The Township of Ramara

Zoning By-law #2005.85

Office Consolidation: July 2024

This document is an Office Consolidation and is not a legal document.
In the event of a discrepancy, reference shall be made to the original, approved amending By-law.

Explanatory Note

This is the first comprehensive Zoning Bylaw for the Township of Ramara. This bylaw replaces all previous bylaws.

This Bylaw conforms with the Ramara Official Plan.

The Bylaw contains text that indicates the permitted uses and the general and specific zoning provisions, as well as maps identifying the zoning areas.

Section 1 explains the Application, Interpretation and Administration of the Bylaw.

Section 2 sets out the General Provisions that apply in addition to the permitted uses and the provisions for each zoning area.

Section 3 are the Parking Area Regulations

Section 4 explains the Establishment and Interpretation of Zones and Symbols.

Section 5 contains the Definitions used to interpret the meaning of uses and standards in the bylaw.

Sections 6 through 22 of the zoning bylaw establish seventeen zoning areas with zoning symbols.

Section 23 lists the existing bylaws that are repealed.

Schedule ”A” includes all of the Zoning Maps.

Schedule “B” are maps with special zoning provisions.

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CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NO. 2005.85

A BYLAW TO ENACT THE ZONING BYLAW FOR THE TOWNSHIP OF RAMARA

WHEREAS, the Council of the Corporation of the Township of Ramara deems it desirable to enact a new zoning bylaw;

WHEREAS, the Council of the Corporation of the Township of Ramara desires to implement its 2003 Ramara Official Plan;

WHEREAS, it is in the public interest to enact a new zoning bylaw;

AND WHEREAS, under the provisions of Section 34 of the *Planning Act,* R.S.O. 1990, c. P13, as amended, bylaws may be passed by Councils for restricting the use of land, buildings and structures within the municipality;

NOW THEREFORE, the Council of the Corporation of the Township of Ramara **HEREBY ENACTS AS FOLLOWS:**

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Section 1 - Application, Interpretation and Administration

1.(1) Title

This Bylaw shall be known as the “ZONING BYLAW” of the Corporation of the Township of Ramara.

1.(2) Application

The provisions of this Bylaw shall apply to all of those lands lying within the corporate limits of the Township of Ramara.

1.(3) Interpretation of Words and Terms

In this Bylaw, unless the context requires otherwise,

(a) The word “shall” is construed as imperative and the word “may” as permissive;

(b) Words and terms used in the singular include the plural and words used in the plural include the singular;

(c) Words and terms used in the masculine gender include the feminine gender and vice versa;

(d) The verb “*use*” shall include “designed to be used”, “arranged to be used”, “intended to be used”, and “permitted to be used”;

(e) The verb “occupy” shall include “designed to be occupied”, “arranged to be occupied”, “intended to be occupied”, and “permitted to be occupied”;

And, the *Interpretation Act,* R.S.O. 1990, c. I1, as amended, applies to the interpretation of this Bylaw.

1.(4) Application for Building Permits

In addition to the requirements of the *Building Code Act*, or any other Bylaw of the Township of Ramara or the *County* of Simcoe, every application for a *building* permit shall be accompanied by a plan in duplicate, drawn to scale and showing the following:

(a) The true dimensions of the *lot* to be built upon or otherwise *used*;

(b) The proposed bulk envelope, that includes:

  (i) The proposed location, *height* and dimensions of any *building*, *structure* or *use* proposed for such *lot*;

  (ii) The proposed location and dimensions of any *yards*, *setbacks*, *landscaped open space*;

  (iii) The *lot coverage* of *buildings* and *structures*.

(c) Off-*street parking spaces* and/or off-*street loading spaces* required by this Bylaw.

(d) The location of all *existing buildings* and *structures* on the *lot*.

(e) A statement signed by the owner or authorized agent indicating that the exact *use* proposed for each aforesaid *building* or *structure*, and all information necessary to determine if such proposed *use* or actual *existing building* or *structure* or *use* conforms with the requirements of this Bylaw.

Notwithstanding the provisions of this Bylaw, a *building* permit shall be required for all *buildings* and *structures* in accordance with the *Building* Code Act or as otherwise classified as a designated *structure* that do not require a *building* permit shall comply with the provisions of this Bylaw.
(Bylaw 2022.79)

1.(5) Reference to Statutes and Agencies

Any reference to any statute within the body of this Bylaw shall be deemed to refer to the statutes contained in the Statutes of Ontario, as amended from time to time, and shall be deemed to include any successor statute thereof. Any reference to an agency by name shall be deemed to include any successor thereof.

1.(6) Schedules to Bylaw (Zoning Maps)

(a) Schedule "A" attached hereto, together with the notations and references thereon, are included in and form part of this Bylaw:

Zoning Maps

A5 to A10
B4 to B10
C3 to C10
D2 to D10
E2 to E10
F1 to F10
G1 to G10
H1 to H10
I1 to I10
J1 to J10
K1 to K10
L1 to L10
M5 to M10
N6 to N10
O6 to O10
P6 to P10
Q6 to Q10
R6 to R7

(b) Schedule "B" attached hereto, together with the notations and references thereon, are included in and form part of this Bylaw to identify special provisions in a Zone.

1.(7) Reduction of Yards to Non-Compliance

No *lot* shall be reduced in area by the conveyance, mortgage or other alienation of a part thereof so that any remaining *yard* or other open area is less than that required by this Bylaw. If any such reduction in a *required yard* or open area occurs, such *lot* and any *building* or *structure* thereon shall not thereafter be *used* by any person unless and until the variance of such *required yard* or open area is permitted.

1.(8) Definitions

Words and terms are included that have a particular meaning in this Bylaw or are intended to provide a particular interpretation. Words and terms of ordinary English usage are included in the Definitions. Definitions of various *uses* contained in this Bylaw do not necessarily mean the *use* is permitted, unless specifically listed as a permitted *use* in a Zone or Zones. All terms that are italicized in this Bylaw are defined in Section 5 of this Bylaw.

1.(9) Conformity Requirements

No land shall be *used* and no *building* or *structure* shall be *erected, altered* or *used*, except in conformity with the provisions of this Bylaw. Further, no person shall sever any lands from any *existing lot* if the effect of such action is to cause the original, adjoining, remaining or new *building*, *structure* or *lot* to be in contravention of the requirements of this Bylaw, unless this Bylaw is amended or the provisions are varied or permitted.

1.(10) Compliance With Other Bylaws and Regulations

Nothing in this Bylaw shall relieve any person from the obligation to comply with the requirements of any other bylaw of the Township of Ramara or the obligation to obtain any other licence, permit, authority or approval lawfully required by a government authority having jurisdiction to make such restrictions.

1.(11) Person Designated to Administer Bylaw

This Bylaw shall be administered and enforced by such person or persons as shall be appointed, from time to time, by bylaw of the Township of Ramara, as the "Zoning Administrator" or "*Bylaw Enforcement Officer*."

1.(12) Contraventions and Penalties

(a) Any person who contravenes any provisions of this Bylaw is guilty of an offence and shall be subjected to such penalties or orders provided for in Section 67 of the *Planning Act*, R.S.O., 1990, as amended. Such penalties shall include:

(i) on a first conviction to a fine of not more than $25,000.00; and

(ii) on a subsequent conviction to a fine of not more than $10,000.00 for each day or part thereof upon which the contravention has continued after the date on which the person was first convicted.

(b) Where a corporation is convicted, the maximum penalty that may be imposed is:

(i) on first conviction a fine of not more than $50,000.00; and

(ii) on a subsequent conviction to a fine of not more than $25,000.00 for each day or part thereof upon which the contravention has continued after the date on which the corporation was first convicted.

1.(13) Severability

If any provision of this Bylaw, including any part of the zone as shown on the zoning maps, is for any reason held to be invalid by a decision of a court, all remaining provisions shall be valid and shall remain in full force and effect.

1.(14) Certificates of Occupancy

No change may be made in the type of *use* of any *lot* covered by this Bylaw, or of any *building* or *structure* on any *lot* or of any part of such *lot*, *building* or *structure*, until a *Certificate of Occupancy* has been issued by the Zoning Administrator or *Bylaw Enforcement Officer* to the effect that the proposed *use* complies with this Bylaw.

1.(15) Repeal of Former Bylaws

All Zoning Bylaws of the former Townships of Rama and Mara and amendments to these bylaws are repealed.

1.(16) Effective Date of Bylaw

The effective date of this Bylaw is the date that this Bylaw was passed by the *Council* of the Corporation of the Township of Ramara.

Section 2 - General Provisions

2.(1) Accessory Uses, *Buildings*, or Structures

1. Establishment of an Accessory Use, *Building or Structure*

(a) Where this Bylaw provides that land may be *used* or a *building* or *structure* may be *erected* or *used* for a purpose, that purpose may include any *accessory use*, *building* or *structure* located on the same *lot* as the primary *use* to which it is related.

(b) No *accessory building*, *or structure* shall be constructed or *use* established on any *lot* or site until the *main building* has commenced construction, except for "Temporary *Use*" purposes as may be permitted in this Bylaw.

2. Accessory *Building* or Structure in SR Zone

Notwithstanding subsection 1., and Section 3.(1), an *accessory* private *garage* may be located on a *lot* that is separate from the *lot* where the related primary *detached dwelling* is located, provided that there is no primary *use*, *building* or *structure* on the separate *lot* and both *lots* are in the SR Zone.

3. Location

Except as otherwise provided herein, any *accessory building* or *structure* that is not an integral structural part of the *main building,* other than a detached private *garage,* shall be *erected* in conformity with the *yard* and *setback* requirements of the Zone in which such *building* or *structure* is located, but shall not be closer to the *street line* than the principal or *main building* on the *lot*, except that a detached private *garage* may be located closer to the *street line* than the principal or *main building* subject to all of the *yard* and *setback* requirements of this Bylaw.

(i) Notwithstanding Section 2.3 above, on lots *abutting* lakes and waterway, an accessory *building* or *structure*, other than a temporary *structure*, having a *gross floor area* of up to 15.0 metres and a maximum *building* height of 3.0 metres may be constructed closer to the *street* line than the principal or main *building* on the lot.
(Bylaw 2022.79)

4. Accessory Structures in Required Yards

Notwithstanding the *yard* and *setback* provisions of this Bylaw to the contrary, fire escapes, drop awnings, clothing poles, flag poles, garden

trellises, ornamental fountains, *shorewalls* that comply with the Township of Ramaras Bylaw regarding the construction and maintenance of *shorewalls*, fences that comply with the Township of Ramaras Fence Bylaw, and *signs* that comply with the Township of Ramaras *Sign* Bylaw, or similar *uses*, shall be permitted in any *required yard*.

5. Permitted Accessory *Buildings* and Structures in Required Yards

Detached *accessory buildings* or *structures* having a *gross floor area* of less than 10 square metres and a maximum *building height* of 3.0 metres may be located in any *required yard*, but not closer than 1.2 metres to any part of *a lot line***.**

Detached accessory *buildings* or *structures* having a *gross floor area* of up to 15.0 metres and a maximum *building height* of 3.0 metres may be located in any required yard, but not closer than:

1.2 metres to an interior side lot line or rear lot line
5.0 metres to a *street* line

6. Retaining Walls

Notwithstanding the *yard* and *setback* provisions of this Bylaw to the contrary, a *retaining wall*, other than a fence, that is greater than 1 metre in exposed *height* or has an exposed area greater than 10 m^2 and multiple *retaining walls* shall comply with this Bylaw and shall require a *building* permit issued by the *Township* if located within any *required yard* or *setback* on a *lot*, and shall be located not closer than 1 metre to any part of an *interior side* or *rear lot line* and not closer than 3 metres to any part of a *front* or *exterior side lot line*.

7. *Height*

Except as otherwise permitted herein, no *accessory building* or *structure* shall exceed 5.0 metres in *height*.

(i) Notwithstanding Section 2.7 above, when an *Additional Residential Unit* is established by *building* permit in an *accessory building*, the *height* of the *accessory building* shall not exceed 10.0 metres.
(Bylaw 2022.79)

8. Outdoor Swimming Pool

An *accessory* outdoor *swimming pool* may be located in any *yard* within a *lot*, except that the *accessory swimming pool* including the pool enclosure shall

not be located in any *required yard* within the *lot*. Notwithstanding anything in this Bylaw, an outdoor *swimming pool* shall not be considered part of the maximum coverage of a *lot*

9. Lot Coverage

The maximum *lot coverage* of all detached *accessory buildings* and *structures,* except an outdoor *swimming pool* on the same *lot*, shall be 10%.

10. Accessory *Building* Separation

Any detached *accessory building* or *structure* shall be *erected* no closer than 1.8 metres from the *main building* on the same *lot*.

11. Human Habitation

Unless otherwise permitted in this Bylaw, no *accessory building* or *structure* shall be *used* for *human habitation*.

12. *Boat* Dock, *Boat* Launching Ramp or *Boat House*

(a) Notwithstanding subsection 2.(1)1., an *accessory* private *boat* launching ramp, *boat* dock*,* or *boat slip*, or *boat house* or similar *structure* may be located on a *lot* that is separate from the *lot* where the related primary *use* is located, provided that there is no primary *detached dwelling* on the separate *lot.*

(b) Notwithstanding the *yard* provisions of this Bylaw to the contrary, a private *boat* launching ramp, *boat* dock or *boat slip*, or *boat house* or similar *structure* may be *erected* and *used* in the *required yard* of a *lot abutting* a *navigable waterway*, provided such *ancillary structure* is located no closer than 2.0 metres to the *side lot line,* or the projection thereof, that is other than a *lot line abutting* a *navigable waterway* and any necessary approvals are obtained from any government authority having jurisdiction.

(c) Notwithstanding the *yard* provisions of this Bylaw to the contrary, a private *boat house* may be *erected* and *used* in the *required yard* of a *lot abutting* a *lagoon*, provided such *ancillary structure* is located no closer than 2.0 metres to the *side lot line*, or the projection thereof, that is other than a *lot line abutting* a *lagoon* and any necessary approvals are obtained from any government authority having jurisdiction.

(d) The *height* of a *boat house* shall be no more than 4.5 metres from the

elevation of the average *high water mark* on the *lot* where the *boat house* is located measured to the highest point of a flat roof surface or to the deckline of a mansard roof or the average distance between the eaves and ridge of a gabled, hip or gambrel roof.

(e) The width of the *boat house* shall not exceed 30% of the width of the *lot* measured at the average *high water mark* on the *lot* where the *boat house* is located.

(f) No *boat* lift, *boat* cradle, *boat* awning, *boat* canopy, pump house, *boat ramp* or other similar *structure* shall be located within 7.6 metres of a *lot line abutting* any *lagoon*.

(g) Within any zone that permits a *public lagoon*, no private *boat* dock, *boat* launching ramp, *boat slip*, *boat house*, *boat* lift, *boat* cradle, *boat* awning, *boat* canopy or other similar *building* or *structure* shall be permitted either as a temporary or permanent *use* in the *lagoon*.

