

**THE CORPORATION OF THE TOWNSHIP OF RAMARA**

**BY-LAW NUMBER 2007.109**

**A BYLAW TO ADOPT AMENDMENT NO. 10**

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


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

**AND WHEREAS** in accordance with Section 17 (15) and Regulation 543/06, a public meeting was held with respect to this amendment;

**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. 10 to the Official Plan of the Township of Ramara, constituting the text and schedules is hereby adopted.
2. **THAT** the Clerk is authorized to forward Amendment No. 10 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 Bylaw shall come into force and effect on the day of passing thereof, and the amendment shall come into effect as an official plan when approved in accordance with Section 17 of the *Planning Act*.

**BYLAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 17<sup>th</sup> DAY OF DECEMBER, 2007.**

  
William Duffy - Mayor

  
Richard P. Bates, BAS, CET - Clerk

**TOWNSHIP OF RAMARA**

**ATHERLEY-UPTEGROVE SECONDARY PLAN**

**December 17, 2007**

**December 17, 2007**

# **ATHERLEY - UPTERGROVE SECONDARY PLAN**

## **PART 1 - PREAMBLE**

### **1. Purpose of this Amendment**

Section 4.1.3 of the Ramara Official Plan requires that a Secondary Plan shall be prepared for the Atherley-Uptergrove settlement area. All development shall occur within the boundaries of the settlement area as determined by the secondary plan. Atherley-Uptergrove is designated as a "Village" in Section 4.1.2.3.

The secondary plan is to be adopted by the Township of Ramara and incorporated as an amendment to the Ramara Official Plan. This secondary plan establishes the structure and land use concept for the settlement area and is based on goals, objectives and policies in the Ramara Official Plan, the natural area and environmental opportunities and constraints that are known, the servicing alternatives that are feasible and viable, and the growth direction adopted by Township Council.

Development in the designated growth areas and in the existing built-up areas may then proceed within the planning policies and guidelines set out in the Official Plan and the secondary plan. The secondary plan reflects the characteristics of the settlement area and is intended to be as flexible as reasonably possible when the Township and development proponents consider development proposals.

This secondary plan meets and implements the requirements of the provincial government policies, the County of Simcoe Official Plan and the policies and regulations of other agencies.

### **2. Area Subject to this Amendment**

The existing limit of the Atherley-Uptergrove settlement area is identified on Schedule I-1 of the Ramara Official Plan. This amendment sets out the revised settlement area boundary as identified on Schedule "A" to this amendment.

The settlement area is generally described as follows:

On the west side: the shoreline of Lake Simcoe and Lake Couchiching.

On the north side: The northerly limit of Highway 12 for a distance of approximately 2.3 kilometres west of Muley Point Road; then generally the line through Lots 26, 27, 28 and 29, Concession 11 following the line between lots 29 and 30 to Concession Road 12, and Concession Road 12.

On the east side: Generally, the rear of the lots fronting on the east side of Muley Point Road.

On the south side: Orkney Beach Road, Fountain Drive and Concession Road 10.

This secondary plan amendment will replace Schedule "I-1" and the special policies on Section 10.3.3 of the Ramara Official Plan.

### **3. Basis of The Amendment**

The Ramara Official Plan was adopted by Township Council on December 9, 2002. The Plan came into effect on July 31, 2003.

At the time, the Township incorporated an Interim Secondary Plan into the Official Plan as Section 10.3.3. The policies that apply to the Atherley-Uptergrove settlement area allow infilling and development to be considered subject to the Official Plan policies. As well, special policies for five specific areas and development are included to recognize previous commitments.

During 2004, the Township proceeded with a study of the Atherley-Uptergrove settlement area. Background documentation was prepared and consultation took place with landowners, residents, businesses and agencies. The comments received were recorded and form the basis of this secondary plan.

During 2005 and 2006, the Township focussed its attention on the servicing alternatives for the Atherley-Uptergrove settlement area as well as the Rama Road Corridor special development area. The purpose of the study was to assess the alternatives for water supply, wastewater treatment, stormwater management, and transportation to accommodate development in the study area.

The "Atherley-Uptergrove Secondary Plan Area/Rama Road Corridor Master Servicing Plan" was completed on October 10, 2006. This report encompasses phases 1 and 2 of the Municipal Class Environmental Assessment.

The background studies, public and agency consultations, and the recommended servicing solutions also form the basis for this secondary plan.

The secondary plan as well as the completion of Phases 3 to 5 of the Class Environmental Assessment allows for growth and development within the Atherley-Uptergrove settlement area.

#### **4. Description of Settlement Area**

There are approximately 615 properties (whole or part) within the settlement area. Approximately 65% of the area is used for agriculture or rural uses or the land is vacant. The remaining 35% of the area consists of residential dwellings, commercial, institutional, and public purposes.

There are approximately 438 dwelling units with an estimated population of 1,100 people. Most of the dwellings consist of detached dwellings.

Community, cultural and religious institutions include 1 school, 1 community centre, 2 public parks, 1 fire station, 4 places of worship, and 2 cemeteries.

Residential uses are concentrated on the west side in the historic "Atherley" area. This area characterizes the settlement that originated in the 1850's. The newest residential development is the Crossings located near the intersection of Balsam Road and Highway 12. "Uptergrove" is a settlement centred on Plum Point Road and Fountain Drive.

---

Commercial land uses are concentrated on the west side along the axis of Highway 12, intermittently along the length of Highway 12, and within new residential neighbourhoods.

