

THE CORPORATION OF THE TOWNSHIP OF RAMARA
BYLAW NUMBER 2024.
BEING A BYLAW TO AMEND ZONING BYLAW NO. 2005.85
(2024 HOUSEKEEPING AMENDMENTS)

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 the whole Township;

AND WHEREAS the provisions of this Bylaw conform to the Official Plan of the Township of Ramara, as amended;

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

1. THAT Section 2 General Provisions of Bylaw 2005.85 is hereby amended by deleting subsection 2.(1)6 and replacing with the following:

2.(1)6. Retaining Walls

Notwithstanding the yard and setback provisions of this Bylaw to the contrary, a retaining wall, other than a fence, that is greater than 1 metre in exposed height or has an exposed area greater than 10 m² and multiple retaining walls shall require a building permit issued by the Township if located within any *required yard* or *setback* on a *lot*, and not be closer than 3 metres to any part of a front or exterior side lot line.

2. THAT Section 2 General Provisions of Bylaw 2005.85 is hereby amended by renumbering subsection 2.(1)13 Occupation or Use for Profit or Gain to subsection 2.(1)14 Occupation or Use for Profit or Gain

3. THAT Section 2 General Provisions of Bylaw 2005.85 is hereby amended by adding the following:

2.(1)13. Freestanding Decks

Except as otherwise permitted in the Township of Ramara's Bylaw regarding the construction and maintenance of *shorewalls*, notwithstanding the provisions outlined in Sections 2(1)5 and 2.(28), an accessory freestanding deck is permitted

to be within any required rear yard setback or highwater mark setback on lots abutting lakes and waterways, provided that the freestanding deck:

- (a) shall not exceed 15.0 m² in area
- (b) shall be located no closer than 2.0m to any interior side lot line
- (c) cannot be attached or within 1 metre of any other structure, with the exemption of a dock
- (d) the floor of the free standing deck shall be no greater than 0.6m in height from grade

4. THAT Section 2 General Provisions of Bylaw 2005.85 is hereby amended by deleting Section 2.(7) Dwelling Units Below Grade

5. THAT Section 2 General Provisions of Bylaw 2005.85 is hereby amended by deleting Section 2.(8) Dwelling Unit Gross Floor Area

6. That Section 2.(38) Additional Residential Units of Bylaw 2005.85 is hereby amended by deleting subsection 2.(38)(i) and replacing with:

2.(38)(i) 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. Additional Residential Units are not permitted within a *boathouse*.

7. That Section 2.(38) Additional Residential Units of Bylaw 2005.85 is hereby amended by updating subsection 2.(38)(x) as follows:

2.(38)(x) Additional residential units, which are located in accessory buildings and/or are detached from the principal dwelling, shall comply with the accessory building standards of Section 2.(1) **and no part of the additional residential unit can be located below grade and gross floor area standards of Section 2.(8);** and

8. That Section 2.(38) Additional Residential Units of Bylaw 2005.85 is hereby amended by deleting subsection **2.(38)(xi)** and replacing with the following:

2.(38)(xi) Additional Residential Units are not permitted on properties within a mapped floodplain unless it can be demonstrated the placement of the additional residential unit is outside of the flood plain

9. That Section 2 General Provisions of Bylaw 2005.85 is hereby amended by adding Section 2.(39) Additional Residential Units in the Shoreline Residential Zone:

2.(39) Additional Residential Units in Shoreline Residential (SR) Zone

Notwithstanding the permitted uses, maximum units per lot, and maximum densities in the Shoreline Residential (SR) Zone, an additional residential unit shall be permitted in accordance with the provisions outlined in Sections 2.(38)(ii) through 2.(38)(xii) and the following additional regulations:

- i. A maximum of one (1) additional residential unit is permitted on a property.
 - ii. Additional Residential Units within accessory buildings or detached from the principal dwelling shall be located not more than 30 metres from the principal building and shall be of a size less than 50% of the gross floor area of the principal dwelling;
 - iii. Additional Residential Units are not permitted in an accessory building erected in accordance with Section 2.(1).2 Accessory Building or Structure in SR Zone.
10. THAT Section 3 Parking Area Regulations of Bylaw 2005.85 is hereby amended by adding subsection 3.(16) Cash In Lieu of Parking

3.(16) Cash in Lieu of Parking

In the event that it is not possible or feasible to provide the Parking Spaces required by this by-law, cash-in-lieu of some or all of the Required Parking may be provided in accordance with the Township of Ramara Cash-In-Lieu of Parking By-law.

11. THAT Section 5 Definitions of Bylaw 2005.85 is hereby amended by deleting the following definitions:

“Basement”

12. THAT Section 5 Definitions of Bylaw 2005.85 is hereby amended by adding the following definitions:

“Basement” as defined in the Ontario Building Code

“Crawlspace” as defined in the Ontario Building Code

“Floating Accommodation” means a floating building, structure or thing, or a combination of floating buildings, structures or things, equipped or useable for overnight accommodation and not primarily used for navigation, and includes a floating building, structure or thing, or a combination of floating buildings, structures or things that:

- i. Is primarily designed for or able to be used for residential

purposes;

- ii. Is a raft, barge or floating platform that has on top of it a building, structure, vehicle or thing that may be used for overnight accommodation, for camping purposes or as an outdoor accommodation.
- iii. Would reasonably be expected to require towing to be placed on lands or is placed on lands by means of towing or any other type of assistance,
- iv. Is equipped with jack-up technology or a similar mechanism used to anchor or rise above the surface of the water, with or without spud cans; and/or
- v. Has a floating foundation or a floatation platform which may include floats constructed of polystyrene, plastic, concrete or logs and stringers

“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

13. THAT Section 5 Definitions of Bylaw 2005.85 is hereby amended by updating the following definitions:

“Boat House” means a detached accessory building or structure, that is primarily designed and intended to be used for the sheltering of watercraft and may include the storage of other forms of transportation and the storage of household equipment ancillary to the residential occupancy of the lot, **but does not include the storage of floating accommodation or any sleeping furniture such as beds, mattresses, and futons.**

“Motor Vehicle” means a passenger automobile or other *motor vehicle*, a farm implement, ~~a mobile home~~ a motor home, ~~a trailer~~, or any other device that is capable of being drawn, propelled or driven by any kind of power other than human effort, and includes a commercial motor vehicle.

14. THAT Section 15.1 Permitted Uses under the Shoreline Residential Zone of Bylaw 2005.85 is hereby amended by adding the following:

Additional Residential Unit

15. That Section 15 – Shoreline Residential Zone of Bylaw 2005.85 is hereby amended by deleting Section 15.(7) Special Provisions and replacing with the

following:

15.(8) Special Provisions

16. THAT Section 17.(6) Provisions for Multiple Dwellings on a Lot under the Destination Commercial Zone of Bylaw 2005.85 is hereby amended by updating the following subsections:

17.(6)(c) the maximum *density* of *dwelling units* on a *lot* shall be 24 units per ~~net~~ gross hectare

17.(6)(f) the maximum *building height* is ~~18~~ 24 metres

17. THAT all other provisions of Bylaw 2005.85, as amended, shall apply.
18. 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 FINALLY PASSED THIS ___ DAY OF _____ 2024.

BASIL CLARKE, MAYOR

JENNIFER CONNOR, CLERK