13. Freestanding Decks

Except as other permitted in the Township of Ramara's Bylaw regarding the construction and maintenance of *shorewalls*, notwithstanding the provisions outlined in Sections 2.(1)5 and 2.(28), an *accessory* freestanding deck is permitted to be within any required rear yard *setback* or highwater mark *setback* on lots *abutting* lakes and waterways, provided that the freestanding deck:

(a) shall not exceed 15.0m^2 in area
(b) shall be located no closer than 2.0m to any interior side lot line
(c) cannot be attached or within 1 metre of any other *structure*, with the exemption of a dock
(d) the floor of the free standing deck shall be no greater than 0.6m in *height* from grade

(Bylaw 2024.38)

14. Occupation or Use for Profit or Gain

Unless otherwise permitted in this Bylaw, no *accessory building* or *structure* shall be *used* or occupied for profit or gain.

2.(2) Active Recreation Area

(a) Where permitted by this Bylaw, a large-scale indoor and/or outdoor *use* or activity that requires the construction of significant *buildings* and *structures* and/or *alteration* of the *lot*, and/or services, is described for active recreation and fitness. The *use* includes passive recreation *uses* and such *uses*, *buildings* and *structures* as *golf course*, playing field and court, campground, *tent and trailer park*, *conservation* area, *seasonal camping establishment*, recreation camp, *public* park, fitness centre, *boat* launching and docking facility, *lagoon*, swimming area, fairground, arena, stadium and does not include a *Gun (Shooting) Club* and/or *Shooting Range*. (Bylaw 2020.96)

(b) The *use* of the suffix “P” indicates that the active recreation area is privately owned and *used* exclusively for private purposes.

2.(3) Architectural Features

Notwithstanding the *yard* and *setback* provisions of this Bylaw to the contrary, sills, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental *structures* may project into any *required yard*, a maximum distance of 0.6 metres.

2.(4) *Bed and Breakfast Establishment*

In addition to the regulations for a *home occupation*, a *bed and breakfast establishment* may be specifically permitted as a *home occupation* in a permitted *dwelling unit* in certain zones subject to the following provisions:

(a) a maximum of 3 bedrooms may be provided for the overnight accommodation of guests.

(b) dining facilities and meals shall only be provided for overnight guests.

(c) *access* must be provided directly from an opened *public street*.

(d) notwithstanding any other provisions of this Bylaw, the required *parking spaces* shall be located behind the front *building* line as established by this Bylaw.

2.(5) Buffer Strips

1. Requirements for Non-Residential Uses

Notwithstanding the *yard* and *setback* provisions of this Bylaw, where a *lot* is *used* for a non-residential purpose, other than *agricultural*, and the interior side or *rear lot line abuts* a Residential zone or *lot used* for residential purposes, then a strip of land adjoining such *abutting lot line*, shall be *used* for no other purpose than a Buffer Strip in accordance with the provisions of this subsection.

2. Regulations

(a) Minimum Width of 2.0 metres *abutting* a *lot line*.

(b) A buffer strip shall consist of a continuous unpierced hedgerow of evergreens or shrubs, a solid privacy fence, a solid wall or an earth berm, or combination thereof, not less than 1.6 metres in *height*, immediately adjacent to the *lot line* or portion thereof along which such Buffer Strip is required. The remainder of the strip may be *used* for shrubs, flower beds, grass or a combination thereof.

(c) In all cases where the ingress and egress of a driveway and/or walkway extends through a Buffer Strip, it shall be permissible to interrupt the buffer strip within 1.5 metres of the edge of the driveway or walkway.

(d) The *planting strip,* that is part of the Buffer Strip, shall be planted and maintained by the owner or owners of the land on which the *planting strip* is required.

(e) A Buffer Strip referred to in this subsection may form part of any *landscaped open space* required by this Bylaw.

2.(6) Cannabis Production and Processing

Notwithstanding any other provisions of this By-law, any *Cannabis Production and Processing* shall be subject to the following provisions:

(a) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is equipped with *Air Treatment Control* situated in the Industrial (IND) Zone or Village Industrial (VID) Zone may be located close to a Hamlet (H) Zone, Residential Zone, Village Institutional (VIN) Zone, Active Recreation (AR) Zone or Passive Recreation (PR) Zone than 150 metres.

(b) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is equipped with *Air Treatment Control* situated in the Agriculture (AG) Zone, or the Rural (RU) Zone, may be located closer to any Hamlet (H) Zone, Residential Zone, Village Institutional (VIN) Zone, Active Recreation (AR) Zone or Passive Recreation (PR) Zone than 150 metres.

(c) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is equipped with *Air Treatment Control* situated in the Industrial (IND) Zone or Village Industrial (VID) Zone may be located closer to any *Sensitive Land Use* than 150 metres.

(d) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is equipped with *Air Treatment Control* situated in the Agriculture (AG) Zone, or the Rural (RU) Zone, may be located closer to any *Sensitive Land Use* than 150 metres.

(e) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is not equipped with *Air Treatment Control* situated in the Agriculture (AG) Zone, Rural (RU) Zone, Industrial (IND) Zone, or Village Industrial (VID) Zone may be located closer to any *Sensitive Land Use* than 300 metres.

(f) No *building* or *structure* with a cement-based foundation used for *Cannabis Production and Processing* purposes situated in the Agricultural (AG) Zone shall have a ground floor area larger than 200 square metres. A maximum of one *building* or *structure* with a cement-based foundation used for *Cannabis Production and Processing* purposes is permitted on *a lot* within the Agricultural (AG) Zone.

(g) Within any Natural Area Protection (NAP) Zone, no lands, *buildings* or *structures* and enlargements or expansions of *existing* lands, *buildings* or *structures* shall be permitted for the purposes of *Cannabis Production and Processing.*

(h) A *building* or *structure* used for security purposes for *Cannabis Production and Processing* may be located in the required front yard and does not have to comply with the required minimum front yard. Side yard and rear yard *setbacks*.

(i) *Outdoor Storage* is prohibited on the property in which the *Cannabis Production and Processing* is located.

(j) *Cannabis Production and Processing* shall only be permitted within the zones

explicitly indicated in this Zoning By-law.

(k) All development in relation to the establishment of or expansion of *Cannabis Production and Processing* shall be subject to Site Plan Control.
(Bylaw 2020.89)

2.(7) Corner Sight Triangles

(a) On a corner *lot* within the triangular space formed by the *street lines* for a distance of 3.0 *metres* from the intersection of the *street* line to the point on opposite *street line* measured a distance of 3.0 metres from the intersection of the *street lines*, no *building*, *structure*, fence, *parking area*, or planting shall be *erected* that would obstruct the vision of drivers or *motor vehicles*.
(b) Where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be the intersection of the projection of the *street lines* or the intersection of the tangents to the *street lines*.
(c) The provisions of this section shall also apply to land that *abuts* one or more unopened *public streets*.

2.(8) (removed by Bylaw 2024.29)

2.(9) Existing Lot of Record

Where a *lot*, legally *existing* on the day of the passing of this Bylaw is or has been held under distinct and separate ownership from *abutting lots*, has a lesser *lot area* and/or *lot frontage* than required by the provisions of this Bylaw, then such *lot* shall be deemed to conform with the requirements of this Bylaw with respect to the required *lot area* and required *lot frontage*, and the provisions herein respecting required *lot area* and required *lot frontage* shall not apply to prevent the *erection* and/or *use* of a permitted *building* or *structure* upon such *lot*, provided all other provisions of this Bylaw shall apply.

2.(10) Existing Uses, Buildings and Structures

Nothing in this Bylaw shall apply to prevent,

(a) the actual *use* of any land, *building* or *structure* for any purpose prohibited by this Bylaw, if the land, *building* or *structure* was lawfully *used* for that purpose on the day of the passing of this Bylaw, and continues to be *used* for that purpose.

(b) the *erection* or *use* of any *building* or *structure* for any purpose prohibited by this Bylaw for which a permit has been issued under the provisions of the *Building Code Act, 1992*, as amended, on or before the day of the passing of this Bylaw, if:

(i) the permit has not been revoked under the provisions of the *Building Code Act, 1992*, as amended, and

(ii) the *building* or *structure* when it is actually *used* and continues to be *used* for the purpose for which it is *erected*, shall not be *altered* in any way except in compliance with this Bylaw.

(c) the vertical and horizontal enlargement or extension of an *existing building* or *structure* on the same *lot*, even though the land, *building* or *structure* was lawfully *used* for that purpose on the day of the passing of this Bylaw and continues to be *used*, and such land, *building* or *structure* does not conform to one or more of the provisions of this Bylaw, if:

(i) the enlargement or extension is designed, located, *used* and is otherwise in conformity with the provisions of this Bylaw, and

(ii) all *existing yards* appurtenant to an *existing building* or *structure* shall be deemed to conform to the *yard* requirements of this Bylaw, notwithstanding that the width of such *yards* may be less than that required in this Bylaw.

(d) the strengthening, reconstruction or repair of an *existing building* or *structure*, lawfully *used* on the day of the passing of this Bylaw and continues to be *used*, provided that the strengthening, reconstruction or repair does not increase the dimensions of the *building* or *structure*, the actual *use* is not changed to another *use* that is prohibited, and the actual *use* conforms with all other applicable provisions of this Bylaw.

2.(11) Frontage on a Street

(a) No *lot* shall have built upon it a *building* for any purpose in any zone unless that *lot abuts* an *improved public street*, except that where a *lot existing* on the day of the passing of this Bylaw or a legal *lot* created by consent following the day of the day of the passing of this Bylaw, does not have frontage on an *improved public street*, and such *lot* has a registered *right-of-way* or *easement* or *a private lane or driveway* in a registered plan of condominium, to an *improved public street*, on the day of the passing of this Bylaw, the *lot* may be *used* for *uses* permitted in the appropriate zone.

(b) In the case of a *lot* separated by land owned by the Government of Ontario, the *County* of Simcoe, or the Township of Ramara, and such land is held by the *public* agency for road widening purposes or as a 0.3 metre reserve, the *use* of land, *building* or *structure* of such *lot* is permitted if no other frontage to a *public street exists*, subject to an encroachment agreement with the

appropriate road authority.

(c) Notwithstanding the provisions in 2.(11)(a) above, lands that front on an open *public right-of-way* that conforms to the standards of the road authority that are zoned “SR-TR”, “RU-TR”, “AG-TR”, “DC-TR” and “NAP-TR”, are deemed to front on an *improved public street* for the purposes of this By-law. (Bylaw 2023.81)

2.(12) Garden Suite

Where permitted by this Bylaw, a garden suite shall be subject to the following provisions:

(a) driveway *access* to both the *main dwelling* and the garden suite shall be limited to one *access*, so that no new entrance from the *street* shall be created.

(b) the siting of a garden suite shall be in accordance with the provisions for *accessory uses*.

(c) the maximum *gross floor area* shall be 92.9 sq.m.

(d) the maximum *height* shall be one *storey*, and shall not exceed 4.5 m.

(e) no garden suite shall be located closer than 3.0 m to the *main* residence on the *lot* or any *building* on an *abutting* property.

(f) only one garden suite may be established per *lot*.

(g) all garden suites shall be provided with adequate water supply and sewage disposal systems.

(h) all garden suites shall be established as a temporary *use* pursuant to Section 39 of the *Planning Act*.

2.(12a) Gun (Shooting) Club and/or Shooting Range

(a) An outdoor or indoor *Gun (shooting) Club* and/or *Shooting Range* shall only be located within the “Rural” Zone of this Bylaw provided that site-specific amendment to this Zoning Bylaw is in effect.

(b) An amendment to this Zoning Bylaw shall conform with the provisions of Amendment No.19 to the Official Plan of the Township of Ramara, as amended, including Subsection 9.4.11.

(c) A property owner may, subject to the Township of Ramara's "Discharge of Firearms Bylaw", lawfully discharge firearms on such owner's property for purposes of target shooting, provided the owner's property does not include any *Gun (Shooting) Club* and/or *Shooting Range*.

(d) The Township of Ramara Site Plan Control Area Bylaw applies to the establishment of a *Gun (Shooting) Club* and/or *Shooting Range*.

(e) The Hours of Operation for a *Gun (Shooting) Club* and/or *Shooting Range* shall be from sunrise to sunset on any one day and days and times of operation will be established in the required amendment to the Zoning Bylaw and in the site plan agreement with the Township.

(f) All of the features of a *Gun (Shooting) Club* and/or *Shooting Range* shall be *setback* a minimum distance of 60 metres from all property lines within the subject property.

(Bylaw 2020.96)

2.(13) Height Restriction Exception

The *height* requirements of this Bylaw shall not apply to any ornamental dome, clock tower, chimney, belfry, storage silo, barn, grain elevator, cupola, steeple, church spire, elevator shaft, water storage tank, elevating device, flagpole, television or radio or communication antenna or tower, satellite dish, ventilator, air-conditioning duct, heating, ventilation and air conditioning equipment, grain drying equipment, skylight or *solar collector*.

2.(14) Home Occupation

No person or persons shall *use* any part of a *dwelling unit* for a *home occupation* or an *office*, base or headquarters for the occupant of a permitted *dwelling unit* except in conformity with the following regulations:

(a) in addition to the occupants of the *dwelling*, a maximum of one non-resident of the *dwelling* may be employed in the *home occupation*.

(b) there shall be no display other than a *sign* having a maximum area of 0.2 square metres, to indicate that any part of the *dwelling* is being *used* for a purpose other than residential.

(c) such *home occupation* shall be clearly secondary to the *main* residential *use* and shall not change the residential character of the *dwelling*.

(d) there shall be no goods, wares or merchandise offered for sale or rent on the premises in a residential zone.

(e) there shall be no external storage of goods and materials.

(f) not more than 25 percent of the *gross floor area* of the *dwelling* shall be *used* for the purpose of the *home occupation*, and such *home occupation* shall be conducted entirely within the *dwelling*.

(g) there shall be no mechanical or other equipment *used* except that which is customarily employed in a *dwelling* for domestic or household purposes or for *use* by a dentist, drugless practitioner, physician, or other professional person.

(h) a *home occupation* shall not include a *lodging or boarding house*, an *eating establishment* or a group home.

(i) where a *home occupation* is permitted in a Residential Zone, a maximum of two *motor vehicles* may be parked or stored in required *parking spaces* on the *lot*, according to Section 3 of this Bylaw.

2.(15) Home Occupation in Accessory Building

In any “Agriculture (AG) Zone”, “Rural (RU) Zone”, “Hamlet (H)” and “Rural and Countryside Residential (RCR) Zone”, the occupant of a permitted *dwelling unit* may *use* an *accessory building* on the same *lot* for a *home occupation* in conformity with the following provisions:

(a) a *home occupation* in an *accessory building* is the only *home occupation existing* on the same *lot*.

(b) in addition to the occupants of the *dwelling*, a maximum of one non-resident of the *dwelling* may be employed in the *home occupation*.

(c) there shall be no display other than a *sign* having a maximum area of 0.2 square metres, to indicate that any part of the *dwelling* is being *used* for a purpose other than residential.

