

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2009.54

A BYLAW TO AMEND ZONING BYLAW 2005.85

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

AND WHEREAS the Council of the Corporation of the Township of Ramara deems it advisable to further amend Bylaw 2005.85 for the Township of Ramara as it relates to Part of Lot 10, Concession 3 (Mara);

AND WHEREAS the Council of the Corporation of the Township of Ramara deems it advisable to further amend Bylaw 2005.85 to implement Plan of Subdivision RA-T-08-01 (Veltri Group);

AND WHEREAS the Council of the Township of Ramara deems that the provisions of this Bylaw conforms with the Official Plan for the Township of Ramara;

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

1. That Schedule "A", Zone Map N8, of Zoning Bylaw 2005.85 of the Township of Ramara is hereby further amended by rezoning from "Village Residential (VR)" and "Village Residential - Holding (VR-H)" to "Village Residential (VR-13)", "Village Residential (VR-14 (H))", "Village Institutional (VIN-1)", and "Village Institutional (VIN-2 (H))", the lands shown on Schedule "A" of this Bylaw.
2. That Section 10. (7) Special Provisions is amended by adding the following subsections:

"VR-13" (Map N8)

Notwithstanding subsection 10. (2), the required minimum *Lot Frontage* for a *Detached dwelling* shall be 10.5 metres.

Notwithstanding subsection 10. (3), the required minimum *Lot Frontage* for each townhouse unit shall be 7.0 metres.

Notwithstanding subsection 10. (2), the required minimum *Front Yard* for a *Detached dwelling* shall be 4.5 metres, except that for an attached *Garage*, the required minimum *Front Yard* shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the main structure of the *dwelling*.

Notwithstanding subsection 10. (3), the required minimum *Front Yard* for each semi-detached unit shall be 4.5 metres, except that for an attached *Garage* the required minimum *Front Yard* shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the main structure of the *dwelling*.

Notwithstanding subsection 10. (3), the required minimum *Front Yard* for each townhouse unit shall be 4.5 metres, except that for an attached *Garage* the required minimum *Front Yard* shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the main structure of the *dwelling*.

Notwithstanding subsection 10. (2), the required minimum *Interior Side Yard* for a *Detached dwelling* shall be 1.2 metres.

Notwithstanding subsection 10. (3), the required maximum *Building Height* for each semi-detached unit and each townhouse unit shall be 10.0 metres.

Notwithstanding subsection 10. (3), the required minimum *Interior Side Yard* for semi-detached and townhouse buildings shall be 1.2 metres.

Notwithstanding subsection 10. (2), the required minimum *Exterior Side Yard* for a *Detached dwelling* shall be 4.5 metres, provided that attached *Garage* doors are not permitted facing the *street* flankage.

Notwithstanding subsection 10. (3), the required minimum *Exterior Side Yard* for semi-detached and townhouse units shall be 4.5 metres, provided that attached *Garage* doors are not permitted facing the *street* flankage.

Notwithstanding subsection 10. (2), the required minimum *Rear Yard* for a *Detached dwelling* shall be 7.0 metres.

Notwithstanding subsection 10. (3), the required minimum *Rear Yard* for each semi-detached and townhouse unit shall be 7.0 metres.”

“VR-14” (H) (Map N8)

Notwithstanding subsection 10. (2), the required minimum *Lot Frontage* for a *Detached dwelling* shall be 10.5 metres.

Notwithstanding subsection 10. (3), the required minimum *Lot Frontage* for each townhouse unit shall be 7.0 metres.

Notwithstanding subsection 10. (2), the required minimum *Front Yard* for a *Detached dwelling* shall be 4.5 metres, except that for an attached *Garage*, the required minimum *Front Yard* shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the main structure of the *dwelling*.

Notwithstanding subsection 10. (3), the required minimum *Front Yard* for each semi-detached unit shall be 4.5 metres, except that for an attached *Garage* the required minimum *Front Yard* shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the main structure of the *dwelling*.

Notwithstanding subsection 10. (3), the required minimum *Front Yard* for each townhouse unit shall be 4.5 metres, except that for an attached *Garage* the required minimum *Front Yard* shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the main structure of the *dwelling*.

Notwithstanding subsection 10. (2), the required minimum *Interior Side Yard* for a *Detached dwelling* shall be 1.2 metres.

Notwithstanding subsection 10. (3), the required maximum *Building Height* for each semi-detached unit and each townhouse unit shall be 10.0 metres.

Notwithstanding subsection 10. (3), the required minimum *Interior Side Yard* for semi-detached and townhouse buildings shall be 1.2 metres.

Notwithstanding subsection 10. (2), the required minimum *Exterior Side Yard* for a *Detached dwelling* shall be 4.5 metres, provided that attached *Garage* doors are not permitted facing the *street* flankage.

Notwithstanding subsection 10. (3), the required minimum *Exterior Side Yard* for semi-detached and townhouse units shall be 4.5 metres, provided that attached *Garage* doors are not permitted facing the *street* flankage.

Notwithstanding subsection 10. (2), the required minimum *Rear Yard* for a *Detached dwelling* shall be 7.0 metres.

Notwithstanding subsection 10. (3), the required minimum *Rear Yard* for each semi-detached and townhouse unit shall be 7.0 metres.

The Holding (H) provision shall apply to all permitted uses and accessory uses, except those existing on the date of the passing of this Bylaw. The Holding symbol shall be removed by bylaw when the conditions of draft approval of Plan of Subdivision RA-T-08-01 have been fulfilled to the satisfaction of the Township of Ramara.”

3. That Section 13. (3) Special Provisions is amended by adding the following subsections:

“VIN-1” (Map N8)

Notwithstanding subsection (1), the only permitted uses shall be Active Recreation, Passive Recreation, and *Uses accessory* to a Permitted *Use*.”

“VIN-2” (H) (Map N8)

Notwithstanding subsection (1), the only permitted uses shall be Active Recreation, Passive Recreation, and *Uses accessory* to a Permitted *Use*.

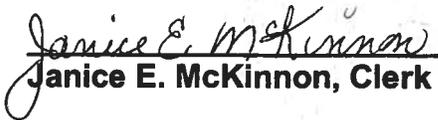
The Holding (H) provision shall apply to all permitted uses and accessory uses, except those existing on the date of the passing of this Bylaw. The Holding symbol shall be removed by bylaw when the conditions of draft approval of Plan of Subdivision RA-T-08-01 have been fulfilled to the satisfaction of the Township of Ramara.”

4. That this Bylaw shall come into force and take effect on the date of the passing thereto, subject to the provisions of Section 34 of the *Planning Act*, as amended.

BYLAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 13TH DAY OF JULY, 2009.



Basil Clarke, Deputy Mayor



Janice E. McKinnon, Clerk

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

Map N8

Schedule "A"
 to Bylaw 2009.

ZONES

- NAP Natural Area Protection
- AG Agriculture
- RU Rural
- RCR Rural and Countryside Residential
- VR Village Residential
- VC Village Commercial
- VID Village Industrial
- VIN Village Institutional
- H Hamlet
- SR Shoreline Residential
- IND Industrial
- DC Destination Commercial
- HC Highway Commercial
- MAE Mineral Aggregate Extraction
- W Waste Processing and Disposal
- AR Active Recreation
- PR Passive Recreation

- IR Indian Reservation
- - - Municipal Boundary
- • • Wellhead Protection Area

Revision Date: _____ Scale: 1:12000

Mark L. Dorris
 Surveyor Inc.