The Atherley-Uptergrove settlement area does not have an existing core area and is not a "complete community" with a range of residential, community and employment activities. The Ramara Centre is located in the centre of the settlement area on Highway 12. The Ramara Centre is a community centre that provides cultural and recreational activities with the library, meeting rooms and indoor and outdoor activity areas.

Current development is mainly located south of Highway 12. When the Rama Road/Highway 12 intersection was established in 2004, development lands along the Rama Road became accessible. This area plus currently vacant lands south of Highway 12 and to the far east in the settlement area are also targeted for future development.

The planned development in the Atherley-Uptergrove settlement area will satisfy at least 50% of the estimated population growth in the 30-year period. The intent is to concentrate development in the built-up area and greenfields within the limit of the designated settlement area.

The Mnjikaning Fish Weirs National Historic Site is located adjacent to this settlement area and the Rama Road Special Development Area. Special Policies in both secondary plans recognize this significance in the Township of Ramara.

## **PART 2 - THE AMENDMENT**

1. Schedule "I-1" of the Ramara Official Plan is deleted and replaced with Schedule "A-1".
2. Section 10.3.3 of the Ramara Official Plan is deleted and replaced with "Section 10.4 Atherley-Uptergrove Secondary Plan".

### **"10.4     Atherley-Uptergrove Secondary Plan**

#### **10.4.1     General Policy**

10.4.1.1     All of the Ramara Official Plan policies apply to the Atherley-Uptergrove settlement area where relevant. If there is a conflict between the Official Plan and this Secondary Plan, then these Secondary Plan policies shall prevail.

10.4.1.2     All complete planning applications made for development within the Secondary Plan area will conform with the Planning Act, will be consistent with the Provincial Policy Statement 2005, will not conflict with the Growth Plan for the Greater Golden Horseshoe, in effect at the time of the planning decision, and all planning applications will conform with County of Simcoe Official Plan and the Ramara Official Plan in effect. As well, planning applications must recognize the water quality targets established in "Assimilation Capacity Study" for Lake Simcoe, prepared by the L.S.R.C.A.

10.4.1.3     The Ramara Zoning Bylaw will be amended to conform with this Secondary Plan in order to implement a development proposal.

10.4.1.4     Existing zoning in Zoning Bylaw 2005.85 on lands within this Secondary Plan area will remain in effect according to the policies of this Plan and the provisions of Bylaw 2005.85, until amended

- 
- 10.4.1.5 Any amendment to this Secondary Plan, including the redesignation of Future Greenfield Areas, will be implemented by an official plan amendment.
  - 10.4.1.6 The proposed outward expansion of the designated Atherley-Uptergove Village Secondary Plan boundary will be considered by the amendment to the Ramara Official Plan and this Secondary Plan and will be supported by a comprehensive growth management review strategy prepared by the Township of Ramara, according to Provincial Policy Statement 2005.
  - 10.4.1.7 Where required by the Planning Act, the Township will require other information to be provided in an application to amend this Plan, the Zoning Bylaw and for the approval of a subdivision plan and condominium plan, that is contained in the Ramara Official Plan and this Secondary Plan.

**10.4.2 Village Objectives**

- 10.4.2.1 The overall objective of this Secondary Plan is to build a livable and sustainable community for people in Ramara.
- 10.4.2.2 The existing settlement areas of Atherley and Uptergrove are combined as a complete urban village.
- 10.4.2.3 Existing residential dwellings and nonresidential land uses in Existing built-up Areas and isolated lots may remain privately serviced without a municipal water and wastewater infrastructure, but subject to the completion of municipal environmental assessments and financial analyses, may be connected to municipal water supply and wastewater treatment systems.



- 10.4.2.4 Intensification of development in Existing built-up Areas will be determined by the capacity of individual water supply, wastewater treatment, and stormwater management and public road facilities, or where appropriate, the capacity of municipal water supply and wastewater treatment systems.
- 10.4.2.5 Proposed new residential development within five designated municipal service areas will be considered only by plan of subdivision or by plan of a condominium.
- 10.4.2.6 Future Greenfield Areas designated within the Secondary Plan area are intended to be planned according to updated comprehensive growth management studies by the Township of Ramara and implemented through an amendment to this Plan.
- 10.4.2.7 Intensive new retail commercial development serving a larger market area will be concentrated along the axis of the Rama Road and at the intersection of Highway 12 and Rama Road within the Village.
- 10.4.2.8 In new residential neighbourhoods, shopping nodes within walking distance from housing will be strategically located for the convenience of residents.
- 10.4.2.9 A central Village Institutional precinct will be established in the vicinity of the existing Ramara Centre.
- 10.4.2.10 Municipal infrastructure planning will be integrated with land use planning and design cooperatively between land owners and developers within each service area.

- 
- 10.4.2.11 Natural area features and functions are protected from development and will be integrated into the Village structure.
  - 10.4.2.12 Natural areas, walking areas and trails shall be incorporated into the design of development areas in order to encourage and facilitate the health and wellness of residents of and visitors to the Township and to reduce automobile dependence. New and expanded `natural area features and functions may be established and protected in conjunction with development planning.
  - 10.4.2.13 The Township shall determine the need for parkland, recreation areas and natural area land dedications when establishing conditions of approval for all residential and non-residential subdivision plans, condominium plans and site plans.
  - 10.4.2.14 The designations of development areas in this phase of planning are intended to establish a more compact settlement that supports pedestrian-oriented activities, typically within a 10 to 15 minute walking radius.
  - 10.4.2.15 The development of the Village structure is intended to protect the quality of the Lake Simcoe Watershed to meet the water quality objectives for Lake Simcoe in the design of servicing infrastructure, and the inherent natural area features and functions.

