

TOWNSHIP OF RAMARA

RAMA ROAD CORRIDOR

SECONDARY PLAN

DECEMBER 17, 2007
APPROVED AS MODIFIED DECEMBER 19, 2008

December 19, 2008

RAMA ROAD CORRIDOR SECONDARY PLAN

PART 1 - PREAMBLE

1. Purpose of this Amendment

Section 4.2.1 of the Ramara Official Plan requires that a Secondary Plan shall be prepared for the Rama Road Special Development Area. All development shall occur within the boundaries of the special development area as determined by the secondary plan. The Rama Road Special Development Area is not a settlement area, but an employment area. It is the centre of economic growth and development in the Township and the County.

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 special development 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 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.

Another part of this amendment changes Section 9.9.8 as it applies to all "Destination Commercial" areas in the official plan. The existing policy allows for multiple unit dwellings in conjunction with a four-season destination resort. The amendment allows for multiple unit dwellings in conjunction with a broader range of Destination Commercial uses. The actual development of multiple unit dwellings shall take place after the

approval of the Destination Commercial uses. The intent to encourage destination commercial uses as the primary use and the residential component as a secondary use.

2. Area Subject to this Amendment

The existing limit of the Rama Road Special Development Area is identified on Schedule "A" of the Ramara Official Plan. This amendment sets out the secondary plan boundary as identified on Schedule "A-2" to this amendment. The Rama Road boundary on Schedule "A" is not amended and is retained for future secondary plan consideration.

This secondary plan establishes the current development boundary based on the "Atherley-Uptergrove Secondary Plan Area/Rama Road Corridor Master Servicing Plan" that was completed on October 10, 2006.

The secondary plan development boundary is generally described as follows:

On the west side: the shoreline of Lake Couchiching.

On the north side: the northerly municipal boundary of the Township of Ramara abutting Mnjikaning First Nation (I.R.) in Concession B.F.

On the east side: the former CN right-of-way now owned by the Township of Ramara, extending southerly to the boundary between Lots 27 and 28, Concession 12, and southerly through Lots 28 and 29, Concession 12.

On the south side: Concession Road 12.

This secondary plan amendment amends Schedule "A" 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 established the Rama Road Corridor Special Development Area on Schedule "A" and in Section 4.2. This area conforms with the County of Simcoe Official Plan that provides for Special

Development Area. Section 3.9 of the County Official Plan states, in part:

“Special Development Areas recognize major commercial, industrial, and recreational areas, or a combination thereof, associated with particular attractions or infrastructure in the County such as Casino Rama and the Lake Simcoe Regional Airport. The County recognizes such areas through a County Official Plan designation and local municipalities should comprehensively plan such areas in order to maximize their economic benefits and long-term vitality while ensuring that development patterns and designs recognize and protect environmental features and functions.”

The Ramara Official Plan sets out the following relevant objectives for this Special Development Area:

- Stimulate growth of tourism and commercial activities, as destinations, by improving existing services and facilities for existing and future demand and utilization and encourage new and expanded visitor facilities.
- Promote and provide for casino-related recreational and commercial growth.
- Provide for the efficient and safe movement of local traffic and visitor traffic within and through the Rama Road Corridor.

During 2005 and 2006, the Township focussed its attention on the servicing alternatives for the Rama Road Corridor, as well as the Atherley-Uptergrove settlement 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 study also forms the basis for this secondary plan.

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 secondary plan, as well as the completion of Phases 3 to 5 of the Class Environmental Assessment, allows for growth and development within the Rama Road Corridor.

4. Description of the Secondary Plan Area

There are approximately 198 properties (whole or part) within the Secondary Plan Area. Approximately 85% of the area is used for agriculture or rural uses or the land is vacant. The remaining 15 % of the area consists of residential dwellings, commercial, and commercial recreation.

There are approximately 144 dwelling units with an estimated population of 360 people. Most of the dwellings consist of detached dwellings.

There are no community, cultural and religious institutions.

Residential uses are concentrated on Prospect Avenue, Fern Resort Road, Fawn Bay Road, Hopkins Bay Road and Rama Road south of Mara-Rama Boundary Road. These existing built-up areas along the shoreline of Lake Couchiching are designated "Shoreline Residential" on Schedule "A" of the Ramara Official Plan.

