

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2007.72

A BYLAW TO AMEND ZONING BYLAW NO. 2005.85

WHEREAS the *Planning Act*, R.S.O. 1990, as amended, C. P. 13, pursuant to Section 34 provides for the passing and approval 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, as amended, for the Township of Ramara, as it relates to Part Lots 32 and 33 Front Range Concession (Rama);

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

NOW THEREFORE the following amendment is enacted:

1. That Schedule "A", Zone Map D4 of Zoning Bylaw 2005.85 is hereby further amended by rezoning from "Destination Commercial (DC)" zone to "Shoreline Residential - 10 (SR-10) zone as shown on Schedule "A" to this Bylaw.
2. That Section 15.(7) Special Provisions is amended by adding the following subsection:

"SR- 10 (Map D4)

Notwithstanding the provisions of Section 2.(11)(a) and Section 15(2) of Zoning Bylaw 2005.85, as otherwise amended, within the "Shoreline Residential - 10 (SR-10) zone, the following provisions shall apply:

- (a) *Lots* may be used if such *lot* has frontage on a registered private right-of-way.
- (b) A maximum of seven new *lots* may be created by consent to sever.
- (c) *Setback of buildings* from the shoreline of Lake Couchiching shall be a minimum of 20 metres.

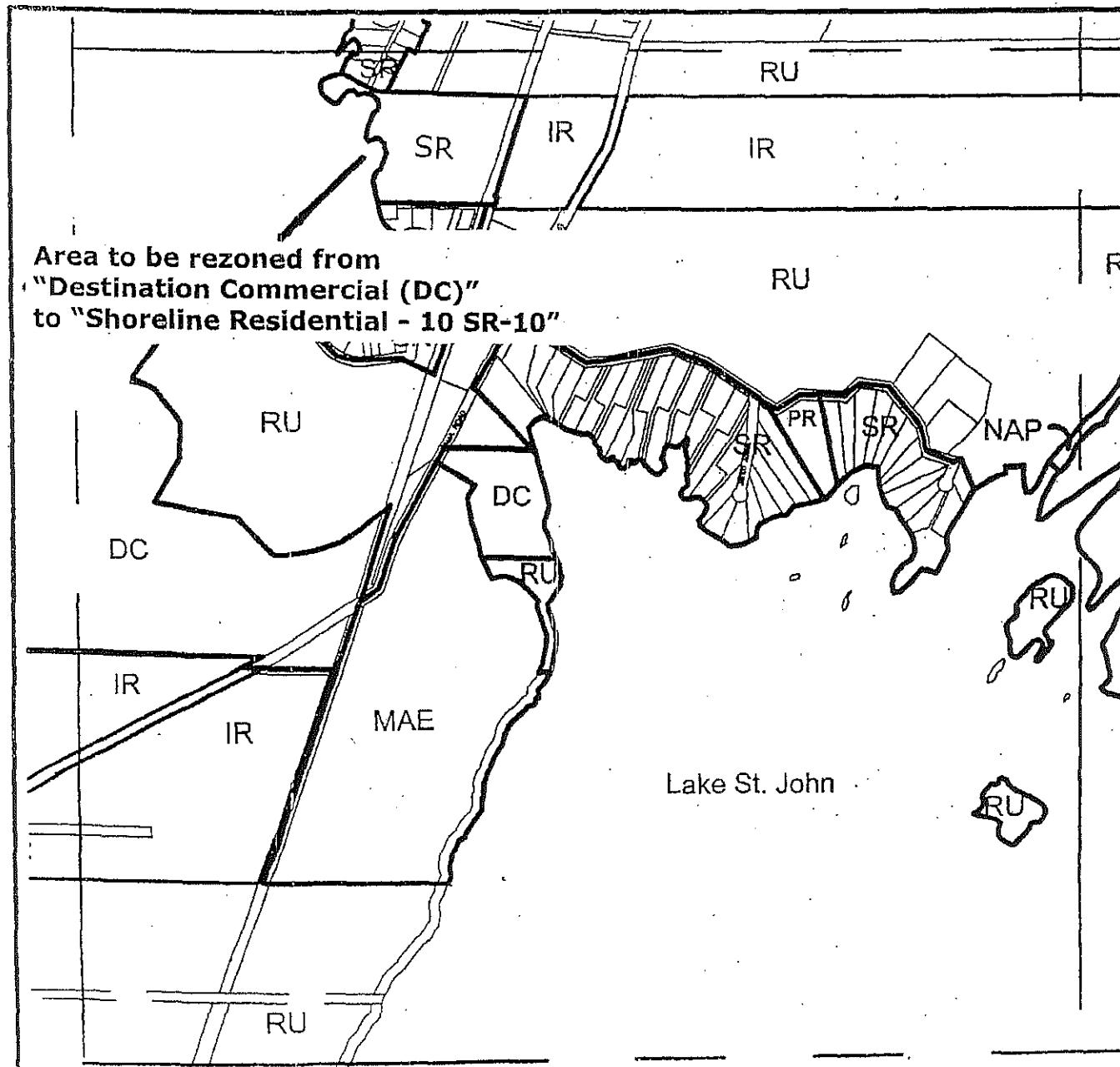
- (d) Minimum *setback* of *buildings and structures* from the private vehicle *right-of-way* shall be a minimum of 7.5 metres.
- (e) Minimum *setback* of *buildings and structures* used as *dwellings* from the railway *right-of-way* shall be 75 metres.
- (f) Minimum *Lot Frontage* on a private *right-of-way* is 25 metres.
- (g) A private *right-of way* shall have a minimum width of 20 metres and the travelled portion shall have a clear width of 6 metres.
- (h) On the *lot*, as it existed on the day that this Bylaw comes into force and effect, a maximum of one *dwelling* may be constructed provided that provisions (a), (c), (d), and (e) above shall apply and said *lot* shall have direct access to a private *right-of-way* with a travelled portion constructed in accordance with Section 3.2.5.6 of the Ontario Building Code.

In all other respects, the provisions of the "Shoreline Residential (SR)" zone shall apply to the "SR - 10" zone.

- 3. That Schedule "A" attached, does and shall form part of this Bylaw.
- 4. That Amendment No 93-22 to Zoning By-law 87-008 of the former Township of Rama is hereby repealed.
- 5. That this Bylaw shall come into force and take effect on the date that the Order of the Ontario Municipal Board is issued.

August 17, 2007.

Schedule "A" to Bylaw 2007.



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

Map D4

ZONE

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

Mark L. Perlman, Planner Inc.
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