(d) such *home occupation* shall be clearly secondary to the *main* residential *use* and shall not change the residential character of the *dwelling*.

(e) there shall be no goods, wares or merchandise offered for sale or rent on the premises in a residential zone.

(f) there shall be no external storage of goods and materials.

(g) the maximum *gross floor area* of the *accessory building used* for a *home*

occupation shall be 25 m^2.

(h) the *home occupation* shall be conducted entirely within the *accessory building*.

(i) any mechanical or other equipment shall be exclusively *used* for the *home occupation*.

(j) a *home occupation* in an *accessory building* shall not include a *lodging or boarding house*, an *eating establishment*, a group home or *a bed and breakfast establishment.*

*(*k*)* a maximum of two *motor* vehicles may be parked or stored in required *parking spaces* on the *lot*, according to Section 3 of this Bylaw.

2.(16) Individual Care Facility

Where permitted by this Bylaw, an *individual care facility* may include a day nursery, group home, residential care facility, private home care, and a garden suite *used* for private home care, according to the following provisions:

(a) Only one *individual care facility* is permitted on a *lot*.

(b) Where required by law, an *individual care facility* shall be licenced by the appropriate government authority.

(c) *Individual care facilities* may be located in a *dwelling unit* or in a separate *building* on a *lot*.

(d) Group homes shall be separated from each other by a minimum distance of 1,000 metres in any direction.

(e) The outdoor *use* of any land for an *individual care facility* shall be *setback* a minimum of 15 metres from any adjacent *lot* that is zoned for a residential *use*.

2.(17) Kennel

Notwithstanding the *yard* and *setback* provision of this Bylaw to the contrary, no *kennel* shall be *erected* or established, after the day of the passing of this Bylaw, within 300 metres of a *dwelling* located on another *lot*. Notwithstanding this section, a *dwelling* may be constructed within 300 metres of an *existing kennel* if all other provisions of this Bylaw are complied with.

2.(18) Lake Couchiching and Lake Simcoe

Notwithstanding anything to the contrary, new development and/or site *alteration* shall not be permitted within the farthest landward limit of Lake Couchiching and Lake Simcoe as determined by:

(a) the portion of the **dynamic beach hazard** defined as the greater of 15 metres or local conditions; in addition the 100-year flood level plus 5.0 metres or 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 15.0 metre erosion allowance or an erosion allowance of 15.0 metres from the lakeward break in the slope or according to local conditions;

(d) that portion of the dynamic beach, flooding or erosion hazards that are established as elevations through studies and standards adopted by a *conservation* authority, the Township and/or the Government of Ontario;

and such terms as defined by regulations of the Government of Ontario shall apply to this Bylaw.

2.(19) Minimum Distance Separation - MDS I and MDS II

1. MDS I - New Non-*Farm* Uses

Notwithstanding any other *yard* or *setback* provisions of this Bylaw to the contrary, no residential, institutional, commercial, industrial or recreational *use*, located on a separate *lot* and permitted within a zone, shall be *erected* or *altered* unless it complies with the Minimum Distance Separation (MDS I), as may be amended.

2. MDS II - New or Expanding Livestock Facilities

Notwithstanding any other *yard* or *setback* provisions of this Bylaw to the contrary, no livestock facility shall be *erected* or expanded unless it complies with the Minimum Distance Separation (MDS II) as may be amended.

2.(20) Navigable Waterway *Access*

Notwithstanding the provisions of Section 2. (11) above, where a *lot* is on an island and is *accessed* by a *navigable waterway* only, such *lot* may be *used* in accordance with the appropriate provisions of the zone.

2.(21) Outdoor Display

In the “Highway Commercial (HC)”, “Village Commercial (VC)”, “Village Industrial (VID)”, “Village Institutional (VIN)”, “Hamlet (H)”, and “Industrial (IND)” Zones, the outdoor display of goods, *accessory* to the *main use*, for sale, rent or hire shall be permitted in accordance with the following provisions:

(a) shall not cover more than 40% of the *lot area*.

(b) shall not be located within any *required front* or *side yard*.

(c) may be located ahead of the front wall of the *main building*, but not in any *required* front or *side yard.*

(d) shall not obstruct or occupy any required *parking area*.

(e) outdoor display area shall be constructed of a stable surface and treated to prevent erosion and the raising of dust and loose particles.

(f) outdoor display area shall be graded and drained to prevent the pooling of surface water or the flow of surface water onto adjacent *lots*.

(g) shall be *setback* a minimum of 6.0 metres from any *street line* in any area designated Village in the Ramara Official Plan.

2.(22) Outdoor Storage

In the “Highway Commercial (HC)”, “Village Commercial (VC)”, “Village Industrial (VID)”, “Village Institutional (VIN)”, “Hamlet (H)”, and “Industrial (IND)” Zones, the *outdoor storage* of goods, materials and equipment, *accessory* to the *main use* shall be permitted in accordance with the following provisions:

(a) shall be located to the rear of the front wall of the *main building*, but not in any *required* front or *side yard*.

(b) shall not cover more than 40% of the total *lot area*.

(c) shall be visually screened from the *street* and any *abutting* land zoned or *used* for residential or institutional purposes by a buffer strip according to Section 2. (5) of this Bylaw.

2.(23) Passive Recreation Area

Where permitted by this Bylaw, a low-intensity outdoor *use* or activity that does not require the construction of significant *structures*, any significant *alteration* of a *lot*, or installation of services, is described as a passive recreation *use*. The *use* includes trails for non-motorized vehicles and pedestrians, *small-scale* park, open spaces, natural areas, *conservation* areas, and unserviced tent camping.

The *use* of the suffix "P" indicates that the passive recreation area is privately owned and *used* exclusively for private purposes.

2.(24) Portable Processing Plant

Notwithstanding any other provisions of this Bylaw to the contrary, a *portable processing plant, used* on *public* authority contracts, shall be permitted in all "Rural (RU)" and "Agriculture (AG)" Zones.

2.(25) Prohibited Uses

With respect to any lands to which this Bylaw applies, all *uses* are prohibited unless permitted in this Bylaw.

2.(26) Public Street Widening

If land acquired after the day of the passing of this Bylaw to widen a *public street right-of-way*, results in non-compliance with provisions of this Bylaw *existing* on the day of the acquisition respecting *lot area*, *lot coverage*, *lot* width or *yards*, the land, *building* or *structure* shall be deemed to comply with such provisions under the following circumstances:

(a) the *use* of land, *building* or *structure existed* on the date of the acquisition;

(b) a *use* of land, *building* or *structure* is proposed to be developed by the same owner of the land, *building* or *structure* who conveyed the land for the *public street* widening;

(c) a *use* of land, *building*, or *structure* is proposed to be developed in accordance with a site plan approved by the Township of Ramara pursuant to the *Planning Act,* R.S.O. 1990, c. P13, that required the conveyance of land for the *public street* widening;

Provided that this section shall not apply where the conveyance of land for the *public street* widening is a condition of approval of the subdivision of land.

2.(27) Replacement of Buildings or Structures

Nothing in this Bylaw shall prevent the replacement of *buildings* or *structures* where such *building* or *structure* is partially or totally destroyed by fire, explosion, collapse, or other accidental cause, provided that:

(a) the *building* or *structure* is occupied by the same lawful *use* or a permitted *use*;

(b) the replacement *building* or *structure* may be relocated on the *lot* provided that the new location complies with the applicable provisions of this Bylaw.

2.(28) Setback From Highwater Mark

Notwithstanding anything to the contrary, no *buildings* or *structures* shall be constructed within 15 metres of the *high water mark* of Lake Couchiching, Lake Simcoe, Lake St. John, the Severn River, the Black River, the Head River, St. John Creek, or Lake Dalrymple.

2.(29) Setback from Waste Disposal Sites

All lands within 500 metres of an active or closed waste disposal site in the "Waste Processing and Disposal (W) Zones" are within a holding zone to allow *existing uses* and to prohibit all new *uses* of land, *buildings*, and *structures*. The holding zone may be lifted by the Township of Ramara when an assessment of the potential impacts of methane gas migration, noise, odour, dust or other nuisance factors, potential traffic impact, ground and surface water and soil contamination by leachate and impact of proposed development/site *alteration* on leachate migration, has been prepared by the owner to the satisfaction of the Township of Ramara and the *County* of Simcoe.

2.(30) Temporary Use

1. Temporary Construction

Nothing in this Bylaw shall prevent the *use* of any land, or the *erection* or *use* of any *building*, *trailer* or *structure* for a construction camp, work camp, temporary accommodation for construction workers, tool shed, scaffold or other *building* or *structure ancillary* to and necessary for construction work on the land, but only for so long as such *use*, *building* or *structure* is necessary for such construction work that has not been finished or abandoned. The temporary *use* will be subject to the issuance of a valid *building* permit.

2. Temporary Sales Office

A temporary *building* for conducting marketing and sales of new *dwelling units* is permitted provided such temporary *building* is located within the development site and the marketing and sales are restricted to *dwelling units* only within the subject development site. The temporary *building* shall be *setback* a minimum of 3 metres from any *lot line*. A minimum of 5 *parking*

spaces shall be provided *accessory* to the temporary *building*. The temporary sales *office* will be subject to the issuance of a valid *building* permit.

3. Temporary *Backyard Chickens*

Notwithstanding the provisions of Section 2(30) of Bylaw 2005.85, as amended, the following temporary *use* shall apply for a term not to exceed three (3) years from the date of the passing of this bylaw;

i. the keeping of *backyard chickens* is prohibited in Lagoon City Settlement Area, Bayshore Village and any properties *abutting* a lake, river or stream in the Village Residential (VR) zone;
ii. Minimum lot area of property must be 2024 sq.m. (1/2 acre) in size;
iii. A maximum of 5 laying hens per property;
iv. No roosters permitted;
v. All hen coops shall contain an enclosed roof *structure* and shall no greater than 3x3 metres and no greater than 4.0 metres in height;
vi. No person shall allow the chickens to free range on the property and the chickens shall be kept in a suitable hen coop and fenced area at all times;
vii. Hen coops and fowl must be located in the rear yard of the property as defined in the Municipal Zoning Bylaw;
viii. All hen coops and enclosures must be a minimum of 3 m from any interior lot line or rear lot line;
ix. All hen coops and enclosures must be a minimum of 15m from *abutting dwellings*;
x. The collection of eggs and manure to be only be used by the property owner and not offered for sale;
xi. The heath and odour of the flock must be well maintained by keeping good sanitation practices and litter control.

(Bylaw 2022.54)

2.(31) Through Lots

Where a *lot*, that is not a *corner lot*, has frontage on more than one *street*, the *setback* and *front yard* requirements contained herein shall apply on each *street* in accordance with the provisions of the zone or zones in which such *lot* is located.

2.(32) Uses Permitted in All Zones

(a) The *use* of land for a *public street* or *public right-of-way* or *public lagoon* under the jurisdiction of the Township of Ramara, the *County* of Simcoe and the Government of Ontario, including any installations or *structures* appurtenant thereto;

(b) The *use* of land for a railway *right-of-way*, an *airport*, and a harbour, established or operating under the authority of the Government of Canada,

except that all non-railway, non-*airport*, and non-harbour *use* of land, *buildings* and *structures* shall comply with the applicable provisions of the zone or zones where it is located;

(c) The *use* of land for a *public* memorial or ornamental *structure* including, but not limited to, a statue, monument, cenotaph, gardens or fountain;

(d) The *use* of land for a *public* park, recreation area, walkway or trail under the jurisdiction of the Township of Ramara;

(e) The installation or maintenance of a water purification facility, watermain, sewage treatment facility, sanitary sewer main, stormwater management facility, storm sewer main, pumping station, gas main, pipeline, lighting fixture, overhead or underground electrical cable, telecommunication service, together with any installations, *buildings* or *structures* appurtenant thereto, provided that any *lot*, *building* or *structure* shall be designed, *used* and maintained in general harmony with the *buildings* and *structures* permitted within the zone or zones in which it is located, and provided that a communications tower or antenna, transmission tower, and a tower with a *wind turbine* are not included in this section, and provided that the installation must not be an administrative or storage *use* or for the exterior storage of goods, materials or equipment;

(f) A *building*, plant, works, equipment or infrastructure owned, *used*, operated and maintained by the Township of Ramara, the *County* of Simcoe, a *Conservation* Authority, any department or agency of the Government of Ontario and the Government of Canada or a corporation operating under a licence or other authority of a government entity that has the legal right and duty to provide a product or service to the general *public*, provided that the *use* must comply with the most restrictive applicable provisions of the zone or zones where it is located.

(g) *Management of natural areas and natural resources* for environmental management purposes.

2.(33) Uses Restricted in All Zones

(a) No *use* shall be permitted that due to its nature, or the materials *used* therein, or emissions issuing therefrom, is determined to be a *noxious* trade, business or manufacturing process as determined by the *Environmental Protection Act*.

(b) No land, *building* or *structure* shall be *used* if it is likely to create a *public* nuisance or danger to human health or danger from fire or explosion, unless the *use* is licenced and/or regulated under provisions of statutes of the Government of Canada or the Government of Ontario.

(c) No *use* shall be permitted where the approval of private water supply or private wastewater treatment and disposal facilities has not been obtained from the *Chief Building Official*, Health Unit, or the Ministry of the Environment, as the case may be.

2.(34) Wayside Pits and Quarries

Notwithstanding any other provisions of this Bylaw to the contrary, a *wayside pit* or *quarry, used* on *public* authority contracts*,* shall be permitted in all "Rural (RU)" and "Agriculture (AG)" Zones.

2.(35) Wellhead Protection Area

(a) The *Wellhead Protection Area* is an overlay zone. Schedule "A" identifies the *Wellhead Protection Areas* for municipal wells.

(b) The *Wellhead Protection Area* is derived from the North Simcoe Groundwater Study, October 2004. The study recommends that the *Wellhead Protection Area*s include the 2, 10 and 25-year capture zones for each of the municipal well areas. The capture zones indicate the predicted time of travel of contaminants to the well field, based on the *aquifers vulnerability* to contamination.

(c) For each of the *Wellhead Protection Areas*, this Bylaw prohibits certain activities notwithstanding the underlying permitted *uses* in the zone. Only *uses* that may be permitted by the Bylaw are prohibited. Other prohibited activities that are recommended in the Groundwater Study are listed in this section of the Bylaw.
Prohibited Activities in Overlay *Wellhead Protection* Areas

"Agricultural (AG) Zone"

- Bulk road salt storage and other deicing materials
- Bulk storage of chemicals or hazardous substances, including on-*farm* storage for *agricultural* production purposes
- *Lagoons* for sewage treatment
- Municipal landfill sites
- Private facilities for the disposal, storage, handling, transfer, processing and/or recycling of any solid or liquid wastes, hazardous wastes, including private landfills. (Private residential sewage treatment systems are not included in this prohibition.)
- Snow storage and disposal facilities
- Bulk storage of oil, gasoline or petroleum products, chlorinated solvents
- On-*farm* business *accessory* to an *agricultural use* that manufacturers

and processes the following products (assembly is not included as a manufacturing and processing activity):

- Chemicals, resins, paints, varnish, printing, inks, adhesives, plastics and reinforced fibreglass plastic
- On-*farm* business *accessory* to an *agricultural use* that includes the following activities:
  - Auto *wrecking* and *salvage* yard
  - Bulk storage of tires
  - Petroleum products, refining and asphalt batching
  - Warehousing and storage of cleaning products, pesticides, herbicides, fungicides and chemicals, but not including on-*farm* storage for *agricultural* production.
  - Repair of aircraft and aircraft parts, *motor vehicles,* truck bodies, *trailers*, rail cars, *mobile homes*, ships, and *boats*
  - Commercial or industrial dry cleaning of textiles and textile products

"Rural (RU) Zone"

Same as "Agriculture (AG) Zone"

- *Agriculturally-related commercial and industrial uses* and *small-scale industrial and institutional uses* are prohibited if activities prohibited in "Agriculture (AG) Zones" is included in *use*.