Commercial land uses are Fern Resort, Days Inn, and the Hummingbird Driving Range, and a vehicle repair and service facility. Casino Rama, the entertainment centre and hotel/conference centre, are located on the First Nation Reserve adjacent to the north of this secondary plan area. This part of the reserve is developed with housing, commercial, recreation and institutional facilities.

The Special Development Area is linear with Rama Road as its axis. The width of the development area ranges from 500 metres to 1 kilometre. There is no core area and it is not characterized as a settlement area with a full range of urban land uses. This area is designated in the Ramara Official Plan for "Destination Commercial" uses that "accommodate large area commercial activities that are destinations or are related to the Casino development or serve the needs of visitors to the Township".

The lower part of the secondary plan area is dominated by the Atherley Provincial Significant Wetlands.

The Mnjikaning Fish Weirs National Historic Site is located adjacent to this special development area and the Atherley-Uptergrove Secondary Plan Area. Special Polices in both secondary plans recognize this significance in the Township of Ramara.

Part 2 - THE AMENDMENT

1. Schedule "A-2" (Rama Road Corridor Special Development Area Secondary Plan) to this Amendment amends Schedule "A" of the Ramara Official Plan.
2. Section 9.9.8 Dwelling Units is deleted and replaced with the following Section 9.9.8.

"9.9.8 Multiple Unit Dwellings

9.9.8.1 Multiple Unit dwellings are permitted only in conjunction with and secondary in scale to the development of the following Destination Commercial uses:

tourist accommodation use including a hotel
marina
facility or area for active recreation

No Multiple Unit dwellings shall be the principal residence of any individual or group of individuals.

9.9.8.2 The Zoning Bylaw amendment for the Destination Commercial uses listed in Section 9.9.8.1 shall contain provisions for types of dwellings and density of dwelling units.

9.9.8.3 For purposes of this section, Multiple Unit dwellings may include development within a plan of condominium on a site used for the permitted Destination Commercial uses in Section 9.9.8.1.

9.9.8.4 The approval of Multiple Unit dwellings in conjunction with the permitted Destination Commercial uses shall be considered at the same time as the approval of the Destination Commercial uses.

9.9.8.5 The actual development of Multiple Unit dwellings shall take place in conjunction with or following the development of the permitted Destination Commercial uses in Section 9.9.8.1.

9.9.8.6 Destination Commercial uses permitted by Section 9.9.8.1 may develop independently of Multiple Unit dwelling units. The approval of Multiple Unit dwelling units may be given after the development of Destination Commercial uses.”

3. “Section 10.5 Rama Road Special Development Area Secondary Plan” is added to Section 10 of the Ramara Official Plan.

“10.5 Rama Road Corridor Special Development Area Secondary Plan

10.5.1 General Policy

10.5.1.1 All of the Ramara Official Plan policies apply to the Rama Road Special Development Area Secondary Plan Area, where relevant. If there is a conflict between the Official Plan and this Secondary Plan, then the policies of this Secondary Plan shall prevail.

10.5.1.2 All complete planning applications made for development within the Secondary Plan area shall conform with the Planning Act, shall be consistent with the Provincial Policy Statement 2005, shall not conflict with the Growth Plan for the Greater Golden Horseshoe, in effect at the time of the decision, and all planning applications shall conform with County of Simcoe Official Plan and the Ramara Official Plan in effect. As well, planning applications must recognize any water quality targets for Lake Couchiching.

- 10.5.1.3 The Ramara Zoning Bylaw shall be amended to conform with this Secondary Plan in order to implement a development proposal.
- 10.5.1.4 Existing zoning in Zoning Bylaw 2005.85 on lands within the Secondary Plan area shall remain in effect according to the policies of this Plan and the provisions of Bylaw 2005.85, until amended.
- 10.5.1.5 Any amendment to this Secondary Plan, including the redesignation of Future Greenfield Areas, shall be implemented by an official plan amendment.
- 10.5.1.6 The proposed outward expansion of the Rama Road Corridor Secondary Plan boundary shall be considered by an amendment to the Ramara Official Plan and this Secondary Plan and shall be supported by a municipal comprehensive review prepared by the Township of Ramara according to the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.
- 10.5.1.7 Where required by the Planning Act, the Township shall require other information to be provided in an application to amend this Plan, the Zoning Bylaw, and for approval of a subdivision plan and condominium plan, that is contained in the Ramara Official Plan and this Secondary Plan.

