

Notice of Passing – Zoning By-law Amendment

Take Notice that the Council of the Corporation of the Township of Ramara passed [By-law No. 2026.72](#) on September 28, 2026, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. This By-law amends the Township of Ramara Zoning By-law 2005.85, as amended.

File Number	Z-2/26
Subject Property	2284 Concession Road 10, legally described as MARA CON 10 S PT LOT 11
Date of Decision	September 28, 2026
Date of Notice	October 5, 2026
Last Day to File an Appeal	October 25, 2026

Purpose and Effect:

To rezone the proposed retained lands of a surplus farm dwelling severance from the Agriculture (AG) Zone to the site-specific Agriculture, Exception 13 (AG-13) Zone. The AG-13 Zone prohibits residential uses and permits a reduction in lot area and lot frontage as follows:

- Proposed Lot Frontage: 52 metres
- Proposed Lot Area: 19 hectares (~ 47 acres)

Related Application: Consent File B-1/26, provisionally approved by the Committee of Adjustment on February 10, 2026, for the severance of a surplus farm dwelling.

Appeal Process:

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

If you intend to appeal this zoning by-law, a Notice of Appeal must be filed with the Township Clerk, Corporation of the Township of Ramara, 2297 Highway 12, PO Box 130, Brechin ON L0K 1B0 no later than 20 days from the date of this Notice and shall include:

1. The reasons for the appeal.
2. A completed A1 Appellant Form. This form is to be completed by the appellant for appeals relating to the Zoning By-law amendment and is available on the [Ontario Land Tribunal website](#).
3. The [applicable fee](#) made payable to the “Minister of Finance”.

Notwithstanding the above, subsection 34(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

A copy of the By-law is available on the Township website at www.ramara.ca/planningnotices. For additional information please contact the township Planning Department at planning@ramara.ca



Learn More:

For more information about this matter, including information about appeal rights, contact planning@ramara.ca

Dated at the Township of Ramara October 5, 2026.

Clerks Department	Planning Department
P. 705-484-5374 ext. 227 E. clerks@ramara.ca	P. 705-484-5374 ext. 251 E. planning@ramara.ca

Township of Ramara
2297 Highway 12
PO Box 130
Breachin ON L0K1B0

Key Map: 2284 Concession Road 10



THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NO. 2026.72

**A BYLAW TO AMEND ZONING BYLAW 2005.85, AS
AMENDED (4348-010-003-19700-0000)**

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 Zoning By-law 2005.85 for the Township of Ramara as it relates to the retained lands of Consent File B-1/26, legally described as Part of Lot 11, Concession 10, Mara;

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

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

1. THAT Schedule "A", Map J7, of Zoning By-law 2005.85, as amended, is hereby further amended by rezoning the lands identified on Schedule "A" to this By-law from Agriculture "AG" to Agriculture, Exception 13 "AG-13";
2. AND THAT Section 7.(11), Special Provisions, is hereby amended by adding the following:

AG-13 (Map J7)

Notwithstanding subsection (1) "Permitted Uses," in the Agriculture, Exception 13 (AG-13) Zone, the following uses are not permitted: detached dwelling, additional residential unit.

Notwithstanding subsection (2)(a), the minimum lot area shall be 19 hectares.

Notwithstanding subsection (2)(b), the minimum lot frontage shall be 52 metres.

All other provisions of this Bylaw shall apply.

3. AND THAT Schedule "A", as attached, does and shall form part of this By-law;

4. AND 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.

**BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 28 DAY OF SEPTEMBER, 2026.**

The Corporation of the
Township of Ramara

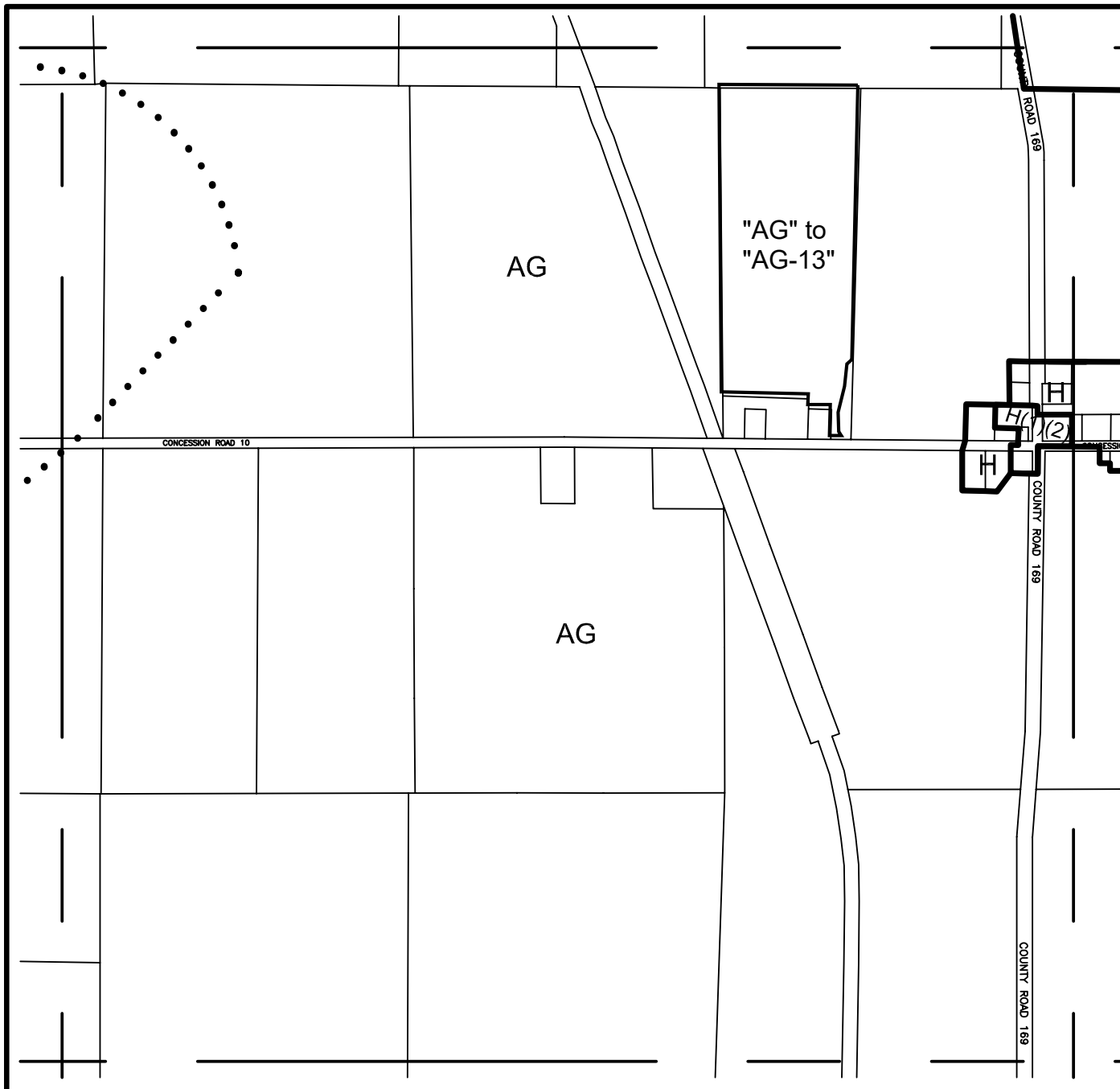
Original Signed By

BASIL CLARKE, MAYOR

Original Signed By

REBECCA ZANUSSI, CLERK

Status: Passed



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

Map J7

(File Z-2/26)

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