(d) Any proposal to amend this Bylaw shall refer to this section and where necessary, the list of additional activities in the Study.

(e) These *use* restrictions apply only to the parts of *lots* that are located within the overlay *Wellhead Protection Area* as identified on Schedule "A".

2.(36) Wind Turbine

(a) One *wind turbine*, including its supporting tower, base and foundation, is permitted on a *lot* within the "Agriculture (AG)" and "Rural (RU)" Zones.

(b) The minimum *lot area* for one *wind turbine* installation is 4 hectares.

(c) The minimum distance of a *wind turbine* to any *lot line*, other than a *street line,* is 5 times the diameter of the *wind turbine* rotor. Distance is measured from the outer edge of the blade swept area.

(d) The minimum distance of a *wind turbine* to any *dwelling unit*, located on any *lot* other than the *lot* where the *wind turbine* is located, is 150 metres.

(e) The minimum distance of a *wind turbine* to a *public* road or *public* road

allowance is equal to the *height* of the *wind turbine* tower measured from the ground elevation at the base of the tower to the centre of the rotor (hub). Distance is measured from the outer edge of the blade swept area.

(f) The maximum *height* of the *wind turbine* tower is 25 metres. *Height* is measured from the ground elevation at the base of the tower to the centre of the rotor (hub).

(g) The maximum rated electrical power of one *wind turbine* is 5 KW.

2.(37) Yard Projections

Notwithstanding the *yard* and *setback* provisions of this Bylaw to the contrary, unenclosed porches, decks, canopies, balconies, steps and patios covered or uncovered, that are attached to a *building or structure*, may project into any *required yard* a maximum distance of 1.5 metres, but not closer than 0.6 metres to any *lot line*, provided that the floor of any porch, deck, balcony, patio or step is not more than 2.0 metres above *finished grade*.

2.(38) Additional Residential Units

Notwithstanding the permitted uses, maximum units per lot, maximum densities and maximum lot coverage listed elsewhere in this Bylaw, in the Hamlet (H), Village Residential (VR), Rural and Countryside Residential (RCR), Agricultural (AG) and Rural (RU) Zones, an *additional residential unit* shall be permitted in accordance with the following regulations:

i. A maximum of two (2) *additional residential units* are permitted on a property. The *additional residential units* are permitted within or attached to a single detached *dwelling*, semi-detached *dwellings* or town house *dwelling*. One *additional residential unit* is permitted within a *building* or *structure ancillary* to the *dwelling*, if the *dwelling* contains no more than 1 *additional residential unit* and no other *building* or *structure ancillary* to the *dwelling* contains any residential units. *Additional Residential Units* are not permitted within a *boathouse*.
(Bylaw 2024.38)

ii. The *uses* above are subject to the availability of adequate servicing whether such servicing is provided via municipal services or private individual on-site services;

iii. *Additional residential units* shall not be permitted on a parcel of land, which is located on a *private road* that is not assumed and maintained year-round by the Municipality and where emergency *access* may be limited;

iv. *Additional residential units* that are detached or located within an *accessory building* or *structure* shall not be severed as a separate conveyable parcel from the principal *dwelling*;

v. The *additional residential unit* shall be of a size which is less than the *gross floor area* of the principal *dwelling*;

vi. That the *additional residential unit* complies with the requirements of the Ontario *Building* and Fire Code;

vii. Notwithstanding Section 2.(28) of the Bylaw, *additional residential units* are prohibited within 30 metres from a highwater mark as defined in Section 5 of the By-law;

viii. *Additional Residential Units* shall be accessed by the same entrance as he principal *building* on the lot;

ix. *Additional Residential Units* within *accessory buildings* or *structures* shall be located not more than 30 metres from the principal *building* on properties zoned Hamlet, Village Residential, Rural and Countryside Residential;
(Bylaw 2022.81)

x. *Additional residential units*, which are located in *accessory buildings* and/or are detached from the principal *dwelling*, shall comply with the *accessory building* standard of Section 2.(1) and no part of the *additional residential unit* can be located below grade; and
(Bylaw 2024.38)

xi. *Additional Residential Units* are not permitted on properties within a mapped floodplain unless it can be demonstrated the placement of the *additional residential unit* is outside of the flood plain.
(Bylaw 2024.38)

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

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

i. A maximum of one (1) *additional residential unit* is permitted on a property.

ii. *Additional Residential Units* within *accessory buildings* or detached from the principal *dwelling* shall be located not more than 30 metres from the principal *building* and shall be a size less than 50% of the *gross floor area* of the principal *dwelling*;

iii. *Additional Residential Units* are not permitted in an *accessory building* erected in accordance with Section 2.(1).2 *Accessory Building* or *Structure* in SR Zone.
(Bylaw 2024.38)

Section 3 - Parking Area Regulations

3.(1) Required Parking

The owner of every *building* or *structure erected* or *used* for any purpose set forth in this Bylaw shall provide and maintain for the sole *use* of the owner, occupant or other persons entering upon and making *use* of the said premises from time to time, *parking spaces* and areas on the same *lot* occupied by the *use*, *building* or *structure* for which such *parking spaces* and areas are required, as follows:

Use	**Required Parking**
Additional Residential Unit	One (1) off-*street parking space* shall be provided for an *additional residential unit*, in addition to any *parking space* required by the By-law for the principal *dwelling* (Bylaw 2022.81)
Apartments and Cluster Townhouses	1.5 spaces per *dwelling unit*
Any manufacturing, processing, assembly or fabricating establishment, *wholesale establishment* or storage and *warehouse* establishment, *workshop*	1 space per 37 square metres of *gross floor area*
Auction establishment	1 space per 30 square metres of *gross floor area*
Bed and Breakfast establishment	1 space for each bedroom providing accommodation to overnight guests (plus required spaces for the *dwelling unit*)
Business, Professional and Administrative *Offices*	1 space for each 28.0 square metres of *gross floor area*
Cannabis Processing and Production Facilities	1 space per employee for production and processing facility *buildings* and *structures*; 1 space per 28m^2 of *gross floor area* for *office* space *accessory* to production and processing facilities; 1 space per 250m^2 of *gross floor area* for storage and *warehouse buildings accessory* to production and processing facilities. (Bylaw 2019.68)
Convenience Retail establishment	1 space per 15 square metres of *gross floor area*
Contractors' Yard	3 spaces
Day Nursery	1 space per 40 square metres of *gross floor area*
Eating establishment	1 space per 15 square metres of floor area devoted to *public use*

Financial Institution	1 space per 28.0 square metres of *gross floor area*
Funeral Home	The greater of 1 space per 20 square metres or 20 spaces
Garden Suite	1 space
Golf course, miniature *golf course*, golf driving range	3 spaces for each tee or hole, and such additional parking as may be required for an associated restaurant and/or clubhouse
Gun (Shooting) Club and/or *Shooting Range*	1.5 spaces per shooting position whether indoor or outdoor, plus 1 space per $20m^2$ of *gross floor area* for other related *uses*. (Bylaw 2020.96)
Home occupation and *Home occupation* in an *Accessory Building*	1 space
Hotel or *Motel*	1 for each guest room plus 1 for each 20 square metres of floor area *used* for restaurant, retail, banquet or convention purposes
Individual Care Facility	1 space per 3 beds
Kennel	1 space per 25 square metres of *gross floor area*
Library, Museum	1 space per 20 square metres of *gross floor area*
Lodging or Boarding House	0.33 spaces per bedroom
Marina	1 space for every 1 *boat slip* and 1 space for every 8 square metres of floor area devoted to commercial *use*, exclusive of storage area
Medical Office, Centre or Clinic	1 space per 20 square metres of *gross floor area*
Motor vehicle Sales and Service Establishment, *Marine Sales and Service establishment*	1 space per 100 square metres of *gross floor area*
Motor vehicle service station, *Motor Vehicle Fuel Bar*	4 spaces per service bay and 1 space per fuel pump island
Personal Service establishment	1 space per 40 square metres of *gross floor area*
Place of Assembly and *Place of Entertainment*	1 space for each 8 persons that may be accommodated at any one time
Place of Recreation	1 space per 20 square metres of *gross floor area*
Place of Worship	1 space per 5 seats

Recreation Camp establishment	2 spaces for each camping site, and parking as required in this bylaw for any *accessory uses*
Resort or Tourist establishment, *Four Season Destination Resort establishment*	1 space for each unit, guest room, cabin or cottage, and parking as required for any *eating establishment*, *tourism and entertainment retail establishment* or other associated *uses*
Residential *dwelling units' accessory* to a permitted *use* in a *building*.	1 space per *dwelling unit*
Retail Commercial Establishment	1 space per 20 square metres of *gross floor area*
School, Elementary	The greater of: 1 spaces per classroom or 1 space per 9 square metres of floor space in the gymnasium/auditorium
School, Secondary	The greater of 4 spaces per classroom or 1 space per 9 square metres of floor space in the gymnasium/auditorium
Single detached, semi-detached, duplex, triplex, fourplex, *street* fronting townhouse, second *dwelling* on a *farm*	2 spaces per *dwelling unit*
Tent and Trailer Park	1.5 spaces per tent or *trailer* site
Truck or transportation terminal	1 space per 100 square metres of *gross floor area*
Uses permitted in this Bylaw that are not otherwise listed in this table	1 space per 35 square metres of *gross floor area*

(Where part of a *parking space* is required, such part is considered as 1 *parking space* for purposes of calculating the total parking requirement)

3.(2) Parking Area Surface

Parking spaces, areas and driveways connecting the *parking space* or area with a *street* shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. Such *parking spaces* or areas shall, before being *used*, be constructed of crushed stone, gravel, asphalt, concrete or similar material and shall include provisions for drainage facilities.

3.(3) Ingress and Egress

(a) ingress and egress to and from the required *parking spaces* and areas shall be provided by means of unobstructed driveways or passageways at least 3.0 metres, but not more than 9.0 metres in perpendicular width.

(b) the minimum distance between any two driveways on one *lot* or between a

driveway and an intersection of *street lines* measured along the *street line* intersected by such driveway shall be 10.0 metres.

(c) the minimum angle of intersection between a driveway and a *street line* shall be 60 degrees.

(d) every *lot* shall be limited to the following number of driveways:

(i) up to the first 15 metres of *lot frontage*, not more than one driveway;

(ii) greater than 15 metres of *lot frontage*, but not more than 30 metres of frontage, not more than two driveways with a combined width not exceeding 30% of the *lot frontage*;

(iii) for each additional 30 metres of *lot frontage*, not more than one additional driveway.

(e) ingress to or egress from a *street* under the jurisdiction of the *County* of Simcoe shall be subject to the entrance regulations of the *County* of Simcoe.

3.(4) Tandem Parking

For those residential *uses* requiring two *parking spaces* per *dwelling unit*, the required parking for that *dwelling unit* may be provided by tandem *parking spaces*.

3.(5) Commercial Vehicle Parking

Notwithstanding any provision of this Bylaw to the contrary, in any residential zone a maximum of two *commercial motor vehicles* with a *Registered Gross Vehicle Weight* Rating greater than 3,000 kilograms may be parked or stored on a residential *lot* provided the vehicle is *used* in operations *ancillary* to the permitted *use* and subject to the following:

(a) a *commercial motor vehicle* with a *Registered Gross Vehicle Weight* Rating of 3,000 kilograms to a maximum of 4,500 kilograms or a registered *school* bus with a maximum length of 7.5 metres may be parked or stored in any required or permitted *parking space* on a residential *lot*.

(b) a commercial vehicle including a registered *school* bus, with a *Registered Gross Vehicle Weight* Rating greater than 4,500 kilograms is permitted to be parked or stored in other than the *required rear yard*, *required interior side yard*, *front yard* or *exterior side yard* on a *lot* in any residential zone.

3.(6) Recreational Vehicle, *Boat*, and Trailer Parking or Storing

Notwithstanding the parking provisions of this Bylaw to the contrary, outdoor parking or storing of *recreational vehicles*, *boats* and *trailers* are permitted as set out below:

(a) For purposes of subsection 3.(6), a *trailer*, other than a recreational vehicle or a *motor vehicle*, means a vehicle on wheels capable of being drawn by a *motor vehicle* and is used for carrying or storing materials, goods, objects, *recreational vehicles* or *boats*, whether the *trailer* is enclosed or unenclosed, and that is greater than 4.9 metres in length, and does not include *farm* equipment on an operating *farm*.

(b) On *a lot* in "VR" and "SR' Zones and on *a lot* where the lot is 0.4 hectares or less in "H", "RU" and "AG" Zones, a maximum of any combination of two of a *recreational vehicle*, or a *boat*, or a *trailer*, as defined, may be parked or stored outdoors.

(c) On *a lot* in "VR" and "SR" Zones and on *a lot* where the lot is 0.4 hectares or less in "H", "RU" and "AG" Zones, outdoor parking or storing of any *recreational vehicle*, or any *boat*, or any *trailer* shall be limited to a maximum period of six consecutive months in any calendar year.

(d) Paragraphs (b) and (c) do not apply to a *trailer* that is not carrying or storing a *boat* on *a lot*.

(e) In any Zone, the owner of a *recreational vehicle*, *boat* and *trailer* may park or store a *recreational vehicle*, a *boat*, or a *trailer* outdoors on the owner's lot only if the owner owns and occupies a *dwelling unit* on the same lot;

(f) In any Zone, outdoor parking or storing of a *recreational vehicle*, or a *boat*, or a *trailer* is permitted, if the owner does not own a *dwelling unit* on the owner's lot, but occupies the *dwelling unit* on the lot. (i.e. a tenant or visitor)

(g) In any Zone, outdoor parking or storing of a *recreational vehicle*, or a *boat*, or a *trailer* is not permitted, if the owner does not own or occupy a *dwelling unit* on the lot.

(h) In the "SR" Zone in addition to the provisions of subsection 2.(1) 2, outdoor parking or storing of *recreational vehicles*, *boats*, and *trailers* on lots with or without *accessory buildings* or *structures*, are permitted in accordance with paragraphs (a) to (d) inclusive.