10.5.2 Rama Road Corridor Objectives

- 10.5.2.1 The overall objective of this Secondary Plan is to build an employment area that caters to the economic needs for destination commercial uses within a livable and sustainable community for people in Ramara.

- 10.5.2.2 Existing residential dwellings and land uses in Existing Built-Up Areas and isolated lots may remain privately serviced without 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.
- 10.5.2.3 Intensification of development in Existing Built-Up Areas shall 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, and other considerations such as community character.
- 10.5.2.4 The Destination Commercial areas are intended to be used as areas of employment for residents of the Township.
- 10.5.2.5 Proposed new development within the five designated municipal service areas shall be considered by plan of subdivision, plan of condominium and site plan approvals.
- 10.5.2.6 Future Greenfield Areas designated within the Secondary Plan Area are not required to accommodate planned development within the planning period intended to be planned according to updated comprehensive growth management studies by the Township of Ramara and implemented through an amendment to the Official Plan.
- 10.5.2.7 Municipal infrastructure planning will be integrated with land use planning and design cooperatively between land owners and developers within each service area.

- 10.5.2.8 Natural Area features and functions will be protected from development and are integrated into the structure of the Rama Road Corridor.
- 10.5.2.9 Natural areas, walking areas and trails shall be incorporated into the design of development projects in order to encourage and facilitate the health and wellness of residents of and visitors to the Township and to reduce automobile dependency. New natural area features and functions may be established and protected in conjunction with development planning.
- 10.5.2.10 The Township shall determine the need for parkland, recreation areas and natural area land dedications, when establishing conditions of approval for all subdivision plans, condominium plans and site plans.
- 10.5.2.11 Most of the development within the designated service areas are intended as "Destination Commercial". Section 9.9.8.1 of the Ramara Official Plan, as amended by this Secondary Plan, applies to the development of multiple unit dwellings in a mixed-use project.
- 10.5.2.12 Existing small lots that are zoned as "DC-(H)" by Zoning Bylaw 2005.85 may continue to be used according to the provisions of the Zoning Bylaw.
- 10.5.2.13 The former CN right-of-way owned by the Township of Ramara shall be integrated into the new development and shall be used as a public pedestrian walkway, trail and bikeway, connecting to other trails in the Township.
- 10.5.2.14 In the future, the corridor may provide for a public transit facility.

10.5.2.15 The development of the Corridor structure is intended to protect the quality of the Lake Couchiching and Lake Simcoe watersheds and the inherent natural features and functions, and to meet water quality objectives for Lake Couchiching in the design of servicing infrastructure.

10.5.3 Destination Commercial Areas

10.5.3.1 There are four designated development areas and one designated developed area.

<u>Service Area</u>	<u>Gross Area</u>
D1	75 ha
D2	76 ha
D3	73 ha
D4	33 ha
D5	13 ha

10.5.3.2 The Master Servicing Study allocates capacity for destination commercial development in Service Areas D1, D2, D3 and D4. Area D5 is developed by Fern Resort and its private water supply and wastewater treatment systems may continue or be expanded and integrated with other designated development lands.

10.5.3.3 The total gross designated commercial development area available for development in the planned 25-year planning period (2006-2031) is 237 hectares.

10.5.3.4 These designated areas are intended to be developed with a range of land uses as permitted in Section 9.9 of the Ramara Official Plan. The implementing zoning bylaw will establish permitted uses and zoning provisions for each destination commercial development.

10.5.3.5 New development within the designated development areas shall take the form of larger scale buildings and structures within complexes providing internal and external pedestrian access. The maximum net residential density for multiple units is 24 units per hectare and the maximum height of multiple unit residential buildings shall be 8 storeys or 24 metres.

