

**THE CORPORATION OF THE TOWNSHIP OF RAMARA  
BYLAW NUMBER 2025.XX  
A BYLAW TO AMEND ZONING BYLAW NO 2005.85  
(1506 & 1646 Highway 12, and 2440 & 2530 Concession 1)**

**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 11, 12 & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara, known as 1506 & 1646 Highway 12, and 2440 & 2530 Concession 1;

**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 O7, P6 and P7 of Zoning Bylaw 2005.85 is hereby further amended by rezoning from "Agriculture (AG)" and "Rural (RU)" to "Mineral Aggregate Extraction Exception XX Hold (MAE-XX(H))" and "Mineral Aggregate Extraction Exception YY Hold (MAE-YY(H))" of this Bylaw.
2. That Schedule "A", Maps O7, P6 and P7 attached, does and shall form part of this Bylaw.
3. That Section 19.(3) of Zoning By-law 2005.85 be amended to add the following new Exceptions:  
"MAE-XX(H) - The following provisions shall be satisfied prior to the Council of the Township of Ramara removing the Holding (H) symbol:

An agreement has been entered into and registered on title of the subject property for the necessary upgrades to the portion of Concession Road 2.

Engineering plans for the design, construction and improvements to Concession Road 2 and Highway 12, the timing of the road works, road maintenance, responsibility for the cost of the road improvements, among other matters approved by the Township of Ramara and Ministry of Transportation.

Notwithstanding subsection (2) the following extraction setbacks shall apply:

The northern extraction setback along Concession Road 2 for North Half Part Lot 11, Concession Road 1 shall be a minimum of 100 metres.

The western extraction setback for North Half Part Lot 11, Concession Road 1 shall be a minimum of 80 metres.

All other extraction setbacks for the properties at lots 11 and 12 Concessions 1 shall be a minimum of 30 m to any lot line adjacent to the licence boundary.

“MAE-YY(H) – Notwithstanding subsection (1) the only permitted activities shall be ecological enhancements, mitigation and monitoring in conjunction with quarry operations at the adjacent quarry (MAE).”

- 4. 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\_\_\_\_.**

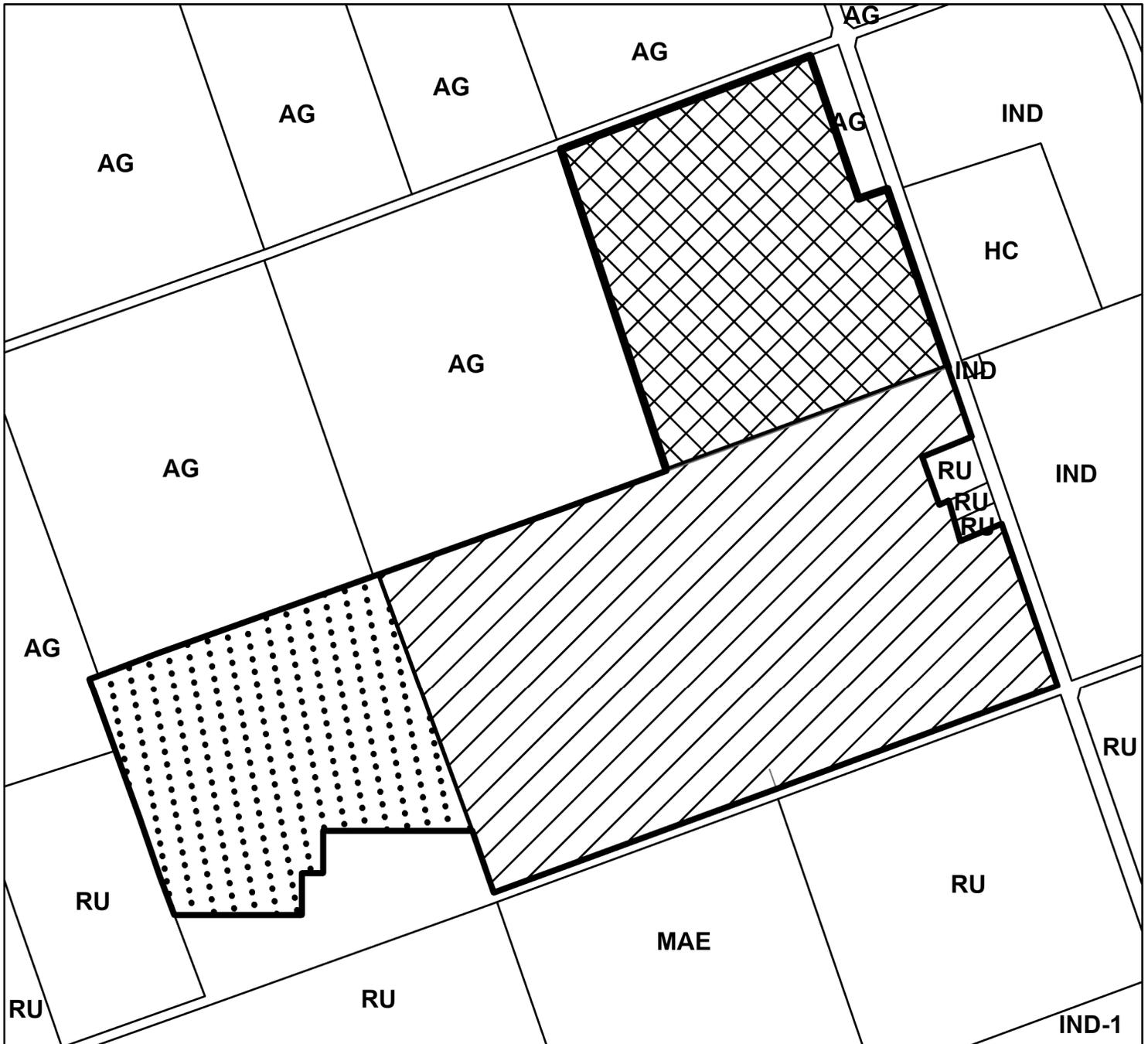
\_\_\_\_\_  
**Basil Clarke, Mayor**

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

DRAFT

# Schedule 'A1'

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



-  Lands to be rezoned from Rural (RU) to Mineral Aggregate Extraction Exception XX (MAE-XX(H))
-  Lands to be rezoned from Agriculture (AG) to Mineral Aggregate Extraction XX (MAE-XX(H))
-  Lands to be rezoned from Rural (RU) to Mineral Aggregate Extraction Exception YY (MAE-YY(H))

This is Schedule 'A1' to Zoning By-law 2005.85  
Passed this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk