

**OFFICIAL PLAN
OF THE
TOWNSHIP OF RAMARA
IN EFFECT ON
JULY 31, 2003**

**THE CORPORATION OF THE TOWNSHIP OF RAMARA
CONSOLIDATION JANUARY 1, 2016**

STATUS OF RAMARA OFFICIAL PLAN

January 1, 2016

The Official Plan of the Township of Ramara consists of the attached text and maps. The Ramara Official Plan came into effect on July 31, 2003. This Official Plan incorporates the modifications made and approved by the County of Simcoe. There were appeals to the Ontario Municipal Board lodged by the Aggregate Producers' Association of Ontario (APAO) and the Township of Ramara. On August 20, 2003, these appeals were sent by the County of Simcoe to the Ontario Municipal Board.

On January 22, 2004, the Ontario Municipal Board orally modified and approved the sections of the official plan that were appealed by the APAO.

The appeals by the Township of Ramara were resolved through a settlement with the County of Simcoe. This appeal is resolved based on Amendment No. 3 to the County of Simcoe Official Plan that was approved by the Ministry of Municipal Affairs and Housing and came into effect on October 24, 2006. The sections of the Official Plan were approved by the Ontario Municipal Board in its Order dated April 3, 2007. On the day when the appeals have been modified, approved and deleted by the Ontario Municipal Board, the sections came into effect.

The following list of appeals that have been resolved is provided for the information of the user.

Aggregate Producers' of Ontario

Section 5.3.4.7 (page 50)
Section 5.3.4.10 (page 50)
Section 9.11.2 (page 116)
Section 9.11.3.1 (page 116)
Section 9.11.4.2 (page 116)
Section 9.11.4.3 (page 117)
Section 9.11.4.5 (page 117)
Section 9.11.5.1 e ii (page 118)
Section 9.11.5.1 f vi (page 118)
Schedule "D"

Township of Ramara

Section 9.3.3 (page 83)

Section 9.4.2 (page 86)

Section 9.4.4 (page 86)

Section 9.4.8.7 (page 88)

There are fifteen (15) approved amendments to this Official Plan that are incorporated into this Consolidation. Amendment No. 10 was adopted on December 17, 2007 and is pending approval by the County of Simcoe. Amendment No. 17 was adopted on May 25, 2015 and is pending approval by the County of Simcoe. Amendment No. 18 was adopted on July 27, 2015 and is pending approval by the County of Simcoe.

January 1, 2016

TOWNSHIP OF RAMARA OFFICIAL PLAN AMENDMENTS

OPA No./OMB Order	Date in Effect	Text Section(s)	Schedule(s)
Order 0893 (ON S.C.D.C. 72750/04)	July 3, 2003 (Sept. 13, 2005)	-	"A" and "D" Attia Quarry
Mara OPA No. 50	February 13, 2003	9.4.10.1	"A" Orr residential
No. 1	November 11, 2003	-	"A" Sinjun
No. 2	December 8, 2003	-	"A" and "D" Lamb Quarry
No. 3	October 12, 2004	9.10.8.1	"A" Johnston
No. 4	April 4, 2005	-	"I-1" MacDonald
No. 5	December 7, 2006	9.7.19.3 9.3.10.1	"A" Highland Mills
No. 6	March 15, 2007	9.11.11.4	"A" and "D" Fowler Quarry
No. 7	July 18, 2007	9.4.10.2	"A" Moore
No. 8	August 17, 2008	9.7.19.1	"A" Dunlap
No. 9	March 18, 2008	9.4.10.3	Little
No. 10	Pending approval	Atherley- Uptergrove S.P.	"A-1"
No. 11	December 19, 2008	Rama Road SDA Secondary Plan 9.9.8	"A-2"

No. 12	November 7, 2008	-	"A" Sideroad 25
No. 13	September 10, 2012	9.7.19.4	"A" Gray's Bay Road "A-2" Gray's Bay Road
No. 14	April 5, 2013	9.7.19.5	"A" Rama Lakefront Resorts
No. 15	October 8, 2013	9.11.11.5	"A" NRK Holdings Quarry
No. 16	July 16, 2014	9.4.10.4	"A" NRK Holdings Soil Remediation
No. 17	Pending	-	"A" and "I-3" Lagoon City Settlement Area Boundary Adjustment
No. 18	Pending	New 4.5 and 9.12	"A" and "A-1" Strawberry Island

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1.0 INTRODUCTION

1.1 Background

The Township of Ramara was established as an independent municipality on January 1, 1994. It assumed responsibility for all local planning functions including overall planning, zoning, consents, subdivisions, and site planning.

When the Township was established, it continued to implement the approved separate Rama and Mara Official Plans. Since 1994, the Township has amended both Official Plans to accommodate development pressures and to refine its planning policies.

In 1992, the County of Simcoe commenced its own County planning process and in conjunction with the 16 constituent local municipalities, the County prepared the first County Official Plan. This upper-tier Official Plan partially came into effect in July and August, 1999, and the balance came into effect in November, 1999.

The *Planning Act* requires that the Township of Ramara shall bring its local Official Plan into conformity with the County of Simcoe Official Plan. In 1999, the Township started the process of revising its Official Plan with strategic planning workshops and the preparation of background documents that were reviewed by Township Council. Four documents are part of this background review:

Township of Ramara Strategic Planning, June, 1999.

Township of Ramara Community Profile, May 1999, revised November, 1999.

Township of Ramara 30 Year Population Projection, June, 1999, revised November, 1999.

Township of Ramara Population and Housing, November, 1999.

This Township Official Plan adapts the relevant goals, objectives and policies of the existing two Official Plans, and as they are revised, are in conformity with the County Official Plan, and are in regard to Provincial policies.

1.2 Purpose of the Official Plan

1.2.1 The Plan Generally

The Township of Ramara Official Plan contains goals, objectives, and policies that guide Township Council, its committees, boards, officials, and the public with regard to land use and physical changes and their effects on economic, environmental and community considerations in the Township. The Official Plan incorporates implementation measures and procedures that may be used by the Township to achieve the objectives and to inform the public and to obtain the public's views on proposed changes.

The Plan is the basis for balancing the local public interests of residents, businesses, and landowners in the Township. In considering the public interest, Township Council will have regard to encouraging economic development to achieve the benefits of environmental protection and community well-being considerations.

The goals and objectives contained in this Official Plan may be achieved by policies and programs that are beyond the scope of this Plan.

1.2.2 Status and Effect of the Plan

The *Planning Act* requires that the Township of Ramara prepare and adopt an Official Plan.

The County of Simcoe has the authority under the *Planning Act* to approve the Township of Ramara Official Plan. The County may approve all or part of the Township Official Plan and may modify the Official Plan, where necessary. The County of Simcoe approves all amendments to the Township Official Plan.

The Township of Ramara Official Plan and any of its amendments come into effect when all or part are finally approved. When approved, the Plan is the Official Plan of the Township of Ramara.

The Township shall undertake no public work and no bylaw may be passed by the Township that does not conform with the Official Plans of the County and the Township.

The Township's Official Plan may be more restrictive than the policies contained in the County Official Plan, however, in the event of a conflict, the County Official Plan prevails to the extent of the conflict.

The Official Plan contains implementation measures that are wholly or partially within the jurisdiction of the Township of Ramara, under the *Planning Act*.

The Official Plan is used in the exercise of local planning authority and responsibilities with regard to official plan amendments, zoning bylaw amendments, subdivision plans, consents to sever, variances to the zoning bylaw, development permits, site plan review, and community improvement.

The Official Plan is to be read in its entirety and the relevant goals, objectives and policies are to be applied to each planning issue and situation.

1.2.3 Review and Amendment of the Official Plan

It is the intent of the Township that the Official Plan policies and the implementation measures will be continuously monitored to reflect changes in the planning environment. Periodically, Township Council may initiate amendments to the Official Plan.

Anytime, any person or public authority that has an interest in the Official Plan may initiate amendments to the Official Plan.

At least once every five years after the Official Plan comes into effect, the Township Council will hold a public meeting to determine if there is a public need to revise the Official Plan. Revisions to the goals and objectives are substantive and will be considered comprehensively. Revisions to the Plan policies and implementation measures will reflect any changes to the goals and objectives.

2.0 BASIS OF THE PLAN AND CHARACTERISTICS OF THE TOWNSHIP

Ramara Township has a land area of 417.3 square kilometres. The Township is located on the eastern shores of Lake Simcoe and Lake Couchiching within the County of Simcoe. It is the fifth largest municipality in land area within Simcoe County. The Township is geographically located to the north at 44° 41' N Latitude and 79° 19' W Longitude and to the south at 44° 31' N Latitude and 79° 11' W Longitude.

The physiography of the Township is diverse and complex. The area is divided between the Great Lakes Lowland and the Canadian Shield. It is within the physiographic regions of the Simcoe Lowlands, the Carden Plain, and the Georgian Bay Fringe.

A till moraine oriented north-south from Lake St. John bisects the southern area of the Township. A clay plain dominates the area to the west of the moraine and is dotted with drumlins, peat and muck, and wetlands. The area to the east of the moraine is a combination of till plains, peat, muck, wetlands and sand plains. Bare rock ridges and shallow till dominate the northern area of the Township that is characteristic of the Canadian Shield and includes a limestone plain, clay plains and two kame moraine features. The Carden Plain, partly in the Township, is a limestone plain also characterized by alvars.

Ramara is a vibrant and growing rural community that provides settlements for families and older persons and has a diversified rural/agricultural economy and is home to Casino Rama, a First Nation operated facility. There are ten existing settlements identified within the Township: Atherley, Brechin, Cooper's Falls, Gamebridge, Lagoon City, Longford Mills, Sebright, Udney, Uptergrove and Washago. Most of the population lives in these settlements with the remainder along the shorelines and in the rural/agricultural areas.

Modern settlement began in the Mara part of the municipality in 1827 and in Rama in 1835. In 1869, Rama and Mara became two separate municipalities within the former County of Ontario. In 1974, the two municipalities were joined to the County of Simcoe and in 1994, the two municipalities were joined into the Township of Ramara.

Cultural heritage resources can likely be traced back to at least the 18th century when the Chippewa people settled in this part of what is now Simcoe County.

2.1 Population Profile

Based on 2001 Census of Canada data, the Township of Ramara had a population of approximately 8,610 residents. (Statistics Canada, 2002). The Township population has continued to increase over the previous 50 years. The population of the Township increased 2.9 times between 1951 and 2001 and an average growth of 2.0% per year over the 50 years. The growth is attributed to net migration to the Township. People moving into the Township account for the largest share of population growth compared with people born to families in the Township. This compares with an actual average growth rate of 1.8% for the entire Province of Ontario.

The Township has a large and growing number of older persons. Persons aged 55 years and over account for 34% of the resident population. This compares with 22% for all of Ontario. This reflects Ramara as a destination for older persons. The larger, older person population in Ramara can in part be explained by the development of Bayshore Village and Lagoon City within the Township that have been specifically developed and marketed as adult lifestyle communities. Part of the growth is also created by the conversion of seasonal occupancy dwellings to permanent occupancy dwellings for people moving to the Township.

The population is aging in greater numbers than the province as a whole. There are an equal number of males and females in the Township.

Persons aged 0 to 14 years accounts for 17% of the resident population. This compares with 20% for Ontario. This reflects fewer families migrating to the Township or staying within the Township.

2.2 Economy

Ramara's economy can generally be characterized as 'Rural'. It is focused on the strengths of the primary industries of agriculture and aggregate production, and the local tourism industry.

2.2.1 Agricultural Industry

The mainstay of the agricultural industry in Ramara is livestock production. In 1996, there were 191 Census Farms operating in the Township with about half operating as beef and dairy farms and the other half operating primarily for crop production.

The southern part of Ramara, south of the shield consists primarily of prime agricultural areas. This land is the most suitable for crop production and is a priority for protection and growth.

2.2.2 Aggregate Industry

There are currently eight licensed quarries on 670 hectares and eleven licensed sand and gravel pits on 300 hectares within the Township of Ramara. This equates to a total of 970 hectares of licensed aggregate operations and a total annual extraction limit of 4.9 million tonnes. More than 90% of the extraction limit is devoted to the quarries. The primary trucking routes used by most quarries and pits in the Township are County Road 169, Highway 12, County Road 47 and County Road 44.

2.2.3 Tourism Industry

Ramara's tourism industry is an integral component of the local economy. There are two major segments within this industry, seasonal tourism and casino related tourism.

Recreational activities characterize the seasonal tourism industry and is centred around the waterways and lakes in and surrounding the Township as well as winter activities. The large number of seasonal dwellings demonstrates the importance of this segment

that are located on the shores of Lake Simcoe, Lake Couchiching, Lake St. John, Lake Dalrymple and Black River. Accommodations such as Geneva Park and Fern Resort are destinations in the area as are McRae Provincial Park, and Mara Provincial Park. The Trent-Severn Waterway is a major recreational and heritage feature. There are also a number of recreational camps in the Township including Camp Wahanowin, Ontario Leadership Camp, Camp Couchiching, and other outdoor recreation - education facilities.

Opened in July, 1996, Casino Rama is a destination for visitors as well as an additional attraction for multi purpose trips. The casino adds to the year round attraction of the region and to the strength of the local economy. The casino employs more than 3,000 people.

2.2.4 Commercial Land Use

Local commercial development within the settlement areas serves residents of Ramara, especially Brechin, Atherley, and Washago. Grocery stores, gas stations, variety stores, coffee shops, restaurants, personal service shops, and other retail and service shops are located throughout the Township. These commercial businesses also serve the seasonal population and visitors to the Township.

Specialty stores such as antique shops, arts and crafts stores, gift shops, golf courses and commercial recreation establishments serve both the seasonal visitors as well as the casino visitors.

2.2.5 Industrial Land Use

To encourage further development of secondary and tertiary industries, the Township created the Mara Industrial Park in 1986. Approximately 39 hectares immediately south of Brechin were designated industrial. Municipal water and private wastewater service the area. Existing uses in the area include the Township's municipal yard, boat sales and repairs, boat manufacturing, propane distribution, trailer manufacturing and vehicle sales, public storage facilities, other manufacturing businesses. The park was created in response to a shortage of industrial land within the Township that could be serviced by municipal water. Additional industrial lands are located to the south of the Mara Industrial Park and are suitable for dry-industries. Another significant industry is Stepan Canada Inc. in Longford Mills.

2.2.6 Labour Force

Ramara's labour force is estimated to be 3,565 people. Approximately 21% of the labour force works within the Township with the rest working mainly in Simcoe County. There are many seasonal employment opportunities within the Township that can be attributed to aggregate operations, construction, tourism, including the casino.

The Township will continue to encourage and promote local economic development to provide a diversified economic base and increased employment opportunities within Ramara and to decrease the number of people commuting to jobs elsewhere in the County and beyond.

2.3 Mnjikaning First Nation

The reserve was established in 1836. It is located on eight separate parcels of land, in former Rama, and on several islands in Lake Couchiching, and has a total area of 10.67 km². The community is outside the jurisdiction of the Township of Ramara and is working toward self-government and management. There are approximately 500 of the 1,200 members of the community living on the reserve. Casino Rama, and its associated entertainment centre and hotel, located on the reserve is the primary economic activity and employer and provides economic prosperity for the County of Simcoe.

2.4 Plan Foundation - Trends and Forecasts

2.4.1 Population

It is estimated that by the year 2026, Ramara's population will approach 14,900 people. This is an average annual growth rate of 2.1% over the 30 years. This projected population is viewed as a reasonable projection and compares favourably with the County of Simcoe projection for the Township. The projection is based on 1996 data.

Scenario	1996	2001	2006	2011	2016	2021	2026
Low	7,810	8,957	9,980	10,806	11,601	12,127	12,543
Medium	7,810	9,218	10,502	11,681	12,776	13,890	14,840
High	7,810	9,218	10,502	12,022	13,450	15,057	16,462

This Official Plan assumes a more balanced age structure in the future, rather than continuing the trend toward a greater share of older persons. It is estimated that, in 2026, the older population (55+ years) will account for 37% of the total population and the younger population (0-34 years) will account for 40% of the total population.

2.4.2 Housing (Permanent Occupancy)

Currently, there are over 3,400 dwellings in the Township with 91% as single detached. Almost half the housing was built between 1946 and 1981. 38% of the existing housing was built after 1980. The average number of persons per household is 2.5. The dominant older person population living in the Township explain this lower person per unit rate.

It is estimated that, to accommodate the projected 2026 population, more than 2,000 new dwellings are needed. Housing will occur in a variety of ways including consents, seasonal to permanent conversions, plans of subdivision, and infill development. Residential growth will be primarily directed to the expanded settlement areas of Brechin and Atherley according to provincial and county policies. A 10-year supply of housing is feasible within the Township's 10 settlements.

2.4.3 Seasonal Dwellings and Population

There is an estimated 2,100 seasonal dwellings with a potential population of 7,500 people. The estimated existing total resident and seasonal population are 15,300 people. There will be limited opportunity for new seasonal dwellings on existing lots.

2.5 Existing Township Official Plans/Planning History

Planning in the Township can be traced back to 1959 with the establishment of the Couchiching Planning Area. This joint planning area included the Town of Orillia (now the City of Orillia), and the former Townships of Orillia, Rama and Mara. In 1972, the Couchiching Planning Area was expanded to include the Township of Matchedash. (The Townships of Orillia and Matchedash now form part of the Township of Severn).

The Couchiching Planning Area had two Official Plans. One for the City of Orillia, and one for the Townships. The first official plan for the Townships was approved in 1969. This plan was reviewed and a new Official Plan covering Rama, Mara, Orillia and Matchedash was approved, in part, in 1981.

In 1983, when the *Planning Act* was revised, the Couchiching Planning Area was dissolved. The local municipalities assumed responsibility for planning matters. The text and portion of Schedule "A" of the Couchiching Plan that applied to the respective municipalities were reassembled into separate plans. The Rama Official Plan and the Mara Official Plan came into effect on August 1, 1985 as separate documents. In 1994, the Townships of Rama and Mara were amalgamated into the current Township of Ramara and both Official Plans remained in effect. These Plans are 22 years old and have not been comprehensively reviewed. Amendments have been made to each plan.

The Plans are implemented through the Township's Zoning Bylaws. Land use in the Township of Ramara is regulated by a total of eleven zoning bylaws (ten in the former Township of Mara and one in the former Township of Rama).

2.6 County Official Plan

The County of Simcoe Official Plan was adopted on October 28, 1997. It was approved and came into effect in 1999. This plan sets out the upper-tier and inter-municipal policy structure. It provides guidance on broad land use planning, growth management, environmental protection and it implements the Provincial Policy Statement. The Township of Ramara Official Plan is in conformity with the County Official Plan.

2.7 Provincial Policy Statement

The Provincial Policy Statement issued under Section 3 of the *Planning Act*, came into effect on May 22, 1996. It is a statement of provincial interest on land use planning matters including managed growth, economic development, resource development and conservation, natural heritage resources, cultural heritage and public health and safety. The provincial interest has an overriding purpose compared with the planning policies of the County of Simcoe and the Township of Ramara. All planning authorities "shall have regard to" the policy statement in dealing with all planning matters including the development or updating of Official Plans and in making decisions on planning applications.

Careful regard has been made to the Provincial Policy Statement in the preparation and adoption of this Plan. The goals, objectives, policies and guidelines reflect the provincial interest and meet the stated intent set out in the Provincial Policy Statement. In some instances, this Plan may be different from the Provincial interest, but the Plan is consistent.

This Provincial Policy Statement is expected to be revised according to the required five-year provincial review.

3.0 COMPREHENSIVE GOALS AND OBJECTIVES

3.1 Basis

3.1.1 Existing Official Plans

The Official Plan of the former Township of Rama and the Official Plan of the former Township of Mara, served the Township well. Many goals and objectives are still relevant today. These goals provide the foundation for this Township of Ramara Official Plan.

3.1.2 Strategic Planning Exercise

In 1999, the Township undertook a strategic planning exercise that established the vision for the next 20 years and various other issues that are important to the community. These are incorporated into the Township Official Plan.

3.1.3 Growth Management Strategy

The discussion on population and housing and an understanding of community characteristics was used to frame the goals, objectives and policies of this Plan. The type of growth to be pursued will dictate the location of housing, the need for employment, the cultural and community services required and the overall strategy adopted by the Township to encourage and accommodate growth.

3.1.4 Provincial Policy Statement

The current statement of provincial interests related to land use planning have been adapted by both the County and the Township to reflect local interests. The Provincial interest is to achieve economic prosperity, a healthy environment, and community well-being in the long-term.

3.1.5 County Official Plan

The approved County Official Plan contains mandatory and permissive planning policies that are reflected in the Township's Official Plan. Some County's significant mandatory planning requirements for local official plans are:

To form the basis for identifying the extent of growth appropriate for various settlement areas and designate future growth areas.

To analyze and protect natural functions in County Greenlands and local natural heritage systems.

To provide policies to implement the County and local greenland systems and to incorporate identified natural features into growth management strategy.

Existing settlement areas and expansions shall be shown in the local Official Plan. Official Plan, secondary plans or amendments shall be prepared prior to expanding designated settlement boundaries.

Determine and map prime agricultural areas.

Map Special Development Areas and direct development related to these economic generators to these areas.

Maintain at least a 10 year supply of land designated and available for new residential development and/or intensification including at least a three year supply of residential lots with servicing capacity in draft approved or registered plans.

Where available, local Official Plan shall identify flood plains , fill lines, and hazard lands.

Official Plan and zoning bylaw shall provide for a range of housing types, densities, and costs to meet the needs of current and future residents.

Official Plan shall contain cultural heritage resource policies which shall include policies for the development and maintenance of inventories of locally significant cultural heritage resources.

Official Plan shall contain policies to address the mineral aggregate resource policies of the County Plan.

3.2 Municipal Vision

A community of people, permanent and seasonal, rural and urban, living in harmony contributing to keeping Ramara as a country setting. We shall have regard for: our natural heritage including our beaches, lakes, waterways, wetlands, and woodlands; our cultural heritage; our natural resources including aggregate, agricultural, recreation and water; and, our lifestyle including rural, settlement and shoreline communities and employment areas, all of which are worthy of preservation and conservation.

3.3 Goals and Objectives

3.3.1 Land Use and Compatibility

Goal

To provide for a diversity of land use activities throughout the Township that are generally harmonious and compatible.

Objectives

1. Consider the potential for conflict between land uses:
 - the potential for conflict between the settlements and the surrounding rural land uses
 - the potential for conflict between existing and future industrial uses and sensitive areas
 - the potential for conflict between existing and future residential areas and casino related uses and traffic
 - the impacts of transportation facilities on sensitive land uses
 - the potential conflicts between agricultural uses and sensitive non-agricultural uses throughout the Township
 - the impact of casino bound traffic and casino activities
 - the diversity of impacts of mineral aggregate operations
2. Establish policies, regulations and guidelines that provide for adequately sized parcels of land that are capable of supporting land uses.
3. Consider the impacts of growth on natural area features and functions, community well-being and economic development.

3.3.2 Growth and Settlements - Next 25 Years

Goal

To accommodate and manage projected 25 year long-term growth and investment opportunities and to establish and designate types of settlement areas with a diversity of uses, activities, experiences and opportunities.

Objectives

1. Increase the number and variety of housing, employment, educational, cultural, recreational and other opportunities and experiences within the settlement areas.
2. Encourage growth of residential, business and tourism related uses.
3. Establish efficient, cost effective and compact settlements.
4. Provide for the orderly and logical extension of existing development and settlements.
5. Utilize existing infrastructure to increase capacity for growth.
6. Utilize secondary plans to manage growth in settlements.
7. Coordinate land use planning with the Mnjikaning First Nation.

3.3.3 Housing - 10 Year Supply

Goal

To provide an optimum pattern of land use in order to provide a variety and choice of housing, consistent with population estimates and needs, to the permanent and seasonal residents of the Township.

Objectives

1. Recognize the rural nature of the Township.
2. Provide for planned population growth of the Township.
3. Maintain at least a 10 year supply of land designated and available for new residential development.
4. Increase the permanent occupancy population base within the settlements including shoreline residential areas of the Township.

5. Enhance the range of housing choice, types, sizes, densities, and unit affordability primarily in the settlements.
6. Encourage residential intensification within the settlements.
7. Recognize the importance of shoreline residential areas, both seasonal and year round populations, and endeavor to maintain the character of shoreline residential communities.
8. Where appropriate, allow for the conversion of seasonal dwellings to permanent dwelling occupancies.
9. Where appropriate, allow for infilling in existing housing clusters throughout the Township.

3.3.4 Community Well-Being of People and Safety of Property

Goal

To have regard for the community well-being of all people and their property in the Township.

Objectives

1. Promote social harmony among all peoples.
2. Support the quality of life in vibrant and attractive communities.
3. Recognize the rights of all peoples.
4. Improve opportunities for all persons with disabilities, including accessibility.
5. Accommodate community-based social, education, health, cultural, religious and recreation facilities.
6. Provide for a public participation process that allows for opportunities to be heard, all viewpoints considered, and consensus building within the community.
7. Minimize the threat to life and the destruction of property from flooding, wave uprush, and other natural hazards.
8. Identify the location of existing and former waste disposal sites.
9. Identify procedures for assessing contaminated sites.

3.3.5 Commercial

Goal

To provide the Township with a varied commercial economy that will serve the needs of the permanent and seasonal residents of the area as well as the traveling public.

General Commercial

Objectives

1. Provide opportunities for retail, personal service, office and other business to locate in the settlements primarily serving the needs of the residents of the settlement and the surrounding rural area.
2. Provide for the needs of the traveling and visiting public, within the development areas of the Township.
3. Provide a range of locations for economic activities.
4. Provide for commercial development in the core areas of designated settlements.

Casino Related Growth

Goal

To recognize Casino Rama as a vital economic activity that stimulates economic prosperity within the Township.

Objectives

1. Promote casino related recreational and commercial growth primarily in the Rama Road Corridor.

Destination Commercial

Goal

To recognize that visitors to the area require services and facilities for their accommodation, entertainment and personal needs.

Objectives

1. Stimulate growth of the seasonal recreational activities in the Township by improving existing public services and facilities and to encourage new tourism facilities as destinations.

2. Develop recreational commercial uses that contribute to the overall attraction of the Township as a destination.
3. Promote a suitable distribution of community services, programs and facilities to service the permanent and seasonal populations, workers and visitors.
4. Ensure that new and expanded commercial marina facilities are sensitive to natural heritage features and functions of the lakes and the fishery.

3.3.6 Industrial

Goal

To develop the industrial economy consistent with its economic potential by providing adequate and suitably located areas for classes of industrial activities and by promoting the best economic functions for the area.

Objectives

1. Existing industries should have the opportunity to expand their operations and land areas.
2. New industries shall be located within settlements or in designated business parks.
3. Home-based, farm-related, non-farm agricultural industrial and commercial uses and on-farm businesses should be encouraged where appropriate and where consistent with other Plan objectives.

3.3.7 Recreation

Goal

To ensure that sufficient land is provided for recreational purposes as development takes place, by maximizing the recreational facilities already existing and by providing the necessary facilities to meet the future needs of the permanent and seasonal residents and tourists of the Township.

Objectives

1. Provide opportunities for both active and passive recreational activities throughout the Township.
2. Recreation activities should be consistent with the objective of protecting and conserving natural heritage resources.

3. Create recreational and cultural opportunities for the residents of the Township and that contribute to the overall attraction of Township.

3.3.8 Environmental Services

Goal

To provide for adequate, efficient, cost-effective wastewater treatment, water supply, surface water drainage and waste management facilities and services, and where necessary and required, in conjunction with the appropriate government agency.

Objectives

1. Encourage development that is environmentally appropriate, sustainable, innovative, efficient, and cost-effective in terms of its form, water usage and wastewater disposal.
2. Provide for privately owned and operated individual and communal services within settlement areas, shoreline areas and recreational commercial areas.
3. Expand municipal water supply and wastewater treatment facilities, where physically and financially feasible.
4. Provide for new municipal water supply and wastewater treatment facilities where financially and environmentally feasible.
5. Encourage communal water supply and wastewater treatment facilities and surface water management rather than individual services.
6. Operate, maintain and monitor public and private water supply and wastewater treatment systems and surface water management within provincial health, engineering, and environmental standards.
7. Provide for efficient waste diversion and collection in conjunction with the County's waste disposal function.
8. Plan municipal and communal environmental services in settlement and shoreline areas in the context of environmental assessments.

3.3.9 Natural Areas and Physical Environment

Goal

To protect, conserve and enhance natural area features and functions, incorporate good community planning and design to prevent the contamination of air, water and land resources, and to protect and preserve the unique or special physical attributes of landforms.

