

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2023.XX

A BYLAW TO ADOPT AMENDMENT NUMBER XX  
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA

WHEREAS Section 21 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, provides that the Township of Ramara may initiate an amendment to its Official plan;

NOW THEREFORE, the Council of the Corporation of the Township of Ramara in accordance with the provisions of Section 17(22) of the *Planning Act*, as amended, enacts as follows:

1. THAT Amendment No. XX to the Official Plan of the Township of Ramara, constituting the text, is hereby adopted.
2. THAT the Clerk is authorized to forward Amendment No. XX to the County of Simcoe as required by Section 17(31) and to provide such notice as required by Section 17 (23) of the *Planning Act*.
3. THAT this Bylaw shall come into force and effect on the day of the passing thereof and this Amendment comes into effect as the official plan when approved in accordance with Section 17 of the *Planning Act*.

BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY  
PASSED THIS XX DAY OF OCTOBER 2023.

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BASIL CLARKE, MAYOR

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JENNIFER CONNOR, CLERK

AMENDMENT NO.XX

TO THE

OFFICIAL PLAN OF THE

TOWNSHIP OF RAMARA

October XX, 2023

# AMENDMENT NO. XX TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA

## PART A - THE PREAMBLE

### **1. Purpose of the Amendment**

The purpose of this Official Plan Amendment is to add policies to the Township's Official Plan to address recent changes to the *Planning Act* as a result of Bill 13 (Supporting People and Businesses Act, 2021) and Bill 109 (More Homes for Everyone Act, 2022).

### **2. Location**

This Amendment applies to all lands within the Township of Ramara.

### **3. Basis of the Amendment**

The Supporting People and Businesses Act, 2021 ("Bill 13") was introduced on October 7, 2021 and received Royal Assent on December 2, 2021. Bill 13 served to add a new subsection (39.2) to the *Planning Act*, which allows Council to pass a by-law which would delegate approval authority to either a committee of Council or an "individual who is an officer, employee or agent of the municipality" to pass by-laws under Section 34 (Zoning by-laws) that are minor in nature, provided enabling Official Plan policy is in place.

For clarity, by-laws that are minor in nature may include, but are not necessarily limited to:

- the removal of a holding symbol.
- the authorization of a Temporary Use By-Law applicable to land, buildings or structures.
- a housekeeping by-law for the purpose of making clerical or other changes to assist in the interpretation of the zoning by-law.

Introduced on March 30, 2022, Ontario's More Homes for Everyone Act, 2022 ("Bill 109") received Royal Assent on April 14, 2022. Bill 109 made changes to the *Planning Act* with respect to Site Plan Control, Zoning By-law Amendments, and combined Zoning By-law/Official Plan Amendments. These legislative changes include new directives regarding consultations with municipalities before these types of planning act applications are submitted to the Approval Authority, particularly as it applies to determining completeness of the application(s) and potential application fee refunds if a decision is not made by the Approval Authority within the specified timeframes.

This Amendment responds to the legislative changes to the *Planning Act* through Bill 13 and Bill 109 by updating the Township's Official Plan policies to include policy direction with respect to delegation of authority, pre-consultation, and complete applications. The amended policies will ensure the pre-consultation and complete application process will be determined by the approval authority, and that a complete application may include peer review of supporting studies. This approach will assist in ensuring applications are processed within the regulated timeframes and reduce delays once an application has been deemed complete, thus reducing the likelihood of application fee refunds.

## PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text constitutes Amendment No. XX to the Official Plan of the Township of Ramara.

1. Section 7.0 Implementation Measures is hereby amended by adding **7.18 Delegation of Authority** as follows:

- 7.18.1 In accordance with section 39.2 of the *Planning Act*, Township Council may, by by-law, delegate the authority to pass by-laws under section 34, that are of a minor nature, to a committee of Council or an individual who is an officer, employee or agent of the Township.
- 7.18.2 Zoning By-law Amendments that are considered minor in nature may include but are not necessarily limited to:
- a) a by-law to remove a holding “H” symbol;
  - b) a by-law to authorize the temporary use of land, buildings, or structures; and,
  - c) a housekeeping by-law for the purpose of making clerical or other changes to assist in the interpretation of the zoning by-law.
- 7.18.3 The delegation of authority authorized under section 7.18.2 may be subject to conditions of Council and may be withdrawn in respect of one of more of the by-laws described above, as outlined in the Delegation of Authority By-law.

