

**THE CORPORATION OF THE TOWNSHIP OF RAMARA  
BYLAW NUMBER 2025.XX  
A BYLAW TO ADOPT AMENDMENT NO. XX  
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 the Regulation 198/96, public meetings 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** Schedule "A", of Official Plan of the Township of Ramara is hereby further amended by redesignating from "Agriculture" and "Rural" to "Agriculture special policy", "Mineral Aggregate Extraction Area" and "Mineral Aggregate Extraction Area special policy".
2. **THAT** Schedule "A", attached, does and shall form part of this Bylaw.
3. **THAT** this Bylaw shall come into force and take effect on the date of passing thereof and this amendment comes into effect as an official plan when approved, subject to the provisions of Section 17(22) of the *Planning Act*, as amended.

**BYLAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.**

\_\_\_\_\_  
**Basil Clarke, Mayor**

\_\_\_\_\_  
**Jennifer Connor, Clerk**

AMENDMENT NO. XX

TO THE

OFFICIAL PLAN OF

THE TOWNSHIP OF RAMARA

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

**PART A – THE PREAMBLE**

**1. Purpose of the Amendment**

The purpose of this Amendment is to change the land use designation shown on Schedule “A” attached, from “Agriculture” and “Rural” to “Agriculture special policy”, “Mineral Aggregate Extraction Area” and “Mineral Aggregate Extraction Area special policy” to permit the licencing of a quarry on a portion of the lands and to permit ecological enhancements and monitoring throughout the life of the licenced quarry on the remaining portion of the lands.

**2. Location**

The Amendment is specific to the lands located in Part Lots 11, 12 & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara, known as 1506 & 1646 Highway 12, and 2440 & 2530 Concession 1.

**3. Basis of the Amendment**

The Official Plan of the Township of Ramara currently designates the subject land as “Agriculture” and “Rural”. The applicant has made an application to amend the Official Plan to permit the licencing of the subject land as a quarry under the *Aggregate Resources Act*. There is a companion amendment to the Ramara Zoning Bylaw 2005.85. Only those lands that are proposed to be licenced are proposed to be designated as “Agriculture special policy”, “Mineral Aggregate Extraction Area” and “Mineral Aggregate Extraction Area special policy”. The area subject to this Amendment is 161.2 hectares (398.3 acres). The subject land has frontage along Concession 1, Concession 2 and Highway 12.

The lands proposed to be designated ‘Mineral Aggregate Extraction special policy’ are the western portion of the site in which extraction is not proposed to occur. These lands will be included in the licence boundary to be used for ecological enhancements, mitigation and monitoring throughout the life of the operation in accordance with the approved Aggregate Resources Act Site Plans.

## **PART B – THE AMENDMENT**

All of the Amendment entitled PART B – THE AMENDMENT consisting of the attached text and the schedule constitute Amendment **No. XX** to the Official Plan of the Township of Ramara.

1. Schedule “A” entitled Land Use Plan is hereby amended by re-designating 161.2 hectares (398.3 acres) located in Part Lots 11, 12 & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara as “Agriculture special policy”, “Mineral Aggregate Extraction Area” and “Mineral Aggregate Extraction Area special policy” from the existing “Agriculture” and “Rural” designations, as shown on Schedule “A” attached hereto.
2. Schedule “A” entitled Land Use Plan is hereby amended to add an ‘extractive industrial’ overlay to North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara. The purpose of this overlay is to clearly show that the site is part of the licenced mineral aggregate operation located in Part Lots 11, 12, & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara.
3. Section 9.11.11 of the Township Official Plan shall be amended to add a new special policy. The new subsection shall read:

“9.11.11.X – Notwithstanding Section 9.11.2 on lands designated Mineral Aggregate Extraction, located at Part Lot 13, Concession 1 no extraction or accessory and ancillary uses are permitted. These lands are to be used for ecological enhancements and environmental mitigation and monitoring.”
4. Notwithstanding any provisions of this Plan, the implementation zoning by-law shall incorporate a holding provision until the owner has satisfied the requirements of entering into an agreement with the Township of Ramara for upgrades to the portion of Concession Road 2 that will be used for a haul route.”
5. Section 9.3.10 of the Township Official Plan shall be amended to add a new special policy. The new subsection shall read:

“9.3.10.X – Notwithstanding any policies of this plan, on the lands designated “agriculture special policy” located at North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara, in addition to the policies of Section 9.3 “Agriculture”, the policies of Section 9.11 “Mineral Aggregate Extraction Area” shall also be permitted.
6. Amendment **No. XX** shall be implemented by means of a Zoning Bylaw Amendment enacted pursuant to the provisions of Section 34 of the *Planning Act*.
7. The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the interpretation of this Amendment.