Objectives

1. Protect, conserve and enhance the natural area features and ecological functions within the Township including provincially significant features, the County Greenland System, and locally significant features.
2. Encourage private landowner stewardship practices in both the urban and rural/agricultural parts of the Township.
3. Direct growth to settlement areas where it will have the least impact on natural area features and functions.
4. Create a network of privately and publicly owned green infrastructure.

3.3.10 Natural Resources (Agriculture, Aggregate, Woodland, Water)

Agriculture

Goal

To protect and preserve productive agricultural land to the greatest extent possible and recognize the essentially rural nature of the Township.

Objectives

1. Preserve prime agricultural areas for agricultural and farm-related uses.
2. Ensure the long term availability and economic use of prime agricultural areas and rural areas.
3. Provide opportunities for farm expansions that are compatible with other land uses.
4. Encourage best farm management practices including opportunities for sound disposal of animal wastes on farmland.
5. Regulate intensive livestock operations throughout the Township.

6. Provide for on-farm businesses that supplement farm income.
7. Limit the creation of severed lots and lots for retiring farmers.

Aggregate

Goal

To identify significant mineral aggregate resources capable of extraction and support the production of aggregate materials as part of the economic development of the Township.

Objectives

1. Identified high potential mineral aggregate resource areas shall be sufficiently separated from settlements, residential areas, natural heritage areas, and other sensitive uses in order to avoid land use conflicts and impacts.
2. Ensure adequate and safe access and haul routes associated with mineral aggregate resource operations.
3. Haul routes within and through the Township shall be established and maintained in conjunction with other road authorities and the aggregate industry.
4. Ensure that the Township's interests are considered in the evaluation of new and expanding mineral aggregate operations.
5. Licenced mineral aggregate operations and future expansions and mineral aggregate resource areas shall be protected by appropriate setbacks from the impact of incompatible land uses.

Woodland

Goal

To preserve woodlands as a natural resource and a natural area feature throughout the Township.

Objectives

1. Provide for forestry management and commercial harvesting.
2. Preserve woodlands for their natural area functions including interior bird habitats and wildlife corridors.

3. Maintain remnant woodlands within built-up areas as amenity and recreation areas.

Water

Goal

To protect the quantity and quality of surface water and groundwater resources for their benefit as fishery habitat, and for domestic and agricultural uses.

Objectives

1. Conserve surface water resources for fishery habitats.
2. Carefully utilize surface water resources for recreational purposes.
3. Protect surface and ground water resource areas from contamination.
4. Ensure that surface water and groundwater resources used for existing and future domestic, industrial, commercial and agricultural purposes are sustainable.

3.3.11 Transportation

Goal

To provide an adequate and integrated transportation network and corridors for the efficient and safe movement of people and goods within the Township, as well as major development areas.

Objectives

1. Provide for the efficient and safe movement of local traffic and visitor traffic within the Township.
2. Provide for a hierarchy of public roadways as a network within the Township.
3. Enable the safe and efficient movement of pedestrians and cyclists within settlement areas and for access to settlement areas.
4. Provide for all-season recreational trails for cycling, walking, and snowmobiling.
5. Accommodate airport development that is compatible with existing and planned land uses.

3.3.12 Cultural Heritage

Goal

To conserve built cultural heritage resources, archaeological resources and important landforms.

Objective

1. In considering land use changes, provide for the assessment of cultural heritage resources, where appropriate.

4.0 GROWTH OBJECTIVES AND POLICIES

4.1 Settlement Area Objectives

1. Direct planned residential, educational, recreational, cultural, employment, and non-resources related growth to appropriate settlement areas.
2. Provide for the planned, efficient, compact development of the settlement areas.
3. Identify development boundaries for each settlement area.
4. Provide for municipal and private communal water supply and wastewater treatment services where environmentally and financially feasible and limit extent of partial services.
5. Develop a local road system for safe and convenient local vehicular and pedestrian traffic movement and minimize vehicular - pedestrian conflicts.
6. Encourage business development to provide employment opportunities for the existing and future residents of the Township.
7. Provide for commercial uses that cater to and serve local needs of the residents and business of the settlement and the surrounding rural and agricultural community.
8. Provide social, educational, cultural, health and recreational opportunities for local residents and the surrounding rural and agricultural community.
9. Minimize land use conflicts with the rural, agricultural and natural resource activities.
10. Protect natural area features and conserve natural area functions, within settlements and within subwatersheds.

4.1.1 Settlement Area Policies

4.1.1.1 There are ten recognized settlement areas in the Township of Ramara:

1. Atherley
2. Brechin
3. Cooper's Falls
4. Gamebridge
5. Lagoon City
6. Longford Mills
7. Sebright
8. Udney
9. Uptergrove
10. Washago

4.1.2 Classification of Settlement Areas

Township settlement areas are divided into two types: Villages (Full Service Settlement Areas) and Hamlets (Partial Service Settlements).

4.1.2.1 **Villages (Full Service Settlement Areas)** are intended to function as core areas of the Township. They will accommodate most of residential, institutional, employment and non-resources related growth of the Township during the life of this Plan.

4.1.2.2 Classification as a Village is based on the following criteria:

- the level of municipal or communal water supply and wastewater treatment service or the opportunity to provide full municipal services
- the size of residential population
- the presence of public and private, cultural, education, health and recreational uses and services
- the variety of existing services in the settlement
- opportunity to accommodate planned growth within existing designated lands
- potential to expand the settlement to satisfy growth needs.

4.1.2.3 The existing Villages (Full Service Settlement Areas) include:

Brechin
Lagoon City
Atherley-Uptergrove
Longford Mills

4.1.2.4 New Villages may be established by amendment to this Plan.

4.1.2.5 Preferred water supply and wastewater treatment services for new development are municipal or communal. Partial servicing with individual services are not permitted for new development.

4.1.2.6 **Hamlets (Limited Service Settlement Areas)** are settlements that are characterized by lower population, limited cultural and recreation services and economic uses; have not been identified as areas for major growth; are generally located at a municipal boundary or have limited expansion opportunity. The existing Hamlets (Partial Service Settlement Areas) include:

Cooper's Falls
Gamebridge
Sebright
Udney
Washago

- 4.1.2.7 Preferred water supply and wastewater services for new development are private individual or communal. Partial servicing with individual services are not permitted for new development.
- 4.1.2.8 New Hamlets may be established from an existing cluster in the Rural area of the Township by amendment to this Plan.

4.1.3 Secondary Plans for Settlement Areas

- 4.1.3.1 **Villages (Full Service Settlement Areas)**
Secondary Plans shall be prepared for each of the Villages (Full Service Settlement Areas), except Longford Mills.
- 4.1.3.2 Settlement related development shall occur within the boundaries of the settlement areas as determined through the secondary plan process.
- 4.1.3.3 Secondary Plans for the Villages will generally establish:
- the development boundary of the settlement area
 - land use designations specific to the settlement area
 - the existing or opportunity for municipal or communal services
 - consideration of well protection areas
 - subwatershed limits and local drainage boundaries and patterns
 - location of central stormwater management systems and facilities
 - the existing and appropriate future location of community, institutional, recreation and cultural uses such as schools, libraries, parks, day nurseries
 - the extent of natural area features and functions including groundwater recharge and discharge areas to be protected and conserved
 - the transportation network including the local road network, arterial and collector road systems, all-season walkways, bicycle paths, trails, and transit
 - urban design guidelines
 - monitoring protocols for surface and groundwater quantity and quality, natural area features and functions, and stormwater management
- 4.1.3.4 Secondary Plans will be based, in part, on Settlement Capability and/or Servicing Feasibility Studies to be undertaken as part of the public consultation process.
- 4.1.3.5 Monitoring protocols in Secondary Plans provide the Township and the community with qualitative and quantitative environmental information used to evaluate baseline conditions before development; effect of control measures during land development and construction; changes to targets and/or mitigation measures; and post development conditions.
- 4.1.3.6 Outward expansion of Villages may only be allowed by amendment to the applicable secondary plan, and shall be in accordance with a growth management study, and will generally occur by plan of subdivision.

- 4.1.3.7 When preparing a Secondary Plan for an area within 1 kilometre of an adjacent municipality, the Township will consult with the Council of the adjacent municipality.
- 4.1.3.8 Secondary Plans shall be adopted by Township Council as an amendment to this Official Plan.
- 4.1.3.9 **Hamlets (Limited Service Settlement Areas)**
Hamlets will be limited in spatial extent to existing Official Plan designations and any growth will generally take place through infilling by severance of land.
- 4.1.3.10 A Secondary Plan is not required for infilling within a Hamlet.
- 4.1.3.11 New Hamlets and the outward expansion of Hamlets in the Rural area will generally be discouraged, and may only be permitted by a Secondary Plan for the settlement area, according to Section 4.1.3 and justified by a growth management plan for the Township.

4.2 Rama Road Corridor Special Development Area Objectives

- 1. Define the limit of the Special Development Area as identified by the County of Simcoe Official Plan on Schedule "A" of this Plan.
- 2. Provide for the planned and integrated growth of the Longford Mills Full Service Settlement Area in conjunction with the Rama Road Corridor Special Development Area.
- 3. Plan for the integration of Longford Mills, other development areas, and the First Nation Reserve settlement areas.
- 4. Stimulate growth of tourism and commercial activities, as destinations, by improving existing services and facilities for existing and future demand and utilization and encourage new and expanded visitor facilities.
- 5. Promote and provide for casino related recreational and commercial growth.
- 6. Provide for the efficient and safe movement of local traffic and visitor traffic within and through the Rama Road Corridor.

4.2.1 Rama Road Corridor Policies

- 4.2.1.1 A Secondary Plan shall be prepared for the Rama Road Corridor including the Longford Mills Full Service Settlement Area.

4.2.1.2 The Secondary Plan or Secondary Plans will generally establish:

- the development boundary of the special development area and the settlement area
- land use designations specific to the corridor and the settlement area
- natural area features and functions including groundwater recharge and discharge areas that are to be protected and conserved
- natural resource constraint areas
- the transportation network including the local road network, arterial and collector road systems, all-season walkways, bicycle paths, trails, and transit
- consideration of well protection areas
- subwatershed limits and local drainage boundaries and patterns
- location of central stormwater management systems and facilities
- opportunities for municipal or communal water supply and wastewater treatment services
- urban design guidelines
- monitoring protocols for surface and groundwater quality and quantity, natural area features and functions, and stormwater management

4.2.1.3 The Secondary Plan will be based, in part, on Servicing Feasibility Studies to be undertaken as part of the public consultation process.

4.2.1.4 Monitoring protocols in Secondary Plans provide the Township and the community with qualitative and quantitative environmental information used to evaluate baseline conditions before development; effect of control measures during land development and construction; changes to targets and/or mitigation measures; and post development conditions.

4.2.1.5 The Secondary Plan shall provide for a Longford Mills Aggregate Study.

Prior to the development of those lands identified as Lots 19 and 20, an Aggregate Study shall be prepared by the proponent to the satisfaction of the Approval Authority. The Study shall assess aggregate potential in the area and propose mitigation methods to ensure land use compatibility.

4.2.1.6 The Secondary Plan shall also consider a Longford Mills Industrial Setback.

Any development occurring on the east side of County Road 44 shall provide appropriate setbacks from the existing industrial lands subject to the approval of the Township.

Setbacks shall be determined using current guidelines and procedures of the Ministry of the Environment and shall be incorporated into any zoning bylaw amendment for the property.

4.2.1.7 Noise Vibration Studies

Where a noise and vibration sensitive land use is proposed in close proximity to a rail line or that may be impacted by a rail line, a noise and vibration study shall be undertaken by the proponent to the satisfaction of the Township and the Ministry of the Environment in consultation with the appropriate railway. Where adverse effects are identified, appropriate measures to mitigate these effects shall be undertaken by the proponent.

Development adjacent to the railway shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Township in consultation with the appropriate railway.

4.2.1.8 A stormwater management study is required to investigate the impacts of development on water quality and quantity both on and off site and to recommend appropriate measures to maintain the Lake Couchiching ecosystem, and where appropriate, the Lake St. John watershed. A study will be required where development is proposed in Part of Lots 18, 19 and 20, Broken Front Range (Longford Mills).

In determining whether and what measures may be required, consideration shall be given to the impacts of existing and proposed future development within the contribution catchment. The study is to be completed according to the Ministry of the Environment guidelines and shall be reviewed and approved by the Township and appropriate agencies.

4.2.1.9 The Secondary Plan shall be adopted by Township Council by amendment to this Official Plan.

4.3 Shoreline Residential Area Objectives

1. Recognize the importance of shoreline residential areas along lakes and rivers not associated with settlement areas for both seasonal and year round occupancies, and endeavor to maintain the character of shoreline residential communities.
2. Promote a suitable distribution of community services, programs and facilities to serve the permanent and seasonal populations, workers and visitors.
3. Require new lots that are environmentally appropriate in area/size to minimize the risk of soil and water contamination.
4. New second tier residential development that does not have lakeshore or river frontage shall not be designated in shoreline residential areas.

5. Provide for improved public access to the shorelines, where appropriate.
6. Minimize conflicts between shoreline residential areas and natural hazards and natural areas.
7. Provide for limited small scale convenience commercial uses that cater specifically to shoreline residential areas.

4.3.1 Shoreline Residential Area Policies

- 4.3.1.1 Shoreline Residential Areas are designated on Schedule “A” of this Plan.
- 4.3.1.2 Shoreline Residential Areas are established linear development abutting lakes and waterways and are established groupings of residential dwellings that may have partial or no direct access to a shoreline and may comprise existing second tier development or vacant lots adjacent to an existing public road.
- 4.3.1.3 New second tier development that proposes a new public road in a designated Shoreline Residential Area, is not permitted if the new second tier development is adjacent to a linear development abutting lakes and waterways and the new public road connects to an existing public road.
- 4.3.1.4 Infilling is permitted within the designated Shoreline Residential Areas according to Section 9.7.5.
- 4.3.1.5 Existing designated Shoreline Residential Areas may continue to exist and infilling may be permitted on partial or individual water supply and wastewater treatment services.
- 4.3.1.6 New and the outward expansion of existing designated Shoreline Residential Areas are not permitted.
- 4.3.1.7 Secondary Plans are not required for Shoreline Residential Areas.

4.4 Countryside Clusters Objectives

1. Recognize existing rural residential clusters located in the Rural Area of the Township.
2. Provide for new Countryside Residential Subdivisions in the Rural Designation.
3. Provide for private individual and communal water supply and wastewater treatment services.
4. Minimize land use conflicts with rural, agricultural and natural resource activities.
5. Protect natural area features and conserve natural area functions within drainage (subwatershed) areas.

6. Encourage lots that are environmentally appropriate in lot area/size and minimize risk of soil and water contamination.

4.4.1 Rural Residential Cluster Policies

- 4.4.1.1 Existing Rural Residential Clusters are those groups of lots in the Rural designation identified by subsection 4.4.1.2 that are existing on the day prior to the adoption of this Plan, and that are not designated as a Settlement in this Plan.
- 4.4.1.2 A Rural Residential Cluster is a grouping of four or more existing non-farm residential lots each of which are separated by up to 100 metres as measured from the centre point of each existing legal lot, whether vacant or developed with a dwelling, along the frontage on one side of each opened and maintained public road existing on the day prior to the coming into effect of this Plan. For purposes of this subsection, an existing non-farm residential lot shall have a maximum area of 4.05 hectares.
- 4.4.1.3 Growth within Rural Residential Clusters is permitted only by infilling through severances, up to a maximum of five new lots.
- 4.4.1.4 The creation of new Rural Residential Clusters is not permitted.
- 4.4.1.5 Outward expansion of an existing Rural Residential Cluster is not permitted by this Plan.
- 4.4.1.6 Lands created and retained by severance shall require frontage on existing opened and maintained public roads.
- 4.4.1.7 No new public road shall be created for this type of development.
- 4.4.1.8 Individual water supply and wastewater treatment services shall be established and maintained according to provincial and municipal standards.
- 4.4.1.9 Rural Residential Clusters may be serviced with partial water supply and wastewater treatment.
- 4.4.1.10 Individual lots shall comply with provisions of the Township Zoning Bylaw.

4.4.2 Countryside Residential Subdivision Policies

- 4.4.2.1 A Countryside Residential Subdivision is a cluster of single detached dwelling units that is designed as a planned unit with a public street or private street in a plan of condominium. The subdivision plan may include a public or private park.
- 4.4.2.2 Countryside Residential Subdivisions are permitted only in the Rural designation and shall contain a maximum potential of 40 dwelling units.

- 4.4.2.3 A Countryside Residential Subdivision shall be established with a Special Policy amendment to this Official Plan and shall be implemented by plan of subdivision and/or plan of condominium and by Zoning Bylaw amendment.
- 4.4.2.4 The size of individual residential lots shall be determined by the capacity of communal water supply and wastewater treatment systems or individual water supply and wastewater services and the cumulative impact on ground water quantity and quality.
- 4.4.2.5 A Countryside Residential Subdivision shall be separated by a minimum of one kilometre from any Settlement Area; the Rama Road Corridor; any Shoreline Residential Area; and a Countryside Residential Subdivision designated or identified in this Plan.

4.5 Reserved (OPA No. 18)

5.0 COMPREHENSIVE POLICY FRAMEWORK

5.1 Common Policies

5.1.1 Interpretation

- 5.1.1.1 This entire document, including definitions, tables, and schedules constitute the Official Plan of the Township of Ramara. Any documentation included in an Appendix to this Plan is provided for illustration, identification and information and does not form part of this Plan.
- 5.1.1.2 The goals, objectives, and policies of this Plan provide the stated intentions of Township Council.
- 5.1.1.3 The goals, objectives and policies considered together determine conformity with this Plan. Definitions, tables and schedules are to be interpreted in conjunction with the associated text in this Plan.
- 5.1.1.4 Township Council shall decide the interpretation of this Plan where differences of opinion arise as to the meaning and effect of any part of this Plan.
- 5.1.1.5 The boundaries of any land use classification shown on any schedule in this Plan are subject to minor variation without amendment to this Plan except where the boundaries coincide with fixed boundaries such as the limits of roads, hydro corridors, railways, watercourses and shorelines or where specifically fixed by this Plan.
- 5.1.1.6 Boundaries of natural area features and natural resource areas shown on any schedule in this Plan may be interpreted by Township Council subject to precise study and measurement and consultation with other agencies.
- 5.1.1.7 References to federal and provincial government statutes, regulations, policies and guidelines and to the County of Simcoe Official Plan includes amendments thereto.
- 5.1.1.8 The word “shall” is to be construed as imperative and the word “may” as permissive.

5.1.2 Existing Uses

- 5.1.2.1 The policies set forth in the Plan will not effect the continuing use or activity of land, buildings or structures legally established on or before the date of coming into effect of this Plan. However, the Township in cooperation with the landowners, will attempt to reduce the number of non-conforming uses wherever and whenever possible. Non-conforming uses should convert, relocate or redevelop during the life of the Plan to bring the use in conformity with the intent of the Plan.

- 5.1.2.2 Notwithstanding the above policy, it is recognized that there may be existing legal non-conforming land uses that can be tolerated without serious adverse results.
- 5.1.2.3 Where existing uses or activities that do not conform with this Plan are reasonably compatible with other complying uses in its vicinity, such uses may be zoned in the zoning bylaw according to their existing use and performance standards and all other applicable circumstances without amending this Plan provided:
- a. the zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;
 - b. it does not constitute a danger or nuisance to surrounding uses by virtue of a hazardous nature, poor property conditions, traffic generation, or similar characteristic;
 - c. it does not contaminate earth, air and/or water or create adverse noise conditions to the extent of interfering with the normal enjoyment of property;
 - d. it does not interfere with desirable development or enjoyment of the adjacent areas that are or will be in conformity with this Plan;
 - e. where the use or activity is discontinued, any rezoning may only take place according to the applicable goals, objectives and policies of this Plan.

5.1.3 Change in Non-Conforming Uses

It is the policy of this Plan that a legally established land use that does not conform with this Plan may be considered for expansion, enlargement or change of use, if the following conditions are satisfied:

1. the use proposed to be extended, enlarged, or changed is compatible with existing uses on adjacent or adjoining lands and provision has been made or is proposed to be made for the reasonable protection of the existing use of adjoining or adjacent lands by requiring adequate on-site landscaping and other site-related standards to be observed in such extension, enlargement, or change;
2. the use has been continuous since it was legally established;
3. there is no proposed expansion of the use beyond the land owned and used when it was legally established;

4. adequate off-street parking facilities are or will be made available to the use proposed to be extended, enlarged, or changed on such lands;
5. adequate roads, water supply and wastewater services are or will be made available to accommodate the use proposed to be extended, enlarged, or changed on such lands; and
6. there is no significant increase in noise, vibration, fumes, smoke, dust, odour, lighting, radiation and traffic generation and the degree to which any of these factors may be increased by the extension, enlargement or change in use.

5.1.4 Lots of Record

Development may take place on existing lots of record created on or before the coming into effect of this Plan, subject to such lot complying with the provisions of the Zoning Bylaw, and provided the following conditions are met:

1. That the lot fronts on an open public right-of-way maintained by a road authority;
2. That the lot fronts on a private right-of-way if the following criteria are met:
 - a. the private right-of-way was in existence at the time of the adoption of this plan and is adequately maintained;
 - b. the private right-of-way is partially developed with residential dwellings;
 - c. there is an agreement between the owner of the lot and the municipality regarding services and maintenance of the private right-of-way; and
 - d. the lot is within reasonable distance of the intersection of the privately maintained right-of-way with a public maintained road.
3. That the lot satisfies the requirements of provincial and municipal standards regarding individual water supply, wastewater treatment and stormwater management.

5.1.5 Utilities

In any land use designation, the following uses, services and facilities owned and/or operated by or on behalf of any government agency and public or private utility are permitted in any land use designation:

1. Utilities, facilities and services for the transmission of water and wastewater, natural gas, roads, bridges, and railway lines.

2. All electric power facilities, including generation, transmission lines, transformer and distribution stations.
3. All telecommunication facilities, excluding free standing towers.
4. Any building, facility or service owned and operated by the Township of Ramara.

The utilities must be in conformity with the land use policies of this Plan and shall be compatible in scale, magnitude and character with existing and planned land uses in the area.

5.1.6 Minimum Distance Separation

- 5.1.6.1 All development, including the establishment or outward expansion of settlement areas and rural residential clusters, the creation of lots for sensitive land uses whether within or outside settlement areas and rural residential clusters, the establishment of sensitive land uses on existing lots, and new or expanding livestock facilities must comply with the minimum distance separation formulae established as provincial government policy when considering conformity with this Plan.

5.1.7 Mobile Homes, Manufactured Homes and Park Model Trailers

- 5.1.7.1 Existing and approved mobile home parks are recognized, within the Township. The outward expansion or enlargement of existing establishments beyond the approved designated areas or the development of new mobile home parks are not permitted by this Plan.
- 5.1.7.2 New manufactured home developments and/or park model trailer developments are only permitted in designated Settlement Areas or Countryside Residential Subdivisions.
- 5.1.7.3 The use of trailers or mobile homes as permanent and seasonal dwellings is discouraged throughout the Township, except in approved seasonal trailer parks and approved mobile home parks, and such uses may be permitted and regulated in the Zoning Bylaw.

5.1.8 Individual Care Facilities

- 5.1.8.1 In all Villages and Hamlets and where residential uses are permitted in other land use designations, individual care facilities shall be permitted.
- 5.1.8.2 Individual care facilities include group homes, residential care facilities, day nurseries, and garden suites.
- 5.1.8.3 The Township Zoning Bylaw shall provide for these uses in specific zones and regulations for the establishment and enlargement of these permitted uses shall be included in the Zoning Bylaw.

5.1.9 Public Parks and Open Space

Public parks and open space for use in settlement areas shall be acquired by the Township primarily through new plans of subdivision. Acquisition of land or alternatives will be undertaken under the provisions of the *Planning Act* as a condition of planning approval.

5.1.10 Wayside Pits and Quarries and Portable Asphalt Plants

5.1.10.1 Wayside pits and quarries and portable asphalt plants for exclusive temporary use of a road authority operating under a wayside pit permit may be established in all land use designations without amendment to this Plan and to the Zoning Bylaw, excluding lands within and immediately adjacent to settlement areas and in areas designated Natural Area Protection.

5.1.10.2 Except within existing built up areas or areas that have been determined to be incompatible with extraction and associated activities due to concerns for public health, public safety, and/or environmental impact, or areas designated as “Natural Area Protection,” wayside pits and quarries and portable asphalt plants may be established without amendment to this Plan or the Township’s Zoning Bylaw, subject to the following provisions:

- a. the public authority seeking to open or establish a wayside pit or quarry or portable asphalt plant shall, on behalf of itself or its agent, inform the Township of its intentions; and
- b. information shall be provided to the Township on the quantity and quality of the resources, expected duration of extraction, details of the proposed rehabilitation, and the details of the operation of the portable asphalt plant.

5.1.11 Restricted Uses

5.1.11.1 In any land use designation, uses shall be restricted to uses and activities that do not involve or produce excessive noise, vibration, odour, danger of fire or explosion, radiation or the release of noxious fumes, smoke, gases and other forms of air or water-borne contaminants.

5.1.11.2 The Township shall prepare and adopt, by resolution, a groundwater protection strategy and/or a wellhead protection area strategy applicable to municipal wells and water supply. The Township may amend this Plan and the Zoning Bylaw to identify areas of protection.

5.1.11.3 The groundwater protection and/or wellhead protection area Plan policies and Zoning Bylaw provisions shall identify certain non-residential land use activities that may pose a risk to the quality of municipal wells and water supplies.

5.1.12 Lot Creation (Subdivision Control)

- 5.1.12.1 Where permitted by the Land Use Policies of this Plan, any application to create a new lot for any purpose shall be considered according to the provisions of the *Planning Act*, provincial policies and regulations, the County Official Plan, this Plan and the Zoning Bylaw and in particular, the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the Township.
- 5.1.12.2 Changes to lot boundaries are permitted:
1. to create or alter any easement or right-of-way;
 2. to correct or confirm valid title for a lot which has been previously recognized and held in distinct and separate ownership;
 3. to make minor adjustments to the legal boundaries of lots to conform with existing patterns of exclusive use and occupancy, or to rectify problems created by the encroachment of buildings, structures, private water supply or private wastewater treatment systems on abutting lots; or
 4. to make lot boundary adjustments between two abutting lots recognized by the Zoning Bylaw that does not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the *Planning Act*.
- 5.1.12.3 Where there is a potential to create more than 5 abutting lots on one property, as determined by hydrogeological, servicing and environmental studies, the lots shall be created by plan of subdivision.
- 5.1.12.4 Proposed lots to be created by consent or plan of subdivision shall comply with the following provisions:
1. Any proposed lot must have safe access and frontage on an open public road (County, Province or Township) that conforms with the standards of the road authority.
 2. All proposed lots shall comply with the policies of the applicable land use designation as set out in Section 9.0 of this Plan and the Zoning Bylaw.
 3. A proposed lot may be created by infilling on a private right-of-way only within a designated Shoreline Residential Area.
- 5.1.12.5 No proposed lot shall be created on an unopened road or on a seasonal road unless Schedule "B" to this Plan is amended and an agreement for road improvement is entered into.

- 5.1.12.6 Proposed lots to be created by plan of condominium shall comply with the policies of the applicable land use designation as set out in Section 9 of this Plan and the Zoning Bylaw.
- 5.1.12.7 As a condition of approval for the creation of a lot or block, the Township may require a subdivision or consent agreement to be entered into between the Township and the owner of the lands to be created to provide for Township concerns including but not limited to the installation of services, drainage, roads and facilities; the payment of various fees; and the dedication of lands for roads, daylighting triangles, 0.3 reserves, and other public uses.
- 5.1.12.8 Conditions of Approval that are required by the approval Authority shall conform to this Plan and the Zoning Bylaw and may apply to the proposed severed and retained lots and to the plan of subdivision.
- 5.1.12.9 Where a lot or lots are proposed to be created by consent, plan of subdivision or plan of condominium, the size, configuration and location of the proposed residual land within the property shall conform with the provisions of this Plan and the Zoning Bylaw.

