

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2023.XX

A BYLAW TO ADOPT AMENDMENT NUMBER XX
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;

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. XX to the Official Plan of the Township of Ramara, constituting the text, is hereby adopted.
2. THAT the Clerk is authorized to forward Amendment No. XX 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 plan when approved in accordance with Section 17 of the *Planning Act*.

BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY
PASSED THIS XX DAY OF OCTOBER 2023.

BASIL CLARKE, MAYOR

JENNIFER CONNOR, CLERK

AMENDMENT NO.XX

TO THE

OFFICIAL PLAN OF THE

TOWNSHIP OF RAMARA

October XX, 2023

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

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Official Plan Amendment is to add policies to the Township of Ramara Official Plan reflecting the transfer of road ownership to the Chippewas of Rama First Nation (CRFN). Additional policy is required to ensure the properties fronting on the specific road sections are deemed to have frontage on an open public road. The specific road sections will be removed from Schedule B of the Township of Ramara Official Plan.

2. Location

This Amendment applies to all lands with frontage on the following road sections.

Benson Road

Being part of the road allowance between lots 6 & 7, Front Range, further described as Part 1, Plan 51R-xxxxx (R-727-1) dated October xx, 2023.

-and-

Being part of the road allowance between Concessions 1 & 2, further described as Part 1, Plan 51R-xxxxx (R-728-1) dated October xx, 2023.

Fish Sideroad

Being part of the rear road allowance between lots fronting on Lake Couchiching and Concession 2, Rama, further described as Part 1, Plan 51R-xxxxx (PL-R-729-1) dated October xx, 2023.

Willison Sideroad

Being part of the rear road allowance between lots fronting on Lake Couchiching and Concession Road 1, being Part 1, 51R-xxxxx (PL-R-726_1) dated October xx, 2023.

William Street

Being part of the road allowance between lots 6 & 7, Front Range and Concession 1, Rama, further described as shown as Part 1, Plan 51R-xxxxx (R-725_1) dated October xx, 2023.

Victoria Park Road

In Plan 387, Rama, further described as Part 2, Plan 51R-xxxxx (R-725_1) dated October xx, 2023.

3. Basis of the Amendment

In 2021, the Township of Ramara and the CRFN began the process of transferring ownership of Benson Road, Fish Sideroad, Willison Sideroad, William Street and Victoria Park Road to the CRFN. The transfer in ownership will allow the CRFN to obtain funding associated with road maintenance and improvements.

A legal agreement for the transfer of these lands to CRFN is underway. Access to the properties fronting on the impacted roads will remain the same and the roads will still be regarded as public rights-of-way. Current Official Plan policy states that development can only occur on lots if the lands have safe access and frontage on an open public road (County, Province or Township) that conforms to the standards of the road authority. Since the roads subject to the transfer will no longer be owned and maintained by County, Province, or Township, additional policy is required to recognize the existing properties fronting on the subject road sections as public roads.

An update to Schedule B “Roads Plan” of the Township of Ramara Official Plan is required to remove the specific sections from the map and road inventory.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text constitutes Amendment No. XX to the Official Plan of the Township of Ramara.

1. Section 5.1.4 Lots of Record is hereby amended by adding:

5.1.4.4 Notwithstanding the policy contained in Section 5.1.4.1, on lots abutting Fish Sideroad, Benson Road, Willison Sideroad, Victoria Park Road and William Street and as identified on (PARTS of REFERENCE PLAN) subject to the Ramara-Chippewas of Rama First Nation roads transfer on January 1, 2024, shall be deemed to front on an open public right-of-way maintained by a road authority.

2. Section 5.1.12 Lot Creation (Subdivision Control) is hereby amended by adding:

5.1.12.4.4 Notwithstanding the policy contained in section 5.1.12.4.1, on lots abutting Fish Sideroad, Benson Road, Willison Sideroad, Victoria Park Road and William Street and as identified on (PARTS on REFERENCE PLAN) subject to the Ramara-Chippewas of Rama First Nation roads transfer on January 1, 2024, shall be deemed to front on an open public road that conforms with the standards of the road authority.

