

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2014.54

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 Parts of Lots 28, 29 and 30, Front Range (Rama);

AND WHEREAS the Council of the Township of Ramara deems it advisable to further amend Bylaw 2005.85 to implement Plan of Subdivision RA-CDM-13-01 (Rama Lakefront Resorts Inc.);

AND WHEREAS the Council of the Corporation of the Township of Ramara deems that the provisions of this Bylaw conform with the Ramara Official Plan, as amended;

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

1. That Schedule "A", Zone Map D4, of Zoning Bylaw 2005.85 of the Township of Ramara is hereby further amended by rezoning from "Destination Commercial (DC)" and "Rural (RU)" to "Shoreline Residential (SR-11)", and by rezoning from "Destination Commercial (DC)" and "Rural (RU)" to "Shoreline Residential (SR)", the lands shown of Schedule "A" of this Bylaw.

2. That Section 15.(7) Special Provisions is amended by adding the following subsection:

"SR-11 (Map D4)

Notwithstanding subsection 2.(11)(a) and subsection 15.(2), within the "Shoreline Residential-11 (SR-11)" Zone, a *Lot* may be used for a *detached dwelling* if such *lot* has frontage on a private right-of-way registered in a Condominium Plan.

Notwithstanding subsection 15.(1), *Convenience retail establishment* is not a permitted use.

Notwithstanding subsection 15.(2), the required minimum *Lot Frontage* for a *Detached Dwelling* shall be 12.0 metres.

Notwithstanding subsection 15.2, the required minimum *Front Yard* for a *Detached Dwelling* shall be 5.5 metres.

Notwithstanding subsection 15.(2), the required minimum *Rear Yard* for a

Detached Dwelling shall be:

25 metres for Lots 5 to 23 inclusive;
20 metres for Lots 2 to 4 inclusive;
10 metres for Lots 1 and 24,

as identified on the subject draft approved Plan of Subdivision.

Notwithstanding subsection 15.(2), the required maximum *Building Height* shall be 10.6 metres.

Notwithstanding subsection 2.(8), in the case of a *detached dwelling unit* on a lot, the minimum gross floor area is 110 m².

A maximum of twenty-four (24) *detached dwellings* may be constructed and occupied on twenty-four (24) individual lots in the "Shoreline Residential-11 (SR-11)" Zone.

No permanent buildings or structures shall be located or installed within 10 metres of the easterly limit of the right-of-way of County Road No. 44, unless the County of Simcoe approves an exemption in writing according to the County Setback Bylaw.

All other provisions of this Bylaw shall apply."

3. That Schedule "A" attached, does 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 14th DAY OF JULY, 2014.



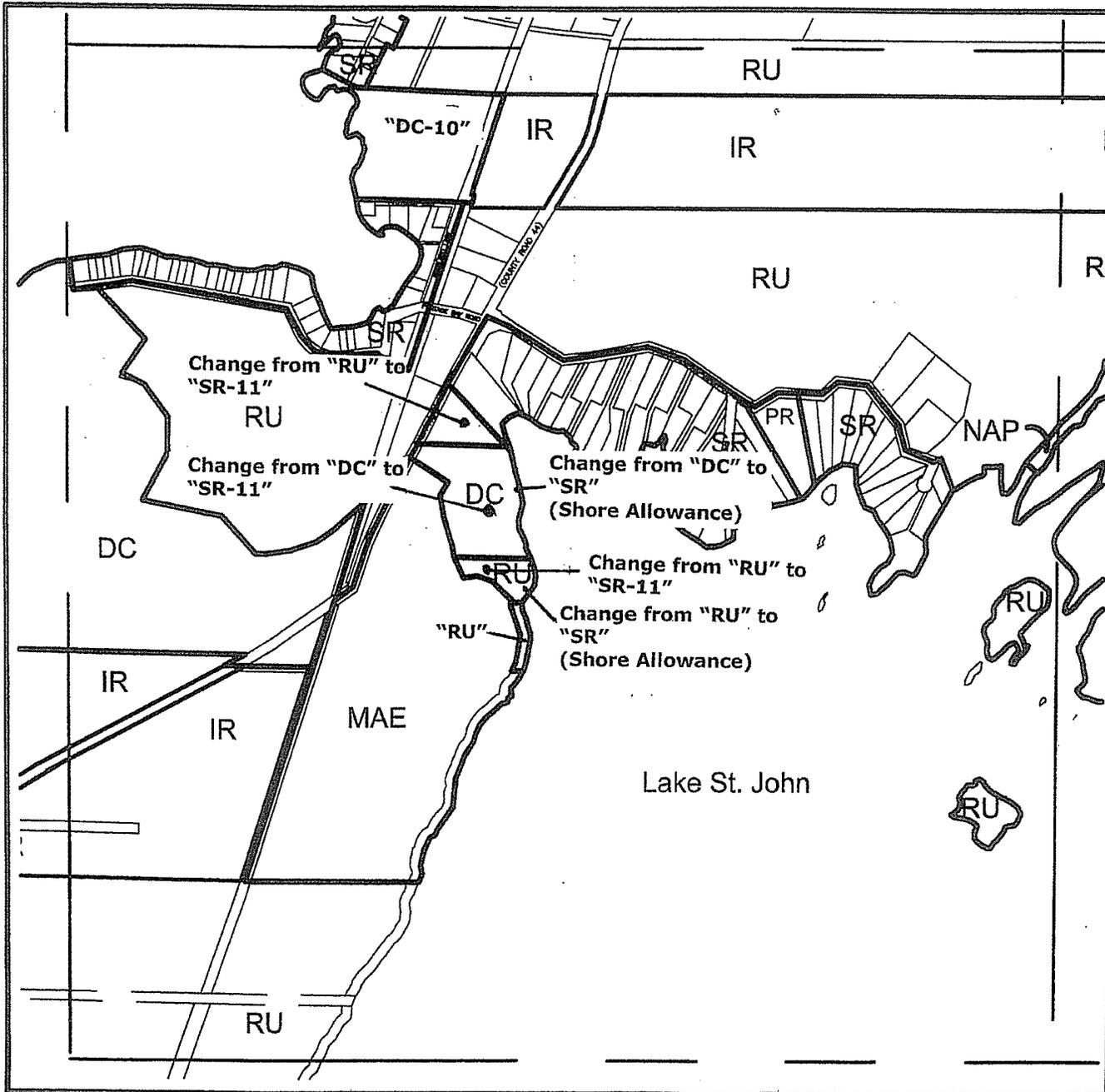
William Duffy, Mayor



Janice E. McKinnon, Clerk

SCHEDULE "A"

TOWNSHIP OF RAMARA
 SCHEDULE "A"
 TO BY-LAW 2005.85
 Map D4



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