

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NO. 2026.12

**A BYLAW TO ADOPT AMENDMENT NO. 29 TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA
(2003)**

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 543/06, a public meeting was held on June 23, 2025, with respect to this amendment;

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

THAT the Council of the Corporation of the Township of Ramara, in accordance with the provisions of section 17(22) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, enacts as follows:

1. THAT Amendment No. 29 to the Official Plan of the Township of Ramara (2003) constituting the text and Schedule "A", is hereby adopted;
2. AND THAT the Clerk is authorized to forward Amendment No.29 to the County of Simcoe as required under section 17(31) and to provide such notice as requested by section 17(13) of the *Planning Act*.
3. AND THAT this Bylaw shall come into force and effect on the day of the passing thereof and this Amendment comes into force and effect as the official plan approved in accordance with section 17 of the *Planning Act*.

**BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 09 DAY OF MARCH, 2026.**

The Corporation of the
Township of Ramara

Original Signed By

BASIL CLARKE, MAYOR

Original Signed By

REBECCA ZANUSSI, ACTING CLERK

Status: Passed

**AMENDMENT NO. 29
TO THE
OFFICIAL PLAN OF
THE TOWNSHIP OF RAMARA (2003)**

AMENDMENT NO.29 TO THE OFFICIAL PLAN OF TOWNSHIP OF RAMARA (2003)

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

This amendment applies to the Township of Ramara Official Plan (2003) as the application was deemed complete prior to the new Official Plan coming into force. Pursuant to the transition provisions of the Township of Ramara Official Plan (2025), this amendment will also amend the new Official Plan upon adoption.

The applicant had made an application to amend the Official Plan 2003 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 Area 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. 29 to the Official Plan of the Township of Ramara (2003).

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 in Schedule “A” attached hereto.
2. Schedule “A” entitled Land Use is hereby further 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, as shown in Schedule “A” attached hereto.
3. Section 9.3.10 of the Township Official Plan shall be amended to add a new special policy. The new subsection shall read:

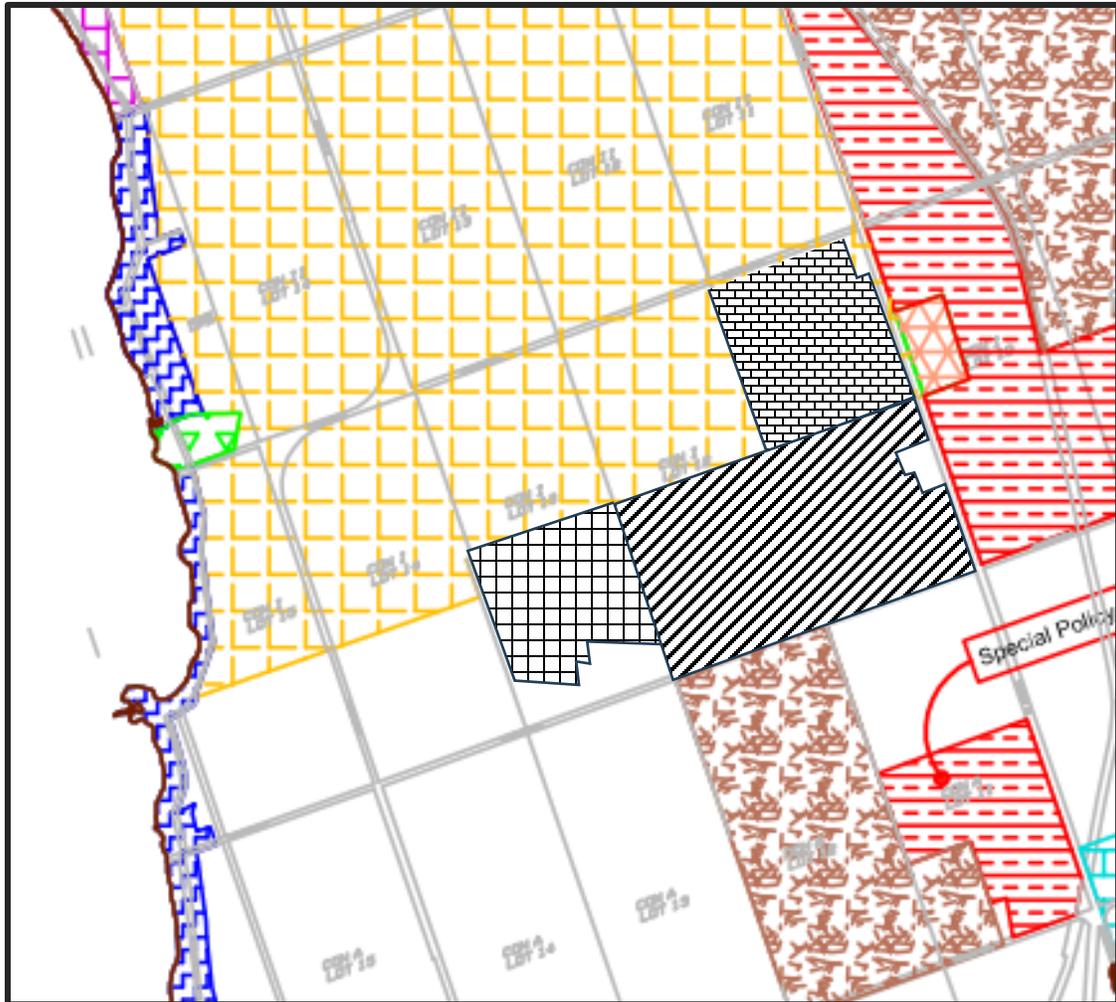
“9.3.10.3– Notwithstanding any policies of this plan, on the lands designated “Agriculture” and identified as Special Policy 9.3.10.3 located at North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara, in addition to the policies of Section 9.3 “Agriculture”, the policies of Section 9.11 “Mineral Aggregate Extraction Area” shall also be permitted.
4. Section 9.11.11 of the Township Official Plan shall be amended to add a new special policy. The new subsection shall read:

“9.11.11.7 – Notwithstanding Section 9.11.2 on lands designated Mineral Aggregate Extraction Area and identified as Special Policy 9.11.11.7, 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.”

5. Amendment No. 29 shall be implemented by means of a Zoning Bylaw Amendment enacted pursuant to the provisions of Section 34 of the *Planning Act*.
6. Notwithstanding any provisions of this Plan, the implementing 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 and Ministry of Transportation (MTO) for upgrades to the portion of Concession Road 2 that will be used for a haul route and intersection with Highway 12.”
7. Schedule “D” entitled High Potential Mineral Aggregate Resource Areas is hereby amended to update the properties subject to this amendment as Mineral Aggregate Extraction Area including the ‘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 a licenced mineral aggregate operation, as shown in Schedule “A” attached hereto.
8. The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the interpretation of this Amendment.

Official Plan Amendment No. 29 to Schedule A – Land Use Plan

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

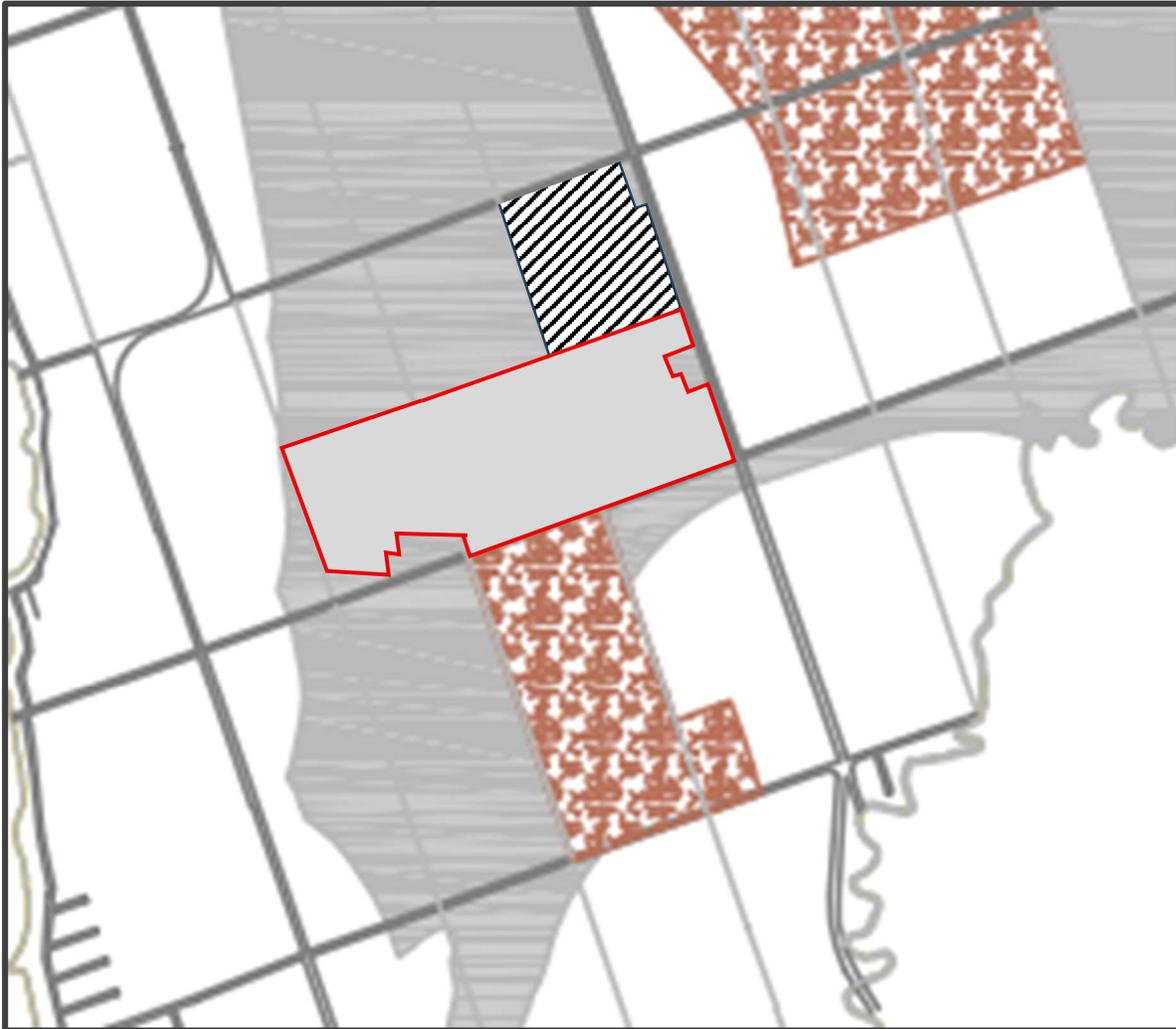


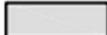