### **10.4.3 Village Residential Areas**

- 10.4.3.1 There are five designated residential development areas, each constituting a neighbourhood:

<u>Service Area</u>	<u>Gross Area</u>	<u>Units</u>	<u>Population</u>
R1	67 ha	603	1,508
R2	58 ha	522	1,305
R3	46 ha	414	1,035
R4	37 ha	333	833
R5	<u>65 ha</u>	<u>585</u>	<u>1,463</u>
Total	273 ha	2,457	6,144

- 10.4.3.2 The Master Servicing Study allocates capacity for residential development in Service Areas R1, R2, R3 and R5. Area R4 is reserved for future development in a later phase. Area R5 includes the approved special policy area for "Uptergrove Estates" (300 dwelling units).
- 10.4.3.3 The total gross residential area available for development in the planned 30-year period (2001-2031) is 236 hectares.
- 10.4.3.4 The total planned dwelling units are 2,124 including 300 units previously approved in Area R5.
- 10.4.3.5 The estimated additional population in the designated residential areas during the 30-year period is 5,311 people.
- 10.4.3.6 The total estimated population in 2031, living in the Atherley-Uptergrove Village in the existing and the designated areas, is 6,411 people.
- 10.4.3.7 In any designated residential development area, the average net residential density for dwelling units in any development project shall be 17 units per hectare.

- 10.4.3.8 The maximum net residential density for single detached units is 15 units per hectare and the maximum net residential density for multiple units is 24 units per hectare in any development project in any designated residential development area.
- 10.4.3.9 In any designated residential development area, a mixture of dwelling types and affordable housing are encouraged, with multiple units generally located in nodal locations at intersections of public roads.
- 10.4.3.10 In any designated residential development area, the maximum height of all multiple unit residential buildings shall be 8 storeys or 24 metres.
- 10.4.3.11 All new development shall be considered by plan of subdivision and may include a plan of condominium.
- 10.4.3.12 The five designated residential development areas are designated "Village Residential Area" on Schedule "A-1" to this Plan.

**10.4.4 Village Commercial Areas**

- 10.4.4.1 There are three new designated commercial development areas:

<u>Service Area</u>	<u>Area</u>
C1	18 ha
C2	19 ha
C3	4 ha
Total	41ha

- 10.4.4.2 The Master Servicing Study allocates capacity for intensive commercial development.

- 10.4.4.3 These three designated commercial development areas are intended to be developed with a full range of retail and service commercial business establishments, and places of entertainment and assembly serving the larger region and local needs. The implementing zoning bylaw will establish permitted uses and zoning provisions for each commercial development.
- 10.4.4.4 New development within the three designated commercial development areas shall take the form of larger scale buildings connected with internal or external pedestrian access.
- 10.4.4.5 In the designated commercial development areas, the maximum building coverage per net hectare is the buildable land area excluding land areas used and required for all servicing facilities, driveways, parking areas and landscaped and buffer areas.
- 10.4.4.6 The maximum gross floor area of retail and service commercial buildings and structures within the designated commercial development areas shall not exceed a floor space ratio of 0.40 per hectare of buildable land area used for commercial purposes.
- 10.4.4.7 Proposals for Township planning applications to establish new and expanded business establishments in the designated commercial development areas shall be considered by the Township subject to the preparation and submission of market impact and planning studies prepared by the proponent as part of a planning application. The market study shall demonstrate that the proposal is economically feasible based on market demand and/or retail market opportunity; the adverse impacts on planned commercial areas in the market area; the contribution to the market's vitality; and the

---

achievement of the objectives and policies of the Secondary Plan and the Village structure. The planning study shall determine the measures to mitigate the potential impacts of noise, lighting, visual presence on residential land uses and major public roads; the implementation of urban design standards, including pedestrian movements; and the measures to implement the infrastructure study required by this Secondary Plan.

- 10.4.4.8 Other areas that are designated by this Secondary Plan or zoned for retail and service commercial uses in the settlement area primarily serve local neighbourhood shopping needs, or provide smaller-scale retail commercial and personal service uses.
- 10.4.4.9 Within new designated residential development areas, local neighbourhood shopping nodes, will be zoned as "Village Commercial", and will be located to primarily serve the pedestrian trade within neighbourhoods.
- 10.4.4.10 Neighbourhood shopping nodes are small-scale and are located at intersections of public streets, in order to facilitate an average of 10 to 15 minute walking times.
- 10.4.4.11 Individual neighbourhood shopping nodes shall be separated from one another by a minimum distance of 500 metres.
- 10.4.4.12 Planned neighbourhood shopping nodes will provide a maximum of 2,000m<sup>2</sup> of gross floor area in a planned residential neighbourhood.

10.4.4.13 Commercial uses permitted in neighbourhood shopping nodes are:

- convenience retail establishment
- financial institution
- personal service establishment
- retail commercial establishment (with no service or repair)
- eating establishment
- business, professional and administrative office
- Drive-through eating establishments and motor vehicle service stations and fuel bars are prohibited.

10.4.4.14 The commercial areas are designated "Village Commercial Area" on Schedule "A-1" to this Plan.

10.4.4.15 Proposals for Township planning applications to establish new neighbourhood shopping nodes shall be considered by the Township in conjunction with applications for subdivision plan and zoning bylaw approvals. A planning study shall be required, as part of a planning application, to determine the measures to mitigate the potential impacts of noise, lighting, visual presence on residential land uses and major public roads; the implementation of urban design standards, including pedestrian and bicycle movements; and the measures to implement the infrastructure study required by this Secondary Plan.

