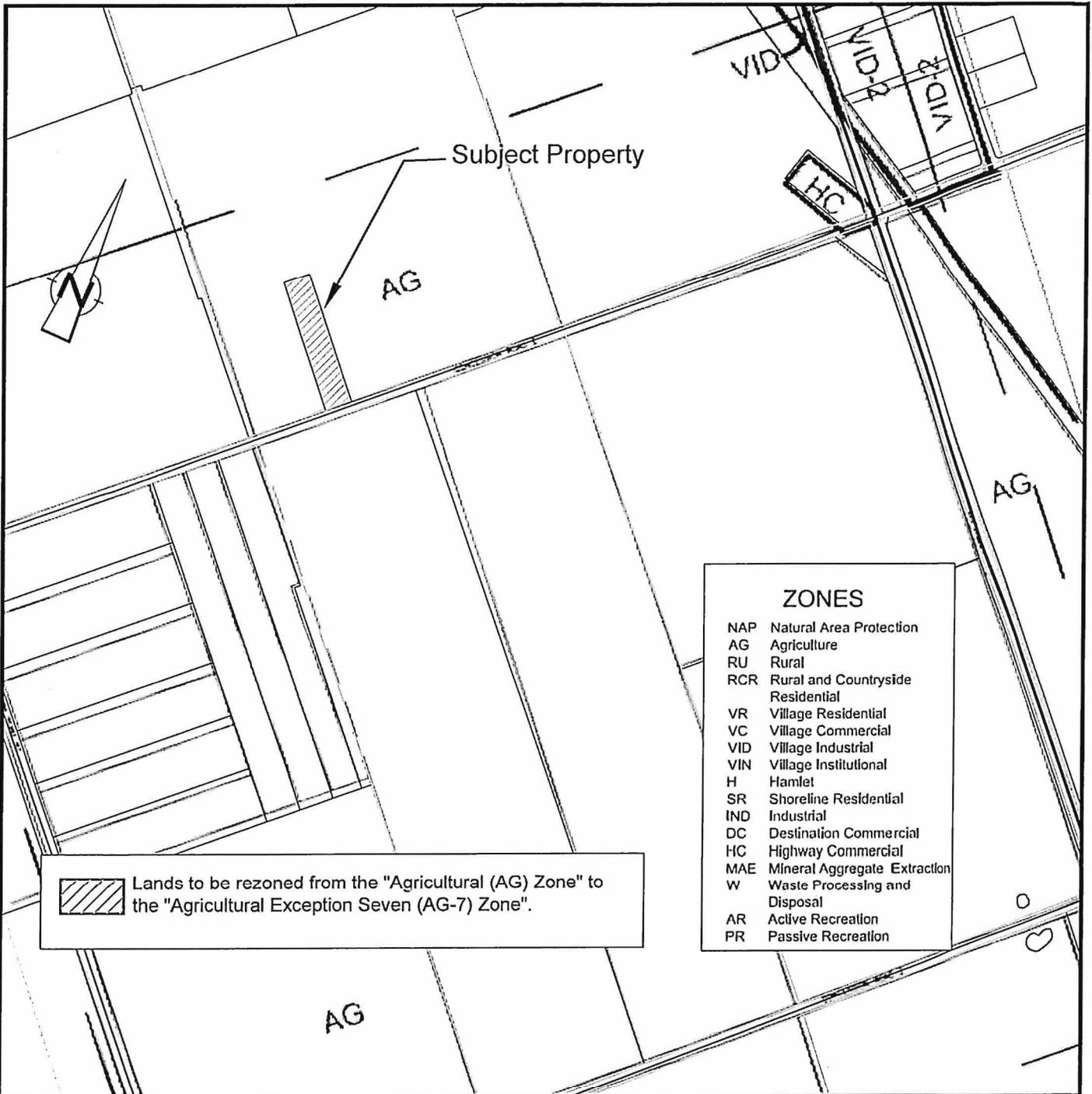
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JENNIFER CONNOR
JENNIFER CONNOR, CLERK

I, Catherine Wainman, Deputy Clerk of the Corporation of the Township of Ramara, do hereby certify that this is a true copy of Township of Ramara Zoning Bylaw Amendment 2021.75.
Dated this 29th day of September, 2021.

Catherine Wainman, Deputy Clerk

Schedule "A" to Bylaw 2021. 75



 Lands to be rezoned from the "Agricultural (AG) Zone" to the "Agricultural Exception Seven (AG-7) Zone".

Subject Property:
Part of Lot 12, Concession 3, Part 1 of 51R-38029
Township of Ramara

Township of Ramara
Zoning By-Law #2005.85
Schedule A - Map O7



PROJECT NO: 21-84007
DATE: September 21, 2021
HORIZ. SCALE: 10,000

Schedule "A" to By-law No. 2021.____
Passed this 27th day of
September 2021