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 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 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 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 B5, of Zoning By-law 2005-85, as amended, is hereby further amended by changing the zoning on certain lands from the “Hamlet (H)” Zone to “Natural Area Protection (NAP)”
2. **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 the “Hamlet (H)” Zone to the “Hamlet Exception xx (H-xx)” Zone, as shown on Schedule ‘A’ attached hereto and forming part of this By-law.
3. **THAT Section 14.(9), Special Provisions, is hereby amended by adding the following subsection:**

   H-XX (Map B5)

   Notwithstanding Section 14.(1) Permitted Uses, a veterinary clinic shall be an additional permitted use.

   Within the Hamlet -xx (H-xx) Zone, notwithstanding Section 3.(1), Required Parking, to the contrary, the following parking rate shall be required: 1 *parking space* per 21 square metres of *gross floor area*.

   Within the Hamlet -xx (H-xx) Zone, notwithstanding Section 2.(5), to the contrary, a reduced buffer strip width of 1.7 metres is permitted abutting the southern interior lot line.
4. **THAT** Schedule "A", attached hereto, does and shall form part of this By-law.
5. **THAT** Schedule “A” attached, does and shall form part of this Bylaw.

DRAFT

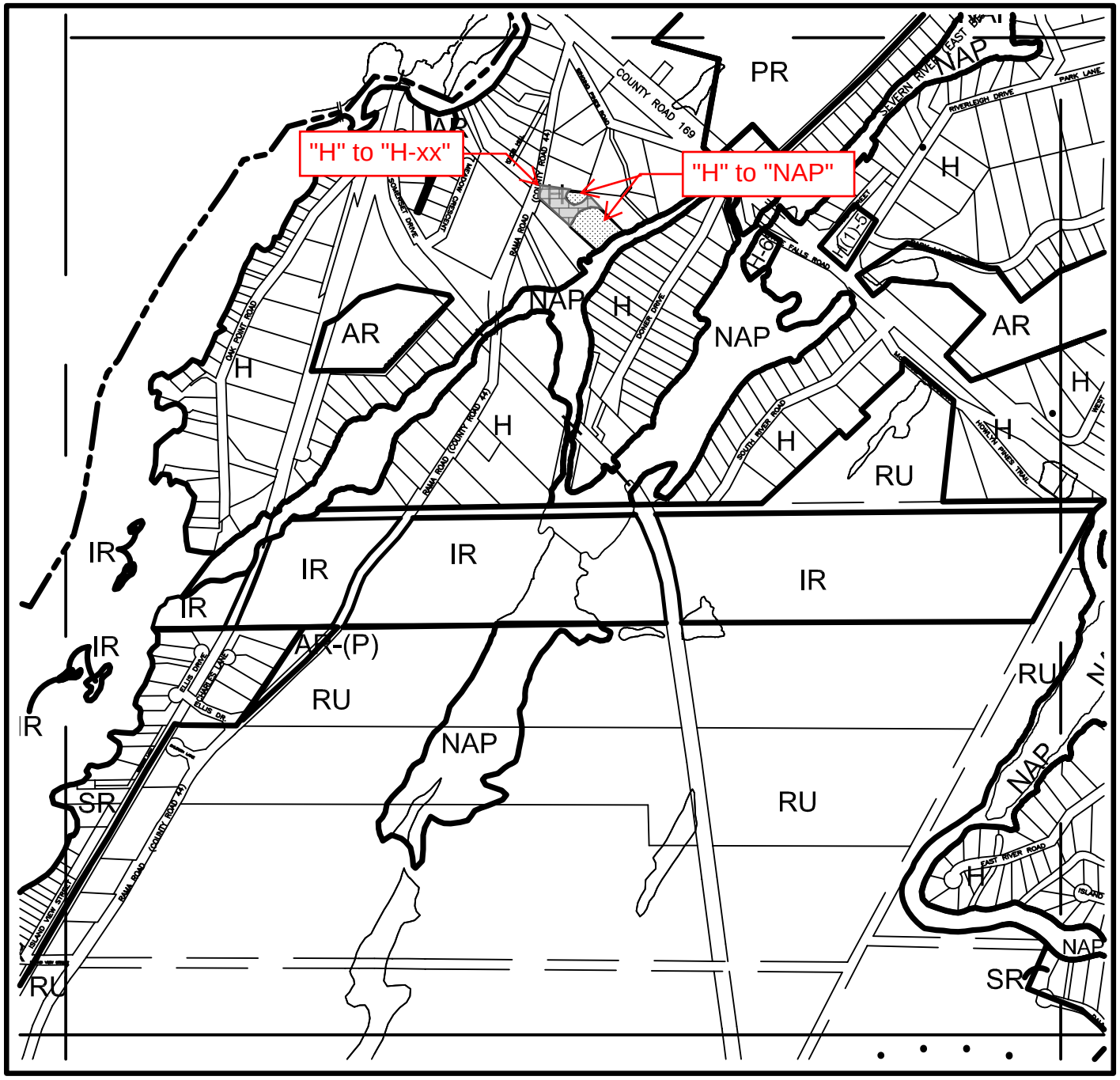
6. **THAT** this Bylaw shall come into force and take effect on the date of the passing thereto, subject to the provisions of Section 34 of the *Planning Act*, as amended.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS ___ DAY OF ____ , 2026.

KEITH BELL, MAYOR

REBECCA ZANUSSI, CLERK

DRAFT



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

Map B5

Schedule A to Draft Zoning By-law Amendment (Z-2/25)

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

Mark L. Dorfman, Planner Inc.
Waterloo, Ontario