

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2013.55

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** Section 36 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, provides for the enactment of zoning bylaws with the use of a holding (h) provision;

**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 Parts of Lots 24 and 25, Concession 9 (Mara) and includes a right-of-way over Part 4, Reference Plan 40R-1153 (Bell Canada), known as 3916 and 3952 McRae Park Road, owned by Starport Holdings Inc.;

**AND WHEREAS** the provisions of this Bylaw conform to the Official Plan of the Township of Ramara.

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

1. That Schedule "A", Maps J3 and K3 of Zoning Bylaw 2005.85 of the Corporation of the Township of Ramara is hereby further amended by rezoning from "Destination Commercial (DC)" to "Natural Area Protection (NAP)", "Natural Area Protection (NAP)" to "Destination Commercial (DC-14-(H))", "Destination Commercial (DC)" to "Destination Commercial (DC-14-(H))", and "Agriculture (AG)" to "Natural Area Protection (NAP)".
2. That Section 17.(10) Special Provisions is amended by adding the following subsection:

**"DC-14-(H) (Maps J3/K3)**

Notwithstanding subsection (1), the only permitted *uses* are:

Active recreation  
*Eating establishment* accessory to a Permitted Use  
*Four season destination resort establishment*  
*Hotel*  
*Marina* including *seasonal* boat storage facility  
*Multiple unit dwellings* on a lot  
Passive recreation  
*Accessory dwelling*  
*Uses accessory* to Permitted *Uses*

Under the Holding (H) Provision only the following permitted uses are included:

*Four season destination resort establishment*  
*Hotel*  
*Multiple unit dwellings on a lot*

Notwithstanding the Holding (H) Provision, other Permitted Uses and those existing on the date that this Bylaw comes into effect are permitted.

The Holding (H) Provision symbol shall be removed by bylaw when the following conditions have been completed to the satisfaction of the Township of Ramara:

- (a) The use of the subject property for the permitted uses as Four season destination resort establishment, hotel, Multiple unit dwellings on a lot are permitted subject to the completion of required further studies and approvals under the Lake Simcoe Protection Plan, the *Environmental Assessment Act* and the *Environmental Protection Act*, and the *Planning Act*, where appropriate; and
- (b) Any further planning applications to the Township of Ramara may be determined as complete applications by the Township following the satisfactory completion of the approval and design of private water supply, wastewater treatment and stormwater management services, the design of a plan of subdivision/condominium, and a proposed zoning bylaw amendment, where applicable, using the Integrated Planning Approach under section A.2.9 of the Municipal Class Environmental Assessment (*Environmental Assessment Act*), amended 2011.

Applications under the *Planning Act*, *Condominium Act*, *Environmental Protection Act*, *Ontario Water Resources Act*, *Lakes and Rivers Improvement Act*, or the *Conservation Authorities Act*, are subject to the provisions of the *Lake Simcoe Protection Act*, 2009 and Ontario Regulation 219/09, as amended.

*Multiple unit dwellings* are permitted only in conjunction with and secondary in scale to the development of a tourist accommodation, a hotel, or marina;

*Multiple unit dwellings* are limited to non-permanently occupied dwellings;

*Multiple unit dwellings* shall be located on an individual lot that is a plan of subdivision/condominium.

The maximum *density of dwelling units* on an individual lot shall be 24 units per net hectare.

The maximum *building height* of *Multiple unit dwellings* on an individual lot is 18 metres.

The zoning provisions of section 17.(2) shall apply to all Permitted Uses, where applicable.

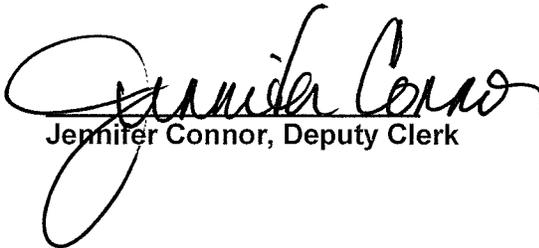
The development of Permitted Uses in this Bylaw shall be subject to Site Plan Approval and a Site Plan Agreement.

All other provisions of this Bylaw shall apply.”

3. That Schedule “A” Maps J3 and K3 attached, do and shall form part of this Bylaw.
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 29<sup>th</sup> DAY OF JULY, 2013.**

  
Basil Clarke, Deputy Mayor

  
Jennifer Connor, Deputy Clerk

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

Map J3

**SCHEDULE "A"**

**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

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 Waterloo, Ontario

