

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2019.69

A BYLAW TO DESIGNATE A "SITE PLAN CONTROL AREA" FOR

THE TOWNSHIP OF RAMARA

WHEREAS the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, pursuant to Section 41, provides for the adoption of a Bylaw to establish the whole or any part of the municipality as a Site Plan Control Area;

AND WHEREAS the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, pursuant to Section 41, provides for the adoption of a Bylaw that may designate a site plan control area by reference to one or more land use designations contained in a bylaw passed under Section 34 of the *Planning Act*.

AND WHEREAS this bylaw conforms to the policies related to Site Plan Control in Section 7.7 in the Official Plan of the Township of Ramara;

AND WHEREAS it is desirable that the stated policies of the Official Plan be applied to the entire Township of Ramara by an implementing bylaw;

AND WHEREAS Township Council deems it necessary and advisable, as hereinafter provided, that an owner of land enter into a Site Plan Agreement with the municipality with respect to any or all of the items listed in Sections 41(7) and (8) of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended;

AND WHEREAS pursuant to the said Section 41(10) of the *Planning Act*, the Site Plan Agreement may be registered against the land to which it applies;

AND WHEREAS the *Municipal Act*, R.S.O. 2001, Section 446, provides that in the event of default of any of the provisions of the Site Plan Agreement by the owner of land, the municipality may complete the matter or thing at the expense of the owner of the land, or complete the work itself and recover the expenses, with interest, in a like manner as municipal taxes;

AND WHEREAS the Council of the Township of Ramara desires to appoint an officer to act in place of Council with respect to site plan applications for single detached dwellings, on lots with the site plan control areas as established by bylaw;

AND WHEREAS the Council of the Township of Ramara desires to replace Bylaw #2011.32.

NOW THEREFORE the Corporation of the Township of Ramara enacts as follows:

1. Definitions

For the purpose of this bylaw:

- 1.1 “**CORPORATION**” means the Corporation of the Township of Ramara
- 1.2 “**COUNCIL**” means the Council of the Township of Ramara
- 1.3 “**SITE PLAN CONTROL OFFICER**” means the Chief Building Official as appointed by the Township of Ramara.
- 1.4 “**COUNCIL DELEGATE**” means the Chief Administrative Officer (CAO) as appointed by the Township of Ramara
- 1.5 “**DEVELOPMENT**” shall mean development as defined by Section 41 of the *Planning Act* and any amendments thereto.
- 1.6 “**GROSS FLOOR AREA**” means the aggregate of the areas of each floor above grade, except in the case of an apartment building where part of a basement is used for habitable purposes, in which case such area shall constitute part of the gross floor area, measured between the exterior faces of exterior walls of the building or structure at the level of each floor.
- 1.7 “**STRUCTURE**” means anything constructed or erected, either permanent or temporary, which is fixed to, attached to or resting on, in or below the ground, but does not include a paved surface on the ground, a fence, sign or light fixtures.

2. Site Plan Control Area

All of the lands within the corporate limits of the Township of Ramara are hereby declared to be a Site Plan Control Area.

3. Classes of Development Excluded

Those classes of development specifically described in Schedule "A" attached hereto are excluded from Site Plan Control.

4. Delegation of Site Plan Approval

The powers and authority given to Council of the Corporation of the Township of Ramara under Section 41 of the *Planning Act* R.S.O. 1990, Ch. P.13, are hereby delegated to:

- a) The Council Delegate (Chief Administrative Officer) where they relate to commercial, industrial and institutional site plan applications;
- b) The Site Plan Control Officer (Chief Building Official) where they relate to residential site plan applications.

5. Single Detached Dwelling Requirements

Notwithstanding Section 5 of this Bylaw, the Council of the Township of Ramara may require only the following conditions of approval for single detached dwellings and accessory uses thereto that are subject to Site Plan Control by this Bylaw and described in the Township of Ramara Engineering Design Criteria and Standard Drawings 2014 and any amendments thereto:

Walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands.

Easements conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the municipality thereof on the land.

Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and wastewater from the land and from any buildings or structures thereon.

6. Development Requirements

No person shall undertake any development on land designated as a Site Plan Control Area unless the Corporation has approved one or both as the Corporation may determine, of the following:

- 6.1 Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works as required and described in The Township of Ramara Engineering Design Criteria and Standard Drawings 2014 and any amendments thereto.
- 6.2 A site grading plan showing the following information:
 - The legal description of the property including the property identification number,
 - Lot sizes and dimensions of the property lines and setbacks to any existing or proposed buildings and structures,
 - Existing and proposed ground levels or grades and surface drainage, of the subject property and 5 metres into adjoining properties,
 - Existing right of way, easements and municipal services,
 - Location of municipal sewer/water laterals if property is serviced with municipal services,
 - Proposed fire access routes and existing hydrant locations as required by the Chief Building Official,
 - Location of wells and/or sewage systems on the subject property as well as neighbouring parcels,
 - Location of wells and septic systems within 35 m of the subject property.

7. Disagreement Referrals

Should a disagreement arise between the Council Designate or Site Plan Control Officer, as defined, and any applicant, Council may review the disagreement.

8. Required Agreement

As a condition of approval of the plans and drawings, referred to in Section 7, the Council of the Township of Ramara may require the owner to enter into a Site Plan Agreement with the Township imposing any conditions permitted in Section 41(7) and (8) of the *Planning Act*.

9. Repeal

That Bylaw #2011.32 is hereby repealed.

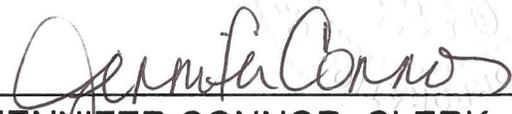
10. Effective Date

That this Bylaw shall come into force and take effect on the date of passing.

BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY
PASSED THIS 9th DAY OF SEPTEMBER 2019.



JOHN O'DONNELL, DEPUTY
MAYOR



JENNIFER CONNOR, CLERK

DESCRIPTION OF CLASS OR CLASSES OF
DEVELOPMENT THAT ARE EXCLUDED

1. Buildings associated with normal agricultural operations that are in accordance with the Zoning Bylaw in effect;
2. Single detached dwellings located on a legal lot of record and buildings and structures accessory thereto that are in accordance with the Zoning Bylaw in effect, except for this class of development in the following areas of the Township of Ramara:
 - Lots that are within lands designated as "Shoreline Residential", "Village" and "Hamlet" in the Ramara Official Plan;
 - Lots that are abutting lakes and waterways;
3. Any building and structure subject to Site Plan Control that is accessory to a permitted use thereto, and that is in accordance with the Zoning Bylaw in effect, and does not exceed 50 square metres in area;
4. Any addition or alteration to a permitted use thereto subject to Site Plan Control and that is in accordance with the Zoning Bylaw in effect, and does not exceed 50 square metres;
5. Tents and temporary structures used for less than 30 days.