

BILL 2025.29

THE CORPORATION OF THE TOWNSHIP OF RAMARA BYLAW NUMBER 2025.40

BEING A BYLAW TO AMEND ZONING BYLAW #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 bylaws 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 bylaw 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 bylaw;

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 bylaws;

AND WHEREAS the provisions of this Bylaw conform to the Ramara Official Plan;

AND WHEREAS Bylaw 2024.16 authorizes the Director of Building and Planning, or their designate, to pass bylaws under Section 34 of the *Planning Act* that are minor in nature, which includes bylaws authorizing the temporary use of land;

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

1. **THAT** Schedule "A", Map B5, of Zoning Bylaw 2005.85, as amended, is hereby further amended by changing the zoning on certain lands from "Hamlet (H) " to "Hamlet-14-T (H-14-T)" as attached hereto and forming part of this Bylaw.
2. **THAT** Schedule "A", attached hereto, does and shall form part of this Bylaw.

3. **THAT** Section 14.(9) Special provisions is amended by adding the following subsection:

H-14-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 with a maximum gross floor area of 166 square metres is a permitted temporary use.

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

The temporary use is permitted until December 3, 2026.

All other relevant provisions of this Bylaw shall apply.

4. **THAT** Schedule “A” attached, does and shall form part of this Bylaw.
5. **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
3RD DAY OF JUNE, 2025.**

Signed by:

Walied Zekry

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WALIED ZEKRY, DIRECTOR OF BUILDING & PLANNING

Signed by:

Jennifer Connor

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JENNIFER CONNOR, CLERK



Zoning By-law Amendment
File Z-3/25

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

Revision Date:	Scale: 1:12000
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