

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BY-LAW NUMBER 2024.XX

A BY-LAW TO ADOPT AMENDMENT NUMBER XX
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA

WHEREAS Section 21 of the *Planning Act*, R.I.S.O. 1990, c. P. 13, as amended, provides that the Township of Ramara may initiate an amendment to its Official plan;

NOW THEREFORE, the Council of the Corporation of the Township of Ramara in accordance with the provisions of Section 17(22) of the *Planning Act*, as amended, enacts as follows:

1. THAT Amendment No. XX to the Official Plan of the Township of Ramara, constituting the text, is hereby adopted.
2. THAT the Clerk is authorized to forward Amendment No. XX to the County of Simcoe as required by Section 17(31) and to provide such notice as required by Section 17 (23) of the *Planning Act*.
3. THAT this Bylaw shall come into force and effect on the day of the passing thereof and this Amendment comes into effect as the official plan when approved in accordance with Section 17 of the *Planning Act*.

BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS XX
DAY OF MONTH 2024.

BASIL CLARKE, MAYOR

JENNIFER CONNOR, CLERK

AMENDMENT NO.XX TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF
RAMARA

April XX, 2024

DRAFT

AMENDMENT NO. XX TO THE OFFICIAL PLAN
OF THE TOWNSHIP OF RAMARA

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to bring the additional residential unit and renewable energy policies into conformity with provincial legislation, as well as updating density policies in conformity with the County of Simcoe Official Plan Policies.

2. Location

These Amendments apply to all lands within the Township of Ramara.

3. Basis of the Amendment

The Township of Ramara is initiating a Municipally-led Official Plan Amendment as a conformity exercise to include recent Provincial Policy into the Township's Official Plan and County of Simcoe Official Plan Policies.

This amendment pertains to Additional Residential Units and density targets within the Township. The amendment will support economic growth and promote increases housing stock opportunities throughout the Township, while helping achieve sustainable development in the settlement areas; providing a mix of housing options. The update includes policy regarding the appropriate location for renewable energy generation facilities. The repeal of the Green Energy Act in 2019 restored the municipal authority to zone for energy sector infrastructure that is not exempt from zoning under the *Planning Act*.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text constitutes Amendment No. XX to the Official Plan of the Township of Ramara.

1. Section 5.1 **Common Policies** of the Official Plan of the Township of Ramara is amended by updating Subsection 5.1.5.2 as follows:

5.1.5.2. All electrical power facilities, including generation, transmission lines, transformer and distribution stations **but does not include a renewable energy facility.**

2. Section 5.1 **Common Policies** of the Official Plan of the Township of Ramara is amended by deleting Section 5.1.7 Mobile Homes, Manufactured Homes and Park Model Trailers and replacing with the following:

Section 5.1.7 Recreational Vehicles, Trailers and Park Model Trailers

5.1.7.1 The use of recreational vehicles, trailers or park model trailers as permanent and seasonal dwellings is discouraged throughout the Township, except in approved seasonal trailer parks. Such uses may be permitted and regulated in the Zoning Bylaw.

3. Section 6 **Public and Private Infrastructure** of the Official Plan of the Township of Ramara is amended by adding Section 6.10 Renewable Energy

6.10 Renewable Energy

6.10.1 Renewable energy facilities that are subject to Provincial approvals may be permitted as a principal use within the Rural and Industrial Designation as identified on Schedule "A". For greater clarity, small-scale renewable energy installations such as rooftop solar panels or water heaters may be permitted in any designation. For any proposed renewable energy facility, the Township shall require the proponent to proceed through an Environmental Assessment process under the *Environmental Assessment Act*, or at a minimum, through a land use planning approval process under the *Planning Act*, or both. The approvals process will evaluate and assess:

- i. The impact of the proposal on viewsapes, vistas and any cultural or natural heritage landscapes and features in the vicinity, along with an assessment of potential benefits
- ii. Conformity to the objectives and policies of this Plan and in particular, Section 5.2
- iii. Whether the nature and scale of the proposal is appropriate and how any identified impacts can be mitigated; and
- iv. How the site will be accessed for maintenance

6.10.2 The Township may impose limits on the extent, height and location of any proposed renewable energy installation

6.10.3 The following considerations will be used to establish zoning by-law provisions for renewable energy facilities:

- i. Limiting nuisance impacts, such as through siting and screening requirements
- ii. Limited impacts on significant natural heritage features and agricultural resource area lands
- iii. The ability to access the electricity transmission network and arterial roadways

6.10.4 Renewable energy facilities shall not be permitted as the primary use on lands designated Agriculture. Renewable energy facilities may be permitted in the Agricultural designation as an on-farm diversified use in accordance with Section 9.3.6.