(i) In any Zone, other than an "SR" Zone where permitted by paragraph (h), outdoor parking or storing of any type or size of *recreational vehicles*,

boats, and *trailers* on lots without *buildings* or *structures* are prohibited (Bylaw 2010.73)

3.(7) More than One Use on a Lot

Where a *building* or *structure* accommodates more than one permitted *use*, the *parking space* requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate types of *use*.

3.(8) Parking Area Location on Lot

Notwithstanding the *yard* and *setback* provisions of this Bylaw to the contrary, parking may be located in the *required yards* or in the areas between the *street line* and the *required setback* or *front yard* as set out below:

(a) in any *agricultural*, rural or residential zone, the required *parking spaces* may be located in a driveway, *garage* or carport.

(b) in any "Rural and Countryside Residential (RCR)", "Village Residential (VR)", "Village Commercial (VC)", "Hamlet (H)", and "Shoreline Residential (SR)" Zone, a *parking area* may be located in any *yard*, provided that no part of any *parking area*, other than a driveway, is located closer than 3.0 metres to any *street line*, or within a sight triangle.

(c) in any "Highway Commercial (HC)", or "Destination Commercial (DC)" Zone, a *parking area* may be located in any *yard*, provided that no part of the *parking area*, other than a driveway, is located closer than 7.6 metres to any *street line*, within a sight triangle, or within 3.0 metres of a *side lot line.*

(d) in any "Village Industrial (VID)" or "Industrial (IND)" Zone a *parking area* for employees may be located in the interior side or *rear yard*. A *parking area* for visitors only may be located in the front or *exterior side yard* provided that no part of the *parking area*, other than a driveway, is located closer than 3 metres to any *street line* or *side lot line*, or within a sight triangle.

3.(9) Use of Parking Spaces and Areas

(a) *Parking spaces and areas* required in accordance with this Bylaw shall be *used* for the parking of operative, currently licenced vehicles only, and for vehicles *used* in operations *ancillary* to the permitted *uses* in respect of which such *parking spaces* and areas are required or permitted.

(b) Within the required or permitted *parking space* in any residential zone, any *motor vehicle* with a *Registered Gross Vehicle Weight* Rating up to 3,000 kilograms may be parked or stored.

3.(10) Parking Space Dimensions

Every off-*street parking space* shall have a minimum stall size of 2.8 metres wide by 5.5 metres long.

3.(11) Parking Aisle Requirements

Every parking aisle shall be not less than 6.0 metres in perpendicular width for two-way traffic and 3.5 metres in perpendicular width for one-way traffic.

3.(12) Additions to Existing Uses

(a) The *parking area* requirement referred to herein shall not apply to any *building* in existence at the day of passing of this Bylaw so long as the floor area, as it *exists* at such date, is not increased, and the *building* or *structure* is *used* for a purpose that does not require more parking than was required by its *use* at the date of passing of this Bylaw.

(b) If an addition or change of *use* is made to a *building* or *structure* as it *existed* at the day of passing of this Bylaw, additional *parking spaces* shall be provided to the number required for such additional or change in *use*.

3.(13) Parking for Physically Disabled

Where the parking requirement for any land *use* is 10 or more spaces, 1 space for the first 10 required spaces, and 1 space for each additional 30 spaces or portion thereof, shall be provided as a *parking space* for the physically disabled. *Parking spaces* for the physically disabled shall be:

(i) a minimum width of 4.0 metres.

(ii) a minimum length of 5.5 metres.

(iii) be hard surfaced and level.

(iv) be located and accessible to an entrance.

(v) identified by a *sign* with the international symbol for disabled persons.

3.(14) Loading Space Requirements

The owner or occupant of any *lot*, *building* or *structure* in a Commercial or Industrial Zone, *erected* or *used* for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise and raw materials, shall provide and maintain at the premises, on the *lot* occupied by the *building* or *structure* and not forming part of a *street* or lane, within the Zone in which such *use* is located, loading *or* unloading facilities comprising one or more *loading* or *unloading spaces* 9.0 metres long, 3.5 metres wide and having a vertical clearance of at least 3.6 metres, and in accordance with the following schedule:

Gross Floor Area	*Loading Space*
Less than 280 square metres	1 *loading space*
280 square metres to 2300 square metres	2 *loading spaces*
Exceeding 2300 square metres	2 *loading spaces* plus one additional space for each additional 2300 square metres or fraction thereof.

3.(15) Loading Space Location

All *loading spaces* shall be so arranged as to avoid interference with the movement of traffic on *public streets*. No *loading spaces* shall occupy any required front or *required exterior side yard*, nor be situated upon any *street*, lane or required *parking space* unless set back from the *street line* a minimum distance of 20.0 metres.

3.(16) Cash in Lieu of Parking

In the event that it is not possible or feasible to provide the *Parking Spaces* required by this by-law, cash in-lieu of some or all of the Required Parking may be provided in accordance with the Township of Ramara Cash-In-Lieu of Parking By-law. (Bylaw 2024.38)

Section 4 - Establishment and Interpretation of Zones and Symbols

4.(1) Establishment and Classification of Zones and Zone Symbols

The following zoning classifications are hereby established as illustrated on the maps attached hereto, and such zones and the *use* of land, *buildings* and *structures* permitted by this Bylaw may be referred to by the appropriate symbol:

ZONES	SYMBOLS
Natural Area Protection	NAP
Agriculture	AG
Rural	RU
Rural and Countryside Residential	RCR
Village Residential	VR
Village Commercial	VC
Village Industrial	VID
Village Institutional	VIN
Hamlet	H
Shoreline Residential	SR
Industrial	IND
Destination Commercial	DC
Highway Commercial	HC
Mineral Aggregate Extraction	MAE
Waste Processing and Disposal	W
Active Recreation Area	AR
Passive Recreation Area	PR

4.(2) Symbols and Designations

Zone symbols and designations may be used to refer to lands, *buildings* and *structures* permitted by this Bylaw.

4.(3) Interpretation of Zone Boundaries

(a) Unless otherwise shown, a *public street*, a *public right-of-way*, a *public* lane, a *public lagoon*, railway *right-of-way*, *public* utility *right-of-way* or watercourse shall be included within the zone of the adjoining *lot*(s) on the sides thereof and where such *street*, *right-of-way*, lane, *lagoon* or watercourse serves as a boundary between two or more zones, the centre line of such *street*, *right-of-way*, lane, *lagoon* or watercourse shall be deemed to be the boundary between zones

(b) Where any zone boundary is not shown to be a *public street*, a *public right-of-way*, a *public* lane, a *public lagoon*, railway *right-of-way*, *public* utility *right-of-way*, or watercourse and where the boundary appears to follow the limit of

a *lot* as *existing* as of the date of the passing on this Bylaw or any relevant amending Bylaw, such limit shall be deemed to be the zone boundary.

(c) Where the municipal boundary is located in Lake Simcoe or Lake Couchiching, the land covered by water is deemed to be zoned as "Natural Area Protection (NAP)" for purposes of determining permitted *uses* only, and the zone boundary shall follow the municipal boundary.

(d) Any other zone boundary shall be determined by scaling from the legally approved schedules.

4.(4) Uses Permitted and Zone Provisions

For each zone, a separate section of this Bylaw sets out the *uses* permitted in and the provisions relating to, such zone.

4.(5) Scope of Zone Provisions

The specific zone requirements set out in each zone section shall apply to such zone and are in addition to the applicable General Provisions set out in Section 2 and the *Parking Area* Regulations set out in Section 3 of this Bylaw.

4.(6) Multiple Zones

(a) Where a *lot* is divided into two or more zones, each such portion of the said *lot* shall be considered a separate *lot* as defined herein and shall be *used* in accordance with the provisions of this Bylaw that are applicable to the zone wherein such portion of the said *lot* is located.

(b) Notwithstanding anything to the contrary, where the *use* or *uses* of a *lot* that is divided into two or more zones are permitted in all such zones, the said *lot* shall be considered to be a single *lot* as defined herein and the highest or most restrictive zone requirements pertaining to such *use* in all the said zones shall apply throughout the said *lot*.

4.(7) Use of Multiple Lots

Where the *use* of land, *building* or *structure* is permitted by this Bylaw on a *lot* in a zone, any *use* of land in an *abutting lot* for purposes of *access* to a *public street* shall conform to the permitted *uses* of the *lot* that is *used* for *access*.

4.(8) Use of Consolidated Lots

Where two or more *abutting* whole *lots* under one identical ownership are consolidated for the purpose of a *use*, the internal *abutting lot lines* of the original whole *lots* shall not be construed as *lot lines* for the purposes of this Bylaw, provided that each original *lot* is designated within the same zone.

4.(9) Special Zoning Provisions

Where the zone symbol applying to certain lands as shown on Schedule "A" is followed by a reference to a special provision of this Bylaw with respect to the permitted *uses* of such lands and any specific requirements for that permitted *use*, then special provisions apply to such lands and such special provisions shall be found by reference to that specified section of the Bylaw. Lands denoted in this manner shall be subject to all the restrictions of the zone, except as otherwise provided for by the special provisions. Special provisions may also be identified on specific Schedule "B" maps.

4.(10) Holding Zone Provisions

(a) Where the zone symbol applying to certain lands as shown on Schedule "A" is followed by a dash and the letter (H) the lands have been placed in a "Holding Zone" pursuant to the *Planning Act*, as amended. The Holding Symbol (H) shall be removed according to the provisions of the Official Plan and the provisions of this Bylaw and the amendments hereto. When the Holding Symbol has been removed, the lands shall be developed according to the requirements of the Zone used in conjunction with the Holding Symbol.

(b) Until the (H) is removed, no person shall *use* those lands except in compliance with the provisions of the applicable zone for *uses existing* on the day of the passing of this Bylaw or amendment thereto, except as otherwise provided by the special zoning provisions of the applicable zone.

4.(11) Special Holding Zone Provisions

(a) Where there are zone symbols, "H/AR - (H)"; "VR/VC/VIN - (H)"; "VID - (H)"; and "DC - (H)" applying to certain lands as shown on Schedule "A", these are special holding zones that correspond to future development areas, including the Rama Road Corridor, as designated in the Ramara Official Plan.

(b) The Holding Symbol (H) shall be removed by the *Township* when all of the studies and approvals required by the Official Plan have been completed to the satisfaction of the *Township*, including the required amendments to the Ramara Official Plan. When the Holding Symbol has been removed, the

appropriate zone symbol herein will apply to the lands on Schedule “A” without the need for a further amendment to this Bylaw. Any appropriate zone symbol that is other than the zone symbol affixed to the land as part of the special holding zone provision shall require an amendment to this Bylaw and be in conformity with the Ramara Official Plan.

(c) Until the (H) is removed, no person shall *use* those lands except in compliance with the provisions of the Rural (RU) Zone for *uses* lawfully *existing* on the day of the passing of this Bylaw, a *detached dwelling*, and *uses accessory* to Permitted *Uses*, except as otherwise provided by special zoning provisions of the applicable zone.”

4.(12) Temporary Use Zone

Where a zone symbol on Schedule “A” is followed by a “T”, the “T” stands for a Temporary Zone as permitted by a bylaw passed under provisions of the *Planning Act* and in conformity with the Official Plan.

4.(13) Ramara-Chippewas of Rama First Nation Roads Transfer

Where a Zone symbol on the attached Schedule(s) is followed by a dash “-“, and the letters “TR” such as “SR-TR”, the “TR” identifies the lands as being subject to the Ramara-Chippewas of Rama First Nation roads transfer on January 1, 2024 and the special provisions contained in subsection 2.(11)(c) of this By-law shall apply. (Bylaw 2023.81)

Section 5 - DEFINITIONS

In this Bylaw, the term:

"ABUT" means to have a common boundary, or a *lot* that borders on a *public street* or waterway.

"ACCESS" means a way or means to provide vehicular or pedestrian entrance or egress to a *lot*, *building* or *structure*.

"ACCESSORY" means a *use*, *building* or *structure* that is located on the same*, lot* that may or may not be detached from the *main building* and is normally *ancillary* and subordinate to a principal or *main use*, *building* or *structure* therewith.

"ACTIVE RECREATION" means 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, and shall not include an outdoor and/or an indoor *gun (shooting) club* and/or *shooting range*.
(Bylaw 2020.96)

"ADDITIONAL RESIDENTIAL UNIT" means a self-contained residential unit for *human habitation* designed with private cooking, plumbing and sanitary facilities; which is located within a *main dwelling* or within a *structure* or *building ancillary* to the *main dwelling*.
(Bylaw 2022.81)

"AGRICULTURAL USE" means the production, storage, keeping, harvesting, grading, packaging, processing, boarding or maintenance, for sale, lease or personal *use* of plants and animals useful to humans, including but not limited to: apiaries; aviaries; berry or bush crops; breeding, raising, training or boarding of horses or cattle; greenhouses; *farms* devoted to the hatching, raising and marketing of chickens, turkeys, or other fowl or game birds, animals, fish or frogs; *farms* for grazing; flower gardening; field crops; goat or cattle dairies; growing, raising, picking, treating and storing of vegetable or fruit produced on the premises; nurseries; orchards; riding stables; the raising of sheep or goats; the raising of swine; tree crops; market gardening; bee keeping; wood lots; such *uses* or enterprises as are customarily carried on in the field of general *agriculture*, but does not include an abattoir, a *kennel* or a rendering plant. *Farm* includes *agricultural uses* and shall include a detached *dwelling unit*, and such principal or *main buildings* and *structures*, as well as *accessory buildings* and *structures* that are *ancillary* to the operation of the *farm*.

"AGRICULTURALLY-RELATED COMMERCIAL AND INDUSTRIAL USE" means a commercial or industrial *use* that is limited to *farm equipment and implement sales and service*, feed mill, *agricultural* produce *warehouse*, drying operation, livestock and produce distribution and storage, and other similar *uses* that serve the *farming* community.

"AGRI-TOURISM USES" means those *farm*-related tourism *uses*, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or

activities related to the *farm* operation.
(Bylaw 2022.81)

"AIR TREATMENT CONTROL" shall mean the functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility that serves as designed by a qualified person.
(Bylaw 2020.89)

"AIRPORT" means any land, and associated *buildings* and *structures* unlicenced or licenced for aeronautics under the jurisdiction of the Government of Canada, that are operated and maintained, for the landing and take-off of aircraft, including *accessory buildings* and *structures*, and without limiting the generality of the foregoing shall include *buildings* and *structures* for the storage, maintenance and *repair* of aircraft, *accessory* administrative *offices*, flight instruction and the accommodation of passengers.

"ALTER" means, when used in reference to a *building* or *structure* or part thereof, to change any one or more of the internal or external dimensions of such *building* or *structure*, or to change the type of construction of the exterior walls or roof thereof. When used in reference to a *lot*, to change the width, depth or area thereof or to change the width, depth or area of any *required yard*, *setback*, *landscaped open space* or *parking area*, or to change the location of any boundary of such *lot* with respect to a *public* highway or laneway, whether such *alteration* is made by conveyance or alienation of any portion of said *lot*, or otherwise.

