

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NO. 2024.90

**A BYLAW TO AMEND ZONING BYLAW 2005.85 (131
COURTLAND STREET)**

WHEREAS pursuant to 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 the Council of the Corporation of the Township of Ramara deems it advisable to further amend By-law 2005.85 for the Township of Ramara as it relates to two lots created by consent from Part of Part Lot 31, Concession 10, Mara, being Part of Part 1, 51R-8122; known municipally as 131 Courtland Street;

AND WHEREAS the subject property successfully obtained provisional consent through Consent Application Numbers B-4/24 and B-5/24, subject to certain conditions;

AND WHEREAS it is a condition of the granting of the Consents that the severed parcels successfully obtain a Zoning By-law Amendment to implement the applicable recommendations of the supporting Environmental Impact Study;

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 hereby enacts as follows:

1. THAT Schedule "A", Map I1, of Zoning By-law 2005-85, as amended, is hereby further amended by changing the zoning on certain lands from "Village Residential/Village Commercial/Village Institutional – Holding (VR/VC/VIN-H)" to "Village Residential Exception '20' (VR-20)" as shown on Schedule "A" to this By-law;
2. AND THAT Schedule "A", Map I1 attached hereto, does and shall form part of this By-law;
3. AND THAT Section 10.(7)) Special provisions is amended by adding the following subsection:
VR-20 (Map I1)
Notwithstanding and other provisions of this by-law, on lands zoned VR-20 the minimum
rear yard setback for all *buildings* and *structures* shall be 15.0 metres.

All other relevant provisions of this Bylaw shall apply;

4. AND THAT this Bylaw 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.

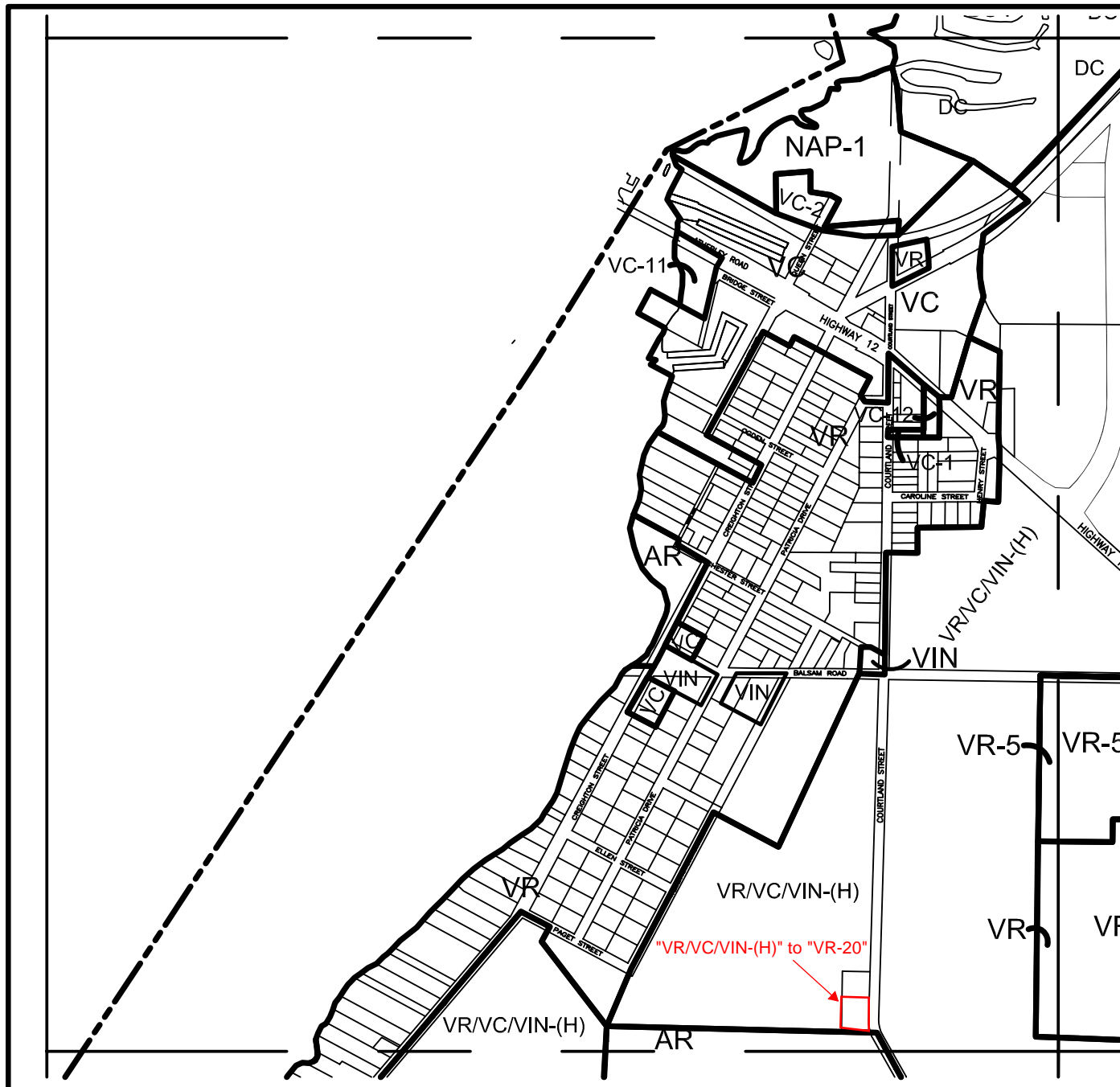
**BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 09 DAY OF DECEMBER, 2024.**

The Corporation of the
Township of Ramara

BASIL CLARKE, MAYOR

JENNIFER CONNOR, CLERK

Status: Passed



TOWNSHIP OF RAMARA
SCHEDULE "A"
TO BY-LAW 2005.85

Map I1

Zoning By-law
Amendment File Z-4/24

ZONES

NAP	Natural Area Protection
AG	Agriculture
RU	Rural
RCR	Rural and Countryside Residential
VR	Village Residential
VC	Village Commercial
VID	Village Industrial
VIN	Village Institutional
H	Hamlet
SR	Shoreline Residential
IND	Industrial
DC	Destination Commercial
HC	Highway Commercial
MAE	Mineral Aggregate Extraction
W	Waste Processing and Disposal
AR	Active Recreation
PR	Passive Recreation

IR Indian Reservation

 Municipal Boundary

Wellhead Protection Area

Revision Date:

Scale: 1:12000