APPENDIX 'A'

DRAFT OFFICIAL PLAN AMENDMENT

AMENDMENT No. X TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of Official Plan Amendment No. X is to amend the land use shown on Schedule 'A' attached to add a new special provision to the "Highway Commercial" designation to permit an expanded self-storage use in a total of five buildings on the subject lands and increase the small scale commercial use to 1.5 ha in the Rural Designation.

2. Location

This amendment is specific to lands located on Part of Lot 15, Concession 1 in the Township of Ramara (former Township of Rama), within an area on site of approximately 1.5 hectare (3.71 acres). The subject lands are located on the north side of County Road 45, 350 metres west of Highway 169, as shown on Schedule "A" to the Official Plan.

3. Basis

The Official Plan of the Township of Ramara currently designates the subject lands "Highway Commercial" with site specific provisions to permit a self-storage use limited to the three buildings existing in 2004. The use has since been expanded to include two additional self-storage containers.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No. X to the Official Plan of the Township of Ramara.

1. That Section 9.10 is hereby amended by deleting Policy 9.10.8.1 in its entirety and replacing it with the following:

   9.10.8.1 Part Lot 15, Concession 1, (Rama) (OPA No. X)

   "Notwithstanding section 9.10.2, within lands designated "Highway Commercial" and identified as special policy area 9.10.8.1 on Schedule "A" of this plan, the only permitted uses shall be an indoor self-storage business located within the five existing buildings. No noxious items shall be stored on site."

2. The implementing Zoning By-law Amendment for this subject property shall include policies to limit the area and size of the buildings.

3. Allow for the addition of 1.5 ha for the small-scale commercial use in the Rural Designation.

Amendment No. X shall be implemented by means of a Zoning By-law passed pursuant to the provision of Section 34 of the *Planning Act*.

The provision of the Official Plan of the Township of Ramara, as amended from time to time, shall apply in regard to the interpretation of this amendment.

Schedule “A”

TOWNSHIP OF RAMARA OFFICIAL PLAN

AMENDMENT No. _____, 2024.

SCHEDULE A LAND USE PLAN



Lands Subject to Official Plan Amendment

DRAFT

APPENDIX 'B'

DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BY-LAW 2024-XX

A BY-LAW TO AMEND ZONING BY-LAW NO. 87-008 (Johnston)

WHEREAS The Planning Act, R.S.O. 1990, as amended, Chapter P. 13, as amended, pursuant to Sections 34, provides for the adoption 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 No. 87-008, as amended, as it relates to Part of Lot 15, Concessions 1, Roll #43 48 020 002 009, known municipally as 2944 Monck Road

AND WHEREAS the provisions of this By-law conform to the provisions of Official Plan Amendment No. X to the Official Plan of the Township of Ramara;

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

1. That Section 4 of By-law 87-008 is hereby further amended by deleting Section 4.3.6.20 Rural Exception Number Twenty (RU-20) Zone in its entirety and replacing it with the following:

4.3.6.20 Rural Exception Number Twenty (RU-20) Zone

Notwithstanding any other provisions of the Rural (RU) zone to the contrary, within the Rural Exception Number Twenty (RU-20) Zone located on Part of Lot 15, Concession 1, an indoor self-storage establishment and wedding/corporate event venue shall be permitted, with a minimum of 5 parking spaces for the first three storage buildings only, provided the uses are contained within the existing buildings contained within the zoned area.

