

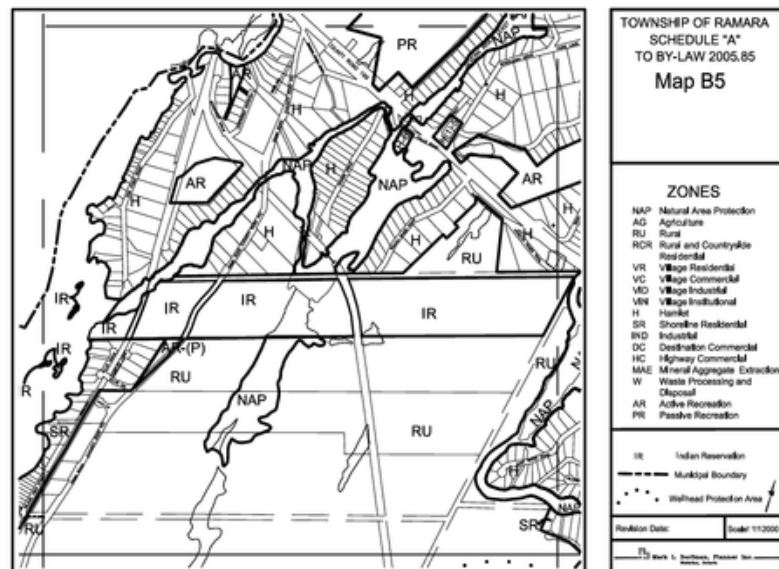
## Zoning By-law Info Sheet

### What is a Zoning By-law?

- Ontario's Planning Act lets municipalities decide what can and cannot be built on properties in their area, using rules called zoning.
- Zoning can allow land to be used for agricultural, residential, industrial, commercial or other uses.
- Zoning can also set rules about where a building can be built on a property, how tall it can be and how many parking spaces it needs.
- Zoning manages land, not people. Zoning does not say who can live in a building. Zoning also does not control if the building is owner-occupied or rented.
- Zoning rules are detailed in the Township of Ramara Zoning By-law 2005.85
  - If a proposal does not meet the Zoning By-law, a Zoning By-law amendment, also known as a rezoning, is required. For example, a Zoning By-law amendment may:
    - Request a change of land use from residential to commercial to allow for stores and restaurants, instead of houses;
    - Increase the height of a building
    - Decrease the number of parking spaces required.

### Zoning By-law vs. Official Plan

- An **Official Plan** sets out a community vision and goals for the future. It makes sure new development considers the big picture, including a range of community interests, perspectives and values. It also includes long-term growth forecasts, future development plans, and strategies to protect resources.
- On the other hand, a **Zoning By-law** is the rule book that puts the policies of the Official Plan into action. It sets the specific regulations for how land can be used. If you want to know the permitted uses, parking requirements, or the rules for running a home business on your property, the Zoning By-law is the place to look.



**Figure 1** - Township of Ramara Zoning By-law Schedule (Map) B5, showing the zone of each property in this area. Abbreviations are used on the map, and the legend provides the full name of the zone to reference in the Zoning By-law.

## Designation vs. Zone

- **Designation** is used to describe a land use category in an Official Plan. It provides a general description of the land use such as residential or commercial. This is further made more specific in the zoning by-law.
- **Zone** is used to describe category in a Zoning By-law. A zone category provides a list of specific uses permitted on a property, with associated provisions such as setbacks.
- **Example:**  
If an Official Plan designates a property as “**Residential**,” the Zoning By-law may classify it as “**Village Residential**” to allow uses such as detached homes, multiple-unit housing, and home-based businesses.
- Every property in the Township, and across Ontario, has both a designation and a zone. These terms mean different things, and mixing them up can cause confusion, especially when talking to a planner. Using the wrong term can lead to discussions about different documents and processes. That's why it is important to understand the difference between them.

## Why is the Township undergoing a Comprehensive Zoning By-law Review?

- Zoning By-law 2005-85 as amended, is the Township of Ramara's current Zoning By-law. It now needs to be reviewed and updated to align with the new Official Plan and recent provincial laws. This review is also an opportunity to update and modernize the by-law, so it better reflects the current needs of community.

## How to Participate

- Community Survey
- Interactive Zone Mapping
- Open Houses

More details about each of these consultation opportunities will be provided in the Community Engagement Strategy and posted on the Township's website. [www.ramara.ca/ZoningUpdate](http://www.ramara.ca/ZoningUpdate)

## Where can I find more general information about Zoning By-laws?

[Citizens guide to Zoning By-laws](#)

<http://www.mah.gov.on.ca/AssetFactory.aspx?did=11156>

## Who can I contact if I would like to find out more about the Township's Comprehensive Zoning By-law review process, or I have comments or suggestions to make?

You can contact the Project Team by emailing “[zoningupdate@ramara.ca](mailto:zoningupdate@ramara.ca)” and a project member will get back to you regarding your questions, comments, or concerns.