

THE CORPORATION OF THE TOWNSHIP OF RAMARA BY-LAW NUMBER 2025.xx
BEING A BY-LAW TO AMEND ZONING BY-LAW #2005.85
(8213 Rama Road)

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

AND WHEREAS pursuant to Section 39 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, building or structures for any purpose set out therein that is otherwise prohibited by the by-law;

AND WHEREAS the Council of the Corporation of the Township of Ramara has considered an application to permit the temporary placement of three office trailers to allow for the temporary establishment of a veterinary clinic on lands described as Part Rama Island, Part 1 Plan 51R-8571, Ramara (Formerly in the Township of Rama), known municipally as 8213 Rama Road; (Roll Number 4348 020 003 00801 0000)

AND WHEREAS upon review of the foregoing, the Council of the Corporation of the Township of Ramara has determined that the proposed amendment is desirable and appropriate for the use of the subject property;

AND WHEREAS Section 7.5.1 of the Township of Ramara Official Plan 2003, as amended, authorizes the passing of temporary use by-laws;

AND WHEREAS the provisions of this By-law conform to the Ramara Official Plan;

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

1. **THAT** Schedule "A", Map B5, of Zoning By-law 2005-85, as amended, is hereby further amended by changing the zoning on certain lands from "Hamlet (H) " to "Hamlet-xx-T (H-xx-T)" as attached hereto and forming part of this By-law.
2. **THAT** Schedule "A", attached hereto, does and shall form part of this By-law.
3. **THAT** Section 14.(9) Special provisions is amended by adding the following subsection:

H-xx-T (Map B5)

In addition to the permitted uses in subsection 14.(1) within the "Hamlet" zone, a temporary veterinary clinic within three office trailers is a permitted temporary use.

The minimum rear yard setback for the office trailers shall be 90 metres.

The temporary use is permitted until (*18 months from the date of the passing of the by-law*)

All other relevant provisions of this By-law shall apply.

4. **THAT** Schedule “A” attached, does and shall form part of this By-law.
5. **THAT** this By-law shall come into force and take effect on the date of the passing thereto, subject to the provisions of section 34 of the *Planning Act*, as amended.

**BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
XX DAY OF MONTH , 2025.**

BASIL CLARKE, MAYOR

JENNIFER CONNOR, CLERK