5.1.13 Home Occupation Use

- 5.1.13.1 In any permitted dwelling unit, a home occupation is permitted as a secondary use.
- 5.1.13.2 The occupants of the dwelling shall operate the home occupation as a business and a maximum of one person who is a non-resident of the dwelling shall be permitted to be employed in the home occupation.
- 5.1.13.3 The home occupation shall not change the character or appearance of the building as a dwelling.
- 5.1.13.4 The Zoning Bylaw shall contain provisions regulating home occupation uses.
- 5.1.13.5 A Bed and Breakfast establishment shall be considered as a Home Occupation Use only within a permitted single detached dwelling unit.
- 5.1.13.6 A Bed and Breakfast establishment shall be limited to a maximum of 3 bedrooms used for overnight accommodation and shall not provide any dining facilities to other than registered guests.
- 5.1.13.7 Required parking spaces for a Bed and Breakfast establishment shall be located on the subject lot.
- 5.1.13.8 Access to a lot that permits a Bed and Breakfast establishment shall only be provided directly from a public road.

5.1.13.9 Notwithstanding Section 5.1.13.1, on a lot with an existing non-farm residential dwelling, one home occupation is permitted in an accessory building on the same lot as the occupant's dwelling in an Agricultural or Rural designation.

5.1.14 Principal Main Line Railway Noise, Vibration and Safety

5.1.14.1 Where appropriate, the Township should require the preparation of a railway noise study in consideration of the proposed development of new sensitive land uses, such as residential dwellings, requiring a planning approval that are located within 300 metres of the principal main line railway right-of-way, and that appropriate mitigation measures such as setbacks, berms and security fencing shall be required as a condition of any Township approval in consultation with the railway.

5.1.14.2 Where appropriate, the Township should require the preparation of a railway vibration study in consideration of the proposed development of new building and structures requiring a planning approval that are located within 75 metres of the principal main line railway right-of-way, and that appropriate mitigation measures, such as setbacks, berms and security fencing, shall be required as a condition of any Township approval in consultation with the railway.

5.2 Natural Area Policies

5.2.1 Objectives

1. Integrate natural area features and functions with land use areas throughout the Township.
2. Ensure that the Township's natural area goal and objectives form a primary consideration for all land use planning policies and decisions within Ramara.
3. Identify, conserve, protect, manage and enhance natural area features and functions through the implementation of appropriate designations, policies and programs in the Plan.
4. Foster public awareness, education, and private stewardship regarding Ramara's natural areas.
5. Prepare and implement policies that minimize the impact of human activities within the natural area features and functions.
6. Create partnerships with various agencies and organizations to coordinate natural area programs, policies and information.
7. Ensure that natural hazards are addressed in planning considerations.

5.2.2 Natural Area Framework

Natural area features and functions represent a framework of significant natural features and functions identified in this Plan on two levels:

Core Areas and Corridors are natural areas of Provincial, regional and local significance identified as:

- provincially significant wetlands
- significant habitat of endangered and threatened species
- significant woodland cores and corridors
- fish habitat

Supportive and Complementary Areas and Corridors are natural areas of Regional and Local significance and other areas in County Greenlands identified as:

- significant valleylands
- environmentally sensitive areas
- significant wetlands
- significant woodlands
- significant wildlife habitat
- significant areas of natural or scientific Interest (ANSI's)
- regionally and locally significant natural areas features and functions (headwaters, recharge areas, discharge areas, woodlands, wetlands, water courses and water bodies)

The Natural Area Framework is identified on Schedule "C" to this Plan and is subject to provisions of this Plan.

5.2.3 General Policies

- 5.2.3.1 The Natural Area Framework is identified on Schedule "C" of this Plan and includes areas of Provincial, Regional and Local Significance.
- 5.2.3.2 The Natural Areas shown on Schedule "C" are not designated as land uses, but are features that overlay designated land uses. Components of the Natural Area Framework are designated on the Land Use Plan forming part of this Plan.
- 5.2.3.3 All development and/or site alteration in all land use designations are subject to the general and specific Natural Area goals, objectives and policies in this Plan.
- 5.2.3.4 Core Areas and Corridors are designated as Natural Area Protection on Schedule "A" and are subject to the provisions of Sections 5.2.3 and 9.2 of this Plan.
- 5.2.3.5 Supportive and Complementary Areas and Corridors are not designated on Schedule "A" and are subject to the provisions of Section 5.2.3 of this Plan.

5.2.3.6 Natural Area components that are not currently evaluated and/or designated as Natural Area Protection, and identified through more detailed investigations and studies as warranting specific protection and management measures, will be excluded from development in order to satisfy the Township's natural area goals, objectives, policies and performance criteria. In such cases, these lands will generally be placed in the Natural Area Protection designation on Schedule "A", and shall be subject to the policies of Section 9 and Section 5.2.4.

5.2.3.7 Development and/or site alteration within the designated Core Areas and Corridors are not permitted except the following uses:

- a. passive recreation, and permitted agricultural activities;
- b. water supply, wastewater treatment, stormwater management, road, railway and utility infrastructure approved under the provisions of federal, provincial and municipal statutes, regulations and approved environmental assessments;
- c. facilities for preservation and conservation of natural areas.

Development and/or site alteration is not permitted in Class 1, 2, and 3 wetlands, the habitat of threatened or endangered species, and hazardous lands.

5.2.3.8 Development and/or site alteration within identified Supportive and Complementary Areas and Corridors are not encouraged, except the following uses subject to Sections 5.2.3.9 and 5.2.3.10:

- a. permitted agricultural activities.
- b. land uses designated within an approved secondary plan for a designated settlement area or a special development area.
- c. licenced pits and quarries.
- d. new residential lots created by severance where in conformity with this Plan.
- e. new residential lots created by severance in Rural Residential Clusters.
- f. new Countryside Residential Subdivisions.
- g. minor development, minor site alterations, and passive recreation.
- h. water supply, wastewater treatment, stormwater management, road, railway and utility infrastructure approved under the provisions of federal, provincial and municipal status, regulations and environmental assessments.

I. facilities for preservation and conservation of natural areas.

- 5.2.3.9 Development and/or site alteration proposed by an amendment to this Plan or to the Zoning Bylaw, within Core Areas and Corridors, and Supportive and Complementary Areas and Corridors shall be considered by the Township according to the performance criteria for each feature and function identified in Section 5.2.4 of this Plan and other applicable policies of this Plan, where it is demonstrated that there will be no negative impact on natural area features and functions of the area.
- 5.2.3.10 Proposed development and/or site alteration adjacent to Core Areas and Corridors and Supportive and Complementary Areas and Corridors shall be considered where it is demonstrated that there will be no negative impact on the natural area features and ecological functions of the area.
- 5.2.3.11 The spatial extent of adjacent lands referenced in Section 5.2.3.10 shall be determined according to the performance criteria for each feature and function identified in Section 5.2.4 of this Plan.
- 5.2.3.12 Proposed new development or uses and site alteration that are sufficiently advanced through the formal environmental review and approvals process, prior to the date of Council's adoption of this Plan, shall be processed according to the policies that were in force at the time of the application. An application shall be considered sufficiently advanced if the environmental studies and investigations normally required by the Township and other relevant agencies have been received by the Township in a form that the Township considers acceptable for circulation, and that the Township has agreed that the circulation of such studies and investigations is appropriate in light of all the relevant planning considerations.
- 5.2.3.13 Proposed new development that is eligible to be considered under Section 5.2.3.12, but is subject to significant alteration from the original proposal (e.g., major redesign, change in form or intensity of use) shall normally be required to demonstrate adherence to the natural area objectives, framework, policies and performance criteria, to the satisfaction of the Township.
- 5.2.3.14 Where the Township's natural area policies and performance criteria are more restrictive than those contained in the Official Plan of the County of Simcoe, the more restrictive policy shall apply, provided they conform with the intent of the Official Plan of the County of Simcoe.
- 5.2.3.15 In addition to the Township's performance criteria, proponents of development and/or site alteration shall be required to satisfy all applicable technical performance standards as established from time to time by other government agencies.

- 5.2.3.16 The Township shall encourage initiatives to restore degraded natural areas designated and identified in this Plan, throughout the municipality and may require appropriate enhancement/restoration works through the development approvals process. Such enhancement/restoration initiatives shall be implemented through an Environmental Impact Study (E.I.S.) and Management Plan (M.P.), where required. Environmental management and restoration initiatives shall adhere to the natural area objectives, framework, policies and performance criteria contained in this Plan, and shall be subject to the Township's approval, as required, or the approval of other appropriate agencies, prior to implementation.
- 5.2.3.17 The Township shall encourage innovative development patterns and techniques that support and strengthen the natural area objectives, framework, policies and performance criteria contained in this Plan.
- 5.2.3.18 The Township may implement its Natural Area goals and objectives by undertaking the following initiatives:
- a. Participate in, as appropriate, joint projects that identify and assess groundwater resources and recharge areas in Ramara and that establishes groundwater protection and management policies or programs.
 - b. Participate in, as appropriate, environmental studies/strategies, including flood plain studies, watershed and subwatershed planning studies, and environmental planning initiatives related to Lake Couchiching, Lake Simcoe and the Garden Plain.
 - c. Develop, jointly with relevant agencies, and organizations, guidelines and other information packages to assist in the interpretation and implementation of the Township's natural areas policies and programs, for the preparation of Environmental Impact Statements (E.I.S.) and Management Plans (M.P.), and procedures regarding the conservation of scenic natural landscapes.
 - d. Encourage, support and initiate, as appropriate, public education and awareness initiatives with respect to natural areas in Ramara, and the environmental provisions of this Plan.
 - e. Identify and promote appropriate non-regulatory measures, regarding natural area management, such as land trust, land stewardship, and conservation easement initiatives.
 - f. Review and, as necessary, amend existing municipal bylaws, and adopt additional regulatory measures as appropriate.
 - g. Undertake studies to identify and evaluate wetlands that have not been evaluated.

- h. Identify the need to undertake groundwater protection strategies in conjunction with other governments and agencies.
- i. Identify the need for woodland management guidelines for the protection and restoration of woodlots, forests and individual trees.
- j. Participate in environmental monitoring programs and state of the environment reporting that will, among other things, consider cumulative effects and carrying capacity, and assess the relative success of the Township's Natural Area planning policies.
- k. Cooperate with, as appropriate, other government agencies and non-government organizations, in their efforts to collect, coordinate, analyze and update environmental data.

5.2.3.19 Any natural area feature designated or identified as part of the Natural Area Framework that is under private ownership, is not intended to be free and open to the public or shall not be acquired by purchase by the Township of Ramara or any other government authority.

5.2.4 Performance Criteria

5.2.4.1 In considering any application for development and/or site alteration proposed within and/or adjacent to any Natural Area feature or function prescribed according to Section 5.2.3, the applicant shall prepare and submit an Environmental Impact Statement (E.I.S.).

5.2.4.2 The purpose of an Environmental Impact Statement is to identify the natural area features and ecological functions and to identify and assess potential impacts of the proposed development and/or site alteration on the components of the Natural Area features and functions. An E.I.S. shall recommend:

- a. measures to prevent, minimize, or mitigate impacts, including buffers;
- b. opportunities for enhancement;
- c. monitoring protocols for pre- and post-development;
- d. where appropriate, interpretation and refinement of boundaries of the features and functions.

5.2.4.3 An E.I.S. shall be prepared by a qualified professional and submitted to the Township and other appropriate agencies or approval authorities as part of the application. The Township may alter the scope and content of an E.I.S. where likely impacts are limited in area and/or scope, or to focus on specific concerns.

5.2.4.4 An environmental assessment or environmental impact statement prepared to satisfy the requirements of another authority or agency shall incorporate the requirements of this Section.

5.2.4.5 For purposes of this Plan, development and/or site alteration proposed:

- a. within 120 metres of a designated Core Area and Corridor; and
- b. within 50 metres of an identified Supportive and Complementary Areas and Corridors,

shall be defined as the adjacent area.

5.2.4.6 Development and/or site alteration proposed in areas within and/or adjacent to the Natural Areas features and functions designated and identified in this Plan shall satisfy as a minimum standard, the following performance criteria for all relevant components of Natural Areas features and functions.

- a. Wetlands
Demonstrate that there will be no negative impacts or disturbance.
- b. Woodlands
Demonstrate that significant woodlots of a minimum of 40 hectares in area and in consideration of ecological function are protected with respect to integrity for habitat value.
- c. Groundwater
Demonstrate that there is sufficient groundwater available for the proposed development; that water taking will not cause an unreasonable impact on existing water quantity and quality; that waste materials or harmful or toxic substances will not be discharged into and impair groundwater quality.
- d. Watercourses, Lakes and Discharge Areas
Demonstrate that the natural condition of a watercourse, lake or discharge area will be maintained; that aquatic habitat will be protected; that unreasonable soil erosion will not cause increased siltation; and that waste materials or harmful or toxic substances will not be discharged into or impair surface water quality.
- e. Recharge Areas
Demonstrate that surface and subsurface areas in a defined groundwater recharge area are protected from contaminants likely to move toward and reach a well or a series of wells supplying water; demonstrate that the quality of groundwater satisfies established environmental standards; and demonstrate that post development recharge rates are maintained at a minimum of predevelopment rates.

- f. Fish Habitat
Demonstrate that the health of aquatic communities and fish habitat are not altered, disrupted or destroyed and that there is no net loss of productive capacity.
- g. Wildlife Habitat
Demonstrate that habitats where there exists or potentially exist concentrations of animals; rare vegetation communities; species of concern (vulnerable and threatened); and/or wildlife movement corridors are protected and conserved.
- h. Areas of Natural and Scientific Interest (A.N.S.I.)
Demonstrate that A.N.S.I.s are protected and that there will be no negative impacts on the natural features or functions of the area.
- i. Habitat of Endangered, Threatened or Vulnerable Species
Demonstrate that a habitat of a species that is at risk of extinction or becoming endangered is protected and conserved and that there will be no negative impacts on the identified natural features and ecological functions.
- j. Valleyland and Stream Corridors
Demonstrate that the integrity of valley walls, landforms, habitats, and steep slopes are maintained and protected in corridors having a drainage area 125 hectares or greater.

5.2.4.7 Performance Criteria in Section 5.2.4 shall be addressed, where appropriate, in required Environmental Impact Statements and other environmental assessment studies.

5.2.5 Natural Hazards

- 5.2.5.1 Development and/or site alteration that results in property damage, and human health and safety risks from flooding, erosion, dynamic beaches, unstable soils and unstable bedrock will not be promoted or encouraged by the Township and should be avoided.
- 5.2.5.2 New development and/or site alteration shall not be permitted within the farthest landward limit of Lake Simcoe and Lake Couchiching determined by:
 - a. the portions of the dynamic beach hazard defined as 15 metres or according to local conditions; in addition, the 100-year flood level plus 5 metres or according to local conditions.
 - b. the flooding hazard defined as the 100-year flood level plus a 5-metre flood allowance for wave uprush and other water related hazards or according to local conditions.

- c. the erosion hazard defined as the greater of the stable slope plus a 15-metre erosion allowance or an erosion allowance of 15 metres from the first lakeward break in the slope or according to local conditions.
- 5.2.5.3 New development and/or site alteration shall not be permitted within the farthest landward limit of river and stream systems determined by:
 - a. flooding hazards defined as the greater of the Timmins storm event or the 100-year flood or observed flood event.
 - b. erosion hazards defined for confined systems and unconfined systems as determined in MNR Technical Guides.
- 5.2.5.4 New development and/or site alteration may be permitted in hazardous lands and hazardous sites other than those established by Sections 5.2.5.2 and 5.2.5.3, if the following criteria are satisfied:
 - a. the hazards can be safely addressed and the development and site alteration is carried out according to established standards and procedures;
 - b. new hazards are not created and existing hazards are not aggravated;
 - c. no adverse environmental impacts will result;
 - d. for residential and overnight occupancies, vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and
 - e. the development does not include institutional uses, such as individual care facilities, or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.
- 5.2.5.5 Uses otherwise allowed within hazardous lands and hazardous sites are:
 - a. open space areas for public and private recreational activities;
 - b. permitted agricultural activities and accessory structures;
 - c. structures and works for flood and erosion-sediment control;
 - d. expansions to existing permitted structures, provided that an existing and potential hazard to property and human health and safety is not continued or created;
 - e. open space areas associated with uses of permitted buildings and structures;
 - f. boat houses, boating docks and shorewalls;

- g. existing buildings and structures according to the Township Zoning Bylaw.

5.2.5.6 Where applicable, proposed development and/or site alteration of hazardous lands and hazardous sites shall be subject to federal, provincial, county and township statutes, regulations, policies and guidelines, as well as the regulations, policies and guidelines of the appropriate Conservation Authority with jurisdiction in the Township.

5.3 Natural Resource Policies

5.3.1 Natural Resources

The natural resources of the Township are those renewable and non-renewable naturally occurring products that sustain the economy in the Township. These include agricultural land and soils; mineral aggregate resources; water; and forests.

5.3.2 Natural Resource Goal

The natural resource goal of the Township is to protect and preserve these consumptive resources for current use and for future generations. These resources have social and environmental values balanced with their commercial value.

5.3.3 Agricultural Resources

5.3.3.1 Agricultural resources are areas classified as prime and non-prime.

5.3.3.2 Prime Agricultural Areas are to be protected for agricultural activities that include crop and animal production and agriculturally related uses such as on-farm businesses.

5.3.3.3 Prime Agricultural Areas are those soils that are predominantly in Classes 1, 2, and 3 of the Canada Land Inventory that is at least 400 hectares in area, and are designated on Schedule A of this Plan. Non-prime Agricultural Areas are predominantly Classes 4 to 7. These lands are shown on shown on Schedule "A" of this Plan and generally are designated as Rural Areas.

5.3.3.4 The agricultural economy of the Township is dependent upon the protection of Prime Agricultural Areas and the best efforts will be made to reduce pressure for non-agricultural development on these lands.

5.3.3.5 Non-prime agricultural soils are also productive for the agricultural economy. However, where appropriate, proposed non-agricultural development and expansion of settlements should utilize non-prime agricultural soils.

- 5.3.3.6 Prime Agricultural Areas may be considered for non-agriculturally-related activities under the following circumstances:
- a. Outward expansion of a designated settlement if there is no reasonable alternative location in the Rural area;
 - b. On-farm businesses within established farms subject to policies of this Plan;
 - c. Mineral aggregate resource extraction according to the Provincial Policy Statement and the policies of this Plan.
- 5.3.3.7 Owners and operators of land-based agricultural activities are encouraged to support best farm management practices, nutrient management, land stewardship, and the conservation of natural area features and functions.
- 5.3.3.8 In considering non-agricultural development in designated Agricultural Areas, the Township will take responsibility to protect prime agricultural resources and agricultural operations including livestock, and the transport of farm machinery from incompatible activities.
- 5.3.3.9 Agricultural operators and landowners are encouraged to ensure that planned expansions of farms, livestock operations, and animal waste disposal are compatible with existing and planned non-agricultural uses in the Township.
- 5.3.3.10 Where appropriate, the Township may review applications for new or expanded livestock operations with regard to nutrient management in consultation with the relevant provincial government ministries and agencies.

5.3.4 Mineral Aggregate Resources

- 5.3.4.1 Mineral Aggregate Resources are materials including gravel, sand, clay, earth, shale, stone, limestone, rock suitable for construction, industrial, manufacturing, maintenance and landscaping purposes.
- 5.3.4.2 Mineral Aggregate Resource Areas (MARAS) have a high potential for extraction due to the high quality of the mineral aggregate resource.
- 5.3.4.3 High Potential Mineral Aggregate Resource Areas (HPMARAS) are the identified primary sand and gravel resources and the bedrock resources in the Township.
- 5.3.4.4 HPMARAS are shown on Schedule “D” of this Plan and are not a land use designation.
- 5.3.4.5 The HPMARAS do not identify all of the resources where extraction may occur, rather it is intended to ensure that consideration is given to these resources when the Township is considering land use decisions.

- 5.3.4.6 The HPMARAS and areas adjacent to HPMARAS are protected from development and/or site alteration that would preclude or hinder the establishment of new or expanded aggregate operations or access to the resource, according to the Provincial Policy Statement. The land uses in HPMARAS that are acceptable include existing uses, farming, agricultural uses, forest resources, natural area protection and utilities.
- 5.3.4.7 Development and/or site alteration in HPMARAS will be considered by the Township where:
- a. extraction would not be feasible;
 - b. the proposed land use, development or site alteration serves a greater long term public interest;
 - c. issues of public health, public safety and environmental impact are addressed; and
 - d. the establishment or expansion of aggregate operations in the area is not precluded or hindered.
- 5.3.4.8 On lands designated as Agriculture and Rural, and identified as HPMARA in this Plan, the creation of a new lot for a single detached dwelling used by a retiring farmer shall be permitted subject to sections 9.3 and 9.4 of this Plan.
- 5.3.4.9 New or expanded mineral aggregate operations are prohibited in areas designated Natural Area Protection, regardless if the lands are identified as HPMARAS on Schedule "D".
- 5.3.4.10 The extraction of mineral aggregate resources may occur in areas designated as "Mineral Aggregate Extraction Areas" on Schedule "A" and in areas within the HPMARAS identified on Schedule "D", subject to the policies specific to the mineral aggregate resource extraction designation in this Plan.
- 5.3.4.11 Owners and operators of licensed pits and quarries are encouraged to ensure that planned expansions of licensed areas and increased extraction of the resource are compatible with existing and planned land use in the Township.
- 5.3.4.12 In considering the establishment, operation and expansion of mineral aggregate resource extraction, the Township will take responsibility to make available as much of the resource as is realistically possible to supply resource needs as close to markets as possible.

5.3.5 Water Resources

- 5.3.5.1 Surface and groundwater resources are complex integrated systems such as recharge and discharge areas, lakes, rivers, streams, ponds and aquifers.

- 5.3.5.2 Groundwater aquifers are the primary source of water taking supplies for agricultural, industrial, commercial and domestic purposes and therefore the quality and quantity of the water resources need to be protected.
- 5.3.5.3 In consideration of proposed water taking and use in sensitive groundwater recharge and discharge areas, the Township will rely on hydrogeological and hydrological studies and wellhead protection studies prepared by proponents and government agencies.
- 5.3.5.4 Where appropriate, subwatershed studies and plans will be prepared by proponents of all large water takings to determine the groundwater quality and quantity characteristics.
- 5.3.5.5 The Township will use the Provincial Water Quality Standards in considering land use implementation for ground and surface water quality and quantity.
- 5.3.5.6 Jointly with the provincial agencies, the County of Simcoe and the relevant Conservation Authorities, the Township may establish an inventory of and guidelines for water quality targets for Lake Simcoe, Lake Couchiching and other major inland lakes.

5.3.6 Forest Resources

- 5.3.6.1 Forest resources are valuable for timber production and should be managed according to sustainable practices.
- 5.3.6.2 The Township encourages landowners to undertake forest management plans as a basis for identification, protection and enhancement of the resource.
- 5.3.6.3 The Township's responsibility is to consider the potential impact of proposed development and/or site alteration in settlement areas and in resource areas on the productive forest resource.
- 5.3.6.4 The Township supports the implementation of the County of Simcoe Tree Bylaw and the protection of County Forest lands.
- 5.3.6.5 The Township will consider preparing a woodland management strategy for publicly owned lands.

5.4 Economic Policies

- 5.4.1 The Township recognizes and supports a strong economic base suitable to the needs of the community and reflecting its characteristics.
- 5.4.2 Long term economic prosperity is encouraged to achieve the benefits of community well-being and a healthy environment.

- 5.4.3 The Township shall ensure that an adequate land supply for existing and future economic activities is available in settlements and in business parks and that opportunities for servicing are provided by landowners in partnership with the Township.
- 5.4.4 The Township will continue to support agricultural activities as a primary economic base of the Township.
- 5.4.5 The Township will continue to support the emerging tourism related commercial activities associated with the casino and natural areas.
- 5.4.6 The Township will continue to support the vitality of existing businesses and provide for expansion within the goals, objectives and policies of this Plan and will support business promotional initiatives by the private sector.
- 5.4.7 The Township will undertake improvements in the core areas of the Villages according to approved community improvement plans.

5.5 Community Services

- 5.5.1 This Plan provides the framework for services needed by the permanent and seasonal occupants of the Township. The Township provides the opportunities to establish and maintain education, recreation, public safety, health and social support, and religion in conjunction with other government agencies, the non-profit sector and the private sector. In particular, one of the considerations in designating new residential areas will be the adequacy of school sites and facilities in consultation with the school boards serving the Township.
- 5.5.2 One of the primary considerations of any proposed development is the well-being of the community, taking into account the diversity of the population.
- 5.5.3 The Township may provide for public and private linkages such as all season trails, pedestrian paths and bicycles lanes as part of its transportation network.

5.6 Cultural Heritage

- 5.6.1 The Township recognizes that the cultural heritage of the Township is integral to supporting and maintaining community well-being.
 - 5.6.1.1 The Township will ensure that proposals for development and/or site alteration shall have regard for the conservation of significant archaeological resources, built heritage resources and cultural heritage landscapes.
 - 5.6.1.2 The Township may require the preparation and submission of archaeological assessments when considering proposals for development and/or site alteration.

- 5.6.1.3 The Township may require the preparation and submission of a cultural heritage impact statement where a proposed development or site alteration includes or is adjacent to significant built heritage or cultural heritage landscape.
- 5.6.1.4 The Township will encourage the appropriate designation of heritage properties in all land use designations according to Provincial statutes, regulations and policies.
- 5.6.1.5 The Township will provide for the preparation of inventories of cultural heritage resources according to the County of Simcoe Official Plan.

6.0 PUBLIC AND PRIVATE INFRASTRUCTURE

6.1 Water Supply

- 6.1.1** Water required for residential, non-residential and agricultural purposes will be obtained from groundwater and surface water resources within the Township subject to provincial statutes and regulations.
- 6.1.2** Water supplied for all land uses may be provided by the Township or individually by landowners or communally by private owners. The expansion of existing partial services is only permitted in Shoreline Residential Areas and Rural Residential Clusters.
- 6.1.3** Water distribution systems may be owned and operated by the Township or communally by private owners.
- 6.1.4** All public and private water taking, water supply and water distribution systems and individual supply shall be designed and operated according to provincial statutes and regulations and municipal bylaws and guidelines.
- 6.1.5** The Township and any landowner/developer shall individually or jointly prepare servicing feasibility and environmental assessment studies to determine appropriate alternative water supply options based on the following criteria:
- a. the proposed development and area wide or watershed development potential;
 - b. physical and environmental constraints on water supply and distribution;
 - c. potential impacts on groundwater and surface water quantity and quality resources;
 - d. costs and benefits of supply, distribution, operation and maintenance of systems;
 - e. where more than 5 residential lots or dwelling units are proposed or may potentially be developed.
- 6.1.6** Alternative water supply options in Villages (Full Service Settlement Areas) shall include:
- a. Water supply and distribution systems owned and operated by the Township are the preferred method.
 - b. Where new development is proposed, privately owned and operated communal systems are the preferred alternative method.
 - c. New municipal or communal water supply and distribution systems shall be provided in conjunction with new municipal or communal wastewater treatment systems.

- d. Where municipal or communal wastewater treatment systems exist, any settlement expansion for new development shall be serviced by municipal or communal water supply and distribution systems.
- e. Any infilling development that proposes more than 5 residential lots or dwelling units within an existing settlement and is to be serviced by individual water supply systems shall be supported by a settlement capability study and/or servicing feasibility study.

6.1.7 Alternative water supply options in Hamlets (Partial Service Settlement Areas) shall include:

- a. Privately owned and operated communal systems are the preferred method for new, proposed development within the existing Hamlet.
- b. Individual water supply systems are preferred where 5 or fewer residential lots or dwelling units are proposed within the existing or expanded Hamlet.
- c. Any outward expansion of the Hamlet for more than 5 residential lots or dwelling units be developed with individual water supply systems shall be supported by a settlement capability study.

6.1.8 Alternative water supply options in the Rama Road Special Development Area shall include:

- a. Water supply and distribution systems owned and operated by the Township are the preferred methods in Longford Mills.
- b. Where new development is proposed outside Longford Mills, privately owned and operated communal systems are the preferred alternative method, in conjunction with new communal wastewater treatment systems.
- c. Individual water supply systems for new development are not preferred.

6.1.9 Alternative water supply options in Shoreline Residential Areas shall include:

- a. Expansion of existing communal water supply and individual water supply systems within existing areas and lot clusters, are preferred.
- b. Provision of municipal water supply and distribution systems, where feasible.

6.1.10 Alternative water supply options for Rural Residential Clusters shall include:

- a. Individual water supply systems are preferred.
- b. Private communal water supply systems, where feasible.

- c. Any proposed development for more than 5 residential lots or dwelling units within an existing cluster shall be supported by a settlement capability study.