10.4.4.16 Neighbourhood shopping nodes, designated as "Village Commercial", within new residential development areas are conceptually located. Any change in designated area does not require an amendment to this Secondary Plan and will be considered as part of the subdivision plan approval. The implementing zoning bylaw will establish permitted uses and zoning provisions for each node.

- 10.4.4.17 New strip commercial development is not permitted along major public roads.
- 10.4.4.18 Existing village commercial development, zoned as "VC" in Zoning Bylaw 2005.85, located in the Existing Built Up Area, except as amended by this Secondary Plan, shall be recognized in this Secondary Plan, may expand in land and building areas, subject to an amendment to this Plan and the zoning bylaw. The Township may require a planning study to be submitted in a planning application to determine the measures to mitigate the potential impacts of noise, lighting, visual presence on residential land uses and major public roads; the implementation of urban design standards, including pedestrian and bicycle movements; and the measures to implement the infrastructure study required by this Secondary Plan.

#### **10.4.5 Village Institutional Areas**

- 10.4.5.1 There is one designated village institutional development area with a service area of 43 hectares.
- 10.4.5.2 The Master Servicing Study allocates capacity for intensive institutional development in this area.
- 10.4.5.3 The purpose of this area is to provide a focussed location for publicly accessible institutional activities such as the existing Ramara Centre serving the Atherley-Uptergrove Village. Uses and activities include:
- Health services
  - Residential Care Facilities
  - Library
  - Museum
  - Places of Assembly
  - Places of Worship



- Schools
- Civic Offices
- Cemeteries
- Active Recreation Area
- Passive Recreation Area

10.4.5.4 Any school site required by any school board shall be located within this area and the size and configuration of the site shall meet the standards of the school board and shall be supported by planning studies in a planning application.

10.4.5.5 A condition of subdivision plan approval, may require an agreement with a School Board establishing the need and financial requirements to acquire an appropriate school site.

10.4.5.6 The Township of Ramara shall initiate a strategic plan to determine the servicing, land acquisition, cost-sharing, phasing and use of publicly and privately owned institutional uses in this designated area.

10.4.5.7 The institutional areas are designated "Village Institutional" on Schedule "A-1" to this Plan.

10.4.5.8 Existing "Village Institutional" uses within the secondary plan area may expand subject to the required amendment to this Plan.

#### **10.4.6 Existing Built-up Areas**

10.4.6.1 The concentrations of existing built-up development are identified on Schedule "A-1" of this Plan as "Existing Built-Up Area". These areas are predominantly residential with existing commercial, industrial and institutional uses and are appropriately zoned in the Township Zoning Bylaw.

- 10.4.6.2 Existing uses within the Existing Built-Up Areas may remain according to the existing zoning bylaw provisions.
- 10.4.6.3 The policies of the Ramara Official Plan apply to these areas.
- 10.4.6.4 It is intended that these areas shall continue to be serviced with individual private water supply and wastewater treatment facilities, until environmental assessments conclude that municipal water supply and wastewater treatment facilities shall be extended to service these areas.
- 10.4.6.5. This Plan encourages intensification within the Existing Built-Up Areas within the capacity to provide public roads, individual water supply and wastewater treatment, and stormwater management, or where appropriate, the capacity of municipal water supply and wastewater treatment systems.
- 10.4.6.6 For purposes of this Plan, intensification in Existing Built-Up Areas means and includes:
- infilling between existing residential dwellings;
  - expansion and/or conversion of existing dwellings and existing non-residential uses;
  - development of existing vacant lots;
  - further development of existing built-up lots;
  - redevelopment of existing built-up lots.
- 10.4.6.7 Intensification includes the development of new residential dwellings and may include the redevelopment of existing non-residential uses to residential uses.

- 10.4.6.8 Within the Existing Built-Up Areas, residential intensification shall include all forms of residential dwellings with a maximum density according to Section 9.5.3 of the Ramara Official Plan.
- 10.4.6.9 The maximum height of all detached residential buildings shall be 4 storeys or 12 metres, where development through intensification occurs.
- 10.4.6.10 Any new multiple dwellings shall conform with the "VR" Zone provisions for multiple dwellings in the Township Zoning Bylaw.
- 10.4.6.11 Intensification of uses other than residential is permitted within the designated "Existing Built-Up Area", and may require an amendment to the Township Zoning Bylaw and shall conform with the policies of the Official Plan and this Secondary Plan.

**10.4.7 Public Active and Passive Recreation Areas**

- 10.4.7.1 Public spaces, essential to the character of the Village and to the health and wellness of residents, are part of the Village structure and shall be planned accordingly in all subdivision plans and condominium plans.
- 10.4.7.2 Schedule "A-1" to this Secondary Plan identifies the conceptual walkways and trails that are to be implemented by development plans.
- 10.4.7.3 Public spaces shall be designated in the Township as a system of active recreation and passive recreation areas and may include:
- sidewalks
  - trails
  - bikeways
  - neighbourhood parks

village park/square  
wilderness areas  
watercourses

- 10.4.7.4 In every new residential subdivision plan, at least one pedestrian sidewalk shall be provided on every public street.
- 10.4.7.5 Connected trails, bikeways, neighbourhood parks and a Village Park/Square shall be incorporated into the structure of the Atherley-Uptergrove Village through subdivisions plans and condominium plans.
- 10.4.7.6 The location, design and area of these public spaces, and their dedication to the Township or other public body shall be determined in subdivision plans, condominium plans and site plans by the Township. Publicly owned outdoor spaces and active and passive recreation areas within each neighbourhood shall aim for a target of 10% to 20% of the gross land area of the neighbourhood, established in Section 10.4.3.1 of this Secondary Plan.
- 10.4.7.7 Where it is considered feasible by the Township, newly established woodlands and wetlands in public spaces may be established and existing woodlands and wetlands may be expanded in order to establish natural area linkages and wildlife habitat, as part of a new subdivision plan.
- 10.4.7.8 Where it is considered feasible, the Township may accept land and/or cash-in-lieu of parkland for purposes of establishing new or expanded public spaces.
- 10.4.7.9 Each publicly owned neighbourhood park shall have a minimum area of 0.5 hectares and shall be accessible and visible from public streets and trails/bikeways.