Legend	Amendments	
NATURAL AREA PROTECTION		Lands to be Redesignated from “Agriculture” to “Agriculture Special Policy” including an “Extractive Industrial” overlay
AGRICULTURE		Lands to be Redesignated from Rural to Mineral Aggregate Extraction Area
RURAL		Lands to be Redesignated from Rural to Mineral Aggregate Extraction Area Special Policy
VILLAGE		
HAMLET		
SHORELINE RESIDENTIAL		
INDUSTRIAL		
DESTINATION COMMERCIAL		
HIGHWAY COMMERCIAL		
MINERAL AGGREGATE		
EXTRACTION AREA		

Official Plan Amendment No. 29 to Schedule D

High Potential Mineral Aggregate Resource Areas

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



Legend	Amendments
<p>HIGH POTENTIAL MINERAL AGGREGATE RESOURCE AREAS</p> 	<p> Lands to be Redesignated to Mineral Aggregate Extraction Area</p>
<p>MINERAL AGGREGATE EXTRACTION AREA</p> 	<p> Lands to be Redesignated with an "Extractive Industrial" overlay</p>

PART C – THE APPENDIX

The following appendices do not constitute part of Amendment No. 29, 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 and agreed upon amendments;
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.
12. Letter to Ministry of Natural Resources from Township of Ramara outlining agreed upon changes to the ARA Site Plan, dated March 10, 2026.