

BILL 2024.

**THE CORPORATION OF THE TOWNSHIP OF RAMARA
BY-LAW NUMBER 2024.
BEING A BY-LAW TO AMEND ZONING BY-LAW #2005.85
(4348-010-008-06200)**

WHEREAS 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 Part Lot 16, Concession 6 further described as Part 2, 51R-22646, known municipally at 2851 Concession Road 7;

AND WHEREAS Section 39.1 of the *Planning Act* provides for the temporary use of a garden suite;

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 L6, of Zoning By-law 2005-85, as amended, is hereby further amended by changing the zoning on certain lands from "Agriculture (AG)" to "Agriculture (AG-x-T)" zone, the lands shown on Schedule "A" of this By-law.
2. **THAT** Section 7.(11) Special Provisions is amended by adding the following subsection:

"AG-X-T (Map L6)

Notwithstanding subsection (1), one garden suite accessory to a *detached dwelling* is permitted in this zone.

Notwithstanding subsection (1), one garden suite shall only be occupied as a temporary use to a *detached dwelling* that is occupied on this *lot* according to the provisions of Bylaw 2005.85.

Notwithstanding subsection (2).(12), the maximum *gross floor area* of the garden suite shall be 141 square metres.

Notwithstanding subsection 2.(1) 3., the garden suite may be located closer to the street line than the principal or main *building* on the *lot*, and shall be located a minimum of 70 metres from the Sideroad 15 right-of-way.

The garden suite shall be located a minimum of 30 metres from the boundary of the mapped floodplain identified in Ontario Regulation 41/24.

3. The temporary use of this *lot* for a garden suite shall be in effect for a maximum of 20 years from the day of the passing of this Bylaw.
4. **THAT** Schedule "A", attached hereto, does and shall form part of this By-law.
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 DAY OF , 2024.**

BASIL CLARKE, MAYOR

JENNIFER CONNOR, CLERK