10.5.3.6 There is no planned Destination Commercial development gross floor area target within the Rama Road Corridor. Each development proposal will be assessed by the Township and appropriate authorities, with regard to the following issues to be addressed by proponents as part of information provided in each planning application:

1. Projected permanent and temporary employment in the project;
2. Projected Multiple Unit dwellings and uses in accordance with section 9.9.8 of this secondary plan;
3. The density of residential uses and non-residential uses in buildable land areas;
4. Projected permanent and temporary residential unit occupancies;
5. The provision of employment within the Destination Commercial projects;
6. The quality and extent of innovative urban design and architectural design;
7. The protection and enhancement of natural area features and functions;

8. Completion of Class Environmental Assessment for municipal services and agreement with Township and other landowners regarding implementation measures;
9. Provision of walkways, trails, bikeways and pedestrian areas within the project and connecting externally;
10. Provision of publicly owned open spaces for active and passive recreation;
11. Consideration of innovative streetscape designs;
12. Provision of public streets and road intersection improvements to mitigate impacts and provide sufficient capacity;
13. Proposed phasing of development;
14. Conformity with the Provincial, the County and Township planning policies;
15. Compatibility between residential and non-residential land use components within the development project;
16. Compatibility between the proposed "Designation Commercial" development and designated "Shoreline Residential" areas.

10.5.3.7 Proposals for Township planning applications to establish new and expanded projects within the "Destination Commercial" area shall be considered by the Township subject to the preparation and submission of planning studies prepared by the proponent, as part of a planning application. The planning studies shall

demonstrate that the proposal achieves the objectives and policies of the Secondary Plan and structure of the Rama Road Corridor; establish the densities of residential and non-residential uses within the buildable land areas of the project; determine the measures to mitigate the potential impacts of noise, lighting, visual presence on multiple dwelling unit 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.

- 10.5.3.8 The designated "Destination Commercial" areas identified on Schedule "A-2" include smaller individual properties that should be integrated with larger properties for new development. These smaller properties may continue to be used for existing uses that are permitted in the "Rural" designation.
- 10.5.3.9 New strip development is not permitted along existing major public roads.
- 10.5.3.10 Development proposed by subdivision plan, condominium plan or site plan shall be designed to provide for a 7.5 metre wide continuous landscaped buffer abutting any areas that are designated in the Ramara Official Plan as "Shoreline Residential" or as "Shoreline Residential (SR)" in Zoning Bylaw 2005.85. The landscape buffer shall only be used for landscaped features, naturalization, berming, fencing, and at grade infrastructure (private driveway or walkway) and subsurface infrastructure. Direct vehicle access between development in a "Destination Commercial" area and any existing "Shoreline Residential" area is prohibited, except for emergency vehicle access, where appropriate.

10.5.4 Existing Built-Up Areas

- 10.5.4.1 The concentrations of existing built-up residential development areas outside the "Destination Commercial" areas are identified on Schedule "A" to this Plan. These areas are predominantly designated as "Shoreline Residential".
- 10.5.4.2 Existing uses within the Existing Built-Up Areas may remain according to existing Zoning Bylaw provisions.
- 10.5.4.3 The policies of the Ramara Official Plan apply to these areas.
- 10.5.4.4 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 systems shall be extended to service these areas.
- 10.5.4.5 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 services or other services.
- 10.5.4.6 For purposes of this Plan, intensification in the 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.

- 10.5.4.7 Intensification includes the development of new residential dwellings and may include the redevelopment of existing non-residential uses to residential uses.
- 10.5.4.8 All new or expanded residential dwellings shall conform with the provisions of the Zoning Bylaw and are subject to the Township's Site Plan Control Bylaw.
- 10.5.4.9 Intensification of uses other than residential is permitted within the "Existing Built-Up Area", and may require an amendment to the Zoning Bylaw and shall conform with the policies of the Official Plan and this Secondary Plan.