"ANCILLARY" means a *use*, *building* or *structure* that is located on the same *lot*, that may or may not be detached from the *main building* and is essential to a principal or *main use*, building or *structure* therewith.

"AQUIFER VULNERABILITY" means an aquifer's intrinsic susceptibility, as a function of the thickness and permeability of overlying layers, to contamination from both human and natural impact on water quality.

"ATTIC" means the part of a *building* situated wholly, or in part, within the roof framing and that is not a *one-half storey*.

"AUCTION ESTABLISHMENT" means a place where objects or goods are offered for sale to persons who bid on the object or good in competition with other persons.

"BACKYARD CHICKENS" the *accessory* keeping od hens for the purpose of companionship as a pet or providing eggs for personal consumption by occupants of a *dwelling* on the same lot, and does not include *accessory* livestock, or *agricultural uses* otherwise defined by the Township of Ramara's Zoning By-law.
(Bylaw 2022.54)

"BASEMENT" as defined in the Ontario *Building* Code. (Bylaw 2024.38)

"BED AND BREAKFAST ESTABLISHMENT" means no more than 3 furnished rooms in a *dwelling unit* in which the proprietor resides and where overnight accommodation and a morning meal are provided to guests on a temporary basis for monetary gain. It does not include a *hotel*, *motel*, restaurant, group home, rooming or boarding house or any other form of *dwelling unit* as defined by this Bylaw.

"BOAT" means a motorized watercraft greater than 4.9 metres in length, unmotorized watercraft greater than 4.9 metres in length, or other watercraft greater than 4.9 metres in length used or capable of being used as a means of motorized transportation on water for recreational purposes, including overnight accommodation.
(Bylaw 2010.73)

"BOAT HOUSE" means a detached *accessory building* or *structure*, that is primarily designed and intended to be *used* for the sheltering of watercraft and may include the storage of other forms of transportation and the storage of household equipment *ancillary* to the residential occupancy on the *lot*, but does not include the storage of *floating accommodation* or any sleeping furniture such as beds, mattresses, and futons.
(Bylaw 2024.38)

"BOAT RAMP" means a *structure* designed to launch and retrieve watercraft from a *trailer*.

"BOAT SLIP" means a space designed for mooring a single watercraft.

"BUILDING " means a *structure* having a roof, supported by columns or walls or supported directly on the foundation and is *used* for the shelter, housing, enclosure or accommodation of persons, animals, goods, equipment or materials.

"BYLAW ENFORCEMENT OFFICER" means the officer or employee of the Township of Ramara charged with the duty of enforcing the provisions of this Bylaw or any other Bylaw of the Township of Ramara.

"CAMPING ESTABLISHMENT" means a commercial establishment consisting of a least five (5) camping sites and comprising land *used* or maintained as grounds for temporary camping or temporary parking of *trailers*, motorized *mobile homes*, truck campers, campers or tents, but does not include parks or camping grounds maintained by any department of the Governments of Ontario or Canada; or any Crown corporation, commission or board.

"CANNABIS" shall mean a genus of flowering plants in the family Cannabaceae. Synonyms include but not limited to marijuana, and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs [hemp milk, hemp seed, hemp oil], fibre and biofuels)
(Bylaw 2020.89)

"CANNABIS PRODUCTION AND PROCESSING" means lands, *buildings* or structures used for producing, processing, testing, destroying, packaging and/or shipping of *cannabis*

authorized by an issued license or registration by the Federal Minister of Health, pursuant to the *Cannabis* Regulations, SOR/2018-144, c 19 and the Food and Drugs Act, RSC 1985, c F-27, as amended from time to time, or any successors thereto.
(Bylaw 2020.89)

"CASINO" means a *building* or a room or rooms *used* for the purpose of playing or operating legal games of chance.

"CELLAR" means that portion of a *building* between two floor levels that is partly or wholly underground and that has more than one-half of its *height*, from finished floor to finished ceiling or to the underside of the floor joists of the *storey* next above, as the case may be, below the average *finished grade* level adjacent the exterior walls of the *building*.

"CEMETERY" means a place *used* for the interment of the dead within the meaning of the *Cemeteries Act*.

"CERTIFICATE OF OCCUPANCY" means a certificate issued by the *Chief Building Official* for the occupancy of any land, *buildings*, or *structure* certifying that the proposed *use* or activity complies with the provisions of this Bylaw.

"CHIEF BUILDING OFFICIAL" means the official employed by the Township of Ramara appointed pursuant to the provisions of the *Building Code Act*, and shall include any inspector likewise employed and appointed.

"COMMERCIAL NURSERY AND/OR GREENHOUSE" means a *building* and land *used* for the growing, cultivation, storage and sale of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation as well as the sale of garden tools and similar *accessory* and *ancillary* products to the *public*, but shall not include *Cannabis Production and Processing*.
(Amended 2020.89)

"CONSERVATION" means 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 features and functions.

"CONTRACTOR'S YARD" means a yard of any general contractor or builder where construction equipment and materials are stored or where a contractor performs shop or assembly work, but does not include any other yard or establishment otherwise defined or classified herein.

"CONVENIENCE RETAIL" means a retail establishment selling food products, household items, and other daily household necessities and a limited supply of prepared foods for off-site consumption.
"COUNCIL" means the *Council* of the Corporation of the Township of Ramara.

"COUNTY" means the Corporation of the *County* of Simcoe.

“COUNTY ROAD” means a road under the jurisdiction of the Corporation of the *County* of Simcoe.

“CRAWLSPACE” as defined in the Ontario Building Code. (Bylaw 2024.38)

“CUSTOM WORKSHOP” means a *building*, or part of a *building*, *used* for the manufacture in small quantities of made to measure clothes or articles, including upholstery, and shall include design and limited *accessory* production of custom made and engineered parts and equipment, but not including any assembly line process, metal spinning, woodworking, furniture manufacture, and any other factory or shop production otherwise defined in this Bylaw, and may include the sale of such products.

“DENSITY” means the number of *dwelling units* per unit of land.

“DWELLING” means a *building* or part thereof that is exclusively *used* for *human habitation*.

“ACCESSORY DWELLING” means a *dwelling unit* either attached to a principal *dwelling* or that is located on the same *lot* and having an independent means of *access*.

“DWELLING UNIT” means a suite of two or more rooms, designed or intended for *use* by one or more persons, in which sanitary conveniences and cooking facilities are provided, and containing a private entrance from outside the *building* or from a common hallway or stairway inside, but does not include a tent or *trailer*.

“DETACHED DWELLING” means one *dwelling unit* that is not attached to any other *dwelling unit*, but does not include a tent or *trailer*

“MULTIPLE DWELLING” means a *building* containing more than one *dwelling unit*, occupied or capable of being occupied as a home or residence, and may include a semi-detached, duplex, triplex, fourplex, apartment or townhouse, but does not include a tent or *trailer*.

“SEASONAL DWELLING’ means that the *dwelling unit* is, or is intended as, an occupant’s secondary place of *human habitation* and is not the occupant’s principal place of residence.

“EASEMENT” means the legal grant of one or more rights or interests, of any kind, in a property by the owner to and for the *use* by the *public*, a corporation or another person.

“EATING ESTABLISHMENT” means a *building* or *structure*, or part of a *building* or *structure* or an *outdoor patio* where food or drink is offered for sale or sold to the *public* for consumption either on or off the premises, *take out or drive through* service, and includes such *uses* as a restaurant, dining room, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand; but does not include

a *lodging or boarding house* or *bed and breakfast establishment*.

"EATING ESTABLISHMENT, DRIVE THROUGH OR TAKE-OUT" means an establishment where food and beverages are sold in a form ready for consumption, where all or a significant part of the consumption takes place outside the confines of the *eating establishment*, and where ordering and pickup of food may take place from a *motor vehicle*.

"ERECT" means *building*, constructing, reconstructing and relocating and, without limiting the generality of the work, also includes:

(a) any preliminary physical operation, such as excavating, filling or drainage;

(b) *altering* any *existing building* or *structure* by an addition, enlargement, extension, movement or other structural change;

(c) any work for the doing of which a *building* permit is required under the *Building Code Act*.

"ESTABLISHED BUILDING LINE" means the average distance from the *street line* or shoreline of a waterway to *existing buildings* or *structures* or *accessory buildings* or *structures* in any block where more than half the frontage has been built upon. For the purposes of this Bylaw, a block shall not be considered to be more than 200 metres of *street* or shoreline frontage.

"EXISTING" means a *use*, *building* or *structure* actually *existing* on the day of the passing of this Bylaw.

"FARM" (see "AGRICULTURAL USE")

"FARM MARKET" means a *building* or *structure*, or part of a *building* or *structure*, in which *farm* produce primarily grown on the *farm* on which the outlet is located, is displayed and offered for retail sale or includes a *farmer's* market where the vendors have raised or grown the *agricultural* products or have purchased them for retail sale.

"FARM EQUIPMENT AND IMPLEMENT SALES AND SERVICE" means a *building*, *structure* or area where *farm* equipment and *farm* supplies are displayed and stored for retail sale, but does not include any other establishment otherwise defined or classified herein.

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

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

ii. Is a raft, barge, or floating platform that has on tip of it a building, *structure*, vehicle or thing that may be used for overnight accommodation, for camping purposes or as an outdoor accommodation.

iii. Would reasonably be expected to require towing to be placed on lands or is placed on lands by means of towing or any other type of assistance,

iv. Is equipped with jack-up technology or a similar mechanism used to anchor or rise above the surface of the water, with or without spud cans; and/or

v. Has a floating foundation or a floatation platform which may include floats constructed of polystyrene, plastic, concrete or logs and stringers
(Bylaw 2024.38)

“FLOOR AREA, GROSS” means the sum of the horizontal areas of all enclosed floors in a *building* or *structure* excluding any part of the *building* or *structure* below *finished grade* that is *used* for heating, the storage or parking of *motor vehicles*, locker storage and laundry facilities, and other *accessory uses* except where *used* or intended to be *used* for *human habitation*, and, in the case of a *dwelling unit or units*, excludes any private *garage*, carport, *basement*, walkout *basement*, *cellar*, porch, deck, verandah or sunroom (unless such porch, deck, verandah or sunroom is habitable for all seasons of the year), unfinished *attic*, stairwells, common hallways. In the case of a walkout *basement*, 25 percent of the total floor area of the walkout *basement* may be included in *gross floor area*.

“FORESTRY” means the management, *conservation*, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resource.

“**FOUR SEASON DESTINATION RESORT ESTABLISHMENT**” means an establishment that operates throughout all of the year and that has facilities for serving meals and furnishes equipment, supplies or services and provides entertainment and recreation to persons, and may provide temporary sleeping accommodation to persons

“GARAGE” means a detached *accessory building* or *structure* or portion of a *dwelling unit* that is designed or *used* for the storage of a *motor vehicle*(s) and storage of household equipment *ancillary* to the residential occupancy of the owner, tenant or occupant of the *lot* upon which such *garage* is located and includes a carport.

"GOLF COURSE" means an outdoor area designed and operated for the purpose of playing golf, including tees, greens, fairways, golf cart paths, and trails, and *accessory* recreational *uses* such as a club house, driving range, miniature *golf course*, *swimming pool*, tennis courts.

"GRADE, FINISHED" means the average elevation of the finished surface of the ground at ground level of a *building* or *structure*, at all exterior walls measured in metres above sea level.

"GUN (SHOOTING) CLUB" means a for-profit or not-for-profit organization whose activities include target practice or target shooting competitions using restricted firearms or prohibited handguns at an identified approved *shooting range.*
(Bylaw 2020.96)

"HEIGHT AND HEIGHT OF BUILDINGS" means the vertical distance, measured between the average *finished grade* at the front of the *building*, and:

(a) in the case of a flat roof, the highest point of the roof surface;

(b) in the case of a mansard roof, the deck roof line; and
(c) in the case of a gable, hip or gambrel roof, the average distance between the eaves and ridge.

Accessory roof constructions, such as chimneys, towers, steeples or antennas, shall be disregarded in calculating the *height* of a *building*.
For the purposes of this definition, the front of a *boat house* shall be the wall furthest from the *navigable waterway*.

"HIGH WATER MARK SETBACK" means for the purposes of determining *setback* from the "*high water mark*", the *setback* shall be measured from the average annual high water elevation for Lake Simcoe and Lake Couchiching, as established by a conservation authority, and for other lakes, rivers or water bodies, the *setback* shall be measured from the *high water mark* established by an Ontario Land Surveyor in consultation with the Township.

"HOME OCCUPATION" means the *use* of part of a *dwelling unit* for an occupation that provides financial gain or support for at least one of the permanent occupants of the *dwelling unit* and that is secondary to the *main* or principal *use* of the *dwelling unit*, but shall not include *Cannabis Production and Processing*.
(Amended 2020.89)

"HOTEL" means an establishment that consists of one *building* or two or more connected or adjacent *buildings* and that, throughout all or part of the year, cater to the needs of the travelling *public* by furnishing temporary sleeping accommodation, and may or may not supply food and other amenities such as meeting rooms, entertainment, *personal services*, and recreational facilities.

"HUMAN HABITATION" means the act of inhabiting, occupying or using a *building* or part of a *building* for living, sleeping, eating or food preparation.

"IMPROVED PUBLIC STREET" means a *street*, road or highway under the jurisdiction of the Province of Ontario, County of Simcoe, or the Township of Ramara that is intended, designed or constructed to road standards of the road authority and is maintained year-round to allow normal vehicular *access* to adjacent properties, and shall not include a lane, *easement* or private *right-of-way*.

"INDIVIDUAL CARE FACILITY" means a *building* where persons receive special care or treatment because of cognitive or physical conditions, whether licenced or unlicensed by a government authority or agency.

"KENNEL" means an establishment in which domesticated animals are housed, groomed, bred, boarded, trained or sold, for a fee or a commission.

"LAGOON" means an inland water body, waterway or channel in which water flows and has a definite channel, bed and banks.

"LANDSCAPED OPEN SPACE" means the open unobstructed space from ground to sky on a *lot* that is suitable for the growth and maintenance of grass, flowers, trees, bushes and other natural features and includes any surfaced walk, patio or similar area, but does not include any driveway or ramp, whether surfaced or not, any curb, *retaining wall*, *parking area* or any open space beneath or within any *building* or *structure*.

"LIGHT EQUIPMENT SALES AND RENTAL ESTABLISHMENT" means a *building* or *structure* or part of a *building* or *structure* in which light machinery and equipment such as air compressors and related tools and accessories; augers; automotive tools; cleaning equipment; light compaction equipment; concrete and masonry equipment; electric tools and accessories; fastening devices such as staplers and tackers; floor and carpet tools; gasoline generators; jacks and hydraulic equipment; lawn and garden tools; ladders; moving equipment; painting and decorating equipment; pipe tools and accessories; plumbing tools and accessories; pumps; hoses; scaffolding; welding equipment; and, other similar tools and appurtenances are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this Bylaw.

"LOADING SPACE" means an off-*street* space *used* for the loading or unloading of cargo, products, or materials to and from vehicles.