6.10.5 The Township, in partnership with the Province as appropriate, shall ensure that the necessary agreements are in place to deal with the ongoing operation and maintenance of any renewable energy facilities, as well as appropriate protocols for decommissioning and rehabilitation.

4. **Section 8.0 Glossary of Terms** is amended by adding the following definition:

Renewable Energy Facility means a facility as defined in the *Electricity Act*, 1998, S.O. 1998, C. 15 Sched A, and not exempt under Section 62(1) of the *Planning Act*, R.S.O., 1990, c. P.13

Designated Greenfield Area refers to the area within a settlement area that is not built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated greenfield area.

5. Section 9.3 **Agriculture** of the Official Plan of the Township of Ramara is hereby amended by deleting Section 9.3.3 Additional Residential Units and replacing with the following:

9.3.3 Additional Residential Units

A maximum of two (2) additional residential units are permitted on a property. The additional residential units are permitted within or attached to a single detached dwelling, semi-detached dwelling or town house dwelling. One additional residential unit is permitted within a building or structure ancillary to the dwelling, if the dwelling contains no more than 1 additional residential unit and no other building or structure ancillary to the dwelling contains any residential units.

On a lot where a maximum of 2 ARUs are established, only one garden

suite is permitted, subject to the provision of adequate sewage treatment facilities.

Additional residential units shall be located in accordance with the provisions set out in the Township of Ramara Zoning Bylaw; consent to create two separate lots for two dwellings established in 9.3.3 is expressly prohibited.

6. Section 9.4 **Rural** of the Official Plan of the Township of Ramara is hereby amended by deleting Section 9.4.10 Additional Residential Units and replacing with the following:

9.4.10 Additional Residential Units

A maximum of two (2) additional residential units are permitted on a property. The additional residential units are permitted within or attached to a single detached dwelling, semi-detached dwelling or town house dwelling. One additional residential unit is permitted within a building or structure ancillary to the dwelling, if the dwelling contains no more than 1 additional residential unit and no other building or structure ancillary to the dwelling contains any residential units.

On a lot where a maximum of 2 ARUs are established, only one garden suite is permitted, subject to the provision of adequate sewage treatment facilities.

Additional residential units shall be located in accordance with the provisions set out in the Township of Ramara Zoning Bylaw; a consent to create two separate lots for two dwellings established in 9.4.10 is expressly prohibited.

7. Section 9.5 **Village** of the Official Plan of the Township of Ramara is hereby amended by deleting the policies of Subsection 9.5.13 and replacing with the following:

9.5.13 Additional Residential Units

A maximum of two (2) additional residential units are permitted on a property. The additional residential units are permitted within or attached to a single detached dwelling, semi-detached dwelling or town house dwelling. One additional residential unit is permitted within a building or structure ancillary to the dwelling, if the dwelling contains no more than 1 additional residential unit and no other building or structure ancillary to the dwelling contains any residential units.

8. Section 9.5 **Village** of the Official Plan of the Township of Ramara is hereby amended by deleting the policies of Subsection 9.5.3 and replacing with the following:

9.5.3 Density of Residential Development

When development is proposed by only a Municipal water supply system or by individual water supply and wastewater treatment facilities, the expected maximum residential density is 5 dwelling units per hectare. Where an increase in density above the 5 dwelling units per hectare is proposed, the site shall be investigated and environmental constraints evaluated. This includes the suitability of terrain, hydrological suitability, soils suitability and where subsurface disposal is proposed, hydrogeological suitability.

Residential development within serviced Village Settlement Areas shall include single detached units, semi-detached units, townhomes and multiple unit dwellings. Although intensification is encouraged, all residential development within these settlement areas must be consistent with the existing neighbourhood character and built form.

For development proposals where Municipal or communal wastewater treatment and water supply services are available in *Designated Greenfield Areas*, the minimum density target of residents and jobs combined per hectare is 32. A broad range of residential housing is encouraged and permitted. As a guide, the following are the anticipated densities for unit types:

- Low density - single-family and semi-detached dwellings in the range of 7 to 20 units per gross hectare.
- Medium density - townhouse and similar dwellings up to 75 units per gross hectare.
- High density - apartment style and similar dwellings up to 175 units per gross hectare.