6.1.11 Alternative water supply options for Countryside Residential Subdivision shall include:

- a. Privately owned and operated communal water supply systems are the preferred method, with individual systems as an alternative.
- b. New communal water supply and distribution systems shall be provided in conjunction with new communal wastewater treatment systems.
- c. Any proposed development for more than 5 residential lots or dwelling units shall be supported by a settlement capability study.

6.1.12 Alternative water supply options for any development not included in Sections 6.1.6 to 6.1.11 of this Plan shall be determined according to appropriate provincial and municipal regulations, standards and guidelines. Privately owned and operated individual and communal systems are preferred.

6.1.13 In considering the feasibility of privately owned and operated communal water supply, the Township shall determine the desirability of entering into a responsibility agreement regarding future ownership and liability in the event of default.

6.2 Wastewater Treatment

6.2.1 Wastewater treatment required for residential, non-residential and agricultural purposes is intended to protect the quality of surface water and groundwater quality according to federal and provincial standards.

6.2.2 Protection of water quality is intended to achieve human health and environmental health objectives.

6.2.3 Wastewater treatment for all land uses may be provided by the Township or individually by private landowners or communally by private owners. Partial Services are only permitted in Shoreline Residential Areas and Rural Residential Clusters.

6.2.4 Wastewater treatment systems may be owned and operated by the Township or communally by private owners.

6.2.5 All wastewater treatment systems and individual treatment shall be designed and operated according to provincial standards and regulations and municipal bylaws and guidelines.

6.2.6 The Township and any landowner/developer shall individually or jointly prepare servicing feasibility and environmental assessment studies to determine appropriate alternative wastewater treatment options based on the following criteria:

- a. the proposed development and area wide or watershed development potential;

- b. physical and environmental constraints on wastewater treatment and collection;
- c. potential impacts on groundwater and surface water quality resources;
- d. costs and benefits of treatment, collection, operation and maintenance of systems;
- e. where more than 5 residential lots or dwelling units are proposed or may potentially be developed.

6.2.7 Alternative wastewater treatment options in Villages (Full Service Settlement Areas) shall include:

- a. Wastewater treatment and collection systems owned and operated by the Township as the preferred method.
- b. Where new development is proposed, privately owned and operated communal systems are the preferred alternative method.
- c. New municipal or communal wastewater treatment and collection systems shall be provided in conjunction with new municipal or communal water supply systems.
- d. Where municipal or communal water supply systems exist, any settlement expansion for new development shall be serviced by municipal or communal wastewater treatment and collection systems.
- e. Any infilling development that proposes more than 5 residential lots or dwelling units within an existing Settlement Area and is to be serviced by individual wastewater treatment systems shall be supported by a settlement capability study and/or servicing feasibility study.

6.2.8 Alternative wastewater treatment options in Hamlets (Partial Service Settlement Area) shall include:

- a. Privately owned and operated communal systems are the preferred method for new, proposed development within the existing Hamlet.
- b. Individual wastewater treatment systems are preferred where 5 or fewer residential lots or dwelling units are proposed within the existing or expanded Hamlet.
- c. Any outward expansion of the Hamlet for more than 5 residential lots or dwelling units if developed with individual wastewater treatment systems shall be supported by a settlement capability study and/or servicing feasibility study.

6.2.9 Alternative wastewater treatment options in the Rama Road Special Development Area shall include:

- a. Wastewater treatment and collection systems owned and operated by the Township are the preferred methods in Longford Mills.
- b. Where new development is proposed outside Longford Mills, privately owned and operated communal systems are the preferred alternative method, in conjunction with new communal water supply systems.
- c. Individual wastewater treatment systems for new development are not preferred.

6.2.10 Alternative wastewater treatment options in Shoreline Residential Areas shall include:

- a. Expansion of existing communal wastewater treatment and individual wastewater treatment systems within existing areas and lot clusters, are preferred.
- b. Provision of municipal wastewater treatment and collection systems, where feasible.

6.2.11 Alternative wastewater treatment options for Rural Residential Clusters shall include:

- a. Individual wastewater treatment systems.
- b. Private communal wastewater treatment systems, where feasible.
- c. Any proposed development for more than 5 residential lots or dwelling units within an existing Cluster shall be supported by a settlement capability study.

6.2.12 Alternative wastewater treatment options for Countryside Residential Subdivision shall include:

- a. Privately owned and operated communal wastewater treatment systems are the preferred method, with individual systems as an alternative.
- b. New communal wastewater treatment and collection systems shall be provided in conjunction with new communal water supply systems.
- c. Any proposed development for more than 5 residential lots or dwelling units shall be supported by a settlement capability study.

6.2.13 Alternative wastewater treatment options for any development not included in Sections 6.2.7 to 6.2.12 of this Plan shall be determined according to appropriate provincial and municipal regulations, standards and guidelines. Privately owned and operated individual and communal systems are preferred.

6.2.14 In considering the feasibility of privately owned and operated communal wastewater, the Township shall determine the desirability of entering into a responsibility agreement regarding future ownership and liability in the event of default.

6.3 Stormwater Management

- 6.3.1** Surface water management systems shall be designed and maintained for a development and/or site alteration that exceeds five residential lots or units in Settlement Areas; Countryside Residential Subdivisions; and in Destination Commercial; in Highway Commercial and Industrial designations.
- 6.3.2** Stormwater management facilities may be owned and operated by the Township or individually and communally by private owners.
- 6.3.3** All stormwater management facilities shall be designed and operated according to provincial standards, regulations and municipal bylaws and guidelines and conservation authority standards regarding water quality in Lake Simcoe and Lake Couchiching.
- 6.3.4** The stormwater management facilities shall be designed to maintain groundwater and water course base flow; protect surface and groundwater quality; protect aquatic species and natural area habitat; prevent erosion; and mitigate flood risk.
- 6.3.5** Development and/or site alteration proposals shall minimize impervious areas and maximize natural areas to achieve minimal surface water volumes and contaminant loadings.
- 6.3.6** The Township and land owner/developer shall individually or jointly prepare stormwater management studies and/or plans to determine appropriate alternative surface water management options.
- 6.3.7** In Shoreline Residential Areas, and on the shorelines of lakes and watercourses, the Township will prepare and adopt guidelines for stormwater management that shall be used to improve existing drainage patterns and facilities and that shall be considered where development and/or site alteration of existing lots and for infilling is proposed. Stormwater management measures include maximum building coverage on individual lots; minimum setbacks from lot lines; provisions for swales and on-site ponds; maximum height of ground floors; maximum area of ground floor openings; maximum impervious area on individual lots; maximum heights and base areas of berms and walls; easements to convey surface water; width and depth of roadside ditches; communal stormwater detention/retention areas.

6.4 Waste Management

- 6.4.1** The County of Simcoe is responsible for the development, operation, monitoring, maintenance, and rehabilitation of all municipal solid waste disposal facilities.

- 6.4.2** Schedule “E” in this Plan identifies known active and closed waste disposal sites in the Township. Any proposal for development and/or site alteration within 500 metres shall consider the following impacts of these known sites in an assessment prepared by the land owner to the satisfaction of the Township and the County of Simcoe:

- Methane gas migration
- Noise, odour, dust or other nuisance factors
- Potential traffic impacts
- Ground and surface water contamination by leachate migration
- Impact of proposed development/site alteration on leachate migration

In the comprehensive zoning bylaw, the Township shall add a holding provision to the lands identified on Schedule “E”. The Township may remove the holding provision when the required assessment of impacts has been completed to the satisfaction of the Township and the County of Simcoe.

- 6.4.3** Any new or expanded publicly or privately operated waste management facility shall be subject to an amendment to this Plan.
- 6.4.4** Any proposal for the establishment or expansion of a public or private waste management facility shall be considered by the Township with regard to the environmental, social and economic impacts.
- 6.4.5** Any proposal for a waste disposal site, including a recycling facility, that is subject to approval under the *Environmental Protection Act*, shall be considered as waste management and shall require an amendment to this Plan.
- 6.4.6** The development of new or expanded sensitive land uses such as residential dwellings shall be separated from the boundary of existing and designated waste management facilities according to provincial criteria in effect, but not less than 340 metres.

6.5 Utilities

- 6.5.1** All major public and private operated electrical power, oil, gas and communication facilities locating within the Township shall be assessed to protect the interests of the Township as expressed in this Plan and shall have regard to the land use policies in Section 9 of this Plan.
- 6.5.2** All utility facilities proposed to be located, relocated or replaced within a road allowance under the jurisdiction of the Township shall be subject to public consultation.

6.6 Road Transportation

- 6.6.1** The Roads Plan, shown as Schedule “B” in this Plan, supports the Township’s settlement and land use pattern. Roads are classified by jurisdiction and function, as follows:

- a. Provincial highways - arterials
- b. County roads - arterials
- c. Township roads - collectors
- d. Township roads - local streets

Township Roads that are Seasonal Roads are designated with a symbol on Schedule “B”.

Township roads intersections that may require further study by the Township and improvements are not identified on the Roads Plan.

- 6.6.2** Provincial Highways are designed for interregional transportation and have capacity for large daily volumes of traffic. Access to and from adjacent lands are restricted and are controlled by provincial government regulations.
- 6.6.3** County Roads are designed for intra-County transportation and have capacity for large volumes of traffic. Signs, setbacks and access to and from adjacent lands are restricted and are controlled by the County of Simcoe Official Plan and bylaws.
- 6.6.4** Township Roads are designed for intra-Township transportation and to provide access to and from adjacent lands and to connect to the provincial and county road network. Access is controlled by this Plan, Township control access bylaws and the use of 0.3 metre reserves.
- 6.6.5** Where feasible, access to new and changing development areas shall be from Township Roads rather than from provincial highways and county roads.
- 6.6.6** The Township shall identify and designate, by bylaw, Township Roads as haul routes associated with licenced pits and quarries that are located within the Township according to guidelines and criteria that may be adopted for the design, operation and maintenance of these routes.
- 6.6.7** The designation of new public rights-of-way or the establishment of new, realigned or widened public roads or intersections under any jurisdiction that are subject to environmental assessment and approval do not require an amendment to this Plan.
- 6.6.8** The Township may protect a future right-of-way or widening for road and intersection improvements subject to appropriate planning Roads Needs Study and environmental assessment processes without amendment to this Plan and that widenings shall be dedicated to the Township, at no cost to the Township, as a condition of planning approval.
- 6.6.9** Unopened Township road allowances may be opened by bylaw enacted by the Township pursuant to a land use proposal and/or subject to a Roads Needs or Roads Engineering Study, and subject to required Township agreements. Schedule “B” shall be amended to designate an opened Township Road as a collector or a local street.
- 6.6.10** The Township may assume or accept new road rights-of-ways designed, constructed and/or maintained to Township road design standards.

- 6.6.11** Seasonal Roads identified on this Plan may be improved and opened year-round by the Township subject to agreement with benefitting landowners. No new lot shall be created on a Seasonal Road. Schedule “B” of this Plan shall be amended to remove the Seasonal Road symbol.
- 6.6.12** The Township prefers the design of Township roads that are through roads or where there is provision for secondary access, and discourages permanent “dead-end” or “cul-de-sac” roads.
- 6.6.13** The Township shall require road entrance permits for new or altered entrances to Township roads for safety, drainage, and efficiency purposes.
- 6.6.14** Where necessary, any proposal for development and redevelopment of land and for all applications for new or expanded pits and quarries, shall be considered subject to a Traffic Impact Study and/or a Road Engineering Study, by the proponent, to address road and intersection capacity, safe access, design, road widening and turning lane requirement, surface drainage, and where appropriate, noise impact and attenuation.
- 6.6.15** The Township shall adopt municipal road design and maintenance standards for all Township Roads.
- 6.6.16** The establishment and maintenance of new or realigned private rights-of-way for multiple property access shall be administered by agreement, right-of-way, or easement among landowners.
- 6.6.17** The Township shall not assume responsibility for the ownership, operation and maintenance of private rights-of-way. The Township Zoning Bylaw shall require minimum setbacks from private rights-of-way for all buildings and structures.
- 6.6.18** The Township may provide for cycling facilities within Township road rights-of-way, and other Township lands, and will encourage cycling facilities within provincial and county roads.
- 6.6.19** The design of new land use areas within settlement areas shall include provisions for cycling and walking facilities and other all season trail systems.

6.7 Air Transportation

- 6.7.1** Existing private aircraft landing strips and private airport facilities are recognized as integral to the transportation system within the Township.
- 6.7.2** Expansion to air facilities shall be considered by the Township with regard to land use policies of this Plan and any expansion shall ensure that projected aircraft noise is compatible with existing and planned land uses in the vicinity of the airport.

6.8 Rail Transportation

- 6.8.1** The Township will encourage the grade separation of railway lines and major roads and the improvement of safe grade crossings on all roads.
- 6.8.2** The Township will consider closing grade crossings where deemed appropriate.
- 6.8.3** The Township may acquire abandoned railway corridors for use as all season pedestrian, off-road vehicle, and utility corridors and shall zone these lands in the Township Zoning Bylaw.

6.9 Green Infrastructure

- 6.9.1** The Township recognizes that the Natural Area Framework includes cores and corridors, but also includes forests, parks and trails. The green infrastructure frames the land use and settlements pattern of the Township in a manner similar to roads, water supply and wastewater treatment facilities.
- 6.9.2** The Township will encourage the protection of existing woodlands within existing and planned settlements as recreational urban forests for use by residents and visitors.
- 6.9.3** Since the green infrastructure is part of private property ownership, the Township recognizes that there is a community benefit that should be conserved in the interest of landowners and users.
- 6.9.4** The Township will work jointly with the provincial and county governments to establish a strategy for the implementation of a green infrastructure plan. Part of the implementation measures may include public acquisition, conservation easements, development rights bonus, property tax incentives, and other measures permitted and encouraged by provincial statute, regulation and policy.

7.0 IMPLEMENTATION MEASURES

7.1 Official Plan Amendment

- 7.1.1** Any provision of this Plan may be amended according to the requirements of the *Planning Act*.
- 7.1.2** Any initiative by Township Council to amend this Plan will be considered with a planning appraisal explaining the need for the amendment and the implications on other components of this Plan.
- 7.1.3** Any request by any landowner for an amendment to this Plan shall be accompanied by the information required by the Township and other approval authorities according to their policies and guidelines.
- 7.1.4** The Township shall carefully consider whether the need for the proposed amendment satisfies the goals, objectives and policies of this Plan prior to deciding the appropriateness of the proposed amendment.

7.2 Secondary Plan

- 7.2.1** Secondary Plans for Settlement Areas shall be considered as amendments to this Plan.
- 7.2.2** The Township may require the preparation and submission of a plan by a landowner and/or applicant to establish a development concept for proposed land uses and infrastructure requirements in a land area greater than a proposed development prior to the completion of a secondary plan.

7.3 Zoning Bylaw

- 7.3.1** The Township will enact a comprehensive zoning bylaw that conforms with the designations and provisions of this Plan and the County Official Plan.
- 7.3.2** A zoning bylaw shall establish regulations for the use of land, buildings and structures, including land subject to flooding and natural hazards; contaminated land; land that is a sensitive groundwater recharge area or headwater area; land identified as within the natural area framework; land that is a significant archaeological resource.
- 7.3.3** Any request for an amendment to the zoning bylaw shall be accompanied by the required planning application information required by the Township according to its policies and guidelines.

7.4 Interim Control

- 7.4.1** The Township may by bylaw or resolution, direct that a review or study is undertaken with respect to land use and/or infrastructure in any area of the Township and enact an interim control bylaw according to the *Planning Act*.
- 7.4.2** The Township may amend the interim control bylaw to extend its effective period up to two years from the time of the initial enactment.

7.5 Temporary Use

- 7.5.1** The Township may by bylaw authorize the temporary use of land, buildings or structures that are otherwise prohibited by the zoning bylaw, conform with the permitted uses in this Plan.
- 7.5.2** The Township shall consider the temporary use subject to satisfying the following relevant criteria:

 - a. the use is clearly transitory in nature and would be authorized for up to three years;
 - b. the use is compatible with existing and proposed land uses in the area;
 - c. that the requirements for temporary buildings or structures are according to building standards;
 - d. the impacts on adjacent roads, access and parking requirements are minimal;
 - e. infrastructure servicing requirements are existing;
 - f. alterations to topography shall be limited in order that using the property is possible as designated and zoned;
 - g. there is general conformity with provisions of this Plan
- 7.5.3** A temporary use bylaw may be enacted to authorize the temporary use of a garden suite for up to ten years, subject to section 7.5.2.
- 7.5.4** The Township may amend the temporary use bylaw to extend its effective period for up to three years, subject to section 7.5.2.
- 7.5.5** When the Temporary Use Bylaw has expired and has not been extended, the temporary uses shall not continue as legally non-conforming and must cease.

7.6 Holding Provisions

- 7.6.1** The Township may enact a zoning bylaw that establishes a holding symbol “H” in conjunction with any zone and/or permitted use specifying the use to which the land, building or structure may be put until amendment to the bylaw removes the holding symbol.
- 7.6.2** The conditions under which the holding symbol may be applied shall be determined by Council. The “H” symbol may be used if Township Council is satisfied that municipal or communal services are readily available, or can be readily extended or upgraded, and that the orderly and logical extension or upgrading of municipal or communal services, can be ensured through the execution of a Subdivision Agreement or Site Plan Agreement.
- 7.6.3** Township Council may apply the “H” symbol to include the following conditions to be satisfied by the proponent:
- a. a development proposal for the subject lands has been first approved, where necessary by all relevant municipal, county and provincial agencies;
 - b. all necessary agreements have been first entered into with the Township and, where necessary the County and/or province, to ensure that all provisions of this Official Plan and all relevant Bylaws of the Township have been complied with, and that all requirements concerning the provision of roads, installation of services, including sewer and water services where applicable, and drainage on and to the subject lands, have been met;
 - c. any necessary approvals or conditions have been obtained or met to the satisfaction of the affected Provincial agency and/or the County of Simcoe.
- 7.6.4** The Township may enact a bylaw to remove a holding symbol on all or part of the lands subject to the “H” symbol in compliance with provisions of the *Planning Act*.

7.7 Site Plan Control

- 7.7.1** The whole of the Township of Ramara is established as a proposed site plan control area. The Township may by bylaw, designate the whole or any part of the Township as a site plan control area, according to the *Planning Act*.
- 7.7.2** In this Plan, for purposes of site plan control, “development” or “redevelopment” means:

the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial

parking lot or of sites for the location of three or more trailers as defined in subsection 168(5) of the Municipal Act, 2001 or of sites for the location of three or more mobile homes as defined in subsection 46(1) of the Planning Act, or of sites for construction, erection or location of three or more land lease community homes as defined in subsection 46(1) of the Planning Act.

- 7.7.3** The Bylaw establishing a site plan control area may also establish classes of developments that are subject to or exempted from site plan control, requirements for plan review and conditions related to site plan approval. These conditions may include entering into one or more agreements with the Township, the County or Province establishing easements for works and utilities, dedicating lands for the widening of any highways abutting the land, obtaining entrance permits, and providing and maintaining all of the facilities and works to which the site plan approval applies.
- 7.7.4** The Bylaw shall, in addition to any other class or classes of development deemed appropriate by Council, exempt lots for single detached dwellings, single detached seasonal dwellings, and buildings associated with normal agricultural operations, save and except lots for single detached dwellings or single detached seasonal dwellings that are subject to the Shoreline Residential Area designation and on the shorelines of lakes and waterways. Building elevation plans for structures that contain less than twenty-five (25) dwelling units in Lagoon City and Brechin, and in Shoreline Residential Areas may be required.
- 7.7.5** In considering a site plan, the Township shall have regard to the accessibility for persons with disabilities to all facilities, services and matters subject to the site plan control bylaw.
- 7.7.6** Where land is adjacent to a County road, the County may require a road widening as a condition of approval.
- 7.7.7** All existing Township roads shown on Schedule “B” of this Plan shall have a standard road width of twenty (20) metres. In order to achieve this standard, a maximum road widening of five (5) metres from each side of such road, may be required as a condition of the approval of plans and drawings, at no expense to the Township. Where any portion of the land proposed for development abuts such road, a maximum five (5) metre wide road widening may be required, with existing and proposed road widths, road grades, side slopes, drainage requirements and sight lines being major considerations in determining what road widening, if any is to be required.
- 7.7.8** Other Provincial, County and Township road dedication requirements may include sight triangles, intersection turning lanes, 0.3 metre reserves and required intersection improvements.
- 7.7.9** Any agreement entered into regarding the approval of any site plan may be registered against the land to which it applies.

7.7.10 Where possible, natural areas, natural infiltration techniques, surface water source controls, cycling and pedestrian features should be incorporated into site plans, subject to Township approval.

7.8 Parkland

7.8.1 The Township shall require parkland dedication from development applications (including consent and subdivision plans) according to the following:

- a. Five (5) percent of the lands included in a residential development proposal are to be dedicated for parkland purposes.
- b. Two (2) percent of the lands included in an industrial and/or commercial development proposal are to be dedicated for parkland purposes.
- c. Cash-in-lieu of parkland dedication to the value of the land otherwise required to be dedicated may be required by the Township where appropriate.

7.8.2 Council may pass a bylaw pursuant to the *Planning Act* and other applicable legislation outlining the rates of parkland dedication that are to be applied as a condition to the development of land for residential, commercial or industrial purposes.

7.8.3 Significant natural features, hazard lands and stormwater management facilities may not necessarily be accepted as parkland dedication, but may otherwise be accepted by the Township to satisfy objectives and policies of this Plan. Where parkland dedication is required, the land must be suitable for development as a public park.

7.9 Community Improvement

7.9.1 Council may by bylaw designate part or all of the Township as a community improvement project area and may prepare a community improvement plan that comes into effect according to the *Planning Act*, as amended.

7.9.2 The designation of a community improvement project area by bylaw and the adoption of a community improvement plan will be influenced by the availability of government assistance programs as well as the relative needs for improvements in specific areas.

7.9.3 Community improvement initiatives may be undertaken by the Township to address the following issues:

- a. a deficiency or deterioration in the availability and/or condition of municipal infrastructure;
- b. existing non-compatible land uses that detract from its viability and vitality;
- c. an area where buildings and structures are in physical, functional and/or economic decline and need rehabilitation;

- d. an area where community or recreational facilities are deficient or where existing facilities require upgrading;
- e. an area where off-street parking and access to roads are inadequate;
- f. vacant land with development potential;
- g. an area subject to flooding;
- h. a natural area that should be protected or conserved;
- i. the revitalization of abandoned, underused or contaminated lands;
- j. any other environmental, social or community economic development reasons.

7.9.4 Community improvements will be phased in order to prevent unnecessary economic hardship to landowners, users and the Township.

7.9.5 A community improvement plan shall include implementation measures for the maintenance, rehabilitation, repair and establishment of public and privately-owned facilities and lands and may include provisions for financial assistance, grants and loans by the Township.

7.10 Cultural Heritage

7.10.1 The Township, with the County of Simcoe, may develop and maintain an inventory of designated cultural heritage resource features in the Township, and encourage local groups, with Council's endorsement, to develop and inventory other cultural heritage resources, and to determine their local significance based on criteria developed with, and supported by Township Council.

7.10.2 The Township may require archaeological assessments for site plan approvals, consent, and zoning bylaw amendment. The County may require assessments for plans of subdivision, official plan amendments, and secondary plans.

7.10.3 The Township may create and appoint and consult with a Local Architectural Conservation Advisory Committee (L.A.C.A.C.) on matters related to cultural heritage conservation.

7.10.4 Through consultation with L.A.C.A.C. and in cooperation with the County of Simcoe, the Township may develop and maintain a comprehensive inventory of cultural heritage resources.

7.10.5 Land, buildings and structures that are of historic, architectural or archaeological value shall satisfy at least two of the following criteria:

- a. It is a good, representative or rare example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape

architect, interior designer, sculptor, or other artisan and is well preserved.

- b. It is associated with a person who is recognized as having made a significant contribution to the Township's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national, or international history.
- c. It dates from an early and/or important period in the development of the Township.
- d. It is directly associated with an historic event recognized as having local, regional, provincial, national or international importance.
- e. It is a well-preserved representative example of a method of construction now rarely used.
- f. It is a good representative example of its architectural style or period of a building.
- g. It is a well preserved and an outstanding example of architectural design.
- h. It makes an important contribution to the composition or streetscape of which it forms a part.
- i. It is recognized as an important Township landmark.

7.11 Development Permits

- 7.11.1** The Township may amend this Plan to designate an area as a proposed development permit area.
- 7.11.2** Pursuant to a regulation enacted under the *Planning Act*, the Township may enact a development permit bylaw under the *Planning Act*.
- 7.11.3** This policy may be implemented when *Planning Act* regulations come into effect under Section 70.2 of the *Planning Act*.

7.12 Flood and Fill Regulations

- 7.12.1** Flood Plain Regulations and Fill regulations may be applied to lands under the authority of the *Conservation Authorities Act* by the appropriate Conservation Authority.
- 7.12.2** Any regulated Flood Plain areas and Fill Lines shall be incorporated into this Plan by an amendment initiated by the Township.
- 7.12.3** Where applicable, approval from the relevant Conservation Authority is required for any development and/or site alteration within a regulated Flood Plain or any changes to a lake

or watercourse.

- 7.12.4** Where applicable, approval from the relevant Conservation Authority is required for any development and/or site alteration within a fill regulated area of the Township.

7.13 Servicing Feasibility Study

7.13.1 The Servicing Feasibility Study shall investigate and determine the appropriate methods of water supply and wastewater treatment necessary to service proposed and existing development and to maintain ground and surface water resource quality and quantity. All reasonable servicing alternatives, preferably full municipal or private communal services, shall be considered within the context of a settlement servicing strategy that establishes servicing alternatives for development scenarios.

7.13.2 The study shall provide that for any proposed development the following issues shall be addressed by a proponent:

- a. the potential to connect to existing and proposed water supply and wastewater treatment systems as well as existing capacity and feasibility of the extension and expansion, if required; the necessity for and feasibility of new facilities; and the analysis of comparative performance of similar facilities;
- b. environmental, financial and administrative implications of multiple systems regardless of whether the systems discharge to surface water or groundwater;
- c. where individual on-site wastewater treatment services are proposed, the suitability of 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; and
- d. consideration of the assimilative (carrying) capacity of the Lake Couchiching and Lake Simcoe ecosystems and the phosphorous management for Lake Simcoe.

7.14 Settlement Capability Study

7.14.1 The Settlement Capability Study identifies the capability of a defined area to accommodate growth and development on individual water supply and wastewater treatment systems or partial water supply and wastewater treatment systems.

7.14.2 The study shall include:

- a. the ability of soils and groundwater to assimilate sewage effluent.
- b. appropriate limits on the extent and timing of system expansion.

- c. the appropriate density and intensity of development and/or design parameters.

to ensure no negative impact on natural area features and functions and to ensure protection and enhancement of ground and surface water quality.

7.15 Public Consultation Procedures

- 7.15.1 Prior to considering any application for amending this Plan, the Township shall provide opportunities for any individual, group, agency and organization with an interest in the matter, to submit in writing or otherwise, any expression of concern, support, opposition and information.
- 7.15.2 The Township shall conduct a public hearing and shall make information available to the public according to provisions of the *Planning Act* with respect to any planning matter.
- 7.15.3 The Township may conduct one or more public hearings on any matter to be considered under this Plan or the *Planning Act*.

7.16 Municipal Fiscal Measures

- 7.16.1 The Township will assess Development Charges according to the *Development Charges Act*, as a means of recovering appropriate growth related capital costs for the delivery and provision of Township services and facilities.
- 7.16.2 The Township may impose uniform user fees as a means of recovering appropriate operating and capital costs associated with the delivery of Township services.
- 7.16.3 The Township's capital expenditure forecast and budget will reflect the goals, objectives and policies of this Plan.

7.17 Development Adjacent to the First Nation Reserve

- 7.17.1 On lands abutting the Mnjikaning First Nation Reserve, where development requires a planning approval by the Township, the Township shall require a condition that a 0.3 metre reserve abutting the First Nation Reserve, shall be dedicated to the Township without cost to the Township.
- 7.17.2 Any 0.3 metre reserve abutting the First Nation Reserve, shall be used for regulating vehicle and pedestrian access and controlling joint development.
- 7.17.3 The Township may lift the 0.3 metre reserve in whole or in part where it deems appropriate for the proper and reasonable development of lands in the Township.

8.0 GLOSSARY OF TERMS

Words and terms that have a particular meaning in this Plan or are intended to provide a reasonable interpretation, are included in this Glossary. They do not include those words and terms of ordinary English usage. Those terms and definitions contained in legislation, guidelines, or companion documents such as the Planning Act, the Interpretation Act, the Aggregate Resources Act and the Environmental Protection Act are not necessarily included and should be referred to for precision.