- 10.4.7.10 The Village Park/Square located in the central Institutional area shall have a minimum area of 4 hectares and may be divided into two distinct parts.
- 10.4.7.11 The Township shall determine the need for parkland dedication or cash-in-lieu of parkland as part of the condition of subdivision plan and condominium plan approval, for all public spaces identified in Section 10.4.7.2.
- 10.4.7.12 The Township shall determine, by bylaw, the parkland areas and recreational areas required to be dedicated or cash-in-lieu, as a condition of site plan approval for residential and commercial development, including lands in the central Institutional area.
- 10.4.7.13 The public recreation area structure shall be designed to allow pedestrian and non-motorized vehicle connections between living areas and recreation areas, institutional areas, commercial areas, and natural areas.
- 10.4.7.14 Active and Passive Recreation Areas are not identified on Schedule "A-1" to this Secondary Plan. Any proposed location does not require an amendment to this Secondary Plan. Areas will be zoned as "AR" and "PR" in Zoning Bylaw 2005.85 as part of the subdivision plan and condominium plan approval process.

#### **10.4.8 Natural Area Protection**

- 10.4.8.1 The "Natural Area Protection" designations on Schedule "A-1" to this Plan are existing on Schedule "A" to the Official Plan. These include provincially significant wetlands and significant woodlands.

- 10.4.8.2 The protection and conservation of these significant areas shall be implemented by existing policies under Section 5.2 and 9.2 of the Ramara Official Plan.
- 10.4.8.3 Natural features that are significant locally and regionally to maintain ecological functions within subwatersheds shall be incorporated into development plans include wetlands, woodlands, and watercourses. The policies in Section 5.2 and Schedule "C" of the Ramara Official Plan shall apply.
- 10.4.8.4 Ecological functions include fish and wildlife habitats, drainage channels, recharge and discharge areas, and Lake Simcoe near-shore areas.
- 10.4.8.5 Subwatershed boundaries identified in the Master Servicing Study shall generally be respected and remain unaltered in the land development process for purposes of municipal services and stormwater management facilities.
- 10.4.8.6 Watercourses identified in the Master Servicing Study and identified on Schedule "A-1" of this Secondary Plan, shall remain unaltered unless a diversion is permitted through the consultative and approval process of the Ministry of Natural Resources and/or the Lake Simcoe Region Conservation Authority, and shall be naturalized to the extent possible and where practical.
- 10.4.8.7 Where determined feasible by criteria in Section 5.2.4 of the Ramara Official Plan, local wetlands shall be retained and maintained as part of watercourse and corridor systems.

- 
- 10.4.8.8 Where determined feasible by criteria in Section 5.2.4 of the Ramara Official Plan, local woodlands shall be retained and integrated with watercourses and identified public spaces.
  - 10.4.8.9 Watercourses located within planned development areas shall be designed with a natural buffer area of a minimum of 15 metres wide on each side of the watercourse, subject to the recommendation and approval of the Conservation Authority.
  - 10.4.8.10 The regulations and policies of the Lake Simcoe and Region Conservation Authority and the Ministry of Natural Resources shall be considered as part of all development plans prior to Township consideration and approval.

**10.4.9 Future Greenfield Area**

- 10.4.9.1 Areas identified on Schedule "A-1" are not required for planned development within the 30 year (2001-2031) planning period. Existing uses may remain as zoned in the Zoning Bylaw 2005.85.
- 10.4.9.2 Any proposal to change the existing land use shall require a planning justification study as part of a planning application and where necessary an amendment to the zoning bylaw.
- 10.4.9.3 The proposed redesignation of Future Greenfield Areas for intensive development shall be subject to a comprehensive growth management study undertaken by the Township to determine the need to allocate additional land for development during the planning period. Part of this study will include an assessment of municipal servicing capacity.

10.4.9.4 It is intended that the designated Future Greenfield Areas shall be serviced with individual private water supply and wastewater treatment facilities until land is designated for development and an amendment to this Secondary Plan is approved.

10.4.9.5 This Plan discourages proposals for intensification within the designated Future Greenfield Area, except for the creation of up to five residential lots by consent where it is determined by the Township that intensification will not prejudice or impede the orderly and proper development by subdivision plan in the future.

**10.4.10 Infrastructure**

10.4.10.1 The servicing solutions in the approved "Atherley-Uptergrove Secondary Plan Area/Rama Road Corridor Master Servicing Plan" (October 10, 2006) apply to development within the designated service areas.

10.4.10.2. New public and private infrastructure shall be designed, established and operated according to the established Township's engineering design standards.

10.4.10.3 In each designated service area, Phases 3 and 4 of the Municipal Class Environmental Assessment shall be completed prior to any planning approvals for subdivision plans, condominium plans and site plans.