Medium and high-density residential buildings shall be grouped in clusters rather than individual buildings being indiscriminately mixed with low density buildings, and care should be taken to ensure that there is not a steep gradation in densities between adjoining residential housing areas.

It is recognized that within Atherley, Lagoon City and Brechin, soil conditions and excessive moisture and wetness in certain areas limit the ability of the land to accommodate residential development on private effluent disposal systems. The extent of these limitations will dictate the density of residential development that can be permitted.

9. Section 9.6 **Hamlet** of the Official Plan of the Township of Ramara is hereby amended by deleting the policies of Subsection 9.6.3 Density of Residential Development and replacing with the following:

9.6.3 Density of Residential Development

When development is proposed by only a municipal water supply system or by individual water supply and wastewater treatment facilities, the expected maximum residential density is 5 dwelling units per hectare. Where an increase in density above the 5 dwelling units per hectare is proposed, the site shall be investigated and environmental constraints evaluated. This includes the suitability of terrain, hydrological suitability, soils suitability and where subsurface disposal is proposed, hydrogeological suitability.

10. Section 9.6 **Hamlet** of the Official Plan of the Township of Ramara is hereby amended by deleting section 9.6.7 Additional Residential Units and replacing with the following:

9.6.7 Additional Residential Units

A maximum of two (2) additional residential units are permitted on a property. The additional residential units are permitted within or attached to a single detached dwelling, semi-detached dwelling or town house dwelling. One additional residential unit is permitted within a building or structure ancillary to the dwelling, if the dwelling contains no more than 1 additional residential unit and no other building or structure ancillary to the dwelling contains any residential units.

11. Section 9.7 **Shoreline Residential Area** of the Official Plan of the Township of Ramara is hereby amended by adding the following:

9.7.2 Land Uses

- Additional Residential Unit

12. Section 9.7 **Shoreline Residential Area** of the Official Plan of the Township of Ramara is hereby amended by deleting Subsection 9.7.19 Special Policies and replacing with the following:

9.7.20 Special Policies

13. Section 9.7 **Shoreline Residential Area** of the Official Plan of the Township of Ramara is hereby amended by adding Section 9.7.19 Additional Residential Units as follows:

9.7.19 Additional Residential Units

One (1) Additional residential unit shall be permitted within the Shoreline Residential Area designation when it is demonstrated that the development:

- has a minimum of 30 metres setback from the high-water mark of a waterbody;
- conforms to servicing policies within Sections 6.1 and 6.2 of this Plan;
- is in accordance with 4.15-DP of the LSPP where applicable; and
- is not located within a mapped floodplain

A maximum of one (1) additional residential unit is permitted on a property. One (1) within a single detached dwelling, semi-detached dwelling or townhouse dwelling; or one (1) detached or within a building or structure accessory to a single detached dwelling, semi-detached dwelling or townhouse dwelling.

A detached building that accommodates an additional residential unit (detached) shall be clearly subordinate to the primary building on the lot in terms of height and building footprint. The building footprint of the detached building should generally be a maximum of 50% of the footprint of the primary dwelling. The Zoning By-law will regulate the location, setbacks, maximum size and parking for additional residential units in the appropriate zone.

14. Section 9.9.8 **Multiple Unit Dwellings** of the Official Plan of the Township of Ramara is amended by updating Subsection 9.9.8.1 as follows:

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 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.~~

The Rama Road Corridor is not a settlement area. The use or access to public schools shall not be permitted within the Rama Road Economic Employment District to maintain the nature and purpose of the tourist destination. Multiple Unit Dwelling owners within the resort shall be made aware of the prohibition of schools and access to schools through clauses within agreements of purchase and sale and clauses registered on title.

15. Section 10.5.3 **Destination Commercial Areas** of the Official Plan of the Township of Ramara is amended by updating Subsection 10.5.3.5 as follows:

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~~ **expected** residential density for multiple units/**resort residential units** is 24 units per hectare. ~~and the maximum height of multiple unit residential buildings shall be 8 storeys or 24 metres.~~ **A Servicing Feasibility Study shall accompany any development proposals with densities in excess of 24 units per hectare.**