Abutting means that parcels of land have a common boundary or that a lot borders on a public road.

Accessibility means the removal and prevention of barriers to persons with disabilities.

Accessory Use is any land, building or structure that is subordinate to and exclusively devoted to the principal use that is permitted and that is located on the same lot.

Active Recreational is a large-scale outdoor use or activity with buildings and structures and services and includes such activities as golf course, playing field, campground, trailer park and conservation area.

Adjacent means in the vicinity, contiguous, or adjoining.

Adverse Effect has multiple meanings and includes one or more of the following.

- Impairment of the quality of the natural environment for any use that can be made of it;
- Injury or damage to property or to plant and animal life;
- Harm or material discomfort to any person;
- An adverse effect on the health of any person;
- Impairment of the safety of any person;
- Rendering any property or plant or animal life unfit for any use by humans;
- Loss of enjoyment of normal use of property; or
- Interference with the normal conduct of business.

Aquatic pertains to water and an **Aquatic System** is a body of water that functions as a natural system.

Aquifer refers to saturated soil that contains groundwater. There can be separate aquifers near the ground surface (shallow) and deeper in the bedrock (deep).

Area of Natural and Scientific Interest (ANSI) is an area of land and/or water that contains natural landscapes or features identified as having values related to protection, scientific study or education.

Archaeological Resource is the remains of any building, structure, activity, place or cultural feature or object that, because of the passage of time, is on or below the surface of the land or water and is of significance to the understanding of the history of a people or place.

Arterial Road carries larger volumes of traffic and provides a continuous route across and through the Township.

Bedrock is the solid rock formed in the Precambrian age. In the Township, the bedrock is under the sedimentary limestones, shales, and sandstones. Where this Precambrian bedrock is on the surface, it is referred to as the Canadian Shield.

Built Heritage Resource is a building, structure, monument or installation or remains associated with architectural, cultural, social, political, economic or military history.

Carrying Capacity is a concept in environmental management that involves a level of resource use that allows for long term maintenance of some prescribed level of quality within a predefined level of management determined by the cost of maintaining that quality at a level that will provide resource user satisfaction.

Clay is a rock or mineral particle of any composition having a diameter of less than 0.004 mm. A **Clay Plain** is a relatively level, featureless topographic feature.

Collector Road carries lower volumes of traffic than arterial roads and provides continuous access in the Township and connects to arterial roads.

Communal Services are water supply and wastewater treatment facilities and systems that are privately owned and that are commonly used for more than five residential lots or units.

Compatible Use is any use of land, building or structure that avoids creating adverse effects for adjacent sensitive land uses. Compatible uses should be at least highly tolerant of adjacent land uses.

Concordance refers to the sections of this Plan that are to be read together.

Consent means an approval under the *Planning Act* for purposes of land severance, addition to lot, easement, right-of-way, and long term lease of land.

Conserve and **Conservation** refers to the management of human activities and the human use of resources in order to restore, enhance, protect and sustain the quantity and quality of natural area functions.

Contaminant means any solid, liquid, gas, odour, heat, sound, vibration, radiation, or their combination that results from human activities causing an adverse effect.

Core Area means an area with concentrations of significant natural features and functions. The area is a habitat that is essential in breeding, nesting and rearing of young species. This area is necessary for the survival of one or more species and functions.

Corridor is a linking physical feature such as a wetland, watercourse, valleyland, and woodland used as passageways for native plant and animal species and communities and may serve as buffers to protect the integrity of an ecosystem feature and function. The corridor functions as a migratory route, passage between different habitats for animals, pathway for different populations of the same plant or animal species.

Cultural Heritage Resource is an artifact or landform that is of significance to the understanding of the history of a people or a place and the cultural identity of a people.

Development is the creation of a new lot, a change in land use and/or the construction, erection or placing of buildings or structures on the land, but does not include activities that create or maintain infrastructure authorized by approvals under legislation other than the *Planning Act*.

Discharge is the rate of flow of a waterway at a particular moment in time, related to its volume and velocity.

Drumlin is a deposit of glacial till shaped like a teardrop with the narrow end pointing in the direction that the glacier moved.

Dwelling and **Dwelling Unit** mean a room or group of rooms occupied and designed as an independent and separate self-contained housekeeping unit.

Dynamic Beach is an area of inherently unstable accumulation of shoreline sediment along Lake Simcoe and Lake Couchiching and the inland lakes. The hazard limit includes the flood hazard limit and a dynamic beach allowance.

Endangered, Threatened or Vulnerable Species are any native species that is at risk of extinction in its range.

Erosion is the wearing away of the surface of the land by water, wind, ice or other agent of transportation.

Extraction is the removal of mineral aggregate resources from a licenced pit or quarry.

Farm is a parcel of land where the predominant activity is farming. **Farming** and **Agriculture** includes the growing of crops and the raising of livestock and may include fur farming, fruit farming, bee keeping, fish farming, poultry farming, vegetable growing, greenhouses, sod farming tree farming and maple syrup production. **Farm-Related** and **Agriculturally-Related** implies that a use or activity is small scale and is directly connected with or supports a farm or farming.

Feasibility is the result of a study that evaluates the ability of a proposal for development and/or site alteration to achieve stated objectives and standards.

Feature is naturally occurring land, water and biotic feature.

Fish Habitat is the spawning ground and nursery, rearing, food supply and migration area upon which fish depend to carry out their life processes.

Floodplain is the land area next to a watercourse that is subject to flooding that results from the rainfall during a major storm transposed over a watershed or subwatershed.

Function is the natural or biological process that species provides or performs within or between habitats and landscapes.

Gravel is an accumulation of rounded pebbles each between 2 and 64 mm in diameter.

Groundwater is the water that moves down into the soil and the underlying strata from the upper layers of soil following rainfall or snow melt. Groundwater is stored in aquifers. The boundary between aquifers and the overlying unsaturated soils is the water table level. Groundwater moves underground in streams or by seepage.

Groundwater Discharge occurs where groundwater seeps into a watercourse, lake or pond through springs or areas.

Groundwater Recharge is the addition of water by natural or artificial processes to the groundwater.

Habitat is a natural area (water, earth, air) upon which organisms depend to carry out their life processes.

Hazard Land is land that may be inappropriate for development because of susceptibility to flood or erosion, poor drainage, unstable soils, steep slopes or other physical condition or constraint. If developed, the hazard may cause deterioration or degradation of natural area features and functions or cause damage to property or danger to human and animal life.

Headwater Area is the source and upper tributaries of a watercourse.

Hydrology and the hydrologic cycle refer to the circulation of water from the atmosphere to the earth and its return through precipitation, runoff, infiltration, groundwater flow, and evapotranspiration. Functions include the occurrence, circulation, distribution and the chemical and physical properties of water on the surface of the earth, in the soil and underlying rocks, in the atmosphere and its interaction with natural areas and living things.

Infill is development on vacant lots or underdeveloped lots within a settlement area.

Infiltration is the passage of water into the soil.

Infrastructure is the physical structure supporting development. It includes water supply and wastewater treatment facilities, waste management, electric power, communications, road and transit transportation corridors and facilities, oil and gas pipelines.

Kame is an irregular or cone shaped hill mainly composed of sand and gravel. It is formed when sediments transported by meltwater and coming into contact with stagnant glaciers were deposited.

Lake is a standing body of water that is greater than 2 hectares in area.

Landform is simply a topographic feature that results from a variety of actions such as deposition or sedimentation, erosion and the movement of the earth's crust.

Limestone is a sedimentary rock composed mainly of the mineral calcite.

Lot is a parcel of land that legally exists or that has been created by consent.

Mineral Aggregate is gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes.

Mobile Home is a transportable, single or multiple section dwelling that is used for permanent occupancy. It conforms to the Canadian Standards Association published standard at the time of manufacture.

Moraine is a ridge that contains unstratified glacial drift that is usually till. Drift is also referred to as overburden and surficial deposit and is distinguished from bedrock.

Muck is organic soil decomposed beyond recognition, with a higher mineral content than peat.

Negative Impact is the loss or harmful alteration, disruption or destruction of natural area features and functions for which the area is identified and/or designated.

Non-Farm refers to the uses and activities of land, buildings and structures that are unrelated or not connected to a farm and farming or agriculture.

Park Model Trailer is a seasonal recreational dwelling that conforms to the Canadian Standards Association published standard at the time of manufacture.

Partial Services mean the connection to one water supply or wastewater treatment system that is private communal or municipal and the other service is an individual on-site system.

Passive Recreational is a low-intensity outdoor use or activity that does not require the construction of significant structures, significant alteration of the site, and services and includes non-motorized trails, open spaces and natural areas and unserviced tent camping.

Peat is partly decomposed organic matter that has accumulated in a saturated area or wetland.

Preserve and **Preservation** is a managed attempt to prohibit human activity or use within a designated or identified natural area feature.

Prime Agricultural Area is an area where prime agricultural soils predominate. These are lands that include specialty crop soils and/or lands of predominantly Classes 1, 2, and 3 agricultural soils identified in the Canada Land Inventory or as determined by the Ontario Ministry of Agriculture, Food and Rural Affairs and the County of Simcoe.

Provincial Policy Statement and any other policy statements are issued under Section 3 of the *Planning Act*. In the Provincial Policy Statement in effect, there are definitions that are applicable to the interpretation of this Plan.

Redevelopment Includes the removal of buildings or structures and the construction of new buildings or structures or the rehabilitation or renewal of existing buildings or structures.

Safe Access is the unobstructed direct or elevated access for pedestrians' and/or vehicles in an area that may be covered by water at the regulatory storm or designated flood level.

Sand is inorganic soil particle between 0.062 and 2 mm in diameter. A **Sand Plain** is a relatively level, featureless topographic surface.

Seasonal, when referring to the use of a dwelling, means that the dwelling is, or is intended as, a secondary place of residence of the occupant and is not the occupant's principal residence.

Sensitive Land Use is associated with the use of land, building or structure where humans or natural area features may be adversely affected.

Settlement is a land area designated for development, redevelopment and infilling over a long time.

Shoreline means the area abutting the landward side of a river or a lake.

Site Alteration means activities such as filling, grading and excavation that changes the landform and vegetative characteristics of a site, but it does not include activities that create or maintain infrastructure authorized by approvals under legislation other than the *Planning Act*.

Soil is the unconsolidated mineral and organic material on the surface of the earth that serves as a natural medium for plant growth.

Species refers to a group of organisms (plant and animal) having a common ancestry that is able to breed or reproduce only among themselves.

Stewardship is consistent and longer term human caring for the land, natural areas and resources.

Stormwater management describes the procedures to control the quantity and quality of surface water runoff to recharge or discharge areas. Management is used to control flooding and to reduce amounts of contaminants that may discharge into a watercourse or other water body.

Surface Runoff is that part of precipitation that flows into watercourses and other channels.

Till is the material deposited by glaciers and ice sheets without modification by any other agent.

Valleyland is a natural area that occurs in a valley or other depression and has water flowing through or standing for some period of the year.

Variance refers to permission granted under the *Planning Act* to vary the provisions of a zoning bylaw in effect.

Waste Management includes a land area and/or facility for the destruction, processing, storage, treatment, recycling, diversion or disposal of wastes. **Waste** includes materials designated in the *Environmental Protection Act*.

Wastewater Treatment refers to the change in the quality of water that is a product of human, industrial, commercial and agricultural activities and the discharge of treated water to surface and ground water.

Water Supply refers to the production, treatment and distribution of water intended to be used for human consumption and for industrial, commercial and agricultural purposes.

Water Taking refers to the extraction of water from surface and ground water sources according to the requirements of provincial legislation, regulation and standards.

Watershed and **Subwatershed** is the land area drained by or contributing water to a watercourse, lake or other water body.

Wellhead Protection refers to the surface or subsurface area, in the vicinity of a water well or well field, that supplies water to a public or private system through which contaminants are reasonably likely to migrate and eventually reach the water well or water well field.

Wetland is land covered by shallow water either seasonally or permanently. Also, it is land where the water table is close to or at the surface. Types of wetlands are swamps, marshes, bogs and fens.

Wildlife Habitat is an area where plants, animals and other species live unrestrained and where they find food, water, shelter and safety. Wildlife habitats include areas where species congregate at annually or in their life cycle and that are also important to migratory and nonmigratory species.

Woodland is a treed area, woodlot or forest of at least one hectare in size that provides benefits such as erosion prevention, water retention, habitat, recreation and sustainable harvest of wood products.

Year Round when referring to the occupancy of a dwelling means that this is, or is intended to be, the principal residence of the occupant.

9.0 LAND USE POLICIES

9.1 GENERAL

Schedule "A" is the Land Use Plan for the Township.

The Land Use Plan establishes the pattern of development in general terms by dividing the Township into a number of land use classifications. The policies governing the use of the lands within the classifications are outlined herein, and implementation will be through the measures contained in Section 7.

9.1.1 Natural Area Framework

Lands within any land use designation that are also identified as part of the Natural Area Framework on Schedule "C" must comply with Section 5.2 of this Plan.

9.1.2 Land Use Designations

The Land Use Plan divides the Township of Ramara into the following designations:

- Natural Area Protection
- Agriculture
- Rural
- Village
- Hamlet
- Shoreline Residential Area
- Industrial
- Destination Commercial
- Highway Commercial
- Mineral Aggregate Extraction Area

9.1.3 Land Use Interpretation

The list of Land Uses in each of these designations describes the function of the various types of uses in the particular area. These land uses are a guide and are to be interpreted by Township Council when considering planning applications, land use changes, development and/or site alteration, and in the preparation of the Township's Zoning Bylaw and amendments.

9.1.4 Lots Created by New Roads

In any area zoned "Rural" or "Agricultural" where a new road, street or highway is constructed by a government agency, or an existing road, street or highway is realigned by a government agency and such construction or realignment results in the creation of a lot, that does not comply with the frontage and/or area requirements of the zone, a permit to erect a single detached residential dwelling on such lot may be issued, provided such lot and building comply with all other requirements of the zone as set out

in the Zoning Bylaw of the Township and a variance to the zoning bylaw for area and frontage is granted.

9.1.5 Major Lakes and Watercourses

The major lakes and watercourses are not designated on Schedule “A” for land uses, except where there is a designated Natural Area Protection Area. Although lands covered with water are used for transportation, resource and recreational purposes, it is the intent of this Plan that the regulation of these activities and any associated impacts will be subject to the relevant legislation and regulations of the federal and provincial governments.

9.1.6 Land Use Policy Concordance

- 9.1.6.1 Sections 1 through 8 of this Plan set out the Basis of the Plan and the Goals, Objectives and Policies that apply generally to all lands, services, and activities affected by this Plan.
- 9.1.6.2 When considering the policies for particular Land Use designations, reference shall be made to sections 1 through 8 to determine how the particular lands and areas are to be developed, altered and used.
- 9.1.6.3 In each Land Use designation, the Concordance policy refers to policies in Sections 4, 5, and 6 that shall be regarded by the Township as the primary policy area in Sections 1 through 8 that are referred to in conjunction with the specific land use policies when considering the application of this Plan to any matter.
- 9.1.6.4 Where there is an apparent conflict or contradiction between Sections 1 through 8 and any policy in Section 9, Township Council’s interpretation shall be conclusive and determinative.

9.2 NATURAL AREA PROTECTION

9.2.1 Purpose

The purpose of the Natural Area Protection designation on Schedule "A" is to protect, conserve and enhance natural area features and functions.

9.2.2 Land Uses

- existing agriculture, excluding buildings and structures
- management of natural areas, including buildings and structures for environmental management purposes
- passive recreation, excluding buildings
- public and private infrastructure
- utilities

9.2.3 Accessory Uses

Accessory uses shall not be permitted.

9.2.4 Lot Creation

9.2.4.1 The creation of new lots or blocks in separate parcels that are currently designated as "Natural Area Protection" is not permitted except where existing lots in this designation are expanded in lot area creating larger areas designated as "Natural Area Protection", provided any remnant lot created is not designated as "Natural Area Protection".

9.2.4.2 The creation of a new lot or block to be designated by amendment as "Natural Area Protection" is permitted.

9.2.5 Concordance

Sections 5.2 and 5.3 of this Plan are the primary policy areas that shall be referred to in conjunction with this Section.

9.3 AGRICULTURE

9.3.1 Purpose

The purpose of the Agriculture designation on Schedule "A" is to protect prime agricultural areas primarily for farming and agriculturally related land uses.

9.3.2 Land Uses

- farming
- agricultural use
- accessory single detached dwelling on a farm
- single detached dwelling as a surplus farm house or on lot for retiring farmer
- on-farm business
- home occupation use
- kennel
- management of natural areas and natural resources for environmental management purposes
- passive recreation
- public and private infrastructure
- utilities
- accessory uses

9.3.3 Accessory Dwellings

One detached dwelling unit may be located on an existing lot, subject to appropriate zoning. Accessory apartments, temporary farm help suites or garden suites, or other temporary accommodations may be permitted, subject to the provision of adequate sewage treatment facilities.

9.3.4 Retiring Farmer

A retiring farmer who, on or before January 1, 1994, owned and actively operated, in the opinion of the Township Council, for a substantial number of years or who actively operates and subsequently owns the farm property, in the opinion of the Township Council, for a substantial number of years, may be permitted to retain a maximum of one lot on which the existing farm house is located or another lot taken from the same farm for the construction of a new non-farm single detached dwelling, provided in either case, the dwelling shall be for the retiring farmer's own residential occupancy.

9.3.5 Farm Consolidation

A farmer who enlarges the farm holding by acquiring an abutting farm for farm consolidation purposes, that contains a surplus farmhouse, may be permitted to create one parcel of land containing an existing non-farm single detached dwelling provided an existing farm house is not needed for a farm employee's dwelling or as a farmer's retirement dwelling.

9.3.6 On-Farm Business

9.3.6.1 An On-Farm Business may be permitted on a farm property as part of a farm or farming operation.

9.3.6.2 The On-Farm Business is intended to be small-scale in operation and shall be secondary to the primary farming operation. It may include any trade, occupation or service except vehicle sales and/or repair.

9.3.6.3 The On-Farm Business shall be owned and operated by an individual or family member who lives on the same farm property.

9.3.6.4 One On-Farm Business shall be located on a farm property and may be located within existing farm buildings or in a new farm building or structure located within the existing cluster of buildings and structures.

9.3.6.5 Any gross floor area in a building or structure used for an On-Farm Business shall not exceed 200 m².

9.3.6.6 All activities and operations except for outdoor parking, shall be conducted inside the building or structure used for the On-Farm Business.

9.3.7 Kennel

9.3.7.1 The use of a property for a kennel is permitted only where it is in compliance with any zoning bylaw and municipal bylaw that regulates and licenses the boarding, care and grooming of domestic animals.

9.3.7.2 The breeding of domestic animals is not permitted in a kennel use, unless it is licensed or regulated under provincial and/or municipal law.

9.3.8 Lot Creation

9.3.8.1 Where permitted, the creation of a lot is subject to Section 5.1.12 of this Plan and the provisions of the Zoning Bylaw.

9.3.8.2 The creation of new farms and farm properties is encouraged and permitted either by severance of existing farms, the merging of existing farms, or the extension of existing farm areas.

- 9.3.8.3 The minimum area of a new or expanded farm or farm property shall be 40 hectares or the original survey lot size, whichever is the lesser.
- 9.3.8.4 Expanded farms or properties that are less than 40 hectares in area shall be permitted subject to an assessment of the size and nature of the proposed farm to determine the reasonable expectation of a viable commercial farm operation as an independent farm unit.
- 9.3.8.5 The creation of a new lot from an existing farm for a single detached dwelling used by a retiring farmer shall have a minimum lot area of 2,020 m² and a maximum lot area of 8,090 m² subject to the appropriateness of the lot area to accommodate the dwelling and an individual wastewater treatment facility, and such lot shall not include any other existing farm buildings and structures.
- 9.3.8.6 The creation of a new lot for an existing single detached dwelling that is a permitted surplus farm house from the merging of two or more farms shall have a minimum lot area of 2,020 m² and a maximum lot area of 8,090 m² subject to the appropriateness of the lot area to accommodate the dwelling and an individual wastewater treatment facility, and such lot shall not include any other existing farm buildings and structures.
- 9.3.8.7 The creation of a new lot for a permitted On-Farm Business is not permitted.
- 9.3.8.8 The creation of a new lot for a permitted kennel is not permitted.
- 9.3.8.9 The creation of a new lot for any existing or proposed use of land, building, or structure not permitted in the Agriculture designation is not permitted, except for utilities.

9.3.9 Concordance

Sections 5.2 and 5.3 of this Plan are the primary policy areas that shall be referred to in conjunction with this Section.

9.3.10 Special Policies

9.3.10.1 Highland Mills Development (OPA No. 5)

The following policies shall apply to those lands designated "Agriculture" in part of Lot 1, Concession 9 (Mara), as shown on Schedule "A"

- i. Notwithstanding Section 5.1.12.4, the proposed retained lot (66.53 ha), may be created with vehicle access by a common private right-of-way connected to an open public road.
- ii. All other relevant policies of this Plan shall apply.

9.4 RURAL

9.4.1 Purpose

The purpose of the Rural designation on Schedule "A" is to recognize non-prime agricultural areas and to limit non-farm land uses in addition to agriculture uses.

9.4.2 Land Uses

- farming
- agricultural use
- accessory single detached dwelling on a farm
- second dwelling on a farm
- non-farm single detached dwelling (surplus farm house and lot for retiring farmer)
- on-farm business
- home occupation use
- equestrian use
- kennel
- rural residential cluster
- countryside residential subdivision
- agriculturally related commercial and industrial use
- small-scale commercial, industrial and institutional use
- active and passive recreation
- public park
- management of natural areas and natural resources for environmental management purposes
- public and private infrastructure
- utilities
- accessory uses

9.4.3 Agriculture

The Agriculture policies in Section 9.3 of this Plan, including Lot Creation, apply to all uses permitted in the Agriculture designation that are permitted in this designation, subject to specific policies herein.

9.4.4 Second Dwelling

A person, who owns and actively operates a farm property or who actively operates and subsequently owns the farm property may have a maximum of two single detached dwellings, including the farm house, and may include an accessory dwelling attached to the primary dwelling on the farm property, used only for the accommodation of persons employed full-time or significantly assisting in the operation of the farm, provided that the second detached dwelling shall be located close to the existing farm house and within the cluster of farm buildings and structures. No new lot for a second dwelling will be permitted according to Section 9.4.8.7 of this Plan.

9.4.5 Agriculturally Related Commercial And Industrial Uses

9.4.5.1 Land Uses

Agriculturally related commercial and industrial uses will generally be encouraged to locate within close proximity to livestock assembly and farming operations and shall be limited to a farm equipment and implement sales and service, feed mill, agricultural produce warehousing, drying operations, livestock and produce distribution and storage, and other similar uses which serve the farming community.

9.4.5.2 Permitted agriculturally related commercial and industrial uses, wherever possible, shall be consolidated into groups rather than spread out along roadways and should be located where the uses can provide adequate off-street parking and loading facilities and will not adversely affect traffic movement.

9.4.5.3 Site plan control shall be applied for new development and where the size and usability of the buildings and structures are substantially increased.

9.4.6 Small-Scale Industrial, Commercial and Institutional Uses

9.4.6.1 Land Uses

Small-scale commercial, industrial and institutional uses support and are complementary to permitted uses in the Agriculture and Rural designated areas. They do not require large-scale site alteration and consist of small land parcels with small-scale buildings and structures. The uses include garden centre, farm market, place of worship, cemetery, school bus storage and maintenance facility.

9.4.6.2 Permitted small-scale commercial, industrial and institutional uses shall be located in such a manner that the uses can provide adequate off-street parking and loading facilities and will not adversely affect traffic movement.

9.4.6.3 Uses may be located in the Rural area where it is not feasible to locate within a settlement area because of the size of the required property and the location. Each property shall be limited in area to a maximum of 1 hectare.

9.4.6.4 Site plan control shall be applied for new development and where the size and usability of the buildings and structures are substantially increased.

9.4.7 High Potential Mineral Aggregate Resource Areas

9.4.7.1 Where lands are identified on Schedule "D" as High Potential Mineral Aggregate Resource Areas (HPMARAS), the following Land Uses in Section 9.4.2 are not permitted, either as new uses or expansions of existing uses, or as adjacent uses, unless Sections 5.3.4.6 and 5.3.4.7 are satisfied:

- a. countryside residential subdivision
- b. agriculturally related commercial and industrial use
- c. small-scale industrial, commercial and institutional use
- d. active recreation

9.4.7.2 Where development according to Sections 9.3.2, 9.4.2, and 9.4.6 is proposed adjacent to existing licenced mineral aggregate operations, the applicant shall prepare and submit to the Township a compatibility study as set out in the requirements of the Ministry of Natural Resources.

9.4.8 Lot Creation

9.4.8.1 The creation of a lot is subject to Section 5.1.12 of this Plan and the provisions of the Zoning Bylaw.

9.4.8.2 The creation of a new lot in a Rural Residential Cluster is permitted subject to Section 4.4.1 and 5.1.12 of this Plan and the provisions of the Zoning Bylaw.

9.4.8.3 The creation of a Countryside Residential Subdivision is permitted subject to Section 4.4.2 and 5.1.12 of this Plan and the provisions of the Zoning Bylaw.

9.4.8.4 The creation of one lot for a single detached dwelling is permitted from a property as it legally existed on January 1, 1994.

9.4.8.5 The creation of a new lot for a permitted kennel shall have a minimum lot area of 4 hectares.

9.4.8.6 New or expanded lots for permitted uses shall conform with the provisions of this Plan and the Zoning Bylaw.

9.4.8.7 The creation of a new lot for a permitted second detached dwelling is not permitted.

9.4.9 Concordance

Sections 4.4, 5.2, and 5.3 of this Plan are the primary policy areas that shall be referred to in conjunction with this Section.

9.4.10 Special Policies

9.4.10.1 Countryside Residential Subdivision (Orr)

Where lands are identified as "Countryside Residential Subdivision" on Schedule "A", the minimum lot area shall be 4,000 square metres.

**9.4.10.2 Total Marine Inc.
4066 Highway 12 and 4076 Highway 12 (OPA No. 7)**

Notwithstanding Section 9.4.2, the permitted use of the lands is limited to a small-scale commercial establishment that services, repairs and sells marine equipment and accessories, including ancillary recreational vehicle service and repair.

A site plan application shall be submitted to the Township of Ramara in accordance with the provisions of Section 41 of the *Planning Act*, as amended, to regulate the development of the properties, and to provide for landscaping and buffering.

**9.4.10.3 Little
3461 Louis Lane (OPA No. 9)**

Notwithstanding Subsection 9.4.8.4, the creation of a maximum of two additional lots for two single detached dwellings is permitted for a total of three lots within the RURAL designation on Part of Lot 18, Concession 6 (Mara).

9.4.10.4 NRK Holdings Inc. Part of Lot 4, Concession C (Rama) (OPA No. 16)

Notwithstanding sections 6.4.2, 6.4.6 and 9.4.2 of this Plan, the only permitted uses of the lands shall be:

- i. a “soil bio-remediation facility” and,
- ii any uses permitted by “MAE-11” Zone provided such uses are conducted in accordance with the provisions of such zone and a licence issued pursuant to the *Aggregate Resources Act*.

For the purposes of this Special Policy 9.4.10.4:

“*Soil bio-remediation facility*” shall mean the use of land, which may include buildings and/or structures, for the purpose of the collection, recycling, temporary storage, separation, processing and biological treatment of non-hazardous soils contaminated with petroleum hydro-carbons including works for the collection and treatment of on-site stormwater runoff and for which an Environmental Compliance Approval authorizing the use and operation of a Waste Disposal Site (soil transfer and processing) has been issued under Part V of the *Environmental Protection Act*.

The Zoning Bylaw amendment required to permit the “soil bio-remediation facility” shall be subject to holding provisions which preclude the lifting of the holding symbol until all of the foregoing have been satisfied:

- a. the quarry licence applicable to the lands upon which the “soil bio-remediation facility” will be located has been surrendered by the owner or operator of the quarry pursuant to section 19 of the *Aggregate Resources Act*; and

- b. the owner of the lands upon which the "soil bio-remediation facility" will be located has entered into an agreement with the Township of Ramara concerning the use, improvement and maintenance of Concession Road B-C and any financial requirements of the Township related thereto; and
- c. the owner has received site plan approval and entered into a site plan agreement addressing among other things, the management of storm water and site grading;
- d. the Environmental Compliance Approval for a Waste Disposal Site (soil transfer and processing) has been issued under Part V of the *Environmental Protection Act*.