10.4.10.4 Water supply and wastewater treatment facilities are to be designed as communal facilities and owned and operated by the Township of Ramara according to the required development agreements.



- 
- 10.4.10.5 The source of the water supply shall be groundwater and surface water as determined by the Phase 3 Class Environmental Assessment in each service area.
- 10.4.10.6 Treated wastewater shall be discharged to subsurface or direct discharge to surface water as determined by the Phase 3 Class Environmental Assessment in each service area.
- 10.4.10.7 Centralized stormwater management facilities as identified in the Master Servicing Study will be further determined by consideration of site specific development applications.
- 10.4.10.8 The broad conceptual public road network is identified on Schedule "A-1" to this Plan. The location and design of this road network shall be established by environmental assessments or approved subdivision plans.
- 10.4.10.9 All new development shall be serviced by public streets with connected pedestrian walkways and bikeways incorporated into right-of-ways.
- 10.4.10.10 The primary public road network consists of:
- Provincial Highway 12
  - County Road 44 - Rama Road
  - Collector Road - Muley Point Road
  - Collector Road - Southerly Extension of Rama Road
  - Collector Road - Northerly from Balsam/Highway 12
  - Collector Road - Intersecting with Rama Road to provide access to the new commercial growth areas.

- 10.4.10.11 Rama Road, north of Highway 12, within this Secondary Plan shall function as an Arterial Road designed to maximize through movements and traffic flow. Direct site access for new Village Commercial development is generally prohibited.
- 10.4.10.12 Site specific traffic studies shall be required as part of planning applications to determine site access, traffic impacts and to determine road needs including road widening, site access, emergency access, intersection improvements, turning lanes and traffic control as part of planning applications.
- 10.4.10.13 The site access design requirements of the Ministry of Transportation and the County of Simcoe and the Township of Ramara shall be incorporated into planning approvals. Planning applications shall include the traffic and transportation studies required by these agencies.
- 10.4.10.14 Local streets shall be based on a modified grid system that provides even distribution of vehicular traffic, and maximized ease of connectivity. Township standards shall be used in design and location.
- 10.4.10.15 The Township shall close the intersection at McNeill and Highway 12 when the collector road northerly from the Balsam/Highway 12 intersection is constructed. Intersection improvements shall be required as part of subdivision plan approvals.
- 10.4.10.16 The intersection of Concession Road 11 and Highway 12 shall be closed and Concession Road 11 shall be realigned to intersect with the new collector road northerly from the Balsam/Highway 12 intersection, when constructed.

---

10.4.10.17 A connected pedestrian and bikeway trail system in residential neighbourhoods shall be integrated with the road network to provide linkages within the Village to commercial and institutional areas and the existing built-up areas.

**10.4.11 Design Principles**

10.4.11.1 In all new development areas, building and land use design shall consciously be innovative yet practical, and shall consider the design integration of individual projects within the final built out development.

10.4.11.2 All new development shall be sensitive to the streetscape and visual presence to pedestrians and motorists.

10.4.11.3 Development shall achieve diversity through a variety of lot and block sizes, building types and styles along public street frontages.

10.4.11.4 New and improved public streets shall provide for all-season landscape features within the public right-of-way.

10.4.11.5 In new residential neighbourhoods and in intensification development, indoor and outdoor parking areas shall be designed as subordinate to the main residential structure.

10.4.11.6 In new commercial development projects, the massing of buildings and building elevations shall provide a positive visual presence with design, articulation and fenestration, and a variety of rooflines where visible from public streets and residential areas.

- 10.4.11.7 Street corner buildings shall be designed as signature buildings to emphasize gateway features and to incorporate increased height, roof features, building articulation, window and finishing features.
- 10.4.11.8 Surface parking and loading areas in the designated commercial growth areas are not permitted immediately adjacent to the intersections of public streets and shall be buffered and muted by permanent landscape features.
- 10.4.11.9 Large paved vehicle parking areas shall be divided into smaller defined sections with landscaping and walkways.
- 10.4.11.10 In Village Commercial development projects, bicycle parking spaces shall be provided at a ratio of 1 bicycle space for every 10 required vehicle parking spaces.

## **10.4.12 Special Policy Areas**

### **10.4.12.1 Uptergrove Estates**

Notwithstanding any provisions in this Plan to the contrary, and subject to the approval of the Ministry of the Environment, those lands designated "Village Residential" in Part of Lot 24, Concession 10 along Concession Road 10 (Mara) (+/- 8.09 hectares) may be used for a private communal sewage treatment and disposal system for the manufactured home park to be developed according to Section 10.4.12.2 of this Plan.

#### **i) Responsibility Agreement**

The developer shall be responsible for the installation, operation, maintenance and

monitoring of the required facilities subject to the approval of the Ministry of the Environment and to a Responsibility Agreement with the Township. The Agreement shall provide for construction, operation and maintenance standards, monitoring of effluent and operations, and financial assurances by the developer.

ii) Site Plan

Before the development of a private communal sewage treatment and disposal system, these lands shall be included in the appropriate site plan agreement entered into with the Township under Section 7.7 of this Plan.

iii) Holding Provisions

Notwithstanding Section 7.6 of this Plan, a Holding (H) Symbol may be used to implement the private communal sewage treatment and disposal system in conjunction with the adjacent manufactured home park. Before removing the Holding Symbol to permit development, the developer shall:

- a) meet the requirements of Section 10.4.11.2 of this Plan to permit development of Phase 1 of the adjacent manufactured home park; and
- b) enter into a site plan agreement with the Township for the proposed sewage treatment and disposal system.