10.5.5 Public Active and Passive Recreation Areas

- 10.5.5.1 Public spaces, essential to the character of the Township and to the health and wellness of residents, shall be planned accordingly in all subdivision plans, condominium plans and site plans.
- 10.5.5.2 Schedule "A-2" to this Secondary Plan identifies the conceptual walkways and trails that are to be implemented by development plans.
- 10.5.5.3 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

- 10.5.5.4 In every new subdivision plan, at least one pedestrian sidewalk shall be provided on every public street.
- 10.5.5.5 Connected trails, bikeways, and parks shall be provided in the Rama Road Corridor through subdivision plans, condominium plans and site plans.
- 10.5.5.6 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.
- 10.5.5.7 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 and enhanced in order to establish natural area linkages and wildlife habitat, as part of a new subdivision plan.
- 10.5.5.8 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.
- 10.5.5.9 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 10.5.5.3.

- 10.5.5.10 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 Destination Commercial projects, including lands in the central Institutional area designated in the Atherley-Uptergrove Secondary Plan.
- 10.5.5.11 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.
- 10.5.5.12 Active and Passive Recreation Areas are not identified on Schedule "A" 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.

10.5.6 Natural Area Protection

- 10.5.6.1 The "Natural Area Protection" designations on Schedule "A" to this Plan are existing on Schedule "A" to the Official Plan. These include provincially significant wetlands and significant woodlands.
- 10.5.6.2 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.

- 10.5.6.3 Natural features designated on Schedule "A" to this Secondary Plan are significant locally and regionally to maintain ecological functions within subwatersheds. These natural features include wetlands, woodlands, and watercourses. The policies in Section 5.2 and Schedule "C" of the Ramara Official Plan shall apply.
- 10.5.6.4 Ecological functions include fish and wildlife habitats, drainage channels, recharge and discharge areas, and Lake Couchiching near-shore areas.
- 10.5.6.5 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.
- 10.5.6.6 Watercourses identified in the Master Servicing Study and identified on Schedule "A-2" of this Secondary Plan, shall remain unaltered unless diversion is permitted through the consultative and approval process of the Ministry of Natural Resources and shall be naturalized to the extent possible and practical.
- 10.5.6.7 Where determined appropriate 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.
- 10.5.6.8 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.
- 10.5.6.9 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.

- 10.5.6.10 All buildings and structures, except boat houses, shall be set back a minimum of 15 metres from the High Water Mark of Lake Couchiching.
- 10.5.6.11 For purposes of this Plan, the High Water Mark is either the contour representing the 219.15 m.a.s.l. elevation or the ordinary high water make observed in April, May or June.

10.5.7 Future Greenfield Area

- 10.5.7.1 Future Greenfield Areas identified on Schedule "A" are not required for planned development within the 30-year planning period (2001-2031). Existing uses may remain as zoned in Zoning Bylaw 2005.85. Land uses in Future Greenfield Area designation shall be limited to those permitted in the Rural designation of the Township of Ramara Official Plan.
- 10.5.7.2 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.
- 10.5.7.3 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.
- 10.5.7.4 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 Plan is approved.

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

10.5.8 Infrastructure

10.5.8.1 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.

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

10.5.8.3 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.

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

10.5.8.5 The source of the water supply shall be groundwater and/or surface water as determined by the Phase 3 Class Environmental Assessment in each service area.

10.5.8.6 Treated waste water shall be discharged to subsurface or direct discharge to surface water as determined by the Phase 3 Class Environmental Assessment in each service area.

- 10.5.8.7 Centralized stormwater management facilities as identified in the Master Servicing Study will be further determined by consideration of site specific development applications.
- 10.5.8.8 The broad conceptual road network is identified on Schedule "A-2" to this Plan. The location and design of this road network shall be established by environmental assessments or approved subdivision plans.
- 10.5.8.9 All new development shall be serviced by public streets with connected pedestrian walkways and bikeways incorporated into right-of-ways and development shall be designed in a manner that is supportive of transit services in the future.
- 10.5.8.10 The primary public road network serving the new development areas consists of:
- County Road 44 - Rama Road
 - Concession Road 12
 - County Road 45 - Monck Road
 - Mara-Rama Boundary Road
- 10.5.8.11 Rama Road within the Rama Road Corridor of this Secondary Plan will function as an Arterial Road serving designated Destination Commercial projects and areas and acting as a main street. Site access to areas from Rama Road shall be designed to maximize through movements and traffic flow and to minimize conflicts between individual site accesses and other traffic operations and access to Rama Road shall be limited to the designated intersections as shown on Schedule "A-2" to this Plan.
- 10.5.8.12 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, emergency

access, intersection improvements, turning lanes, mutual driveways, separation distances between access points, and traffic control, as part of planning applications.