The zoning for the lands affected by this Rural Special Policy Area 9.4.10.4 shall be subject to the condition that upon the lifting of the "H" symbol in relation to the "W-1" Zone, the "MAE-11" Zone that also applies to the lands affected by this Rural Special Policy Area 9.410.4 shall be deemed to be repealed and of no further force and effect.

The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the interpretation of this Amendment.

9.5 VILLAGE

9.5.1 Purpose

The purpose of the Village designation on Schedule “A” is to accommodate the major growth and development of mixed uses within a defined settlement area.

9.5.2 Land Uses

- a. Village Residential uses
 - any dwelling type
 - home occupation use
 - boarding or lodging house
- b. Village Commercial uses
 - commercial and business establishment essentially engaged in the buying and selling of goods and services and the provision of personal and business service office
 - place of entertainment and place of assembly
 - destination commercial uses in accordance with secondary plan and zoning bylaw
 - marina, including seasonal boat storage facility
 - an accessory dwelling unit above or within a permitted commercial or business use
- c. Village Industrial uses
 - service and repair establishment
 - manufacturing, processing and assembly establishment
 - storage and warehousing
 - accessory sale of goods manufactured, processed or assembled on the premises
- d. Village Institutional uses
 - public and community use, such as a library, community hall or recreation centre
 - school (private and public)
 - place of worship, cemetery
- e. management of natural areas and natural resources for environmental management purposes
- f. public and private Infrastructure
- g. utilities
- h. accessory uses

9.5.3 Density Of Residential Development

The maximum residential density shall not exceed 5 dwelling units per net hectare when serviced by only a municipal water supply system or by individual private water supply and wastewater treatment facilities for infilling, and 12 dwelling units per net hectare for single, semi, and duplex dwellings, and 24 dwelling units per net hectare for multiple dwelling units when municipal or communal wastewater treatment and water supply services are available.

It is recognized that within Atherley 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.

9.5.4 Parking Facilities

Adequate off-street parking facilities shall be provided for all permitted uses and access points to such parking shall be limited in number and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.

9.5.5 Buffer Planting

Adequate buffer planting shall be provided between industrial, commercial and business uses and any adjacent residential areas and such buffer planting shall include the provision of grass strips and appropriate planting of trees and shrubs, and may include berms, screens fences or walls.

9.5.6 Open Storage

Open storage of goods or materials shall be permitted with appropriate screening and buffering from sensitive land uses.

9.5.7 Location of Commercial and Industrial Uses

New commercial or industrial development should be planned as an extension of the existing area or as an infilling in the existing commercial and industrial areas and it should not be allowed to infiltrate unnecessarily into residential areas.

9.5.8 Location of Institutional Uses, Utilities, Public and Private Infrastructure

Institutional uses, utilities and public and private infrastructure are permitted anywhere within the Village designation.

9.5.9 Servicing

Development within the Village designation must comply with Sections 6.1, 6.2, 6.3, 6.4, 6.5 and 6.6 of this Plan.

9.5.10 Lot Creation

9.5.10.1 The creation of a new or expanded lot in a Village designation is permitted subject to Sections 4.1, 4.2 and 5.1.12 of this Plan and the provisions of the Zoning Bylaw.

9.5.10.2 Infill development is encouraged provided that the proposed development is in keeping with the existing character and planned land uses of the area.

9.5.11 Secondary Plans

Development within the Village designation shall be in accordance with the Secondary Plan provisions of Sections 4.1.3 and 10.

9.5.12 Concordance

Sections 4.1, 4.2 and 6.0 of this Plan are the primary policy areas that shall be referred to in conjunction with this section.

9.5.13 Special Policies

9.6 HAMLET

9.6.1 Purpose

The purpose of the Hamlet designation on Schedule "A" is to accommodate small scale residential and non-residential development within existing settlement areas.

9.6.2 Land Uses

- single detached dwelling
- accessory dwelling unit above or within a permitted commercial or business establishment
- home occupation use
- public and community use such as a library, community hall or recreation centre, school, (private and public), place of worship, cemetery, place of assembly
- small-scale commercial or industrial establishment providing personal and business goods and services to the local community and the travelling public
- management of natural areas and natural resources for environmental management purposes
- public and private infrastructure
- utilities
- accessory uses

9.6.3 Density of Residential Development

The maximum residential density shall not exceed two (2) dwelling units per gross hectare.

9.6.4 Lot Creation

9.6.4.1 The creation of a new lot or expanded lot in a Hamlet designation is permitted subject to Sections 4.1 and 5.1.12 of this Plan.

9.6.4.2 Infill development is encouraged provided that the proposed development is in keeping with the existing character and planned land uses of the area.

9.6.4.3 New lots shall not be created by plan of subdivision or plan or condominium in the Hamlet designation existing prior to the day when this Plan comes into effect.

9.6.5 Development Proposals Adjacent to Municipal Boundary

When considering development proposals for any hamlet located on the municipal boundary of the Township which exceed minor infilling and/or minor additions, the Township Council shall consult with the respective Council(s) of the adjacent municipality(ies) prior to approving such proposals.

9.6.6 Concordance

Sections 4.1 and 6.0 of this Plan are the primary policy areas that shall be referred to in conjunction with this Section.

9.7 SHORELINE RESIDENTIAL AREA

9.7.1 Purpose

The purpose of the Shoreline Residential Area designation on Schedule "A" is to accommodate residential activities directly oriented to the shoreline of lakes and water courses.

9.7.2 Land Uses

- single detached dwelling
- boat house, boating dock, and shore wall
- small-scale convenience commercial establishment providing goods to the local community
- passive recreation
- home occupation use
- management of natural areas and natural resources for environmental management purposes
- public and private infrastructure
- utilities
- accessory use

9.7.3 Seasonal Occupancy

The occupancy of dwellings may occur during any seasonal period in any calendar year provided that the dwellings are not occupied as the primary or principal residence of the owners or tenants in the Township.

9.7.4 Permanent Occupancy

The occupancy of dwellings may occur year-round in any calendar year and shall be occupied as the primary or principal residence of the owner or tenants in the Township.

9.7.5 Infilling

Infilling of existing development shall be permitted on individual water supply and individual wastewater treatment facilities, subject to conditions established by the authority responsible for their approval.

9.7.6 Minimum Lot Area

With the exception of existing, vacant legal lots of record, the area for all new lots shall be determined by environmental protection measures on the land under consideration. The minimum lot size will be established by the Township in its Zoning Bylaw.

9.7.7 Minimum Lot Frontage

The minimum lot frontage will be established by the Township in its Zoning Bylaw.

9.7.8 Vehicle Access

Vehicular access shall be provided from each lot to a public road or may be provided by mutual access to more than one lot.

9.7.9 Water Access

Access to lots from navigable waterways shall be secondary to access from a public road and shall be subject to legal requirements under federal and provincial government jurisdictions. In the case of islands, access to lots may primarily be from navigable waterways.

9.7.10 Boat Houses and Boat Docks

Where ownership of a lot extends to the high water mark, a building permit shall be obtained from the Township and the necessary permit obtained from the appropriate Provincial and/or Federal authority for the erection of permanent private individual boat docking facilities.

Where a development takes place by plan of subdivision or plan of condominium and the developer intends to provide communal docking facilities, then such facilities shall not be located closer than approximately 60 metres to the nearest dwelling house.

9.7.11 Small Scale Commercial Establishment

A small scale commercial establishment that provides goods or services to the local community may be located on public roads separated from residential areas. The amount of commercial floor space of each store shall not exceed 140 square metres. The establishment of a new store shall require an amendment to the Zoning Bylaw and shall be zoned in an appropriate commercial category.

9.7.12 Setback

With the exception of boat houses and docks, the setback for new buildings and structures from the existing high water mark shall be 20 metres to maintain the aesthetics of the water and land environment. Any variance from the setback established in the Zoning Bylaw for new buildings and structures, shall only be allowed by amendment to the Zoning Bylaw or by a variance permitted by the Committee Adjustment.

9.7.13 Private Road Access and Frontage

Consideration shall be given to a new lot used for seasonal occupancy only that fronts upon an unassumed public road or a common private right-of-way that is privately maintained.

9.7.14 Servicing

Development within the Shoreline Residential designation must comply with Sections 6.1, 6.2, 6.3, and 6.6 of this Plan.

9.7.15 Amendment To Zoning Bylaw

The Township may consider a lot or geographic area for an extended duration of occupancy of a dwelling, that is otherwise prohibited, by a rezoning to an appropriate zone classification by an amendment to the Zoning Bylaw.

Prior to the enactment of any such amendment, Council must be satisfied that the physical and/or environmental constraint(s) or limitation(s) exhibited can, has or will be satisfactorily overcome. Council must consider that the existing or future demand for individual or communal services are practical, feasible and economical to provide, improve or maintain as a result of the permitted extended period of occupancy.

9.7.16 Conversions of Existing Dwellings for Year-Round Occupancy

A dwelling, existing on the day prior to the day that is Plan is adopted, may not be occupied for permanent year-round occupancy until the following conditions are satisfied:

a. Permitted Uses

That the lot under consideration is appropriately zoned within the Zoning Bylaw to permit a single detached dwelling to be occupied on a permanent year-round basis.

b. Dwelling Unit Size

The Township may, through the Zoning Bylaw, require that the dwelling shall conform to the minimum floor area requirement of the respective Zone classification for a detached dwelling occupied year-round.

c. Certificate of Occupancy

The Township shall issue a Certificate of Occupancy if the dwelling house and the lot conform with the Zoning Bylaw as a permitted use.

d. Building Code

The dwelling unit shall meet the building and servicing requirements of the Ontario Building Code as administered by the Township's Chief Building Official.

9.7.17 Lot Creation

- 9.7.17.1 The creation of a new lot in a Shoreline Residential Area is permitted subject to Sections 4.3 and 5.1.12 of this Plan and the provisions of the Zoning Bylaw.
- 9.7.17.2 Infill development is encouraged provided that the proposed development is in keeping with the existing character of the area.
- 9.7.17.3 New lots shall not be created by plan of subdivision or plan of condominium in the Shoreline Residential Area designation.

9.7.18 Concordance

Sections 4.1, 4.3, and 6.0 of this Plan are the primary policy areas that shall be referred to in conjunction with section of this Plan.

9.7.19 Special Policies

9.7.19.1 Dunlap (1319356 Ontario Inc.) (OPA No. 8)

A maximum of 7 residential lots may be developed on Part Lot 32 and 33 Front Range Concession (Rama) (Lake Couchiching Investments). Development of the residential lots may not occur until the completion of a noise study which outlines the limits of development and mitigation measures to the satisfaction of Canadian National Railways.

The proposed development, being adjacent to an active railway, shall ensure that appropriate safety measures such as setbacks, and security fencing are provided to the satisfaction of Canadian National Railways.

Notwithstanding Section 9.7.13, each new lot may have vehicle access by a common private right-of-way.

The proposed private right-of-way may be established in the ownership of a condominium corporation as a non-share capital corporation integrated with the proposed seven residential lots or as an easement/right-of-way created by consent.

All other relevant policies of this Plan shall apply.

9.7.19.2 Barnstable Bay (Biondich)

In addition to any other applicable policy statements within this Plan, the following shall also apply to those lands designated as "Shoreline Residential" in Lots 21, 22 and 23, Concession VII, (Mara) as shown on the Land Use Plan, attached hereto as Schedule "A".

- i. The uses permitted shall be limited to detached, cluster and low profile multiple-unit seasonal or second home dwellings for permanent year-round occupancy or retirement purposes, boat docking and storage facilities; general and specialized commercial uses directed towards the day to day needs of the local residents and tourists such as eating establishments, places of entertainment, convenience stores and similar uses; public parks; private parks and recreational facilities for the exclusive use of the residents of the subdivision; community facilities; home occupation uses; and public uses.
- ii. All development, except for the development of lands that front on Concession Road 7 in Part of Lots 22 and 23, Concession VII (Mara), shall be serviced with municipal piped water supply and sanitary sewerage facilities. The developer shall be responsible for the installation of the required facilities, subject to the approval of the Township and the Ministry of the Environment. It is further intended that once such systems have been installed and operating for a period as specified in the subdivision agreement, that such systems shall be turned over to the Township at no cost. Any new lot fronting on Concession Road 7 that is developed for a single detached dwelling may be serviced with individual water supply and wastewater treatment systems.
- iii. Medium 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.
- iv. Medium density residential buildings should not overshadow or interfere with the visual amenities of low density residential buildings by reason of their bulk.
- v. Permitted community facilities and recreational uses shall be provided and be located contiguous to or within the residential sectors of the community and care shall be had to the accessibility of such facilities.
- vi. Permitted commercial uses shall be grouped wherever possible and shall not be allowed to infiltrate unnecessarily into adjoining residential areas or, by their location, generate significant amounts of traffic through such residential areas.
- vii. The permitted groups of commercial uses shall be located on or in close proximity to collector roads and shall be developed with common ingress and egress routes.
- viii. Adequate buffer planting shall be provided between commercial uses and any adjacent residential areas and such buffer planning may include provisions for grass strips and appropriate planting of trees and shrubs and may include berms, screen fences or walls.

- ix. Wherever possible, direct access to abutting properties from collector roads shall be prohibited.
- x. Due to the environmentally sensitive nature of the eastern part of Barnstable Bay for natural fish spawning purposes, no change may be made to the natural habitat for development purposes until such time as the Developer undertakes a detailed assessment report done to the satisfaction of the Department of Fisheries and Oceans, the County of Simcoe and the Township with regard to the significance of the area for fish spawning and/or nursery habitat and the potential effects of any development on such activities.
- xi. The creation of new lots shall be by consent, plan of subdivision and plan of condominium, subject to Section 5.1.2 of this Plan.

9.7.19.3 Highland Mills Development (OPA No. 5)

The following policies shall apply to those lands designated as “Shoreline Residential” in part of Lot 1, Concession 9 (Mara), as shown on Schedule “A”.

- i. Notwithstanding Section 4.3.1.6, the outward expansion of an existing designated Shoreline Residential Area is permitted.
- ii. A total of three lots shall be created by consent.
- iii. Notwithstanding 9.7.13, each new lot may have vehicle access by a common private right-of-way connected to an open public road.
- iv. Each new lot on a private right-of-way may be used for permanent occupancy.
- v. Each new lot shall have frontage on Lake Dalrymple.
- vi. All other relevant policies of this Plan shall apply.

Amendment No. 5 shall be implemented by means of a Zoning Bylaw enacted pursuant to Section 34 of the *Planning Act*. The creation of the three lots and the retained lot will require the approval of the Committee of Adjustment. A Site Plan Agreement between the Township of Ramara and the landowners shall be registered on title to address the recommendations of the Environmental Impact Study prepared by Michalski Nielsen Associates Limited and other matters considered relevant by the Township.

The provisions of this Plan, as amended from time to time, shall apply in regard to the interpretation of this amendment.

9.7.19.4 Beacock - Grays Bay Road (OPA No. 13)

The following policies shall apply to those lands designated as "Shoreline Residential" in Part of Front Range Lot 2 (Rama), as shown on Schedule "A" Land Use Plan, attached hereto as Schedule "A".

- i. Notwithstanding Section 4.3.1.6, the outward expansion of an existing designated "Shoreline Residential" area is permitted.
- ii. Notwithstanding Section 9.7.13, any new lot created shall only have vehicle access by Grays Bay Road, a private right-of-way connected to an open public road.
- iii. A new lot may be created only by consent and shall conform with the policies of the Ramara Official Plan and the provisions of Ramara Zoning Bylaw 2005.85.
- iv. Any new lot created and development shall conform with the policies of the Growth Plan for the Greater Golden Horseshoe, as amended, regarding the Rama Road Economic Employment District.

Amendment No. 13 shall be implemented by means of a Zoning Bylaw amendment enacted pursuant to section 34 of the *Planning Act*. The creation of any lot will require consent of the Ramara Committee of Adjustment. A Site Plan Agreement and Site Plan Approval is required where necessary to address any technical issues for development.

The provisions of this Plan, as amended, shall apply in regard to the interpretation of this amendment.

9.7.19.5 Rama Lakefront Resorts Inc. (OPA No. 14)

The following policies shall apply to those lands designated as "Shoreline Residential" in Parts of Lots 28, 29 and 30 and Part of the Original Shore Allowance in Front of Lots 28, 29 and 30, Front Range (Rama), as shown on Schedule "A" Land Use Plan.

- i. Notwithstanding Section 4.3.1.6, the outward expansion of an existing designated "Shoreline Residential" area is permitted.
- ii. A total of 36 lots and dwellings shall be permitted within this "Shoreline Residential" designation.
- iii. Each new lot on a private driveway may be used for a permanent occupancy dwelling.

- iv Notwithstanding Section 9.7.13, each new lot may have vehicle access by a common private right-of-way connected to an open public road.
- v Amendment No 14 shall be implemented by a plan of subdivision/condominium and a Zoning Bylaw amendment enacted pursuant to Section 34 of the *Planning Act*.
- vi Any further planning applications to the Township of Ramara that implements Amendment No. 14 may be determined as complete applications following the satisfactory completion of the approval and design of private water supply, wastewater treatment and stormwater management services, the design of a plan of subdivision/condominium, and revised zoning bylaw amendment using the Integrated Approach under section A.2.9, of the Class Environmental Assessment (*Environmental Assessment Act*), amended 2011.
- vii The applicant shall not proceed with the Integrated Approach, including any applications for approval of a plan of subdivision/condominium or enactment of a zoning bylaw amendment, until the existing Original Shore Allowance in Front of Lots 28, 29 and 30, Front Range (Rama) has been determined by the Council of the Township of Ramara to be available for disposal and the owner of the subject property has negotiated the purchased of the subject land for incorporation into the subject property.

The provisions of this Plan, as amended from time to time, shall apply in regard to the interpretation of this Amendment.”

9.8 INDUSTRIAL

9.8.1 Purpose

The purpose of the Industrial designation on Schedule "A" is to accommodate a range of industrial and service type businesses as well as accessory and ancillary commercial uses.

9.8.2 Land Uses

- manufacturing, processing and assembly establishment
- warehousing and indoor or outdoor storage establishment
- business service establishment
- repair service establishment
- truck or transportation terminal
- trade or occupation establishment
- accessory sale of goods manufactured, processed, or assembled on the premises
- accessory and ancillary office
- accessory open storage
- management of natural areas and natural resources for environmental management purposes
- public and private infrastructure
- utilities
- accessory uses

9.8.3 Settlement Areas

Permitted industrial uses shall be located in the designated settlement areas according to Sections 4.1 and 6 of this Plan.

9.8.4 Other Locations

Any proposal for new industrial development in business parks other than in settlement areas shall be considered by amendment to this Plan and according to the objectives and policies of this Plan.

9.8.5 Commercial

The permitted commercial uses shall be kept to a maximum of 25% of gross floor area, be either accessory to or directly serve the permitted industrial uses.

9.8.6 Lot Creation

9.8.6.1 The creation of a new lot in an Industrial designation is permitted subject to section 5.1.12 of this Plan and the provisions of the Zoning Bylaw.

9.8.6.2 New lots shall not be created by plan of subdivision or plan of condominium in the Industrial designation unless an amendment to this Plan is considered and adopted by the Township for the creation of a new or expanded business park.

9.8.6.3 Special consideration will be given to the creation of a new lot for permitted Industrial uses on lands designated as "Rural."

9.8.7 Concordance

Section 6.0 is the primary policy area in this Plan that shall be referred to in conjunction with this Section.

9.8.8 Special Policies

9.8.8.1 James Dick Construction - (OPA 43)

Notwithstanding any provision of this Plan to the contrary, for the lands designated "Industrial" in Part of Lot 11, Concession A, (Mara) the permitted uses are limited to a truck terminal and associated motor vehicle repair garage in conjunction with the adjacent licensed aggregate operation located to the west in Lot 12 and Part of Lot 11, Concession A (Mara).

9.9 DESTINATION COMMERCIAL

9.9.1 Purpose

The purpose of the Destination Commercial designation on Schedule “A” is to accommodate large area commercial activities that are destinations or are related to the Casino development or serve the needs of visitors to the Township.

9.9.2 Land Uses

- tourist accommodation use such as seasonal tent and trailer camp or park, rental cabin and housekeeping cottage, lodge, four-season destination resort, motel, recreation camp, private camp and private park
- public parks
- marina, including seasonal boat storage facility
- accessory docking facility
- retail commercial establishment limited to convenience commercial establishment, boutique and souvenir establishment, gift or antique establishment, arts and craft establishment, and personal service
- service commercial establishment
- theme park and amphitheatre
- entertainment and amusement use such as tavern, place of entertainment such as bingo hall, casino, music hall, cinema and/or theatre facility and complex, video arcade, and virtual reality activity facility and area and similar uses
- eating establishment
- facility or area for active and passive recreation and sports use such as tennis or squash court, swimming pool, golf course, miniature golf, golfing practice area and driving range, horse and pony ride, petting zoo, kiddy car, water bumpers and water slide and similar uses and structure
- bus terminal, tourist information centre and other commercial uses serving the needs of the travelling public
- accessory buildings, structures and uses
- multiple unit dwelling
- accessory residential dwelling for the owner or caretaker or similar person
- management of natural areas and natural resources for environmental management purposes
- public and private infrastructure
- utilities

9.9.3 Official Plan Amendment

- 9.9.3.1 The creation of new or expanded Destination Commercial areas shall be considered by an Official Plan Amendment.
- 9.9.3.2 Any proposed Official Plan Amendment shall be subject to Section 5.0 and 6.0 and, where applicable, Section 4.2 of this Plan.
- 9.9.3.3 A detailed planning study shall be submitted to the Township by the proponent with each application that clearly establishes how the

objectives and policies of this Plan are satisfied.

- 9.9.3.4 Any new or expanded Destination Commercial area shall be subject to a specific Zoning Bylaw amendment.

9.9.4 Recreation Facilities

Where a commercial operation includes provision for overnight accommodation, a minimum of 20 per cent of the gross site for development shall be devoted to communal recreation facilities and such areas should be distributed throughout the development. The required communal recreation facilities may in part be used and form part of any waterfront access.

9.9.5 Commercial Establishments

Accessory retail commercial and service commercial establishments on any lot shall not exceed the lesser of 1000 m² of total floor area or 10% of the total floor area of the permitted primary land uses.

9.9.6 Marina

- a. New commercial marina operations may be established as a principal use or as an accessory use to a permitted principal use.
- b. Off-street vehicle parking shall be provided within the development and shall be directly related to the number of boat slips.
- c. Facilities for the sale of gas and oil and for the fuelling of marine craft shall be provided at a separate pier or dock area from where other craft are docked on a seasonal basis and adequate provision shall be made for fire safety and similar measures. Fuel storage tanks for such facilities shall be placed according to the provincial regulations.
- d. Marinas large enough to provide overnight accommodation for large water craft with heads and culinary facilities shall provide dockside sewage pumpout and garbage disposal facilities.

9.9.7 Seasonal Tent Or Trailer Camps and Parks

- a. Minimum standards for campsite areas shall be established in the Zoning Bylaw for the Township.
- b. Such establishments shall conform to all standards and provisions of the Bylaw, passed under the authority of the *Municipal Act*, as amended.
- c. The owner or the operator shall submit to the Municipality a site plan under the authority of the *Planning Act*, as amended, of the proposed establishment detailing, but not limited to, the following information:

- I. The true shape, acreage and the location of the property to be developed.
- ii. The location, height, dimensions and use of all buildings and structures existing and proposed to be erected.
- iii. All ingress and egress routes.
- iv. The layout of the internal vehicular and pedestrian road system and the layout of any proposed parking area, campsites, water supply and effluent disposal facilities, and other associated facilities.

9.9.8 Multiple Dwelling Units (OPA No. 11)

9.9.8.1 Multiple Unit dwellings are permitted only in conjunction 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

9.9.8.2 The Zoning Bylaw amendment for the Destination Commercial uses listed in Section 9.9.8.1 shall contain provisions for types of dwellings and density of dwelling units.

9.9.8.3 For purposes of this section, Multiple Unit dwellings may include development within a plan of condominium on a site used for the permitted Destination Commercial uses in Section 9.9.8.1.

9.9.8.4 The approval of Multiple Unit dwellings in conjunction with the permitted Destination Commercial uses shall be considered at the same time as the approval of the Destination Commercial uses.

9.9.8.5 The actual development of Multiple Unit dwellings shall take place in conjunction with or following the development of the permitted Destination Commercial uses in Section 9.9.8.1.

9.9.8.6 Destination Commercial uses permitted by Section 9.9.8.1 may develop independently of Multiple Unit dwelling units. The approval of Multiple Unit dwelling units may be given after the development of Destination Commercial uses.

9.9.9 Lot Creation

9.9.9.1 The creation of a new or expanded lot in a Destination Commercial designation is permitted subject to Sections 4.1, 4.2 and 5.1.12 of this Plan and the provisions of the Zoning Bylaw.

9.9.9.2 New lots may be created by plan of subdivision, plan of condominium or by consent in the Destination Commercial designation.

9.9.10 Concordance

Sections 4.2 and 6.0 are the primary policy areas of this Plan shall be referred to in conjunction with this Section.

9.9.11 Special Policies

9.9.11.1 Rama Resorts

In addition to any other applicable policy statements within this Plan, the following policies shall also apply to those lands designated "Destination Commercial" in Part of Lot 28, 29 and 30, Concession 12 (Mara) indicated by the notation "Lands Subject to Subsection 9.9.11.1" on Schedule "A" of this Plan. The purpose of this Special Development Area is to establish an overall policy framework for the development of a four-season destination resort and entertainment centre on the subject lands. The policies establish the types of uses contemplated for the lands and outline the specific development policies that ensure the development of a four-season resort and entertainment centre is realized.

i. Adjacent Uses

Protection shall be provided to the amenities of existing residential development from possible disturbances created by all activities associated with regional commercial uses.

ii. Parking Facilities and Access Points

Where destination commercial projects are designed for public or private use, adequate automobile parking areas shall be established and access points to parking areas and to all projects shall be located so that the road pattern provides for the adequate movement of vehicular and pedestrian traffic.

iii. Access

Convenient access shall be provided from the development to a public improved road suitable to carry such anticipated additional traffic and shall not require such traffic to unduly travel through established residential areas.

iv. Buffer Planting

Adequate buffer planting shall be provided between destination commercial development and any adjacent residential area and

such buffer planting may include provisions for closed board or decorative fencing, grass strips, berms and appropriate planting of trees and shrubs. In addition to buffer planting, spatial separation distances may also be required.

v. Location and Water Access

The development shall, where possible and practical, be located to ensure direct access to the shoreline or alternatively access by driveways or pedestrian walkways.

vi. Recreation Facilities

Where a commercial operation includes provision for overnight accommodation, a minimum of 20 percent of the gross site for development based on:

1. an individual lot on which the overnight accommodation is situated, or
2. that portion of the overall development of a site devoted to the overnight accommodation

shall be devoted to communal recreational facilities and such areas should be distributed throughout the development. The required communal recreation facilities may in part be used and form part of the waterfront access.

vii. Commercial Establishments

Accessory retail commercial establishments should be in reasonable proportion to the total lot area and the scale of the principal use, but in no case shall the floor area exceed 3% of the lands subject to these policies.

vii. Marina

1. No new commercial marina operations shall be established except as part of an accessory use to a permitted principal use.
2. Adequate off-street motor vehicle parking shall be provided and shall be directly related to the number of boat slips.
3. Facilities for the sale of gas and oil and for the fuelling of marine craft shall be provided at a separate pier or dock area from where other craft are docked on a seasonal basis and adequate provision shall be made for fire safety

and similar measures. Fuel storage tanks for such facilities shall be placed according to provincial regulations.

4. Marinas large enough to provide overnight accommodation for large watercraft with heads and culinary facilities shall provide dockside sewage pumpout and garbage disposal facilities.

viii. Concept Plan

All of the above items will need to be addressed by way of a detailed Concept Plan outlining building envelopes, numbers and types of accommodations, commercial square footage, residential areas, etc., before development taking place. This Concept Plan shall be provided to and approved by Council having regard to certain requirements for studies. Studies required before Council's acceptance of the Concept Plan are as follows:

1. A Transportation Study is required addressing impact on local entrance roads, County Road No. 44, Highway No. 12, and associated intersections. Within this Transportation Study, all required improvements to the transportation system as a result of this development shall be highlighted.

The review and approval of the Transportation Study, and a drainage study are also required by the County of Simcoe and the Ministry of Transportation.