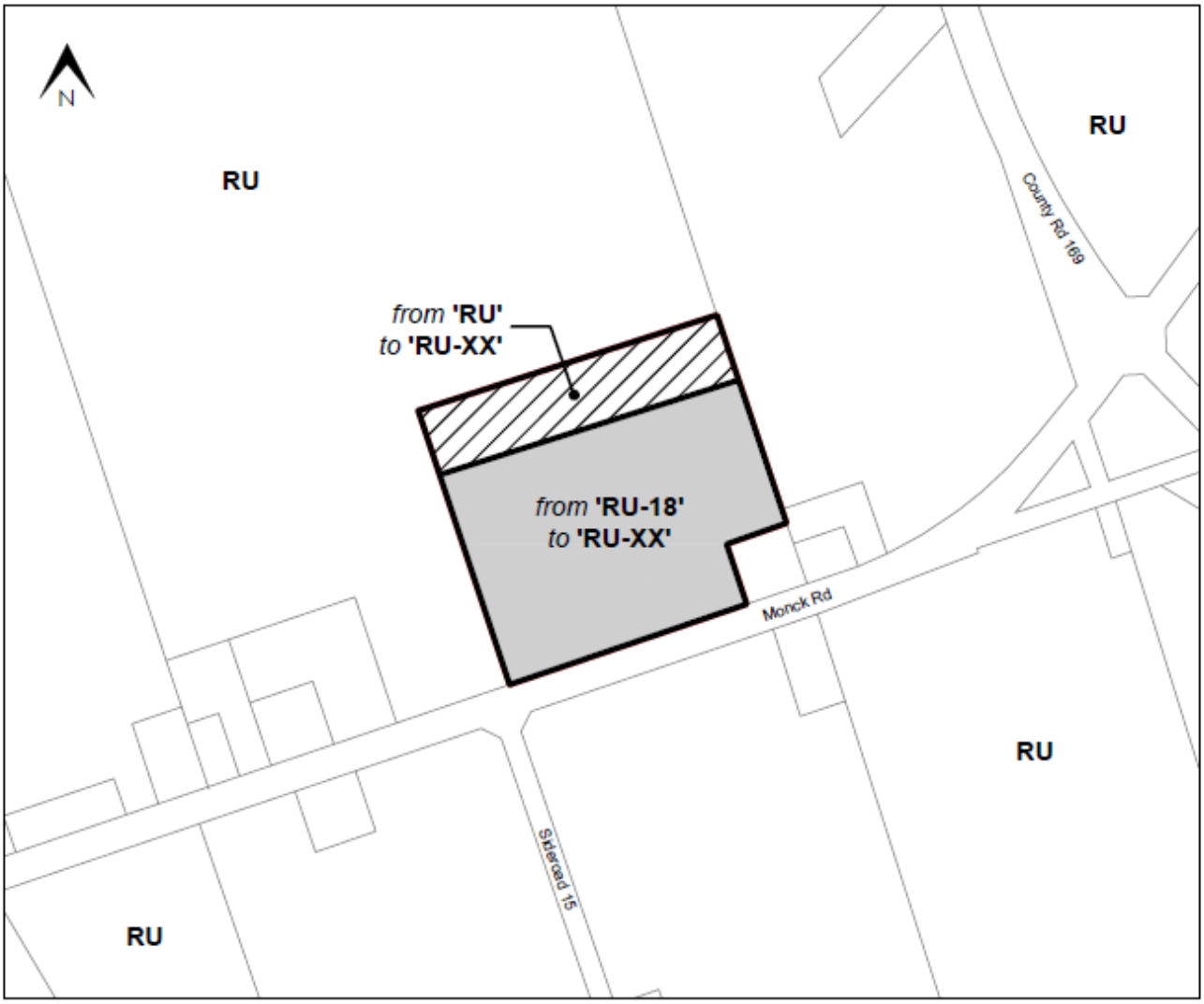
In all other aspects, the provisions of this by-law shall apply.

2. That this By-law shall come into force and take effect on the date of passing thereof, subject to the Provisions of Section 34 of the *Planning Act, R.S.O., 1990*, as amended.

SCHEDULE 'A' TO Z.B.A. NO. _____

CORPORATION OF THE TOWNSHIP OF RAMARA

ZONING BY-LAW 2005.85



LANDS TO BE REZONED FROM THE 'RURAL EXCEPTION 18 (RU-18)' ZONE TO THE 'RURAL EXCEPTION XX (RU-XX)' ZONE

LANDS TO BE REZONED FROM THE 'RURAL (RU)' ZONE TO THE 'RURAL EXCEPTION XX (RU-XX)' ZONE

DRAFT

_____ DATE

_____ DATE

_____ CLERK

_____ MAYOR