10.5.8.13 The site access requirements of 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.

10.5.8.14 Separate adjacent properties within a Destination Commercial development area shall be integrated with regard to internal access roads, joint public street access, common access to parking areas, trails, walkways and bikeways.

10.5.8.15 New local streets and main private roads 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.

10.5.9 Design Principles

10.5.9.1 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.

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

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

- 10.5.9.4 New and improved public streets shall provide for all-season landscape features within the public right-of-way.
- 10.5.9.5 In new destination commercial 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.
- 10.5.9.6 Landscape strips incorporating landscaping features, berming, decorative fencing shall be designed and located adjacent to public street edges to create aesthetic streetscapes.
- 10.5.9.7 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.
- 10.5.9.8 Surface parking and loading areas are not permitted immediately adjacent to the intersections of public streets and shall be buffered and muted by permanent landscape features.
- 10.5.9.9 Large paved vehicle parking areas shall be divided into smaller defined sections with landscaping and walkways.
- 10.5.9.10 Parking areas shall not exceed 20% of the land area in each development project.
- 10.5.9.11 In development projects, bicycle parking spaces shall be provided at a ratio of 1 bicycle space for every 10 required vehicle parking spaces.

10.5.10 Special Policy Areas

- 10.5.10.1 The following existing Special Policies in Section 9.9.11 of the Ramara Official Plan continue to apply to the Rama Road Corridor with the following changes.

Rama Resorts (9.9.11.1)
Chase (OPA 19) (9.9.10.2)

10.5.10.2 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 in eastern Canada, in use from about 3300 B.C.". This Plan recognizes the cultural heritage significance of the 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.

- 10.5.10.3 If the Special Policies are more restrictive than this Secondary Plan, then the Special Policies in Sections 9.9.11.1 and 9.9.11.2 shall prevail.
- 10.5.10.4 Any new policies in this Secondary Plan that are more restrictive than the Special Policies in Sections 9.9.11.1 and 9.9.11.2 shall prevail.