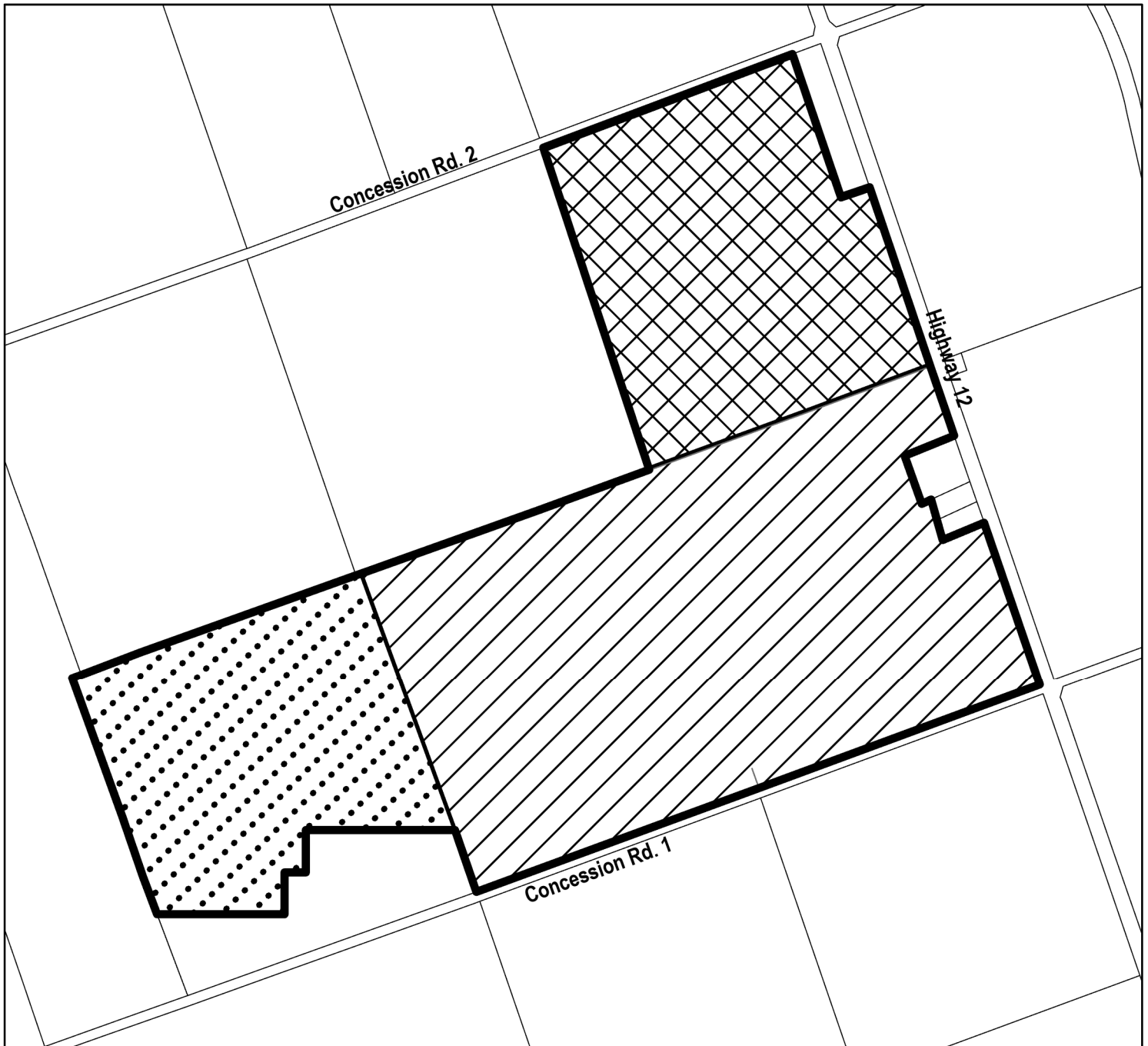
## **PART C – THE APPENDIX**

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

1. Aggregate Resources Act Site Plans for the proposed Brechin Quarry, prepared by MHBC, dated December 2023;
2. Planning Justification Report for the proposed Brechin Quarry, prepared by MHBC, dated December 2023 revised April 2024;
3. Level 1 and Level 2 Hydrogeological and Hydrological Report, prepared by Azimuth Environmental Consulting, dated December 2023;
4. Natural Environment Report, prepared by Azimuth Environmental Consulting, dated December 2023;
5. Traffic Impact Assessment, prepared by T. Y. LIN International Canada Inc. (TYLin), dated December 2023;
6. Noise Impact Assessment, prepared by HGC Engineering, dated December 2023;
7. Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Ltd., dated October 16, 2023;
8. Ministry of Tourism, Culture and Sport Checklist for Built Heritage Resources and Cultural Heritage Landscapes Potential prepared by MHBC, dated December 2023;
9. Cultural Heritage Screening Report, prepared by MHBC, dated December 2023;
10. Blasting Impact Analysis, prepared by Explotech, dated December 2023; and
11. Agricultural Impact Study, prepared by MHBC, dated December 2023.

# Official Plan Amendment No. \_\_\_\_ to Schedule A - Land Use

Part of Lots 11, 12 and 13, Concession 1  
Township of Ramara  
County of Simcoe



Lands to be Redesignated from Rural (RU) to Mineral Aggregate Extraction Area



Lands to be Redesignated from Agriculture (AG) to Agriculture (AG) Special Policy



Lands to be Redesignated from Rural (RU) to Mineral Aggregate Extraction Special Policy Area