2. An Environmental Impact Study is required to address development adjacent to the Provincially Significant Wetland and fishery. Within the Environmental Impact Study, specific building envelopes within the lands designated "Destination Commercial" will need to be established and adhered to by the Concept Plan and any future site plan, subdivision or building permit application. Section 5.2 applies, where necessary, to this Special Policy Area.

The review and approval of the Environmental Impact Study are also required by other appropriate approval agencies.

The Environmental Impact Study shall consider the following:

- a. M.O.E. Guidelines with respect to separation of development from the Fern Resort Sewage lagoon;

- b. the 100-year wave uprush; and
- c. M.N.R. wetland mapping, and the provincially significant wetland.

3. A detailed servicing impact study outlining the method of servicing and its impact on Lake Couchiching.

4. A stormwater management study is required to investigate the impacts of development on water quality and quantity both on and off site and to recommend appropriate measures to maintain the Lake Couchiching ecosystem. In determining whether and what measures may be required, consideration shall be given to the impacts of existing and proposed future development within the contributing catchment. The study is to be completed according to the Ministry of Environment guidelines and shall be reviewed and approved by Council and appropriate agencies.

x. Servicing Feasibility Study

The purpose of a Servicing Feasibility Study is to protect the environment, in particular the ground and surface water resources of the Lake Couchiching ecosystem, and to ensure that an adequate supply of potable water and an appropriate method of sewage treatment are available for new developments within the community study area. The community study area shall encompass the lands identified as the 9.9.11.1 Special Development Area. This does not preclude Council from including lands outside this special development area.

The Servicing Feasibility Study shall investigate and determine the appropriate methods of water supply and sewage treatment necessary to service proposed development and to maintain water resources. All reasonable servicing alternatives, beginning with full municipal or communal services, shall be considered within the context of a community servicing strategy, which establishes servicing alternatives for development scenarios within the community study area. The development scenarios may include the type, scale, density and phasing of future growth and development, as determined by the Township.

In particular, the Study shall investigate and address the following issues:

- a. The potential to connect to existing and proposed water supply and sewage treatment systems and also existing capacity and feasibility of the extension and expansion, if required; the

necessity for and feasibility of new facilities; and the analysis of comparative performance of similar facilities;

- b. Environmental, financial and administrative implications of multiple systems regardless of whether the systems discharge to surface water or ground water;
- c. Where individual on-site sewage treatment systems are proposed, the suitability of 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; and,
- d. Consideration of the assimilative (carrying capacity) of the Lake Couchiching ecosystem.

The Servicing Feasibility Study is to be prepared according to the Ministry of Environment and Energy guidelines and is subject to the review and approval of Council and the appropriate agencies.

xi. Zoning

Destination Commercial Area may be zoned in separate classifications in the Zoning Bylaw. Before the development of any land or the issuance of a building permit, a site plan agreement shall be entered into between the Developer and the municipality. In the Interim, a Holding (H) Symbol shall be incorporated with the specific zone.

Before the removal of the Holding (H) symbol by Council for certain uses, the developer shall satisfy Section 7.6 of this Plan and in particular, the developer shall complete the required studies and the concept plan to the satisfaction of Council.

9.9.11.2 Chase (OPA 19)

In addition to any other applicable policy statements within this Plan, the following policies shall also apply to those lands designated "Destination Commercial" in Part of Lots 1, 2, 3 and 4, Front Range (Rama). The purpose of this Special Policy Area is to establish an overall policy framework for the development of a retail, service entertainment and recreation centre that will primarily serve the travelling public and patrons of the Casino. The policies establish the types of uses contemplated for the lands and also outline the specific development policies that ensure the development of such a centre is realized.

i. Grouping and Access

Development shall, wherever possible, be grouped and should where

possible in the case of County Road No. 44 have access via secondary roads rather than direct access onto the County Road.

ii. Shopping Mall Exception

No shopping malls shall be permitted within this development without an amendment to this Plan.

Any such Official Plan amendment must be supported by a detailed and comprehensive market analysis prepared at the developer's expense. Such market analysis shall be prepared before consideration of the Official Plan Amendment. If the market analysis shows that the proposed new establishment will unduly detract from the importance of the Central Business District of the City of Orillia, which is the main civic and commercial focus, or will have a detrimental effect thereon, then such Official Plan Amendment will not be approved, nor will the proposed development be allowed to proceed.

iii. Amenities

Hydro poles and other surface utilities shall be carefully sited and advertisements and signs shall be kept to a minimum, having regard for the safety and convenience of vehicular traffic and the enhancement of the scenic qualities of the area. The amenity of surrounding areas shall be considered in the siting, lighting and advertising of any permitted use.

iv. Appearance

All development shall be attractive because of its public exposure.

v. Parking Facilities and Access

Adequate off-street parking facilities shall be provided for all permitted uses and access points to such parking shall be limited in number and designed in a way that will minimize the danger to both vehicular and pedestrian traffic.

vi. Buffer Planting

Adequate buffer planting shall be provided between the commercial uses and any adjacent residential areas and such buffer planting shall include the provision of grass strips and appropriate planting of trees and shrubs.

vii. Open Storage

No open storage of goods or materials shall be permitted, except display purposes.

viii. Water Supply and Effluent Disposal

An adequate source of potable water supply and adequate sanitary disposal facilities shall be provided, and be subject to the approval of the Township and the relevant authority responsible for approval.

ix. 0.3 Metre Reserve

To prevent conflict in terms of access with respect to the development of these lands and the lands of the First Nation, as a site plan requirement of 0.3 metre reserve dedicated to the municipality will be required where these lands abut First Nation Lands.

- x. All of the above items will need to be addressed by way of a detailed Concept Plan outlining building envelopes, numbers and types of accommodations, commercial square footage, residential areas, etc. before development taking place. This Concept Plan shall be provided to and approved by Council having regard to certain requirements for studies. Studies required before Council's acceptance of the Concept Plan are as follows:

1. A Transportation Study is required addressing impact on local entrance roads, County Road 44, Highway No. 12, the CNR line and associated intersections. Within this Transportation Study, all required improvements to the transportation system as a result of this development shall be highlighted.

The review and approval of the Transportation Study, and also a drainage study is also required by the County of Simcoe and the Ministry of Transportation.

2. A detailed Servicing Feasibility Study outlining the method of servicing and its impact on Lake Couchiching.
3. Ensure compatibility with existing agricultural operations cognizant of the Minimum Distance Separation I and II.
4. A stormwater management study is required to investigate the impacts of development on water quality and quantity both on and off site and to recommend appropriate measures to maintain the Lake Couchiching ecosystem. In determining whether and what measures may be required, consideration shall be given to the impacts of existing and proposed future development within the contributing catchment. The study is to be completed according to the Ministry of Environment guidelines and shall be reviewed and approved by Council and appropriate agencies.
5. Servicing Feasibility Study

The purpose of a Servicing Feasibility Study is to protect the environment, in particular the ground and surface water resources of the Lake Couchiching ecosystem. To ensure that an adequate supply of potable water and an appropriate method of sewage treatment are available for new developments within the community study area. The community study area shall encompass the lands identified as the 9.9.11.2 "Special Development Area." This does not preclude Council from including lands outside this special development area.

The Servicing Feasibility Study shall investigate and determine the appropriate methods of water supply and sewage treatment necessary to service proposed development and to maintain water resources. All reasonable servicing alternative, beginning with full municipal or communal services, shall be considered within the context of a community servicing strategy that establishes servicing alternatives for development scenarios within the community study area. The development scenarios may include the type, scale, density and phasing of future growth and development, as determined by the Township.

In particular, the Study shall investigate and address the following issues:

- The potential to connect to existing and proposed water supply and sewage treatment systems and also existing capacity and feasibility of the extension and expansion, if required, the necessity for a feasibility of new facilities; and the analysis of comparative performance of similar facilities;
- Environmental, financial and administrative implications of multiple systems regardless of whether the systems discharge to surface water or ground water;
- Where individual on-site sewage treatment services are proposed, the suitability of 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; and,
- Consideration of the assimilative (carrying capacity) of the Lake Couchiching ecosystem.

The Servicing Feasibility Study is to be prepared according to the Ministry of the Environment guidelines and is subject to the review and approval of the Council and the appropriate agencies.

xi.Zoning

Destination Commercial Areas may be zoned in separate classifications in the Zoning Bylaw. Before the development of any land or the issuance of a building permit, a site plan agreement shall be entered into between the developer and the municipality. In the interim, a Holding (H) Symbol shall be incorporated with the specific zone.

Before the removal of the Holding (H) Symbol by Council for certain uses, the developer shall satisfy Section 7.6 of this Plan and in particular, the developer shall complete the required studies and the concept plan to the satisfaction of Council.

9.10 HIGHWAY COMMERCIAL

9.10.1 Purpose

The purpose of the Highway Commercial designation on Schedule "A" is to accommodate small area and individual commercial activities that are located on main roads and at intersections to provide convenient access and exposure.

9.10.2 Land Uses

- eating establishment, including drive through and take-out establishment
- motor vehicle service station
- motor vehicle gasoline sales
- convenience commercial establishment
- gift or antique establishment
- arts and craft establishment
- an accessory dwelling for the owner or caretaker
- management of natural areas and natural resources for environmental management purposes
- public and private infrastructure
- utilities

9.10.3 Location

Highway Commercial designations shall be limited to a Provincial Highway, County Road, and are preferred at the intersection of a Township Road with a Provincial Highway or County Road to achieve access to the Township Road.

9.10.4 Retail Commercial Floor Space

Retail Commercial establishments shall not exceed 500 m² total gross floor area for an individual establishment or a grouping of permitted uses on a single lot.

9.10.5 Official Plan Amendment

- 9.10.5.1 The creation of new or expanded Highway Commercial areas shall be considered by an Official Plan Amendment.
- 9.10.5.2 Any proposed Official Plan Amendment shall be subject to the objectives and policies of this Plan and in particular Section 6.6.
- 9.10.5.3 A detailed planning study shall be submitted to the Township by the proponent with each application that clearly establishes how the objectives and policies of this Plan are satisfied.

9.10.5.4 Any new or expanded Highway Commercial area shall be subject to a specific Zoning Bylaw Amendment.

9.10.6 Lot Creation

9.10.6.1 The creation of a new or expanded lot in a Highway Commercial designation is permitted subject to Sections 4.1,4.2, and 5.1.12 of this Plan and the provisions of the Zoning Bylaw.

9.10.6.2 New lots shall not be created by plan of subdivision or plan of condominium in the Highway Commercial designation.

9.10.6.3 Special consideration will be given to the creation of a new lot for permitted Highway Commercial uses on lands designated as "Rural".

9.10.7 Concordance

Section 6.0 of this Plan is the primary policy area that shall be referred to in conjunction with this Section.

9.10.8 Special Policies

9.10.8.1 Part Lot 15, Concession 1 (Rama) (OPA No. 3)

Notwithstanding Section 9.10.2 within the lands designated "Highway Commercial" and identified as special policy 9.10.8.1 on Schedule "A" of this Plan, the only permitted uses shall be an indoor self storage business within the three existing buildings. The gross floor area of the buildings shall not be permitted to be expanded and no known noxious items shall be stored on site.

9.11 MINERAL AGGREGATE EXTRACTION AREA

9.11.1 Purpose

The purpose of the Mineral Aggregate Extraction designation on Schedule “A” is to recognize provincially licensed and active sand and gravel and quarry operations, referred to as mineral aggregate operations.

9.11.2 Land Uses

- farming
- agricultural use
- licenced sand and gravel pit
- licenced quarry
- accessory uses associated with extraction operation and processing activity such as crushing, screening, washing, stockpiling, blending, storage, weigh scales, packing, and on-site office facility
- ancillary uses such as asphalt plant, concrete plant, aggregate recycling plant, and aggregate transfer station specifically permitted in a Zoning Bylaw Amendment
- management of natural areas and natural resources for environmental management purposes
- public and private infrastructure

9.11.3 Official Plan Amendment

- 9.11.3.1 New or expanded mineral aggregate operations shall be located in an area designated as Mineral Aggregate Extraction Area by amendment to this Plan.
- 9.11.3.2 Any application to amend this Plan shall be considered by the Township subject to the objectives and policies of this plan and in particular Section 5.3.4.
- 9.11.3.3 Any application that proposes extraction below the established groundwater table shall require hydrogeological studies of the impact on water quality and quantity and be subject to public consultation.

9.11.4 Licenced Mineral Aggregate Operations

- 9.11.4.1 All mineral aggregate operations licenced under provincial statute at the time of coming into effect of this Plan shall be designated Mineral Aggregate Extraction Area on Schedule “A”.
- 9.11.4.2 All existing and proposed mineral aggregate operations shall be appropriately designated and zoned in the Township’s Official Plan and Zoning Bylaw, including all driveways proposed for truck traffic to and from the operation within the licenced area. The Township may require that driveways external to the licenced area, whose purpose is for the passage of truck traffic to and from a licenced area, be zoned accordingly. The zoning of these external driveways should be site specific and distinct from the zoning of the licenced

area.

- 9.11.4.3 Any changes to an existing licence that add to or extend the boundaries of licenced mineral aggregate areas shall be subject to an amendment to this Plan and/or Zoning Bylaw.
- 9.11.4.4 Any application under provincial statute to change, vary or add to the conditions in an existing licence and/or site plan that proposes to increase the tonnage limit of annual extraction and/or that proposes to extract aggregate below the groundwater table must comply with the Township's requirements according to Section 9.11.5 of this Plan, and in all applications, the Township shall send its comments and recommendations to the provincial agencies within the legislative comment periods.
- 9.11.4.5 Proposals to add to or extend the boundaries of licenced mineral aggregate areas shall be considered by the Township with regard to the land uses and natural area characteristics of the surrounding environment.
- 9.11.4.6 Any amendment to this Plan shall be subject to the objectives and policies of this Plan and in particular Section 5.2.4 and 5.3.4.

9.11.5 Township Requirements

- 9.11.5.1 In consideration of any application to amend this Plan and/or the Zoning Bylaw, to permit aggregate extraction, the Township and the County shall require the applicant to provide the following:
 - a. the submission of a study by the applicant indicating potential haul road transportation impacts from the proposed extraction operation on the Township and County road systems and on local, county, district and regional roads in adjacent municipalities;
 - b. if required, the submission of an Environmental Impact Statement according to Section 5.2.4 of this Plan.
 - c. demonstration that the proposed mineral aggregate extraction and rehabilitation are consistent with the policies of the County of Simcoe Official Plan and this Plan;
 - d. the submission of all reports required by the Province according to the *Aggregate Resources Act*;
 - e. consideration of the use of the proposed operation compatible with existing and planned sensitive land uses in the area, the staging of extraction and rehabilitation within the proposed licenced area, the entering into a registered development agreement with the Township and such other relevant matters as the Township deems necessary such as:

- i) that the applicant in cooperation with the Township , the County, and adjacent local, district and regional municipalities, will establish all haul routes for truck traffic
 - ii) that if a public highway is to be used as a haul route, the appropriate road authority or authorities may require, in a suitable agreement, that any road improvements; the timing of road works, and the responsibilities for road maintenance during and after road construction are undertaken all at the expense of the operator of the pit or quarry;
 - iii) that the operator shall operate and maintain any private haul routes that are external to the licenced area according to truck volumes and compatibility with land uses, in accordance with a suitable agreement;
 - iv) any improvements to the Township's surface water drainage system at the applicant's expense.
- f. the Township will recommend licence conditions and/or notes on the site plan through the approvals process under the *Aggregate Resources Act*, where necessary:
- i) to ensure adequate buffers and/or screening along Township right-of-ways, or adjacent to any existing or proposed residences or as determined through the approval of required studies, adjacent to sensitive land uses to the satisfaction of the Township;
 - ii) that no new excavation or processing will take place until all required buffers and/or screenings have been constructed;
 - iii) that no water from washing or screening operations will be directly discharged into any watercourse;
 - iv) that no new excavation or processing will take place until all required fencing and/or security measures have been put in place;
 - v) that any off-site discharge of surface and/or groundwater satisfies the requirement of provincial statutes, regulations and standards and that the applicant can obtain the necessary approvals; and
 - vi) that the operator agrees to ensure off-site monitoring of private water supplies to meet quality and quantity standards and requirements and that appropriate mitigation measures are included in agreements with landowners.

9.11.5.2 That any agreement entered into with the Township shall be registered by the Township against the land licenced for mineral aggregate operations.

9.11.6 Township Monitoring

- 9.11.6.1 The Township shall monitor all licenced mineral aggregate operations and may provide comments to the provincial ministry responsible for licencing and may review the annual compliance report required by provincial regulation.
- 9.11.6.2 The Township may determine whether the operator of the licenced operation complies with any required off-site mitigation measures specified as conditions of the aggregate licence and/or as notes on the approved site plan.
- 9.11.6.3 The Township shall be satisfied that off-site traffic control, road improvements and/or surface drainage measures as agreed to in the registered agreement have been satisfied by the operator.

9.11.7 Deletion of Official Plan Designation

The Township may change any Mineral Aggregate Extraction designation on Schedule A to an appropriate designation reflecting the characteristics of the subject lands, where the mineral aggregate resource is no longer licenced in whole or part.

9.11.8 Rehabilitation

- 9.11.8.1 When considering an amendment to the Township's Zoning Bylaw that would enable the establishment or expansion of a mineral aggregate operation, the Township will recommend to the Province conditions to be included in the aggregate licence or notations on the site plan to ensure proper rehabilitation of the lands. Proper rehabilitation means:
 - a. where the lands from which the extraction will occur are designated as "Agriculture" on Schedule A of this Plan, rehabilitation shall require the restoration of the lands to the previous agricultural capability of the lands. On these "Agriculture" lands, complete agricultural rehabilitation is not required if:
 - i) there is a substantial quantity of mineral aggregates below the water table warranting extraction; or
 - ii) the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and
 - iii) other alternatives have been considered by the applicant and found unsuitable; and
 - iv) agricultural rehabilitation in remaining areas will be maximized; and
 - v) it has been demonstrated that such rehabilitation would negatively impact groundwater resources.

- b. where the lands from which the extraction will occur, including extraction below the established groundwater table, are within any designation other than "Agriculture" designation on Schedule A of this Plan, rehabilitation shall be compatible with the intended or sequential land use in terms of grading, post extraction elevations and vegetation cover and shall be compatible with existing and proposed land uses on lands adjacent to and in the vicinity of the subject lands.

9.11.8.2 The Township encourages progressive rehabilitation where by a sequence of extraction and consequent rehabilitation would take place. Such a sequence shall minimize the area affected at any one time by requiring rehabilitation in a progressive and phased manner as extraction on portions of the site is completed.

9.11.9 Lot Creation

The lands that are licenced or are proposed to be licenced may be severed by consent provided that the retained parcel satisfies the requirements of this Plan and the Zoning Bylaw.

9.11.10 Concordance

Sections 5.2 and 5.3 of this Plan are the primary policy areas that shall be referred to in conjunction with this Plan.

9.11.11 Special Policies

9.11.11.1 James Dick, Lots 11 to 14, Conc C and Lots 11 to 15, Conc D - Rama

Notwithstanding Section 9.11.1, within the lands designated "Mineral Aggregate Extraction Area" and identified as Special Policy Area 9.11.10.2 on Schedule A of this Plan, the only uses permitted shall be uses that support the operation of an adjacent pit or quarry. Those uses may include processing, stock piles, accessory buildings and structures, environmental control facilities and haul routes. No extraction shall occur within Special Policy Area .

9.11.11.3 James Dick, Lots 11 to 14 Con C and Lots 11 to 15, Conc. D - Rama

Notwithstanding Section 9.11.1, any proposed licenced aggregate operation within Lot 15, Concession III, will be subject to an agreement within the Township. Notwithstanding any provisions of this Plan to the contrary, any implementing zoning bylaw may incorporate a Holding Provision until the developer has satisfied the following conditions:

- l) a development agreement including such matters as road construction, letters of credit and insurance has been registered on title of the land;

- ii) a letter has been received by the Township from the Ministry of Natural Resources confirming compliance of the quarry with the Ministry's requirements.

9.11.11.4 Fowler Quarry, Lots 11 to 15 inclusive and Part of Lots 16 and 17, Concession B (Rama) and Part of Lot 15, Concession C (Rama) (OPA No. 6)

Notwithstanding Section 9.11.2, any licenced aggregate operation within Lots 11 to 15 inclusive and Part of Lots 16 and 17 Concession B (Rama) and Part of Lot 15, Concession C (Rama) shall provide and maintain access to and from the licenced quarry on Concession Road B-C, which is designated as an aggregate haul road by the Township of Ramara.

Any proposed licenced quarry will be subject to an agreement with the Township of Ramara regarding road improvements to Concession B-C and with the County of Simcoe regarding road improvements to the intersection of County Road 169 and Township Concession B/C, timing of road works, road maintenance, responsibility for the cost of the road improvements, among other related matters.

Notwithstanding any provision of this Plan, the implementing zoning bylaw shall incorporate a holding provision until the owner has satisfied the requirement of entering into an agreement with the Township of Ramara and entering into an agreement with the County of Simcoe.

Amendment No. 6 shall be implemented by means of a Zoning Bylaw Amendment enacted pursuant to the provisions of Section 34 of the *Planning Act*.

The provisions this Plan, as amended, shall apply with regard to the interpretation of this Amendment.

9.11.11.5 NRK Holdings Inc. Parts of Lots 3 and 4, Concession C (Rama) (OPA No. 15)

Notwithstanding section 9.11.1, any licenced aggregate operation within Parts of Lots 3 and 4, Concession C (Rama), shall provide and maintain access to and from the licenced quarry on Concession Road B-C, that is designated as an aggregate haul toad by the Township of Ramara.

Any proposed licenced quarry will be subject to a Haul Road Agreement with the Township of Ramara regarding road improvements to Concession B-C, timing of road improvements, road maintenance, responsibility for the cost of road improvements and maintenance, among other related matters.

Notwithstanding any provision of this Plan, the implementing zoning bylaw amendment shall be enacted by the Council of the Township of Ramara when the owner/applicant has satisfied the requirements of entering into a Haul

Road Agreement with the Township of Ramara.

Amendment No. 15 shall be implemented by means of a Zoning Bylaw Amendment enacted pursuant to the provisions of section 34 of the *Planning Act*.

The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the interpretation of this Amendment.

9.12 Reserved (OPA No. 18)

10.0 SECONDARY PLANS

10.1 Interim Secondary Plans

- 10.1.1 Until a Secondary Plan is adopted by amendment to this Plan, the following Interim Secondary Plans contained in Schedules I-1, I-2 and I-3 and policies shall apply to the designated Villages of Brechin, Lagoon City, and Atherley-Uptergrove.
- 10.1.2 When a Secondary Plan is adopted by Council as a Secondary Plan for each Village, the Interim Secondary Plan shall be repealed and replaced.
- 10.1.3 The land use designations shown on each Interim Secondary Plan shall be implemented by the corresponding policies in Section 9 of this Plan.
- 10.1.4 The land use designations within the Interim Secondary Plan are:
 - Village Residential
 - Village Commercial
 - Village Industrial
 - Village Institutional
 - Agriculture
 - Rural
- 10.1.5 Relevant Special Policies in this Plan shall apply to the interim Secondary Plans as noted on the Schedules.
- 10.1.6 Until a new Secondary Plan is adopted by Council as an amendment to this Plan, new development shall be in conformity with the land use policies of this Plan for the designations shown on the Interim Secondary Plan.
- 10.1.7 Until a new Secondary Plan is adopted by amendment to this Plan, infill development is permitted according to the policies of this Plan.
- 10.1.8 All proposed development that is in conformity with the Interim Secondary Plan shall comply with the Zoning Bylaw in effect at the time of development.
- 10.1.9 Any proposed amendment to the Official Plan to change land use designations in an Interim Secondary Plan shall in particular be in conformity with Sections 4.1, 6.0 and 9.5 of this Plan.
- 10.1.10 Any proposed amendment to the Interim Secondary Plan to change any goal, objective or policy of this Plan by Special Policy will not be permitted.
- 10.1.11 A Secondary Plan shall be prepared according to the policies of this Plan and shall be adopted as amendment to this Section.

10.2 Concordance

Sections 4.1, 6.0, 9.5, 9.8 and 9.10 are the primary policy areas that shall be referred to in conjunction with this section.

10.3 Special Policies - Interim Secondary Plans

10.3.1 Brechin

10.3.1.1 Industrial Land - South Of Brechin

On those lands classified as Industrial, located in Lots 8, 9, and 10, Concessions I and II, (Mara) the predominant use of the lands shall be for industrial uses that require water only for human consumption and sanitary purposes of their employees. Any proposed water supply and sanitary disposal facilities shall meet with the approval of the Township and relevant Provincial agencies responsible for such approval.

Where an industrial use is proposed which will use water as part of its operation, a detailed engineering report shall be prepared which demonstrates that sufficient water exists and that adequate disposal facilities can be provided. Such a report shall demonstrate that the use will not have an adverse impact on adjoining wells. Approval of the engineering report by the Township, and the appropriate Provincial agencies responsible for such approvals, shall be a necessary precondition before an amendment is passed to the Zoning Bylaw to permit the proposed industrial use.

10.3.1.2 Brechin Industrial Park

The Industrial lands located in part of Lot 10, Concession III, (Mara) may be developed on the basis of a municipal water supply system and private wastewater treatment systems and the permitted uses may also include a limited amount of commercial development that would benefit from the Highway No. 12 exposure such as motor vehicle dealerships, farm implement dealers, marine sales and service establishments, and similar commercial uses.

10.3.2 Lagoon City

10.3.2.1 Lagoon City Special Policy

I. Permitted Uses

The uses permitted shall be limited to residential dwelling units, but excluding mobile homes, and shall include detached dwellings, townhouses and low rise apartment buildings, hotels, motels, general

and specialized commercial uses serving the day to day needs of the local residents and tourists, recreation clubs, community centres and assembly halls, community facilities such as a library and fire hall, public and private parks and playgrounds, marinas, boat storage, eating establishments, places of entertainment, convenience stores, complementary light industry, home occupation uses and public uses.

ii. Phase Areas

The development known as Lagoon City, in Lots 14, 15 and 16, Concession IV and V (Mara) shall consist of three (3) contiguous Phase areas, as indicated with the lands designated as Village.

iii. Cluster Arrangement

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.

iv. Building Location

Medium and high density residential buildings should not overshadow or interfere with the visual amenities of low density residential buildings because of their bulk.

v. Recreation And Community Facilities

Permitted community facilities and recreational uses shall be provided and be located contiguous to or within the residential sectors of the community and care shall be had to the accessibility of such facilities.

vi. Proximity To Collector Roads

The permitted groups of commercial and industrial uses shall be located on or in close proximity to collector roads and shall be developed with common ingress and egress routes.

vii. Collector Roads

Wherever possible, direct access to abutting properties from collector roads shall be prohibited.

viii. Brechin - Lagoon City Area Transportation Study

When considering the various development Phases, the Municipality shall have regard to a Brechin-Lagoon City Area Transportation Study and the recommendations contained therein.

ix. Density

The maximum permitted residential density in the Village designation, shall be as follows:

1. Low density shall include single-family dwellings and shall not exceed 7.4 to 12.4 units per gross hectare.
2. Medium density shall include townhouse and similar dwellings and shall not exceed 29.6 to 37.0 units per gross hectare.
3. High density shall include apartment and similar dwellings and shall not exceed 69.1 to 74.1 units per gross hectare.

10.3.2.2 Concord Point To Brechin

On those undeveloped lands located in Lots 13, 14 and 15, Concession III, and designated as "Village Residential," it is recognized that not all the lands may be suitable for development purposes due to potential flooding or other environmental constraints, and that careful consideration will be given to these constraints in planning development for this area. Before the approval of any new development for these lands, the developer shall submit comprehensive engineering studies, to the satisfaction of the Township, the Ministry of the Environment and the Ministry of Natural Resources and the County of Simcoe, to prove that such constraints can be overcome or accommodated, by acceptable engineering techniques and resource management practice.