2. Section 7.0 Implementation Measures is hereby amended by adding **Section 7.19 Pre-Consultation and Complete Application** as follows:

Pre-consultation and completing studies early in the planning process is essential to making good land use decisions, identifying potential concerns, and resolving issues. Through pre-consultation, the Township and applicable agencies shall identify information that will be required as part of a complete application.

- 7.19.1 Consultation with Township Staff prior to the submission of an application requiring *Planning Act* approval shall be required for applications for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan Approval in accordance with the Township's Mandatory Pre-Consultation By-law.
- 7.19.2 The pre-consultation process is intended to identify applicable legislation and policies, scope the issues associated with a development proposal and set out clear submission requirements for a complete application.
- 7.19.3 For the purposes of deeming an application complete, the Township shall have the authority to request information upon review of a development proposal during the pre-consultation process or following receipt of a *Planning Act* application.

If, during the processing or evaluation of the application, matters arise which require additional studies, the Township shall request them from the applicant. The cost of any studies and/or peer review will be borne by the applicant. This Plan identifies, but is not limited to, the following studies, plans and/or assessments:

- Affordable Housing Report
- Aggregate Potential Assessment/Compatibility Study
- Agricultural Impact Assessment and/or MDS Calculation
- Archaeological Assessment
- Cultural Heritage Report and/or Heritage Impact Study
- D-4 Landfill Study
- Environmental Impact Study
- Environmental Site Assessment including Record of Site Condition
- Erosion and Sediment Control Plan
- Fisheries Impact Study
- Forest Management Plan/ Woodland Evaluation
- Geotechnical/Soils report
- Hydrogeological Study including Water Balance/Water Budget
- Hydrology Study regarding flooding, erosion, slope stability
- Landscape Plan
- Lighting Plan/Photometric Study

- Master Servicing Study/Functional Servicing Report
- Neighbourhood Plan
- Noise Impact and/or Vibration Study
- Odour, Dust and Land Use Compatibility Study
- Ontario Building Code Matrix
- Parking Needs Study
- Planning Justification Report
- Public Consultation Strategy
- Settlement Area Intensification Analysis
- Shoreline Protection Plan
- Site Grading Plan
- Site Servicing Plan / Servicing Options Report
- Species at Risk Study
- Stormwater Management/Functional Servicing Report
- Topographic and Boundary Survey
- Traffic Impact Study
- Transportation Master Plan including linkages to trails and parks system
- Tree Preservation Plan
- Tree Survey/Inventory
- Urban Design Report including 3D renderings and illustrations
- Water Resource Management Report
- Wellhead Protection – Risk Assessment Report
- Digital Plans as applicable, including Concept Plans, Draft Plans, Condominium Plans, Consent Sketch, Site Plans and/or plans which visually depict the application, or as required under the *Planning Act*.

7.19.4 These broad categories of plans, drawings, documents, report and studies (supporting information) as set out in policy 7.19.3 are not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies as part of a complete application or from identifying additional reports or studies during the planning process if circumstances necessitate the need for such information as part of the decision making process. The more specific scoping of plans, drawings, documents, reports and studies to be submitted by the applicant will be identified by appropriate staff at the pre-consultation stage.

The Township, and/or other authority having jurisdiction or an interest in the matter, may establish Terms of Reference, Standards and Guidelines, or other guidance documents, to specify the technical standards and format for any of the supporting documents/information required in policy 7.19.3.

Where Terms of Reference pursuant to policy 7.19.3 are not available, the Township may require applicants to prepare and obtain approval of a Terms

of Reference from the Township and/or any other authority having jurisdiction or an interest in the matter, for any supporting information required as part of a complete application, as identified through the pre-consultation process, to the satisfaction of the Township and/or other authority.