

THE CORPORATION OF THE TOWNSHIP OF RAMARA BY-LAW NUMBER 2024.

BEING A BY-LAW TO AMEND ZONING BY-LAW #2005.85

(2237 Concession Road 10)

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 a part of Part of Lot 11, Concession 9, Mara, known municipally as 2237 Concession Road 10;

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 J7, of Zoning By-law 2005-85, as amended, is hereby further amended by changing the zoning on certain lands from Agriculture (AG) to Agriculture – Special Zoning Provision (AG-XX) as attached hereto and forming part of this By-law.
2. **THAT** Schedule "A", attached hereto, does and shall form part of this By-law.
3. **THAT** Section 7.(11) Special Provisions is amended by adding the following subsection:
 - a) Notwithstanding Section 7.(1) Permitted Uses, no person shall use these lands except in compliance with the provisions of the Agriculture (AG) Zone for uses lawfully existing on the day of the passing of this Bylaw, which include:
 - i. A detached dwelling
 - ii. An eating establishment located within the existing building on (Date of passing by-law)
 - iii. A detached storage barn
 - iv. Firewood sales business including the storage processing and sale of firewood.
 - b) In addition to the existing uses noted above in (a) the following additional uses are permitted; additional residential units, and uses accessory to Permitted Uses.
 - c) Notwithstanding Section 7.(3)(a), the maximum lot area shall be 4.057 hectares.
 - d) Notwithstanding Section 7.(3)(b), the minimum lot frontage shall be 21 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 XX DAY OF MONTH , 2025.