BILL 2026.xx

THE CORPORATION OF THE TOWNSHIP OF RAMARA BY-LAW NUMBER 2026.xx

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

(8213 Rama Road)

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 pursuant to Section 39 of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, the council of a local municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, building or structures for any purpose set out therein that is otherwise prohibited by the bylaw;

AND WHEREAS the Council of the Corporation of the Township of Ramara has considered an application to permit the temporary placement of three office trailers to allow for the temporary establishment of a veterinary clinic on lands known municipally as 8213 Rama Road, described as Part Rama Island, Part 1 Plan 51R-8571, Ramara (Formerly in the Township of Rama), (Roll Number 4348 020 003 00801 0000);

AND WHEREAS upon review of the foregoing, the Council of the Corporation of the Township of Ramara has determined that the proposed amendment is desirable and appropriate for the use of the subject property;

AND WHEREAS Section 8.4 of the Township of Ramara Official Plan 2025, as amended, authorizes the passing of temporary use by-laws;

AND WHEREAS the provisions of this By-law conform to the Ramara Official Plan;

AND WHEREAS By-law 2024.16 authorized the Director of Building and Planning, or their designate, to pass by-laws under Section 34 of the *Planning Act* that are minor in nature, which includes bylaw authorizing the temporary use of land;

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

1. **THAT** Schedule "A", Map B5, of Zoning By-law 2005.85, as amended, is hereby further amended by changing the zoning on certain lands from “Hamlet (H) “ to "Hamlet-14-T (H-14-T)”) 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.

DRAFT

3. **THAT** Section 14.(9) Special provisions is amended by adding the following subsection:

   H-14-T (Map B5)

   In addition to the permitted uses in subsection 14.(1) within the “Hamlet” zone, a temporary veterinary clinic within three office trailers with a maximum gross floor area of 166 square metres is a permitted temporary use.

   The minimum rear yard setback for the office trailers shall be 90 metres.

   The temporary use is permitted until December 3, 2027.

   All other relevant provisions of this By-law shall apply.

4. **THAT** Schedule “A” attached, does and shall form part of this By-law.

5. **THAT** this By-law 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.

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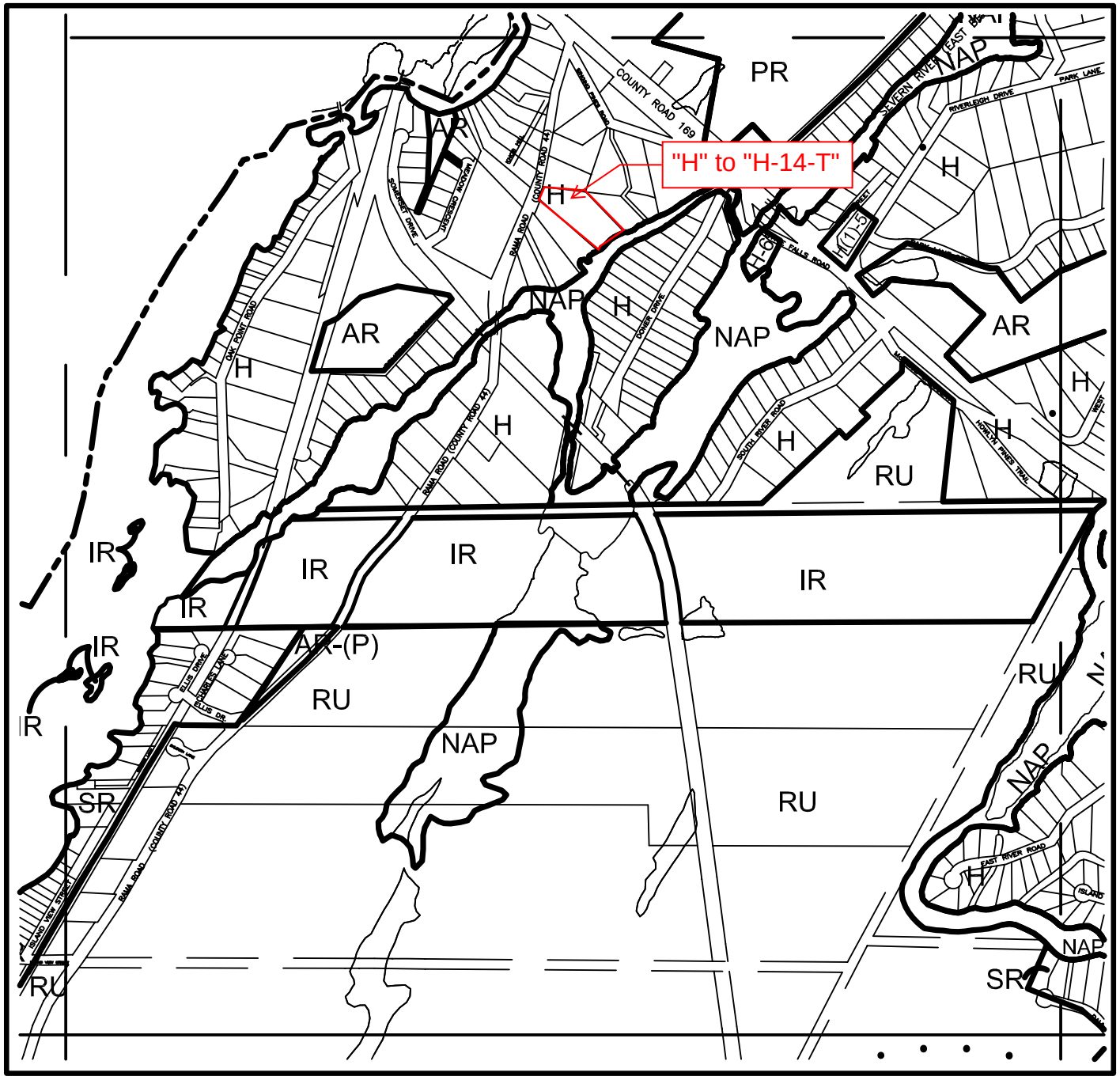
BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS ## DAY OF DECEMBER, 2026.

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LAURA PYE, GENERAL MANAGER, DEVELOPMENT AND INFRASTRUCTURE

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REBECCA ZANUSSI, CLERK



TOWNSHIP OF RAMARA
SCHEDULE "A"
TO BY-LAW 2005.85

Map B5

Schedule A to Draft **Temporary** Zoning By-law Amendment (Z-3/25)

ZONES

NAP	Natural Area Protection
AG	Agriculture
RU	Rural
RCR	Rural and Countryside Residential
VR	Village Residential
VC	Village Commercial
VID	Village Industrial
VIN	Village Institutional
H	Hamlet
SR	Shoreline Residential
IND	Industrial
DC	Destination Commercial
HC	Highway Commercial
MAE	Mineral Aggregate Extraction
W	Waste Processing and Disposal
AR	Active Recreation
PR	Passive Recreation

IR Indian Reservation

Municipal Boundary

Wellhead Protection Area

Revision Date:

Scale: 1:12000

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Waterloo, Ontario