**10.4.12.2 Uptergrove Estates**

Notwithstanding any provisions in this Plan to the contrary, those lands designated in Part of Lot 25, Concession 10 (Mara) along Highway 12, (+/- 30.1 hectares) may be used for a manufactured home park of not more than 300

---

manufactured home units complying with the Ontario Building Code for year round occupancy. Ancillary uses include a private community centre and administration/sales office is also permitted subject to appropriate zoning.

**i) Manufactured Home**

A manufactured home is a dwelling designed to be made mobile, and constructed or manufactured according to the Ontario Building Code to provide permanent residence for one or more persons, but does not include a mobile home, park model trailer, travel trailer, trailer, tent trailer, recreational vehicle.

**ii) Density**

Notwithstanding Section 9.5.3, the maximum residential density shall not exceed 9.97 units per gross hectare (4.04 units per gross acre).

**iii) Water Supply and Sewer Systems**

All development shall be serviced by private communal water supply and distribution system and private communal sewage treatment and disposal system. The developer shall be responsible for the installation, operation maintenance, and monitoring of the required facilities subject to the approval of the Ministry of the Environment and subject to a required Responsibility Agreement with the Township. The Responsibility Agreement shall provide for construction, operation, maintenance standards, monitoring of effluent and operations, and financial assurances by the developer for the private communal sewage treatment and disposal system. The private communal sewage treatment and disposal system may be provided according to Section 6.2 of this Plan.

**iv) Access**

All manufactured home units shall have direct access to an internal private roadway constructed with standards acceptable to the municipality and capable of providing adequate emergency vehicle access.

**v) Zoning**

Further to the Township Zoning Bylaw, zoning regulations may be used to control the size, nature, and location of the manufactured home sites.

**vi) Phasing**

Logical and efficient development is to occur in a minimum of three phases with a maximum of 100 sites in each phase.

**vii) Site Plan**

Before the development of any sites for manufactured homes and the issuance of a building permit, for any phase, the developer shall enter into a site plan agreement with the Township.

The site plan agreement shall include a stormwater management plan, a road improvement plan, a lot grading and drainage plan and a landscaping plan subject to the approval of the Township and any relevant government authority.

**viii) Holding Provision**

(a) Before removing the "H" symbol to permit development in any phase:

- 1) the required improvements to Concession Road 10, the intersections of Highway 12 and Plum Point Road, and improvement to the sight lines at the intersection of Plum Point Road and Concession Road 10, and improvements to

Highway 12 shall be completed;

2)the land for the new Public Road will be dedicated to the Township and the road will be built to Township standards;

3)the water and sewage treatment systems for all phases of development have been approved by the Ministry of the Environment, and a Responsibility Agreement shall be entered into with the Township according to Section 7.6 of this Plan; and

4)the site plan agreement shall be entered into with the Township for each phase according to Section 7.7 of this Plan.

(b) Before removing the "H" symbol to permit development in phase 2 or phase 3 or any subsequent phase:

1) at least 80% of the units of the previous phase must be built, occupied and adequately serviced to the satisfaction of the Township; and

2) a comprehensive study shall be prepared by the developer/owner to assess the financial viability, environmental and servicing impacts, and also any other matters the Township deems necessary, of all the previous phases. The "H" symbol shall not be removed where the study finds that an adverse impact will occur as a result of such development and such impact cannot be appropriately mitigated.

#### **10.4.12.3 Abernathy**

Notwithstanding any provisions of this Plan to the contrary, for the lands designated "Village Residential" in the North Part of Lot 28,



Concession 10, (Parts 1, 2, and 3, Plan 51R-23615), known municipally as 4399 and 4405 Concession Road 11 and having an area of 1.1 hectares (2.73 acres), a maximum of five residential lots may be created by consent.

That as a condition of consent of plan of subdivision to divide the subject lands, that the owner and the Township enter into an agreement that is binding on any successors in title of the property, the sizes of the dwellings to be constructed are:

- 1) Limited to the maximum gross floor area of 200 square metres per dwelling and not more than 20 fixture units;
- 2) That each lot has a primary and reserve tile bed.

The required agreement is registered on title against each lot created, including any retained lots.

#### **10.4.12.4 Atherley Cemetery**

Until such time as there is municipal or communal water supply for lands immediately adjacent to the east side of the cemetery property, the zoning Bylaw for the expanded part of the cemetery shall provide for a 30-metre separation distance from the existing residential property to the east within which to burial sites shall be located.

#### **10.4.12.5 Mnjikaning Fish Weirs National Historic Site**

This is a designated National Historic Site administered by the Parks Canada Authority. This site is the "largest and best preserved wooden fish weirs known in eastern Canada, in

---

use from about 3300 B.C.". This Plan recognizes the cultural heritage significance of this site located within the channel between Lake Simcoe and Lake Couchiching. The site is designated as "Natural Area Protection" in this Plan and is zoned as "NAP" in Zoning Bylaw 2005.85.