10.3.3 Atherley-Uptergrove

10.3.3.1 Noble

Notwithstanding any provisions in this Plan to the contrary, and subject to the approval of the Ministry of the Environment, those lands designated "Agriculture" in Part of Lot 24, Concession 10 along Concession Road 10 (Mara) (+/- 8.09 hectares) may be used for a private communal sewage treatment and disposal system for the manufactured home park to be developed according to Section 9.5.11.4 of this Plan.

l) Responsibility Agreement

The developer shall be responsible for the installation, operation, maintenance, and monitoring of the required facilities subject to the approval of the Ministry of the Environment and to a Responsibility Agreement with the Township. The Agreement shall provide for

construction, operation and maintenance standards, monitoring of effluent and operations, and financial assurances by the developer.

ii) Site Plan

Before the development of a private communal sewage treatment and disposal system, these lands shall be included in the appropriate site plan agreement entered into with the Township under Section 9.5.11.4 of this Plan.

iii) Holding Provisions

Notwithstanding Section 7.6 of this Plan, a Holding (H) Symbol may be used to implement the private communal sewage treatment and disposal system in conjunction with the adjacent manufactured home park. Before removing the Holding Symbol to permit development, the developer shall:

- a. meet the requirements of Section 9.5.11.4 of this Plan to permit development of Phase 1 of the adjacent manufacture home park; and
- b. enter into a site plan agreement with the Township for the proposed sewage treatment and disposal system.

10.3.3.2 Atherley

Where lands are designated as Village in Atherley on the south side of Highway 12, east of Courtland Street and north of Balsam Road in part of Lots 29 and 30, Concession XI, (Mara) the maximum leasable floor area of all buildings and structures shall not exceed 2,000 square metres in total. Any increase in leasable area will require a market study, acceptable to Council, that has regard for the policies of the Official Plan. Any justified increase in leasable area will require an amendment to the Zoning Bylaw, but will not require an amendment to this plan.

10.3.3.3 Noble (OPA 47)

Notwithstanding any provisions in this Plan to the contrary, those lands designated in Part of Lot 25, Concession 10 (Mara) along Highway 12, (+/- 30.1 hectares) may be used for a manufactured home park of not more than 300 manufactured home units complying with the Ontario Building Code for year round occupancy. Ancillary uses including a private community centre and administration/sales office is also permitted subject to appropriate zoning.

- i) **Manufactured Home**
A manufactured home is a dwelling designed to be made mobile, and constructed or manufactured according to the Ontario Building Code to provide permanent residence for one or more persons, but does not include a mobile home, park model trailer, travel trailer, trailer, tent trailer, recreational vehicle.
- ii) **Density**
Notwithstanding section 9.5.3, the maximum residential density shall not exceed 9.97 units per gross hectare (4.04 units per gross acre).
- iii) **Water Supply and Sewer Systems**
All development shall be serviced by private communal water supply and distribution system and private communal sewage treatment and disposal system. The developer shall be responsible for the installation, operation, maintenance, and monitoring of the required facilities subject to the approval of the Ministry of the Environment and subject to a required Responsibility Agreement with the Township. The Responsibility Agreement shall provide for construction, operation, maintenance standards, monitoring of effluent and operations, and financial assurances by the developer for the private communal sewage treatment and disposal system. The private communal sewage treatment and disposal system may be provided according to Section 9.3.11.1. of this Plan.
- iv) **Access**
All manufactured home units shall have direct access to an internal private roadway constructed with standards acceptable to the municipality and capable of providing adequate emergency vehicle access.
- v) **Zoning**
Further to the Township Zoning Bylaw, zoning regulations may be used to control the size, nature, and location of the manufactured home sites.

In addition to Section 7.6 of this Plan, a Holding (H) Symbol may be used to implement the phasing of the development.
- vi) **Phasing**
Logical and efficient development is to occur in a minimum of three phases with a maximum of 100 sites in each phase.
- vii) **Site Plan**
Before the development of any sites for manufactured homes and the issuance of a building permit, for any phase, the developer shall enter into a site plan agreement with the Township.

The site plan agreement shall include a stormwater management plan, a road improvement plan, a lot grading and drainage plan and a landscaping plan subject to the approval of the Township and any relevant government authority.

viii) Holding Provision

(a) Before removing the "H" symbol to permit development in any phase:

- 1) the required improvements to Concession Road 10, the intersections of Highway 12 and Plum Point Road, and improvement to the sight lines at the intersection of Plum Point Road and Concession Road 10, and improvements to Highway 12 shall be completed;
- 2) the land for the new Public Road will be dedicated to the Township and the road will be built to Township standards;
- 3) the water and sewage treatment systems for all Phases of development have been approved by the Ministry of the Environment, and a Responsibility Agreement shall be entered into with the Township according to Section 9.5.11.4 iii) of this Plan; and
- 4) the site plan agreement shall be entered into with the Township for each phase according to Section 9.5.11.4 vii) of this Plan.

(b) Before removing the "H" symbol to permit development in phase 2 or phase 3 or any subsequent phase:

- 1) at least 80% of the units of the previous phase must be built, occupied and adequately serviced to the satisfaction of the Township; and
- 2) a comprehensive study shall be prepared by the developer/owner to assess the financial viability, environmental and servicing impacts, and also any other matters the Township deems necessary, of all the previous phases. The "H" symbol shall not be removed where the study finds that an adverse impact will occur as a result of such development and such impact cannot be appropriately mitigated.

10.3.3.4 Abernathy (OPA 48)

Notwithstanding any provisions of this Plan to the contrary, for the lands designated "Village Residential" in the North Part of Lot 28, Concession 10, (Parts 1, 2, and 3, Plan 51R-23615), known municipally as 4399 and 4405 Concession Road 11 and having an area of 1.1 hectares (2.73 acres), a maximum of five residential lots may be created by consent.

That as a condition of consent or plan of subdivision to divide the subject lands, that the owner and the Township enter into an agreement that is binding on any successors in title of the property, the size of the dwellings to be constructed are:

1. Limited to the maximum gross floor area of 200 square metres per dwelling and not more than 20 fixture units;
2. That each lot have a primary and reserve tile bed.

The required agreement is registered on title against each lot created, including any retained lots.

10.3.3.5 Atherley Cemetery

Until such time as there is municipal or communal water supply for lands immediately adjacent to the east side of the cemetery property, the zoning bylaw for the expanded part of the cemetery shall provide for a 30 metre separation distance from the existing residential property to the east within which no burial sites shall be located.

10.3.3.6 Mnjikaning Fish Weirs National Historic Site

In preparing a secondary plan, consideration will be made to the public education and awareness of this site and that a land use designation for appropriate interpretive facilities will be included subject to the natural area features and functions of this site.

10.4 Reserved (OPA No. 10)

10.5 Rama Road Corridor Special Development Area Secondary Plan (OPA No. 11)

10.5.1 General Policy

- 10.5.1.1 All of the Ramara Official Plan policies apply to the Rama Road Special Development Area Secondary Plan Area, where relevant. If there is a conflict between the Official Plan and this Secondary Plan, then the policies of this Secondary Plan shall prevail.

- 10.5.1.2 All complete planning applications made for development within the Secondary Plan area shall conform with the Planning Act, shall be consistent with the Provincial Policy Statement 2005, shall not conflict with the Growth Plan for the Greater Golden Horseshoe, in effect at the time of the decision, and all planning applications shall conform with County of Simcoe Official Plan and the Ramara Official Plan in effect. As well, planning applications must recognize any water quality targets for Lake Couchiching.
 - 10.5.1.3 The Ramara Zoning Bylaw shall be amended to conform with this Secondary Plan in order to implement a development proposal.
 - 10.5.1.4 Existing zoning in Zoning Bylaw 2005.85 on lands within the Secondary Plan area shall remain in effect according to the policies of this Plan and the provisions of Bylaw 2005.85, until amended.
 - 10.5.1.5 Any amendment to this Secondary Plan, including the redesignation of Future Greenfield Areas, shall be implemented by an official plan amendment.
 - 10.5.1.6 The proposed outward expansion of the Rama Road Corridor Secondary Plan boundary shall be considered by an amendment to the Ramara Official Plan and this Secondary Plan and shall be supported by a municipal comprehensive review prepared by the Township of Ramara according to the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.
 - 10.5.1.7 Where required by the Planning Act, the Township shall require other information to be provided in an application to amend this Plan, the Zoning Bylaw, and for approval of a subdivision plan and condominium plan, that is contained in the Ramara Official Plan and this Secondary Plan.
- 10.5.2 Rama Road Corridor Objectives
- 10.5.2.1 The overall objective of this Secondary Plan is to build an employment area that caters to the economic needs for destination commercial uses within a livable and sustainable community for people in Ramara.
 - 10.5.2.2 Existing residential dwellings and land uses in Existing Built-Up Areas and isolated lots may remain privately serviced without municipal water and wastewater infrastructure, but subject to the completion of municipal environmental assessments and financial analyses, may be connected to municipal water supply and wastewater treatment systems.
 - 10.5.2.3 Intensification of development in Existing Built-Up Areas shall be determined by the capacity of individual water supply, wastewater treatment, and stormwater management and public road facilities, or where appropriate, the capacity of municipal water supply and wastewater treatment systems, and other considerations such as community character.
 - 10.5.2.4 The Destination Commercial areas are intended to be used as areas of employment for residents of the Township.

- 10.5.2.5 Proposed new development within the five designated municipal service areas shall be considered by plan of subdivision, plan of condominium and site plan approvals.
- 10.5.2.6 Future Greenfield Areas designated within the Secondary Plan Area are not required to accommodate planned development within the planning period intended to be planned according to updated comprehensive growth management studies by the Township of Ramara and implemented through an amendment to the Official Plan.
- 10.5.2.7 Municipal infrastructure planning will be integrated with land use planning and design cooperatively between land owners and developers within each service area.
- 10.5.2.8 Natural Area features and functions will be protected from development and are integrated into the structure of the Rama Road Corridor.
- 10.5.2.9 Natural areas, walking areas and trails shall be incorporated into the design of development projects in order to encourage and facilitate the health and wellness of residents of and visitors to the Township and to reduce automobile dependency. New natural area features and functions may be established and protected in conjunction with development planning.
- 10.5.2.10 The Township shall determine the need for parkland, recreation areas and natural area land dedications, when establishing conditions of approval for all subdivision plans, condominium plans and site plans.
- 10.5.2.11 Most of the development within the designated service areas are intended as "Destination Commercial". Section 9.9.8.1 of the Ramara Official Plan, as amended by this Secondary Plan, applies to the development of multiple unit dwellings in a mixed-use project.
- 10.5.2.12 Existing small lots that are zoned as "DC-(H)" by Zoning Bylaw 2005.85 may continue to be used according to the provisions of the Zoning Bylaw.
- 10.5.2.13 The former CN right-of-way owned by the Township of Ramara shall be integrated into the new development and shall be used as a public pedestrian walkway, trail and bikeway, connecting to other trails in the Township.
- 10.5.2.14 In the future, the corridor may provide for a public transit facility.
- 10.5.2.15 The development of the Corridor structure is intended to protect the quality of the Lake Couchiching and Lake Simcoe watersheds and the inherent natural features and functions, and to meet water quality objectives for Lake Couchiching in the design of servicing infrastructure.

10.5.3 Destination Commercial Areas

10.5.3.1 There are four designated development areas and one designated developed area.

<u>Service Area</u>	<u>Gross Area</u>
D1	75 ha
D2	76 ha
D3	73 ha
D4	33 ha
D5	13 ha

10.5.3.2 The Master Servicing Study allocates capacity for destination commercial development in Service Areas D1, D2, D3 and D4. Area D5 is developed by Fern Resort and its private water supply and wastewater treatment systems may continue or be expanded and integrated with other designated development lands.

10.5.3.3 The total gross designated commercial development area available for development in the planned 25-year planning period (2006-2031) is 237 hectares.

10.5.3.4 These designated areas are intended to be developed with a range of land uses as permitted in Section 9.9 of the Ramara Official Plan. The implementing zoning bylaw will establish permitted uses and zoning provisions for each destination commercial development.

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 residential density for multiple units is 24 units per hectare and the maximum height of multiple unit residential buildings shall be 8 storeys or 24 metres.

10.5.3.6 There is no planned Destination Commercial development gross floor area target within the Rama Road Corridor. Each development proposal will be assessed by the Township and appropriate authorities, with regard to the following issues to be addressed by proponents as part of information provided in each planning application:

1. Projected permanent and temporary employment in the project;
2. Projected Multiple Unit dwellings and uses in accordance with section 9.9.8 of this secondary plan;
3. The density of residential uses and non-residential uses in buildable land areas;

4. Projected permanent and temporary residential unit occupancies;
5. The provision of employment within the Destination Commercial projects;
6. The quality and extent of innovative urban design and architectural design;
7. The protection and enhancement of natural area features and functions;
8. Completion of Class Environmental Assessment for municipal services and agreement with Township and other landowners regarding implementation measures;
9. Provision of walkways, trails, bikeways and pedestrian areas within the project and connecting externally;
10. Provision of publicly owned open spaces for active and passive recreation;
11. Consideration of innovative streetscape designs;
12. Provision of public streets and road intersection improvements to mitigate impacts and provide sufficient capacity;
13. Proposed phasing of development;
14. Conformity with the Provincial, the County and Township planning policies;
15. Compatibility between residential and non-residential land use components within the development project;
16. Compatibility between the proposed "Designation Commercial" development and designated "Shoreline Residential" areas.

10.5.3.7 Proposals for Township planning applications to establish new and expanded projects within the "Destination Commercial" area shall be considered by the Township subject to the preparation and submission of planning studies prepared by the proponent, as part of a planning application. The planning studies shall demonstrate that the proposal achieves the objectives and policies of the Secondary Plan and structure of the Rama Road Corridor; establish the densities of residential and non-residential uses within the buildable land areas of the project; determine the measures to mitigate the potential impacts of noise, lighting, visual presence on multiple dwelling unit land uses and major public roads; the implementation of urban design standards, including pedestrian and bicycle movements; and the measures to implement the

infrastructure study required by this Secondary Plan.

10.5.3.8 The designated "Destination Commercial" areas identified on Schedule "A-2" include smaller individual properties that should be integrated with larger properties for new development. These smaller properties may continue to be used for existing uses that are permitted in the "Rural" designation.

10.5.3.9 New strip development is not permitted along existing major public roads.

10.5.3.10 Development proposed by subdivision plan, condominium plan or site plan shall be designed to provide for a 7.5 metre wide continuous landscaped buffer abutting any areas that are designated in the Ramara Official Plan as "Shoreline Residential" or as "Shoreline Residential (SR)" in Zoning Bylaw 2005.85. The landscape buffer shall only be used for landscaped features, naturalization, berming, fencing, and at grade infrastructure (private driveway or walkway) and subsurface infrastructure. Direct vehicle access between development in a "Destination Commercial" area and any existing "Shoreline Residential" area is prohibited, except for emergency vehicle access, where appropriate.

10.5.4 Existing Built-Up Areas

10.5.4.1 The concentrations of existing built-up residential development areas outside the "Destination Commercial" areas are identified on Schedule "A" to this Plan. These areas are predominantly designated as "Shoreline Residential".

10.5.4.2 Existing uses within the Existing Built-Up Areas may remain according to existing Zoning Bylaw provisions.

10.5.4.3 The policies of the Ramara Official Plan apply to these areas.

10.5.4.4 It is intended that these areas shall continue to be serviced with individual private water supply and wastewater treatment facilities, until environmental assessments conclude that municipal water supply and wastewater treatment systems shall be extended to service these areas.

10.5.4.5 This Plan encourages intensification within the Existing Built-Up Areas within the capacity to provide public roads, individual water supply and wastewater treatment, and stormwater management, or where appropriate, the capacity of municipal water supply and wastewater treatment services or other services.

10.5.4.6 For purposes of this Plan, intensification in the Existing Built-Up Areas means and includes:

infilling between existing residential dwellings;

expansion and/or conversion of existing dwellings and existing non-residential uses;

development of existing vacant lots;

further development of existing built-up lots;

redevelopment of existing built-up lots.

10.5.4.7 Intensification includes the development of new residential dwellings and may include the redevelopment of existing non-residential uses to residential uses.

10.5.4.8 All new or expanded residential dwellings shall conform with the provisions of the Zoning Bylaw and are subject to the Township's Site Plan Control Bylaw.

10.5.4.9 Intensification of uses other than residential is permitted within the "Existing Built-Up Area", and may require an amendment to the Zoning Bylaw and shall conform with the policies of the Official Plan and this Secondary Plan.

10.5.5 Public Active and Passive Recreation Areas

10.5.5.1 Public spaces, essential to the character of the Township and to the health and wellness of residents, shall be planned accordingly in all subdivision plans, condominium plans and site plans.

10.5.5.2 Schedule "A-2" to this Secondary Plan identifies the conceptual walkways and trails that are to be implemented by development plans.

10.5.5.3 Public spaces shall be designated in the Township as a system of active recreation and passive recreation areas and may include:

- sidewalks
- trails
- bikeways
- neighbourhood parks
- village park/square
- wilderness areas
- watercourses

10.5.5.4 In every new subdivision plan, at least one pedestrian sidewalk shall be provided on every public street.

10.5.5.5 Connected trails, bikeways, and parks shall be provided in the Rama Road Corridor through subdivision plans, condominium plans and site plans.

10.5.5.6 The location, design and area of these public spaces and their dedication to the Township or other public body shall be determined in subdivision plans, condominium plans and site plans by the Township.

10.5.5.7 Where it is considered feasible by the Township, newly-established woodlands and wetlands in public spaces may be established and existing woodlands and wetlands may be expanded and enhanced in order to establish natural area linkages and wildlife habitat, as part of a new subdivision plan.

- 10.5.5.8 Where it is considered feasible, the Township may accept land and/or cash-in-lieu of parkland for purposes of establishing new or expanded public spaces.
- 10.5.5.9 The Township shall determine the need for parkland dedication or cash-in-lieu of parkland as part of the condition of subdivision plan and condominium plan approval for all public spaces identified in Section 10.5.5.3.
- 10.5.5.10 The Township shall determine, by bylaw, the parkland areas and recreational areas required to be dedicated or cash-in-lieu, as a condition of site plan approval for Destination Commercial projects, including lands in the central Institutional area designated in the Atherley-Uptergrove Secondary Plan.
- 10.5.5.11 The public recreation area structure shall be designed to allow pedestrian and non-motorized vehicle connections between living areas and recreation areas, institutional areas, commercial areas and natural areas.
- 10.5.5.12 Active and Passive Recreation Areas are not identified on Schedule “A” to this Secondary Plan. Any proposed location does not require an amendment to this Secondary Plan. Areas will be zoned as “AR” and “PR” in Zoning Bylaw 2005.85 as part of the subdivision plan and condominium plan approval process.

10.5.6 Natural Area Protection

- 10.5.6.1 The “Natural Area Protection” designations on Schedule “A” to this Plan are existing on Schedule “A” to the Official Plan. These include provincially significant wetlands and significant woodlands.
- 10.5.6.2 The protection and conservation of these significant areas shall be implemented by existing policies under Section 5.2 and 9.2 of the Ramara Official Plan.
- 10.5.6.3 Natural features designated on Schedule “A” to this Secondary Plan are significant locally and regionally to maintain ecological functions within subwatersheds. These natural features include wetlands, woodlands, and watercourses. The policies in Section 5.2 and Schedule “C” of the Ramara Official Plan shall apply.
- 10.5.6.4 Ecological functions include fish and wildlife habitats, drainage channels, recharge and discharge areas, and Lake Couchiching near-shore areas.
- 10.5.6.5 Subwatershed boundaries identified in the Master Servicing Study shall generally be respected and remain unaltered in the land development process for purposes of municipal services and stormwater management facilities.
- 10.5.6.6 Watercourses identified in the Master Servicing Study and identified on Schedule “A-2” of this Secondary Plan, shall remain unaltered unless diversion is permitted through the consultative and approval process of the Ministry of Natural Resources and shall be naturalized to the extent possible and practical.

- 10.5.6.7 Where determined appropriate by criteria in Section 5.2.4 of the Ramara Official Plan, local wetlands shall be retained and maintained as part of watercourse and corridor systems.
- 10.5.6.8 Where determined feasible by criteria in Section 5.2.4 of the Ramara Official Plan, local woodlands shall be retained and integrated with watercourses and identified public spaces.
- 10.5.6.9 Watercourses located within planned development areas shall be designed with a natural buffer area of a minimum of 15 metres wide on each side of the watercourse.
- 10.5.6.10 All buildings and structures, except boat houses, shall be set back a minimum of 15 metres from the High Water Mark of Lake Couchiching.
- 10.5.6.11 For purposes of this Plan, the High Water Mark is either the contour representing the 219.15 m.a.s.l. elevation or the ordinary high water mark observed in April, May or June, whichever is greater.

10.5.7 Future Greenfield Area

- 10.5.7.1 Future Greenfield Areas identified on Schedule "A" are not required for planned development within the 30-year planning period (2001-2031). Existing uses may remain as zoned in Zoning Bylaw 2005.85. Land uses in Future Greenfield Area designation shall be limited to those permitted in the Rural designation of the Township of Ramara Official Plan.
- 10.5.7.2 Any proposal to change the existing land use shall require a planning justification study as part of a planning application and where necessary an amendment to the zoning bylaw.
- 10.5.7.3 The proposed redesignation of Future Greenfield Areas for intensive development shall be subject to a comprehensive growth management study undertaken by the Township to determine the need to allocate additional land for development during the planning period. Part of this study will include an assessment of municipal servicing capacity.
- 10.5.7.4 It is intended that the designated Future Greenfield Areas shall be serviced with individual private water supply and wastewater treatment facilities until land is designated for development and an amendment to this Plan is approved.
- 10.5.7.5 This Plan discourages proposals for non-resource based development within the designated Future Greenfields Area except for the creation of up to five residential lots by consent where it is determined by the Township that it will not prejudice or impede the orderly and proper development by subdivision plan in the future.

10.5.8 Infrastructure

- 10.5.8.1 The servicing solutions in the approved "Atherley-Uptergrove Secondary Plan Area/Rama Road Corridor Master Servicing Plan" (October 10, 2006) apply to development within the designated service areas.
- 10.5.8.2 New public and private infrastructure shall be designed, established and operated according to the current Township's engineering design standards.
- 10.5.8.3 In each designated service area, Phases 3 and 4 of the Municipal Class Environmental Assessment shall be completed prior to any planning approvals for subdivision plans, condominium plans and site plans.
- 10.5.8.4 Water supply and wastewater treatment facilities are to be designed as communal facilities and operated by the Township of Ramara according to the required development agreements.
- 10.5.8.5 The source of the water supply shall be groundwater and/or surface water as determined by the Phase 3 Class Environmental Assessment in each service area.
- 10.5.8.6 Treated waste water shall be discharged to subsurface or direct discharge to surface water as determined by the Phase 3 Class Environmental Assessment in each service area.
- 10.5.8.7 Centralized stormwater management facilities as identified in the Master Servicing Study will be further determined by consideration of site specific development applications.
- 10.5.8.8 The broad conceptual road network is identified on Schedule "A-2" to this Plan. The location and design of this road network shall be established by environmental assessments or approved subdivision plans.
- 10.5.8.9 All new development shall be serviced by public streets with connected pedestrian walkways and bikeways incorporated into right-of-ways and development shall be designed in a manner that is supportive of transit services in the future.
- 10.5.8.10 The primary public road network serving the new development areas consists of:
 - County Road 44 - Rama Road
 - Concession Road 12
 - County Road 45 - Monck Road
 - Mara-Rama Boundary Road
- 10.5.8.11 Rama Road (County Road 44) within the Rama Road Corridor of this Secondary Plan will function as an Arterial Road serving designated Destination Commercial projects and areas and acting as a main street. Site access to areas from Rama Road shall be designed to maximize through movements and traffic flow and to minimize conflicts between

individual site accesses and other traffic operations and access to Rama Road shall be limited to the designated intersections as shown on Schedule "A-2" to this Plan.

- 10.5.8.12 Site specific traffic studies shall be required as part of planning applications to determine site access, traffic impacts and to determine road needs including road widening, emergency access, intersection improvements, turning lanes, mutual driveways, separation distances between access points, and traffic control, as part of planning applications.
- 10.5.8.13 The site access requirements of the County of Simcoe and the Township of Ramara shall be incorporated into planning approvals. Planning applications shall include the traffic and transportation studies required by these agencies.
- 10.5.8.14 Separate adjacent properties within a Destination Commercial development area shall be integrated with regard to internal access roads, joint public street access, common access to parking areas, trails, walkways and bikeways.
- 10.5.8.15 New local streets and main private roads shall be based on a modified grid system that provides even distribution of vehicular traffic, and maximized ease of connectivity. Township standards shall be used in design and location.

10.5.9 Design Principles

- 10.5.9.1 In all new development areas, building and land use design shall consciously be innovative yet practical, and shall consider the design integration of individual projects within the final built out development.
- 10.5.9.2 All new development shall be sensitive to the streetscape and visual presence to pedestrians and motorists.
- 10.5.9.3 Development shall achieve diversity through a variety of lots and block sizes, building types and styles along public street frontages.
- 10.5.9.4 New and improved public streets shall provide for all-season landscape features within the public right-of-way.
- 10.5.9.5 In new destination commercial projects, the massing of buildings and building elevations shall provide a positive visual presence with design, articulation and fenestration, and a variety of rooflines where visible from public streets and residential areas.
- 10.5.9.6 Landscape strips incorporating landscaping features, berming, decorative fencing shall be designed and located adjacent to public street edges to create aesthetic streetscapes.

10.5.9.7 Street corner buildings shall be designed as signature buildings to emphasize gateway features and to incorporate increased height, roof features, building articulation, window and finishing features.

10.5.9.8 Surface parking and loading areas are not permitted immediately adjacent to the intersections of public streets and shall be buffered and muted by permanent landscape features.

10.5.9.9 Large paved vehicle parking areas shall be divided into smaller defined sections with landscaping and walkways.

10.5.9.10 Parking areas shall not exceed 20% of the land area in each development project.

10.5.9.11 In development projects, bicycle parking spaces shall be provided at a ratio of 1 bicycle space for every 10 required vehicle parking spaces.

10.5.10 Special Policy Areas

10.5.10.1 The following existing Special Policies in Section 9.9.11 of the Ramara Official Plan continue to apply to the Rama Road Corridor with the following changes.

Rama Resorts (9.9.11.1)
Chase (OPA 19) (9.9.10.2)

10.5.10.2 Mnjikaning Fish Weirs National Historic Site

This is a designated National Historic Site administered by the Parks Canada Authority. This site is the “largest and best preserved wooden fish weirs in eastern Canada, in use from about 3300 B.C.”. This Plan recognizes the cultural heritage significance of the site located within the channel between Lake Simcoe and Lake Couchiching. The site is designated as “Natural Area Protection” in this Plan and is zoned as “NAP” in Zoning Bylaw 2005.85.

The Township of Ramara will cooperate with the Mnjikaning First Nation, the Mnjikaning Fish Fence Circle, Parks Canada Agency, Trent-Severn Waterway and the Ministry of Natural resources in the preparation and implementation of a management Plan for this National Historic Site.

10.5.10.3 If the Special Policies are more restrictive than this Secondary Plan, then the Special Policies in Sections 9.9.11.1 and 9.9.11.2 shall prevail.

10.5.10.4 Any new policies in this Secondary Plan that are more restrictive than the Special Policies in Sections 9.9.11.1 and 9.9.11.2 shall prevail.

10.5.11 Implementation

- 10.5.11.1 Section 7.0 “IMPLEMENTATION MEASURES” applies to the implementation of this secondary plan.
- 10.5.11.2 Phasing of development within each new development area shall be determined by the Township and landowners according to the agreements following the completion of Phases 3 and 4 of the Class Environmental Assessment.
- 10.5.11.3 The Township of Ramara may initiate a comprehensive amendment to Zoning Bylaw 2005.85 and may apply holding provisions in new development areas and may require agreements with landowners.
- 10.5.11.4 Pre-Application Consultation is required according to the bylaw and policy of the Township for all development applications proposed within this Secondary Plan area.
- 10.5.11.5 The Township may amend and/or revise its Development Charges Bylaw as it applies to this Secondary Plan area and may require cost sharing agreements between landowners/developers in order to implement infrastructure services in new development areas pursuant to the Development Charges Act.
- 10.5.11.6 Plans of Subdivision and Plans of Condominium shall conform with the Ramara Official Plan and this Secondary Plan and shall be designated to achieve sustainability objectives.
- 10.5.11.7 The Township of Ramara shall require landowners/developers to enter into a servicing agreement with the Township to ensure the conveyance, cost-sharing, operations and maintenance of communal water supply and waste water treatment facilities, stormwater management facilities and public roads.
- 10.5.11.8 The Township of Ramara may require the completion of an Environmental Site Assessment and the filing of a Record of Site Condition pursuant to the Environmental Protection Act.”
- 10.5.11.9 The Township of Ramara may impose conditions on the use, erection or location of land, buildings and structures in any bylaw passed under Section 34 of the *Planning Act* and may require agreements to be registered on title.
- 10.5.11.10 The Township of Ramara shall require other information to be included in complete planning applications as determined by the Ramara Official Plan and this Secondary Plan.