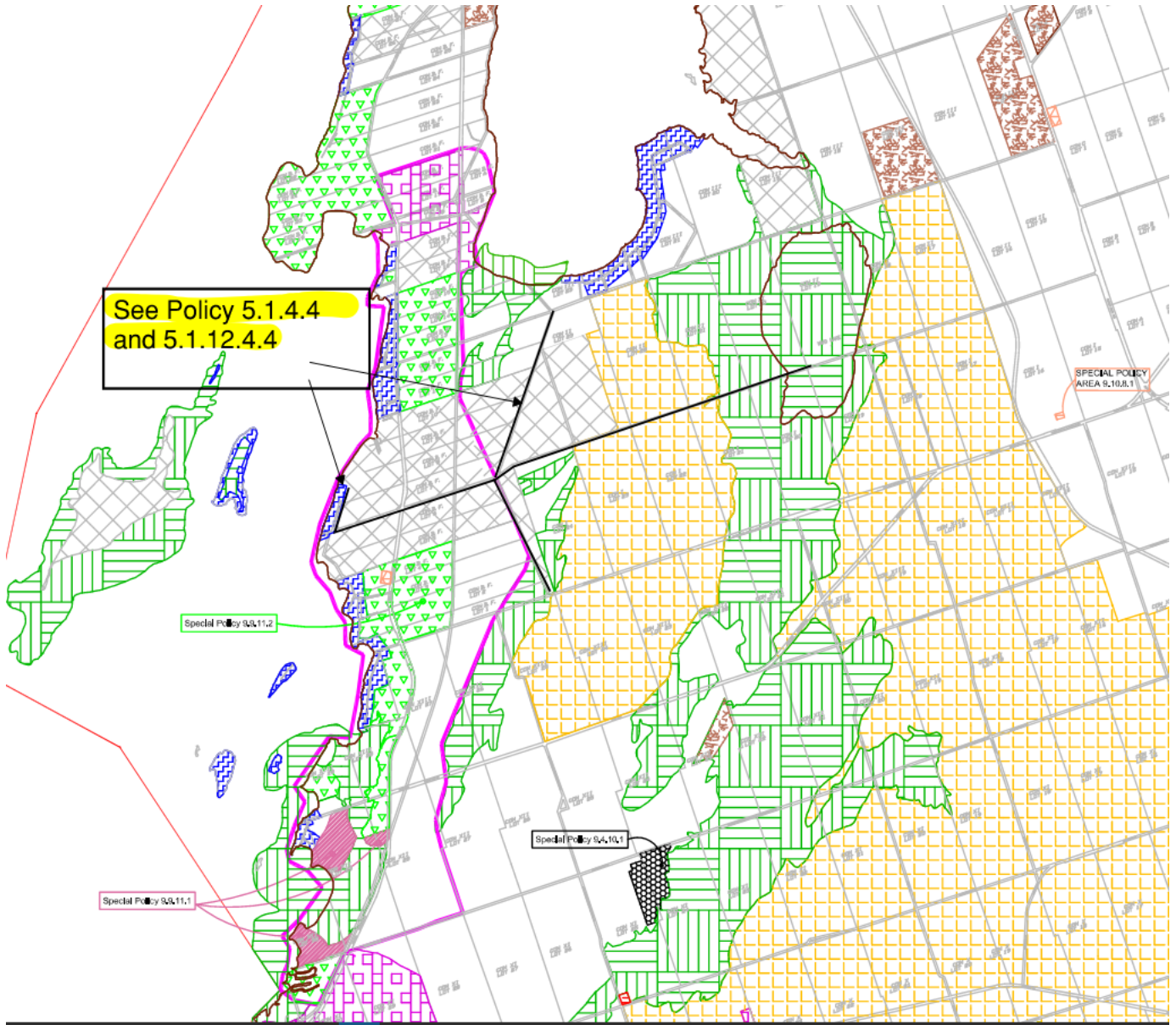
3. Schedule A entitled “Land Use Plan” is amended by adding reference to the relevant policy for lands abutting Fish Sideroad, Benson Road, Willison Sideroad, Victoria Park Road and William Street.

4. Schedule B entitled “Roads Plan” is amended by removing the road allowances as identified on (PARTS of REFERENCE PLAN)

Amendment No. XX 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, shall apply in regard to the implementation of the amendment.

Schedule 'A' to Amendment No. xx of the
Township of Ramara Official Plan



Schedule 'B' to Amendment No. xx of the
Township of Ramara Official Plan

