

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NO. 2025.37

**A BYLAW TO AMEND ZONING BYLAW 2005.85, AS
AMENDED (2237 CONCESSION ROAD 10 - 4348-010-
003-16000-0000)**

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, provides for the enactment of zoning bylaws and amendments thereto;

AND WHEREAS the Council of the Corporation of the Township of Ramara deems it advisable to further amend Bylaw 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 Bylaw conform to the 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 changing the zoning on certain lands from "Agriculture (AG)" to "Agriculture – Special Zoning Provision 12 (AG-12)" as attached hereto and forming part of this By-law.
2. **That** Schedule "A", attached hereto, does and shall form part of this Bylaw.
3. **That** Section 7.(11) Special Provisions is amended by adding the following subsection:

"AG-12"

1. 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:
 - a. A detached dwelling
 - b. An eating establishment located within the existing building on June 2, 2025
 - c. A detached storage barn
 - d. Firewood sales business including the storage processing and sale of firewood.
2. In addition to the existing uses noted above in (1) the following additional uses are permitted; additional residential units, and uses accessory to Permitted Uses.

3. Notwithstanding Section 7.(3)(a), the maximum lot area shall be 3.89 hectares.
4. 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 02 DAY OF JUNE, 2025.**

The Corporation of the
Township of Ramara

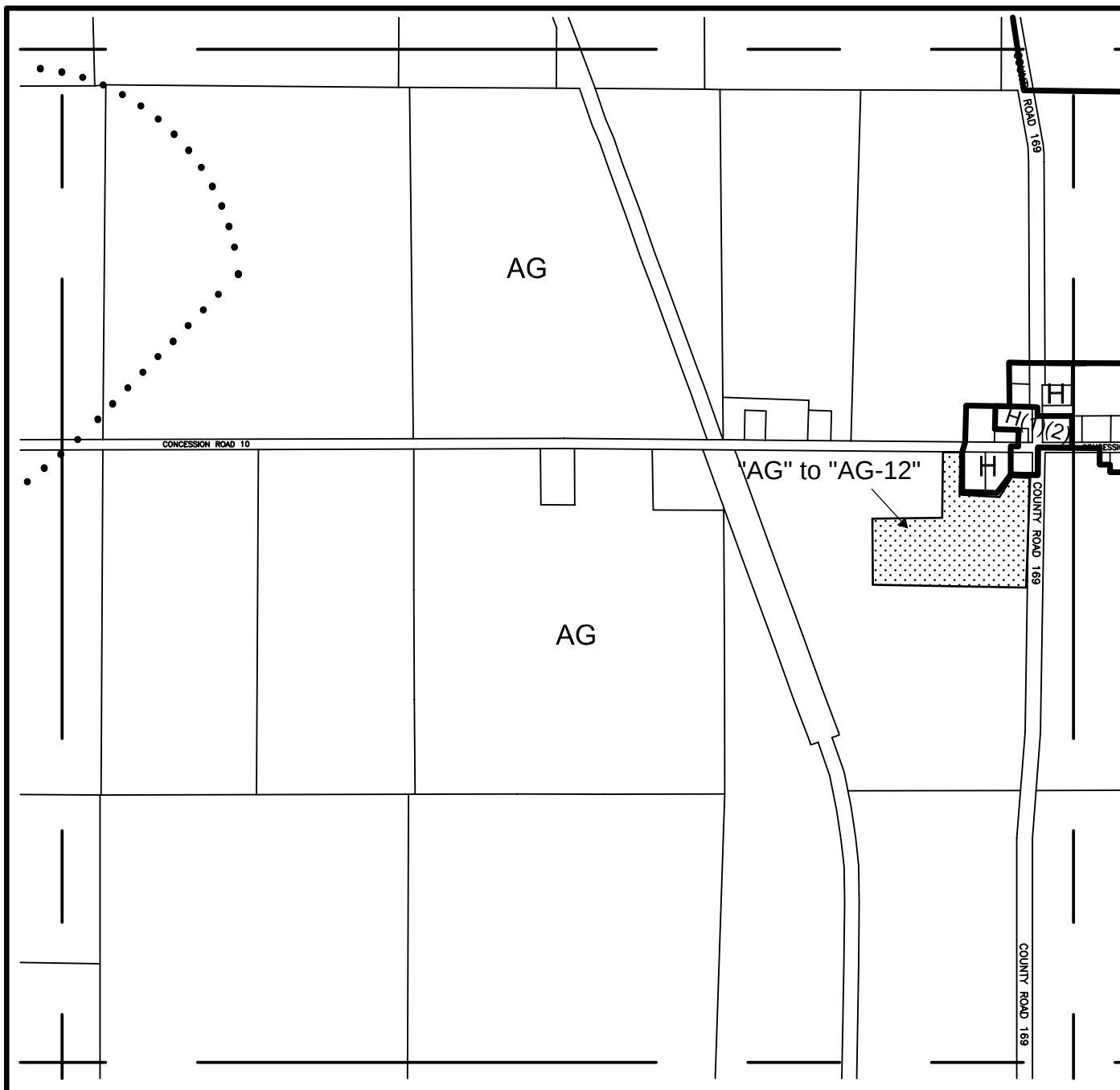
Original Signed By

BASIL CLARKE, MAYOR

Original Signed By

JENNIFER CONNOR, CLERK

Status: Passed



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

Map J7

"Schedule A"
to By-law 2025. __

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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