10.5.11 Implementation

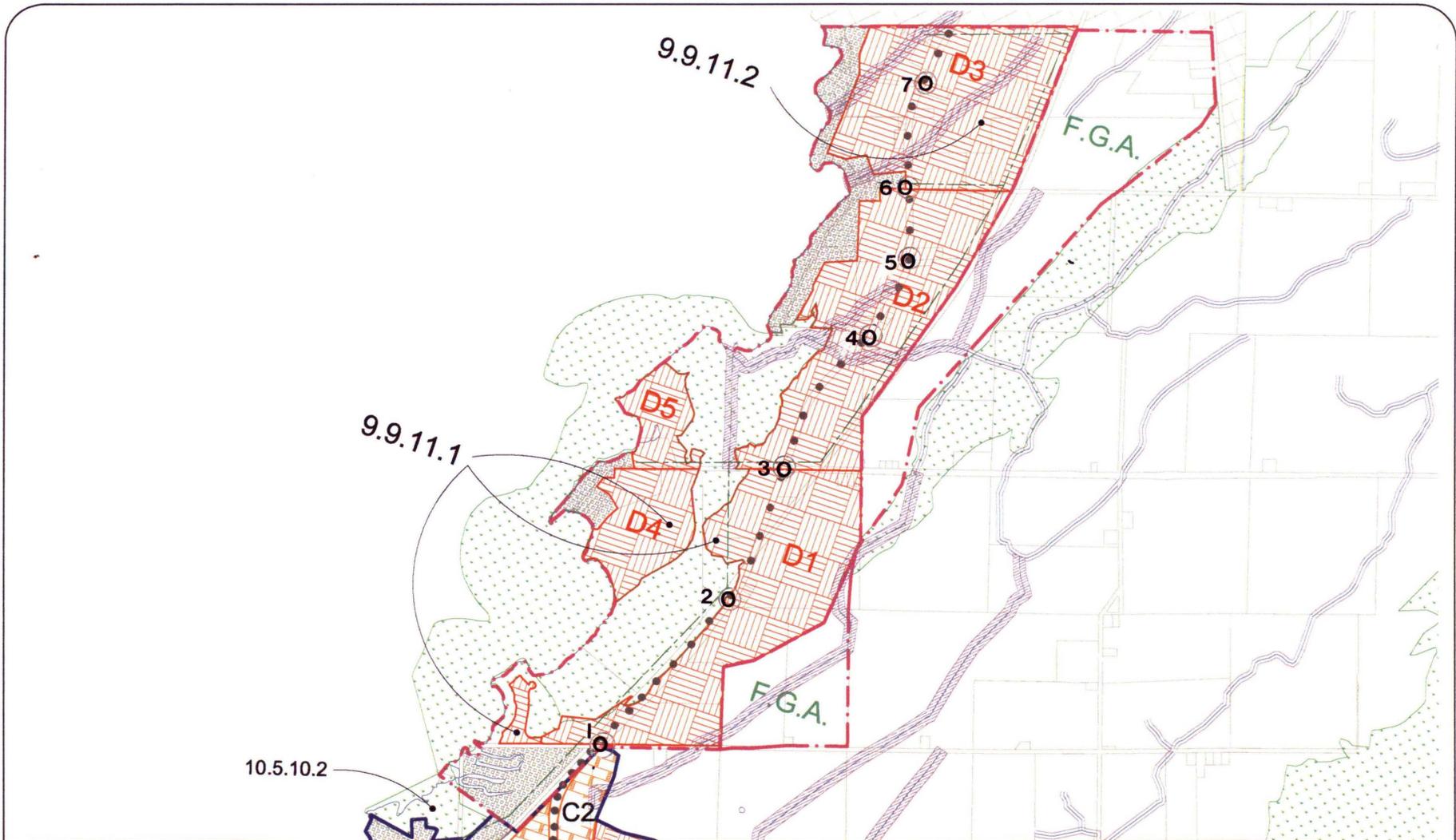
- 10.5.11.1 Section 7.0 "IMPLEMENTATION MEASURES" applies to the implementation of this secondary plan.
- 10.5.11.2 Phasing of development within each new development area shall be determined by the Township and landowners according to the agreements following the completion of Phases 3 and 4 of the Class Environmental Assessment.
- 10.5.11.3 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.
- 10.5.11.4 Pre-Application Consultation is required according to the bylaw and policy of the Township for all development applications proposed within this Secondary Plan area.
- 10.5.11.5 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.
- 10.5.11.6 Plans of Subdivision and Plans of Condominium shall conform with the Ramara Official Plan and this Secondary Plan and shall be designated to achieve sustainability objectives.

- 10.5.11.7 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.
- 10.5.11.8 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.”
- 10.5.11.9 The Township of Ramara may impose conditions on the use, erection or location of land, buildings and structures in any bylaw passed under Section 34 of the *Planning Act* and may require agreements to be registered on title.
- 10.5.11.10 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.”

PART C - THE APPENDICES

The following appendix does not constitute part of this Amendment, but is included as additional information in support of this amendment.

APPENDIX 1	Minutes of Public Meeting, August 27, 2007
APPENDIX 2	Extracts from Minutes of Committee and Council July 23, 2007 December 3, 2007 December 17, 2007
APPENDIX 3	Rama Road Special Development Area Secondary Plan Significant Revisions (December 3, 2007)
APPENDIX 4	Reports to Council December 17, 2007



Township of Ramara
Ramara Official Plan

Date: DECEMBER, 2007



Mark L. Dorfman, Planner Inc.
Waterloo, Ontario

Schedule "A-2"
RAMA ROAD SPECIAL
DEVELOPMENT AREA
SECONDARY PLAN

- DESTINATION COMMERCIAL AREA
- NATURAL AREA PROTECTION
- FUTURE GREENFIELD AREA
- EXISTING BUILT UP AREA
- WALKWAYS/TRAILS



- SECONDARY PLAN BOUNDARY
- GREENWAYS/PUBLIC SPACES
- PRIMARY PUBLIC ROAD NETWORK
- RAMA ROAD SPECIAL DEVELOPMENT AREA (Schedule "A")