"LODGING OR BOARDING HOUSE" means a *building* in which residential accommodation or lodging is provided or is intended to be provided for hire or gain to more than three persons, with or without meals, in not more than four rooms, in which each lodger does not have *access* to all habitable areas of the *building*, and shall not include a *hotel*, *motel*, hostel, *bed and breakfast establishment*, a licenced hospital or nursing home,

a retirement home, an *individual care facility,* or the residence of an educational institution.

"A LOT" means a parcel, area or tract of land described in a deed or other legal document that is legally capable of conveying title and:

(a) that is a whole *lot* within a registered plan of subdivision, other than a registered plan of subdivision that has been deemed not to be a registered plan of subdivision, in whole or in part, under a bylaw passed pursuant to the *Planning Act*;

(b) that is a separate parcel of land without any *abutting* lands being owned by the same owner or owners;

(c) the description of which is the same as in a deed which has received final consent pursuant to the *Planning Act*;

(d) that is the whole remnant remaining to an owner or owners after a conveyance is made with final consent pursuant to the *Planning Act*.

A *lot* or the part or whole of a *lot* that is covered by water for most of the year, is not a *lot* or part of a *lot* for purposes of this Bylaw.

"LOT AREA" mean the total horizontal area within the *lot lines* of a *lot*.

"LOT, CORNER" means a *lot* situated at the intersection of two *streets*, of which two adjacent sides, that *abut* the intersection of such *streets*, contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved *street*. The angle of intersection shall be formed by the intersection of the tangent of the adjacent *side lot lines* drawn from the points where the *lot lines* meet the *street line*. A *lot* that *abuts* the bulb of a cul-de-sac or a turning circle is not at the intersection of a curved *street*.

"LOT COVERAGE" means that percentage of the *lot area* of a *lot* covered by the area of all *buildings* and *structures,* including *accessory buildings* and *structures,* measured at the ground, excluding all or part of an attached balcony which floor is 2 metres or more above the *finished grade*.

"LOT DEPTH" means the shortest horizontal distance between the *front* and *rear lot lines* where such *lot lines* are parallel; the average horizontal distance joining the middle of the *front lot line* with the middle of the *rear lot line*, where such *lot lines* are not parallel; the length of a straight line joining the mid-point of the *front lot line* with the apex of the triangle formed by the *side lot lines*, where there is no *rear lot line*.

"LOT FRONTAGE" means the horizontal distance between the *side lot lines* of a *lot* measured perpendicular to the line joining the middle of the *front lot line* with either the middle of the *rear lot line* or the apex of the triangle formed by the *side lot lines* and at a

point equal to the *setback* of the *required* minimum *front yard depth* from the *front lot line*.

"LOT, INTERIOR" means a *lot* other than a *corner lot*.

"LOT LINE" means any boundary of a *lot* dividing the *lot* from another *lot* or from a *street*.

"LOT LINE, EXTERIOR SIDE" means a *side lot line* that *abuts* a *street*.

"LOT LINE, FRONT" means in the case of an *interior lot*, the line dividing the *lot* from the *street*; in the case of a *corner lot*, the shorter line *abutting* a *street* shall be deemed the *front lot line* and the longer *lot line abutting* a *street* shall be deemed an *exterior side lot line*; in the case of a *through lot*, the *lot line* where the principal *access* to the *lot* is provided shall be deemed to be the *front lot line*; where a *lot abuts* a *navigable waterway* and a *street*, the *lot line* over which the primary *access* to the property is obtained shall be deemed to be the *front lot line*.

"LOT LINE, INTERIOR SIDE" means a *side lot line* other than an *exterior side lot line*.

"LOT LINE, REAR" means, in the case of a *lot* having 4 or more *lot lines*, the *lot line* farthest from and opposite to the *front lot line*; in the case where a *lot* has 3 *lot lines*, and there is no *rear lot line,* the *rear lot line* is represented by the point of intersection of two *lot lines.*

"LOT LINE, SIDE" means a *lot line* other than a *front or rear lot line*.

"LOT OF RECORD" means a *lot* that legally *existed* on the day of the passing of this Bylaw.

"LOT, THROUGH" means a *lot* bounded on two opposite sides by *streets* or that is bounded on two *streets* that do not intersect at the boundaries of the *lot*.

"MAIN" when used to describe a *use*, *building* or *structure*, means a *use*, *building* or *structure* that constitutes the principal *use*, *building* or *structure* on the *lot*.

"MANAGEMENT OF NATURAL AREAS AND NATURAL RESOURCES" means maintaining, improving and restoring natural areas as designated and identified in the Ramara Official Plan and monitoring, conserving and rehabilitating natural resources as designated and identified in the Ramara Official Plan.

"MARINA" means a *building*, *structure* or place, containing facilities or services for docking, *repairin*g, storage, for watercraft, located on a waterway, where facilities for rentals and pump outs for watercraft, the *accessory* sale of *marine* fuels, lubricants and *accessory* products may be provided, and may include the sale of *marine* craft, snowmobiles and similar recreation vehicles, and accessories, and may include an *accessory eating establishment* and *convenience retail establishment*.

“MARINE SALES AND SERVICE” means any *building*, *lot* or *structure* where marine or other recreational equipment and accessories are stored, kept for sale, and may include the servicing of marine and recreational equipment.

“MEDICAL OFFICE AND CLINIC” means an *office* or clinic in which the practice of professions of medicine, dentistry, psychiatry, and optometry is carried out or in which the treatment by chiropractic, or osteopathy is carried out.

“MINERAL AGGREGATE” means gravel, 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” means any *dwelling unit* that is designed to be made mobile, and is constructed or manufactured to comply with the Ontario Building Code for year round occupancy and conforms to the CSA published standard at the time of manufacture, for one or more persons, but does not include a travel *trailer* or tent *trailer* or *trailer* otherwise designed or a *recreational vehicle.*

“MOTEL” means a tourist establishment that consists of one or more *buildings* containing three or more units accessible from the exterior or interior, with or without food or other refreshments, providing sleeping accommodation to the *public* travelling by *motor vehicle* or *boat*.

“MOTOR VEHICLE” means a passenger automobile or other *motor vehicle*, a *farm* implement, a motor home, or any other device that is capable of being drawn, propelled or driven by any kind of power other than human effort, and includes a *commercial motor vehicle* (Bylaw 2024.38)

“MOTOR VEHICLE, COMMERCIAL” means a *motor vehicle* having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling purposes on the highway.

“MOTOR VEHICLE BODY SHOP” means a *building* or *structure* primarily *used* for the painting or *repairin*g of *motor vehicle* bodies, exterior and undercarriage, but shall not include any other establishment otherwise defined or classified in this Bylaw.

“MOTOR VEHICLE FUEL BAR” means one or more pump islands, each consisting of one or more *motor vehicle* fuel pumps and a shelter/kiosk, which may include the sale of oils, antifreeze, gasoline additives, and small accessories required for the operation of *motor vehicles*, *boats* and recreational equipment and shall not be *used* for mechanical *repair* or service maintenance to *motor vehicles*.

“MOTOR VEHICLE SERVICE STATION” means a *building* or *structure* where fuel, lubricants and *motor vehicle* parts are kept for sale, and includes a *motor vehicle fuel bar*, and where service maintenance and mechanical *repair* to *motor vehicles* may be provided,

but does not include *motor vehicle* body *repair* and painting.

"NAVIGABLE WATERWAY" means a navigable waterbody or watercourse deemed pursuant to statutes of the Government of Canada or the Government of Ontario.

"NOXIOUS" means a *use* that, from its nature or from the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, *salvage*, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any *use* of land, *building* or *structure*.

"OFFICE" means a room or group of rooms *used* for conducting the affairs of a business, profession, service, industry or government, other than a *medical office*.

"ON-FARM DIVERSIFIED USES" means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, *home occupations*, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as *on-farm diversified uses*. (Bylaw 2022.81)

"OUTDOOR PATIO" means an area set aside out of doors, covered or uncovered, for the *use* of patrons as a licenced restaurant in conjunction with an *eating establishment*.

"OUTDOOR STORAGE" means *accessory* storage or display of goods and materials outside of a principal or *main building* or *structure* on the *lot*.

"PARKING AREA" means an area or *structure* provided for the parking of *motor vehicles* and includes aisles, *parking spaces*, and related ingress and egress, but shall not include any part of a *street*, lane, private driveway or *right-of-way*.

"PARKING SPACE" means an area for the parking or temporary storage of *motor vehicles* in a *parking area*, exclusive of aisles in a *parking area*.

"PERSONAL SERVICE ESTABLISHMENT" means establishments primarily engaged in providing services for the care of a person and his or her goods or apparel.

"PIT" means land where unconsolidated *mineral aggregate* is being or has been removed by means of an excavation to supply materials for construction, industrial, manufacturing, and maintenance purposes, but does not include a *wayside pit*.

"PLACE OF ASSEMBLY" means a *building*, or part of a *building*, in which facilities are provided for such purposes as meetings for civic, athletic, educational, political, cultural, religious or social purposes and may include an arena, gymnasium, a banquet hall, private club or fraternal organization, a bingo hall, a music hall, a charity *casino*, a theatre or

cinema.

"PLACE OF WORSHIP" means a *building* dedicated to worship and prayer and related religious, social, cultural and charitable activities and may include a church, synagogue, mosque or assembly hall and may include such *accessory uses* as a day nursery, a *school* of religious education, convent, monastery or parish hall.

"PLACE OF ENTERTAINMENT" means the *use* of an establishment, for a fee, for the provision of indoor and outdoor entertainment or amusement facilities, and may include such *uses* as an amphitheatre, a theatre or cinema complex, a playhouse, a theme park, a music hall, a museum, a bingo hall, a *casino*, a charity *casino*, a video arcade, a virtual reality facility, a dance hall, an amusement arcade, an arena, and other assembly halls.

"PLACE OF RECREATION" means the *use* of an establishment, for a fee, for the provision of indoor and outdoor athletic and amusement facilities involving the active participation of the user in a sports-related activity and may include such *uses* as sports centre, recreation centre, health spa, billiard parlour, bowling alley, skating surface, curling surface, *swimming pool*, riding or equestrian facility, *golf course*, amusement park and does not include a *Gun (Shooting) Club* and/or *Shooting Range.* (Bylaw 2020.96)

"PLANTING STRIP" means an area of *landscaped open space* located immediately adjacent to a *lot line* or part thereof, on which one or more of the following screening devices are arranged in such a way as to form a dense or opaque barrier: a continuous row of trees, a continuous hedgerow of evergreens or shrubs, a berm, a wall, an opaque fence.

"PORTABLE PROCESSING PLANT" means equipment for the crushing, screening or washing of sand and gravel *aggregate* materials, including a concrete plant or an asphalt plant, which equipment is capable of being readily drawn or readily propelled by a *motor vehicle* and which equipment is not considered permanently affixed to the site.

"PRIVATE ROAD" means a private *right-of-way* over private property which affords *access* to *abutting lots* and that has not been dedicated as a *street* or accepted or assumed by the Township of Ramara or County of Simcoe.

"PUBLIC" means a *building*, *structure*, *lot*, *lagoon* or *use* used by any government, utility or agency to provide a service to the *public*.

"QUARRY" means land where consolidated *mineral aggregate* is being removed or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a *wayside quarry* or open *pit* mine.

"RECREATIONAL VEHICLE" means a currently licensed *motor vehicle* used as transportation and for personal or recreational purposes and includes a motorized *mobile home*, a *trailer*, but excludes snowmobile.
(Bylaw 2010.73)

“REGISTERED GROSS VEHICLE WEIGHT” means the weight rating of the vehicle only as assigned to the vehicle by the manufacturer and attached to the vehicle.

“RENEWABLE ENERGY FACILITY” means a facility as defined in the Electricity Act, 1998, S.O. 1998, C. 15 Sched A, and not exempt under section 62(1) of the Planning Act, R.S.O, 1990, c. P. 13
(Bylaw 2024.38)

“RESTRICTED MANUFACTURING, PROCESSING AND ASSEMBLY ESTABLISHMENT” means the manufacturing and processing of materials or substances into new products and the assembly of component parts, provided that these operations do not include stamping and excluding machines, furnaces, and machinery that emit measured and perceived noise, odour or vibration outside of the *building*, in excess of any provincial standards and regulations.

“RETAIL COMMERCIAL ESTABLISHMENT” means a *building*, or part of a *building*, where goods, wares, merchandise, substances, articles, things or services are offered or kept for sale, retail, or service.

“RETAINING WALL” means a *structure* designed to contain and support fill that has a *finished grade* higher than that of adjacent lands.

“RIGHT-OF-WAY OR EASEMENT” means a right, liberty or privilege in, over, along or under land, that the owner of one *lot* may have with respect to any other *lot* or which the Township of Ramara and any government authority, agency or a utility, private corporation or individual may have with respect to any land.

“SALVAGE, SCRAP OR WRECKING YARD” means an establishment or place *used* for the storage wholly or partly in the open, handling, processing, or any combination thereof of scrap material for reuse or recycling for the purpose of commercial gain and may include *motor vehicles*, waste paper, bottles, tires, clothing, other *scrap* materials and *salvage* are collected to be sorted and a place where used lumber and used *building* materials are stored for sale or resale and a vehicle wrecking yard.

“SCHOOL” means an institution for education, instruction and learning.

“SEASONAL” means part of the year.

"SENSITIVE LAND USE" means a building, amenity area or outdoor space where routine or normal activities occurring at reasonably expected times would experience one or more adverse effect(s) such as noise, vibration, odours and other air emissions, litter, dust and other particulates, and other contaminants, generated by a nearby industrial facility or land *use*. The *sensitive land use* may be a part of the natural or built environment. Depending upon the particular facility or land *use* involved, a *sensitive land use* and associated activities may include, but are not limited to, one or a combination of:

(a) residences, *uses* or facilities where people sleep, for example, *dwellings*, nursing homes, hospitals, *trailer* parks, camp grounds, *mobile home* parks, etc. These *uses* are considered to be sensitive 24 hours/day;
(b) permanent institutional *uses* such as schools, churches, municipal offices, libraries, community centres, and day care centres; and
(c) community and neighbourhood parks and playgrounds.
(Bylaw 2020.89)

"SERVICE AND REPAIR ESTABLISHMENT" means a business engaged in maintaining, repairing, installing and renting articles and equipment for business, household or personal *use*.

"SETBACK" means the shortest horizontal distance between a *building* or *structure* and a *lot line* on such *lot*.

"SHOOTING RANGE" means a place that us designed or intended for the safe discharge, on a regular and *structured* basis, of firearms for the purpose of target practice or target shooting competitions. A *Shooting Range* may be outdoors or indoors.
(Bylaw 2020.96)

"SHOREWALL" means an improvement *abutting* a waterway or *lagoon* and is constructed to replace the natural shore at the rear or side of a *lot* or block.

"SIGN" means an object, device, display, or *structure* having illustrations, words, letters, figures, design, symbols, fixtures, colours or projected images affixed thereto or displayed thereon in any manner that is used to identify, advertise, display, direct or attract attention to an object, product, place, activity, event, person, institution, organization, firm, group, profession, enterprise, industry or business.