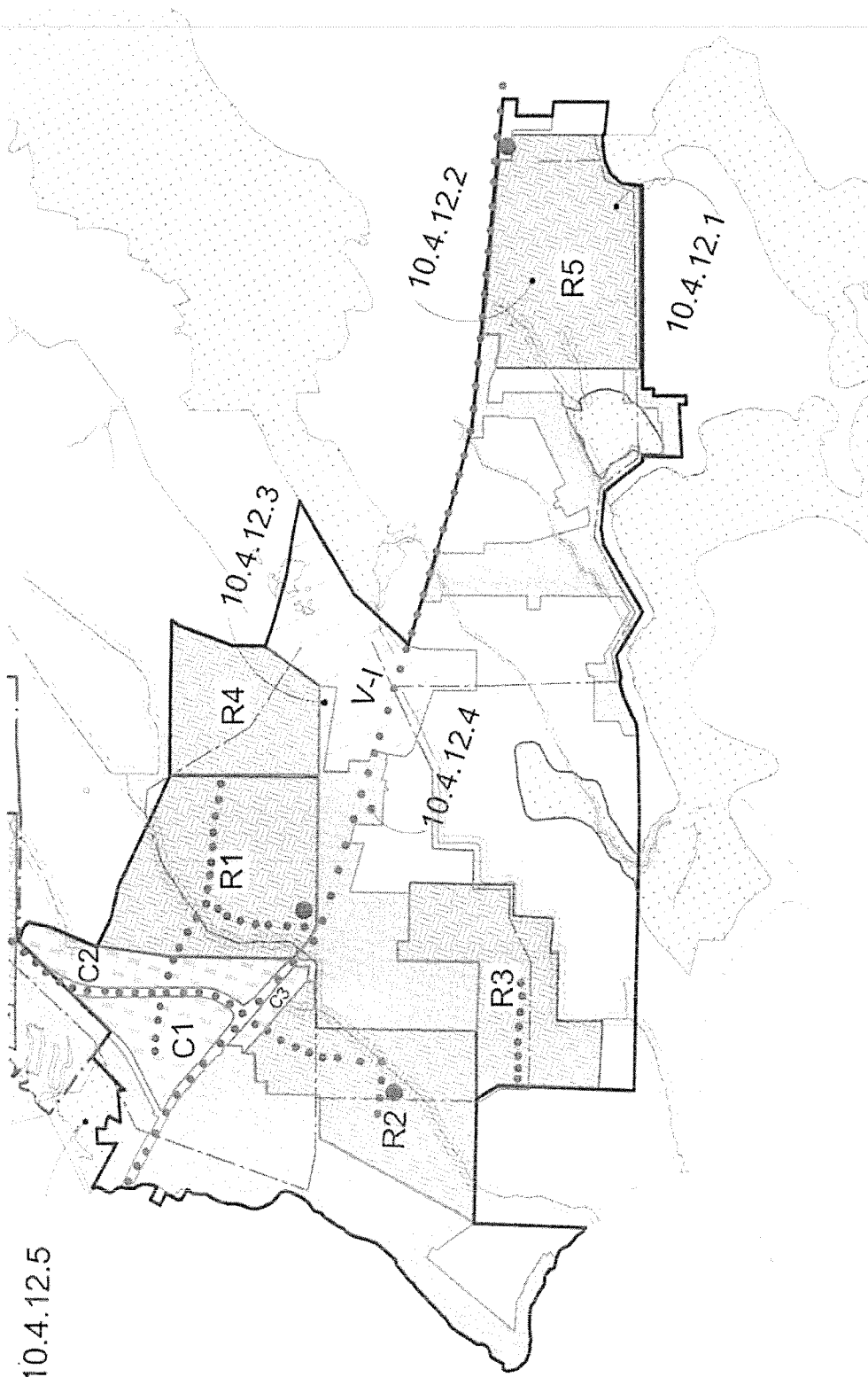
The Township of Ramara will cooperate with the Mnjikaning First Nation, the Mnjikaning Fish Fence Circle, Parks Canada Agency, Trent-Severn Waterway and the Ministry of Natural Resources in the preparation and implementation of a management plan for this National Historic Site.

**10.4.13 Implementation**

- 10.4.13.1 Section 7.0 "IMPLEMENTATION MEASURES" applies to the implementation of this secondary plan.
- 10.4.12.2 Phasing of development within each new development area shall be determined by the Township and landowners according to the agreements following the completion of Phases 3 and 4 of the Class Environmental Assessment.
- 10.4.13.3 The Township of Ramara may initiate a comprehensive amendment to Zoning Bylaw 2005.85 and may apply holding provisions in new development areas and may require agreements with landowners.
- 10.4.13.4 Pre-Application Consultation is required according to the bylaw and policy of the Township for all development applications proposed within this Secondary Plan area.

- 
- 10.4.13.5 The Township may amend and/or revise its Development Charges Bylaw as it applies to this secondary plan area and may require cost sharing agreements between landowners/developers in order to implement infrastructure services in new development areas pursuant to the Development Charges Act.
- 10.4.13.6 Plans of Subdivision and Plans of Condominium shall conform with this Plan and shall be designed to achieve sustainability objectives.
- 10.4.13.7 The Township of Ramara shall require landowners/developers to enter into a servicing agreement with the Township to ensure the conveyance, cost-sharing, operations and maintenance of communal water supply and waste water treatment facilities, stormwater management facilities and public roads.
- 10.4.13.8 The Township of Ramara may require the completion of an Environmental Site Assessment and the filing of a Record of Site Condition pursuant to the *Environmental Protection Act*.
- 10.4.13.9 The Township of Ramara may impose conditions on the use, erection or location of land, buildings or structures in any bylaw passed under Section 34 of the *Planning Act* and may require agreements to be registered on title.
- 10.4.13.10 The Township of Ramara shall require other information to be included in complete planning applications as determined by the Ramara Official Plan and this Secondary Plan.”

10.4.12.5



Township of Ramara  
Ramara Official Plan

### SCHEDULE "A-1" ATHERLEY-UPTEGROVE SECONDARY PLAN

Date: DECEMBER, 2007



Mark E. Dorfman, Planner Inc.  
Waterloo, Ontario