

**AMENDMENT NO. 5**

**TO THE**

**OFFICIAL PLAN**

**OF THE**

**TOWNSHIP OF RAMARA**

**THE CORPORATION OF THE TOWNSHIP OF RAMARA**

**BY-LAW NUMBER 2006.38**

**A BY-LAW TO ADOPT AMENDMENT NO. 5**

**TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA.**


**WHEREAS** The Planning Act, R.S.O. 1990, as amended, Chapter P. 13, Section 17 (22), provides for adoption an of amendment to an official plan;

**AND WHEREAS** in accordance with Section 17(15) and Regulation 198/96, a Public Meeting was held with respect to Amendment No. 5;

**NOW THEREFORE**, the Council of The Corporation of the Township of Ramara in accordance with the provisions of section 17(22) of The Planning Act, enacts as follows:

1. **THAT** Amendment No. 5 to the Official Plan of the Township of Ramara, constituting the attached text and Schedule 'A', is hereby adopted.
2. **THAT** the Clerk is authorized to forward Amendment No. 5 to the County of Simcoe as required by Section 17(31) and to provide such notice as required by section 17(23) of the Planning Act.
3. **THAT** this By-law shall come into force on the day of passing thereof and this amendment comes into effect as an official plan when approved in accordance with Section 17 of the Planning Act.

**BY-LAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 15<sup>TH</sup> DAY OF MAY 2006.**

  
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WILLIAM DUFFY - MAYOR

  
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RICHARD P. BATES, BAS, CET - CLERK

## AMENDMENT NO. 5 TO THE TOWNSHIP OF RAMARA OFFICIAL PLAN

### PART A – THE PREAMBLE

#### 1. **PURPOSE**

The purpose of this Official Plan Amendment is to amend Schedule 'A' Land Use Plan of the Township of Ramara Official Plan, from "Agriculture" to "Shoreline Residential", and to add special policies related to extending the shoreline residential area, and access to the lands. This amendment will permit the expansion of the "Shoreline Residential" designation along Lake Dalrymple for the creation of a maximum of three (3) new shoreline residential lots.

#### 2. **LOCATION**

The lands subject to this amendment are located along the northwest shore of Lake Dalrymple on a 6.67-hectare portion of the property known as Part of Lot 1, Concession 9 (Mara).

#### 3. **BASIS**

This Official Plan currently designates the lands "Agriculture". The owner wishes to create 3 new shoreline lots from the larger parcel. The lands proposed for expansion of the "Shoreline Residential" designation are shown on Schedule A to this amendment.

The lands to the southwest of the subject property are currently designated Shoreline Residential. The requested Official Plan Amendment proposes to extend the existing Shoreline Residential designation to the east, along the shore of Lake Dalrymple to include the part of the subject lands in Part of Lot 1, Concession 9.

To support the requested Official Plan Amendment, an Environmental Impact Study and Agricultural Soil Capability Evaluation have been prepared and submitted to the Township:

## **Environmental Impact Study**

Michalski Nielsen Associates Ltd. prepared an Environmental Impact Study (EIS). The EIS concludes that the “subject property has excellent capability for accommodating shoreline residential lots. In effect, there are no major constraints to enabling the three new lots...” (Michalski Nielsen Associates Ltd., p.28). With the implementation of the recommendations included in the EIS, the proposed development of three (3) shoreline residential lots will not negatively impact the form and function of the Provincially Significant Lake Dalrymple Wetland, according to the consultant.

## **Agricultural Soil Capability Evaluation**

VDV Consulting Ltd. prepared an assessment of the agricultural soil capability of the subject property and the Minimum Distance Separation I requirements.

The consultants report concluded the following:

- 62.5% of the entire subject property is comprised of CLI Classes 4 to 7 lands and unrated organic and disturbed soil areas.
- There are soil limitations to agricultural production.
- There is no remaining agricultural infrastructure on the property.
- 48% of the lands subject to the amendment are comprised of CLI Class 3 soils with moderately severe limitations to agricultural production. Agricultural production is limited by the presence of disturbed soil areas and land fragmentation.
- MDS I calculations for the abutting property more than satisfy the minimum distance separation requirements.

The approval of this Official Plan Amendment and the subsequent creation of three (3) shoreline residential lots will not negatively affect existing agricultural operations in the area, according to the consultant.

## **PART B – THE AMENDMENT**

### **DETAILS OF THE AMENDMENT**

All of the Amendment, entitled PART B - THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No.5, to the Official Plan of the Township of Ramara.

1. “Schedule A”, entitled Land Use Plan is hereby amended by changing the lands as shown on the Schedule “A” attached hereto from “Agriculture” to “Shoreline Residential”.
2. That Section 9.7.19 is hereby amended by adding a special policy as follows:

#### 9.7.19.3 Highland Mills Development

The following polices shall apply to those lands designated as “Shoreline Residential” in part of Lot 1, Concession 9, (Mara), as shown on the Land Use Plan attached hereto as Schedule “A”.

- i. Notwithstanding Section 4.3.1.6, the outward expansion of an existing designated Shoreline Residential area is permitted.
- ii. A total of three lots shall be created by consent.
- iii. Notwithstanding Section 9.7.13, each new lot may have vehicle access by a common private right-of-way connected to an open public road.
- iv. Each new lot on a private right-of-way may be used for permanent occupancy.
- v. Each new lot shall have frontage on Lake Dalrymple.
- vi. All other relevant policies of the Official Plan shall apply.

3. That Section 9.3.10 is hereby amended by adding a special policy as follows:

9.3.10.1 Highland Mills Development

The following policies shall apply to those lands designated 'Agriculture' in part of Lot 1, Concession 9 (Mara), as shown on the Land Use Plan attached hereto as Schedule "A".

- i. notwithstanding Section 5.1.12.4, the proposed retained lot (66.53 ha), may be created with vehicle access by a common private right-of-way connected to an open public road.
- ii. All other relevant policies of the Official Plan shall apply.

Amendment No. 5 shall be implemented by means of a Zoning Bylaw enacted pursuant to Section 34 of the Planning Act. The creation of the three lots and the retained lot will require the approval of the Committee of Adjustment. A Site Plan Agreement between the Township of Ramara and the landowners shall be registered on title to address the recommendations of the Environmental Impact Study prepared by Michalski Nielsen Associates Limited and other matters considered relevant by the Township.

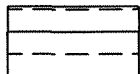
The provisions of the Official Plan, as amended from time to time, shall apply in regard to the interpretation of this amendment.

### **Part C - The Appendix**

The following appendices do not constitute part of Amendment No. 5 but are included as information supporting the amendment.

- Memorandum from the Township Planning Consultant to the Township, dated March 7, 2006.
- Memorandum from the Township Planning Consultant to the Township, dated April 3, 2006.
- Memorandum from the Township Planning Consultant to the Township, dated May 1, 2006.
- Minutes of the public meeting, March 13, 2006.

SCHEDULE 'A'  
AMENDMENT No. 5 TO THE TOWNSHIP  
OF RAMARA OFFICIAL PLAN

 Lands to be  
redesignated from  
"Agriculture" to  
"Shoreline Residential"

Subject Lands

