

**The Corporation of the Township of Ramara
By-law Number 2024.XX
Being a By-law to Amend Zoning By-law #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 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 'xx' (VR-XX)" as shown on Schedule "A" to this By-law;
2. **That** Schedule "A", Map I1 attached hereto, does and shall form part of this By-law.
3. **That** Section 10.(7) Special provisions is amended by adding the following subsection:

VR-xx (Map I1)

Notwithstanding and other provisions of this by-law, on lands zoned **VR-xx** 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. **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
DAY OF _____, 2024.**

BASIL CLARKE, MAYOR

JENNIFER CONNOR, CLERK

DRAFT