

**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 "Rural" to "Mineral Aggregate Extraction Area".
2. **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 from “Rural” to “Mineral Aggregate Extraction Area” to permit the licencing of a pit and quarry on a portion of the lands.

2. Location

The Amendment is specific to the lands located in Part Lots 2, 3, and 4 Concession C and Part Lots 3, 4 and 5 Concession D in the former geographic Township of Rama, Township of Ramara, known as 2381 Concession Road D-E, 7556 Concession Road B-C and 7406 Concession Road B-C.

3. Basis of the Amendment

The Official Plan of the Township of Ramara currently designates the subject land as “Rural”. The applicant has made an application to amend the Official Plan to permit the licencing of the subject land as a pit and 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 “Mineral Aggregate Extraction Area”. The area subject to this Amendment is 91.2 hectares. The subject land has frontage along Concession B-C and Concession D-E.

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. Schedule “A” entitled Land Use Plan is hereby amended by re-designating 91.2 hectares located in Part Lots 2, 3, and 4 Concession C and Part Lots 3, 4 and 5 Concession D in the former geographic Township of Rama., Township of Ramara as “Mineral Aggregate Extraction Area” from the existing “Rural” designation.
2. 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*.
3. 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 Kingfisher North Quarry Extension, prepared by MHBC, dated October 2025;
2. Planning Justification Report for the proposed Kingfisher North Quarry Extension, prepared by MHBC, dated September 2025;
3. Level 1 and 2 Water Report, Kingfisher North Quarry Extension, Township of Ramara, County of Simcoe, prepared by Azimuth Environmental Consulting, dated October 2025;
4. Maximum Predicted Water Table Report, prepared by Azimuth Environmental Consulting, dated October 2025;
5. Natural Environment Report, Kingfisher Quarry North Extension, Township of Ramara, prepared by Azimuth Environmental Consulting, dated September 2025;
6. Traffic Impact Study, Kingfisher Quarry North Extension, prepared by Skelton Brumwell & Associates, dated June 13, 2025;
7. Noise Impact Study, Kingfisher Quarry North Extension, prepared by Aeroustics Engineering Ltd., dated May 27, 2025;
8. Stage 1 & 2 Archaeological Assessment of Part lot 3, 4, Concession C, Part lot 3, 5, lot 4, Concession D. Township of Ramara, former geographic Township of Rama, County of Simcoe, former County of Ontario, Ontario, prepared by York North Archaeological Services Inc., dated November 20, 2018;
9. Stage 1 and 2 Archaeological Assessment of the Proposed Licence Boundary Extension, Kingfisher Quarry, Part of Lots 2-4, Concession C and Part of Lots 3-5, Concession D, Former Township of Rama, County of Ontario, now the Township of Ramara, Simcoe County, prepared by Archaeological Services Inc. dated May 14, 2025;
10. Cultural Heritage Screening Report prepared by MHBC, dated June 27, 2025;
11. Ministry of Citizenship and Multiculturalism Checklist for Built Heritage Resources and Cultural Heritage Landscapes Potential prepared by MHBC, dated June 2025;
12. Blast Impact Analysis, Kingfisher North Quarry Extension, prepared by Explotech, dated July 2025;

13. Air Quality Assessment, Kingfisher Quarry North Extension, Ramara, Ontario, prepared by RWDI AIR Inc., dated June 12, 2025; and
14. Best Management Practice Plan, Kingfisher Quarry North Extension, Ramara, Ontario, prepared by RWDI AIR Inc., dated June 12, 2025.

THE CORPORATION OF THE TOWNSHIP OF RAMARA
BYLAW NUMBER 2025.XX
A BYLAW TO AMEND ZONING BYLAW NO 2005.85
(2381 Concession Road D-E, 7556 Concession Road B-C and 7406 Concession Road B-C)

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 Lots 2, 3, and 4 Concession C and Part Lots 3, 4 and 5 Concession D in the former geographic Township of Rama, Township of Ramara, known as 2381 Concession Road D-E, 7556 Concession Road B-C and 7406 Concession Road B-C;

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 enacts as follows:

1. That Schedule "A", Maps E7, E8, and F7 of Zoning Bylaw 2005.85 is hereby further amended by rezoning from "Rural (RU)" to "Mineral Aggregate Extraction" of this Bylaw.
2. 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.

BYLAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS ____ DAY OF _____, 20____.

Basil Clarke, Mayor

Jennifer Connor, Clerk