"SMALL-SCALE INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL USE" means *uses* that are complementary to those permitted *uses* that are located in *agricultural* and rural areas, and consist of small *lot areas* and small-scale *buildings* and *structures* and may include garden centre, *farm* market, *place of worship*, *cemetery*, *school* bus storage and maintenance facility and such *uses* are located on a separate *lot* that does not include a permitted *agricultural use*.

"SOLAR COLLECTOR" means a device or combination of devices or *structures* that

transforms direct solar energy into thermal, chemical or electrical energy.

"STOREY" means that portion of a *building* or *structure*, other than an *attic* or *cellar*, mezzanine, gallery or balcony, included between the surface of any floor and the surface of the floor next above it or if there is no floor above it, then the space between the floor and the ceiling next above it.

"STOREY, ONE-HALF" means the portion of a *building* or *structure* situated wholly or in part within the roof *structure* and having its floor level not lower than 1.2 metres below the line where roof and outer wall meet and in which there is sufficient space to provide a *height* between finished floor and finished ceiling of at least 2.0 metres over a floor area equal to at least 50 per cent of the area of the floor next below, but not greater than 66%.

"STREET" means a *public* highway or road, other than a lane, *right-of-way* or *private road*, that is maintained by a *public* road authority and that is open and passable to the *public*.

"STREET ALLOWANCE" means land held under *public* ownership for the purpose of providing a street.

"STREET LINE" means the *lot line* dividing the *lot* from a *street* and is the limit of a *street allowance*.

"STRUCTURE" means anything constructed or *erected*, either permanent or temporary, which is fixed to, attached to or resting on, in or below the ground, but does not include a paved surface on the ground, a fence, *sign* or light fixtures.

"SWIMMING POOL" means an inground or elevated water filled outdoor enclosure, permanently constructed or portable, having a depth of more than 75 cm and includes any *accessory* deck, support *structure* and pool enclosure (fence, wall and gate).

"TEMPORARY FARM HELP SUITE" means a *seasonal dwelling unit* that is *used* temporarily for the housing of *seasonal farm* labour and related persons, who are employees of the owner or operator of the *agricultural use* on the *lot* and shall not include a *mobile home*.

"TENT AND TRAILER PARK" means the *use* of a parcel of land for overnight and short term parking sites for travel *trailers*, tent *trailers*, *recreational vehicles* and tents that may provide full or partial sanitary, water and electrical services to all or some of the sites. Unserviced tent camping sites do not have any services to individual tent sites.

"TOURISM AND ENTERTAINMENT RETAIL" means an individual or group of retail businesses that cater to the needs of tourists and users of entertainment facilities and may include such *uses* as *convenience retail establishment*, gift or antique shop, art or craft shop, souvenir shop, bookstore, video sales and rental, and *eating establishment*: but, shall not include any retail outlet where its *main* product line is food, hardwares, housewares, apparel, footware, fashion accessories, and appliances: or, an outlet for the provision of

personal services or health services.

"TOWNSHIP" means the Corporation of the Township of Ramara.

"TRAILER" means any portable unit so constructed as to be suitable for attachment to a *motor vehicle* for the purpose of being drawn or propelled by the *motor vehicle*; and which is capable of being used for temporary living, sleeping, or eating accommodations, but not occupied continuously or as a principal residence. It may include travel *trailers*, tents, tent *trailers*, motor homes, camper pick-ups, camper vans. It does not include a park model *trailer*.

"TRUCK OR TRANSPORTATION TERMINAL OR YARD" means a *building*, *structure* or place where trucks or tractor *trailers* are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, as dispatched for hire as common carriers, or where goods are stored temporarily for future shipment.

"USE" means, when used as a noun, the purpose or activity for which a *lot*, *building* or *structure*, or any combination or part thereof, is designed, arranged, intended, occupied or maintained, and when used as a verb, to put to such purpose or activity.

"VETERINARY CLINIC" means a *building* or *structure* in which facilities are provided for the prevention, cure and alleviation of disease and injury to animals and in conjunction with which there may be shelter provided, within the *building* or *structure*, during the period of treatment.

"WAREHOUSE" means a *building* or part of a *building used* for the storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a *wholesale or retail commercial establishment*, but shall not include *Cannabis Production and Processing*, a *truck or transport terminal or yard*, or a fuel storage tank, except as an *accessory use*.
(Bylaw 2020.89)

"WAYSIDE PIT OR QUARRY" means a temporary *pit* or *quarry* opened and *used* by a *public* road authority solely for the purpose of a particular project or contract of road construction and not located on the road *right-of-way*.

"**WELLHEAD PROTECTION AREA"** means the surface and subsurface area surrounding a water well or well field that supplies a *public* water system and through which contaminants are reasonable likely to move so as eventually to reach the water well or well field.

"WHOLESALE ESTABLISHMENT" means the *use* of land or the occupancy of a *building* or *structure*, for the purposes of selling, or offering for sale, goods, wares or merchandise on a wholesale bases, and includes the storage or warehousing of those goods, wares or merchandise and may include an *accessory retail commercial establishment*, but shall not

include *Cannabis Production and Processing*.
(Amended 2020.89)

"WIND TURBINE" means an electricity generation facility that *uses* wind energy as its primary power source.

"WORKSHOP" means a *building* or *structure* where manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a commercial welder's shop, or similar *uses*.

"YARD" means a space appurtenant to a *building*, *structure*, or excavation, located on the same *lot* as the *building* or *structure*, that is open, uncovered and unoccupied from the ground to the sky, except for such *accessory buildings*, *structures* or *uses* as are specifically permitted elsewhere in the Bylaw.

"YARD, FRONT" means a *yard* extending across the full width of the *lot* between the front *lot line* of the *lot* and the nearest part of any *building* or *structure* on the *lot.*

"YARD, FRONT DEPTH" means the shortest horizontal dimension between the *front lot line* of the *lot* and the nearest part of any *building* or *structure* on the *lot*.

"YARD, REAR" means a *yard* extending across the full width of the *lot* between the rear *lot line* of the *lot* and the nearest part of any *building* or *structure* on the *lot*, or where there is no *rear lot line*, the junction point of the *side lot lines* and the nearest part of any *building*, *structure* on the *lot*.

"YARD, REAR DEPTH" means the shortest horizontal dimension between the *rear lot line* of the *lot* and the nearest part of any *building* or *structure* on the *lot*, or where there is no *rear lot line*, the junction point on the *side lot lines* and the nearest part of any *building*, *structure* on the *lot*.

"YARD, REQUIRED" means the minimum *yard* required by the provisions of the Bylaw.

"YARD, SIDE" means a *yard* extending from the *front yard* to the *rear yard* of a *lot* and from the *side lot line* of the *lot* to the nearest part of any *building* or *structure* on the *lot*.

"YARD, SIDE, EXTERIOR" means a *side yard* immediately adjoining a *street*, a 0.3 metre reserve, or a *navigable waterway*.

"YARD, SIDE, INTERIOR" means a *side yard* other than an *exterior side yard*.

"YARD, SIDE, WIDTH" means the shortest horizontal dimension of a *side yard* between the *side lot line* of the *lot* and the nearest part of any *building* or *structure* on the *lot*.

Section 6 - Natural Area Protection (NAP) Zone

6.(1) Permitted *Uses*

Within any Natural Area Protection (NAP) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following NAP Zone *uses*:

Existing agricultural use
Passive Recreation

6.(2) Provisions for *Existing Agricultural Use*

Within any NAP Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

Agricultural uses, including *buildings* and *structures*, *existing* on the date of the passing of this Zoning Bylaw, may continue to *exist*. No new *buildings* or *structures* or enlargements or expansions of *existing buildings* or *structures* are permitted in this NAP Zone.

6.(3) Provisions for Passive Recreation

Within any NAP Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

No new *buildings* or *structures* or enlargements or expansions of *existing buildings* or *structures* are permitted for passive recreation *uses* in this NAP Zone.

6.(4) Special Provisions

NAP-1 (Maps H1/I1)

Notwithstanding the *existing* Passive Recreation *use*, *existing* observation decks, wind mills, docks and *boat* launching ramps are permitted.

Section 7 - Agriculture (AG) Zone

7.(1) Permitted *Uses*

Within any Agriculture (AG) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following AG Zone *uses*:

Agricultural use
Farm
Detached dwelling
Temporary farm help suite in *detached dwelling*
Additional Residential Unit (Bylaw 2022.81)
Agricultural-related *uses* (Bylaw 2022.81)
On-farm diversified uses (Bylaw 2022.81)
Garden suite *accessory* to a permitted *agricultural use*
Kennel accessory to a permitted *agricultural use*
Home occupation including *bed and breakfast establishment accessory* to an *agricultural use*
Home occupation in an *accessory building*
Passive Recreation
Management of natural areas and natural resources for environmental management purposes
Uses accessory to a Permitted *Use*
Cannabis Production and Processing, subject to Section 2.(6) of this Bylaw (Bylaw 2020.89)

7.(2) Provisions for *Agricultural Use* and *Farm*

Within any AG Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Area* 40.0 ha or the original survey *lot* size

Notwithstanding the above minimum *lot area*, a *lot* in the Agriculture (AG) Zone that *existed* as of the date of the passing of this Zoning Bylaw and that has a *lot area* less than 40.0 ha shall have a minimum *lot area* equivalent to its *existing lot area*.

(b) Minimum *Lot Frontage* 100.0 m

Notwithstanding the above minimum *lot frontage*, a *lot* in the Agriculture (AG) Zone that *existed* as of the date of the passing of this Zoning Bylaw and that has a *lot frontage* less than 100.0 m shall have a minimum *lot frontage* equivalent to its *existing lot frontage*.

(c) Minimum *Front yard* 15.0 m

(d) Minimum *Exterior side yard* 15.0 m

(e) Minimum *Interior side yard* 7.5 m

Where the *Interior Side Lot Line abuts* a Residential Zone, the minimum *interior side yard* width is 15.0 m.

(f) Minimum *Rear yard* 15.0 m

(g) Minimum Distance Separation

The provisions of Section 2. (19) - Minimum Distance Separation - MDS I and MDS II of this Bylaw shall apply to all permitted *uses* within the Agriculture (AG) Zone.

(h) Maximum *Detached Dwelling* per *Lot* 1

7.(3) Provisions for *Detached Dwelling* Not *Accessory* to an *Agricultural Use*

Within any AG Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

Notwithstanding the provisions of subsection (2), *existing* residential *lots* or a parcel of land created by consent in conformity with the Township of Ramara Official Plan for residential purposes shall be subject to the following provisions.

(a) Maximum *Lot Area* 8,090 m^2
(*Lot* created after the date of passing of this Bylaw)

(b) Minimum *Lot Frontage* 45.0 m

(c) Minimum *Front yard* 12.0 m

(d) Minimum *Exterior side yard* 7.5 m

(e) Minimum *Interior side yard* 3.0 m

(f) Minimum *Rear yard* 7.5 m

(g) Maximum *Building Height* 10.0 m

7.(4) Provisions for Agriculture-Related Uses and On-Farm Diversified Uses

(i) Within any AG Zone, agriculture-related *uses* are permitted *uses* subject to the following provisions:

a. The *on-farm diversified use* is secondary to the *main agricultural use* on the same lot;
b. The Maximum lot coverage for an agriculture-related *use* shall not exceed 20% lot coverage of the total lot;
c. *Accessory* buildings and *structures* devoted to an agriculture-related *use* are subject to Section 2.(1) of the Zoning By-law;
d. An Agriculture-related *use* may be subject to the MDS Guidelines where such *uses* generate higher *density* of human occupation or activity on the lot and shall be considered a Type A *use*;
e. All agriculture-related *uses* shall be subject to Site Plan Control and in accordance with Section 7.7 of the Township of Ramara Official Plan.

(ii) Within the AG zone*, on-farm diversified uses* are permitted *uses* subject to the following provisions:
a. The *on-farm diversified use* is secondary to the *main agricultural use* on the same lot;
b. The *on-farm diversified use* shall be subject to MDS Guideline requirements;
c. The lot area for an *on-farm diversified use* shall not exceed 2% of the total lot area or up to a maximum of 1 hectare, whichever is lesser and includes new buildings and *structures*, parking and loading areas, *outdoor storage* areas and outdoor display and sales areas;
d. *Existing* laneways, driveways and *parking areas used* by an *on-farm diversified use* shall not be included in the area calculations;
e. The *gross floor area* of all buildings and *structures* devoted to an *on-farm diversified use* shall not exceed 20% of the land area devoted to such *use*;
f. The land area and area of *existing* buildings and *structures* devoted to the *on-farm diversified use* may be reduced by 50% in the land area calculation;
g. A maximum of one (1) *accessory* retail store shall be permitted on *a lot*;
h. *Accessory buildings* and *structures* devoted to an *on-farm diversified use* are subject to Section 2.(1) of the Zoning By-law;
i. *Agri-tourism uses* must be related to the *main agricultural use*;
j. *Outdoor storage* and display areas shall be located within the interior side yard or rear yard of the lot and shall be visually screened from the street and abutting properties;
k. *Outdoor storage* and display and sales area shall not exceed 25 square metres of the lot devoted to an *on-farm diversified use*;
l. *Outdoor storage* and display and sales area shall be *setback* 3 metres from an interior side and rear lot lines;
m. All *on-farm diversified uses* shall be subject to Site Plan Control and in accordance with Section 7.7 of the Township of Ramara Official Plan.

(Bylaw 2022.81)

7.(5) Provisions for *Passive Recreation*

Within any AG Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building*

or *structure* for any purpose, except according to the following provisions:

The provisions of Section 22. (2) of this Bylaw shall apply to a *Passive Recreation use.*

7.(6) Provisions for *Passive Recreation* with Unserviced Tent Camping

Within any AG Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Maximum number of tent camping sites	10
(b) Minimum *Front yard*	30.0 m
(c) Minimum *Side yard*	30.0 m
(d) Minimum *Rear yard*	30.0 m

7.(7) Provisions for *Home Occupation*, *Bed and Breakfast Establishment*, Garden Suite and *Kennel*

Within any AG Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2 (General Provisions), and Section 3 (*Parking Areas*).

7.(8) Provisions for *Home Occupation* in an *Accessory Building*

Within any AG Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2.(15).
(Bylaw 2022.81)

7.(9) Provisions for *Accessory Uses*

Within any AG Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2.(1) and Section 2.(38). (Bylaw 2022.81)

7.(10) Provisions for *Temporary Farm Help Suite* and *Accessory* Apartment

Within any AG Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) A *temporary farm help suite* or an *accessory* apartment shall be located within an *existing detached dwelling* within this zone.

(b) The maximum *gross floor area* of these units shall be 70 m^2

7.(11) Special Provisions

AG-1 (Maps J10, K10)

Notwithstanding the provisions of Section 2.(11)(a) and Sections 7(2) and 7(3), within the Agriculture -1 (AG-1) Zone, a *lot* may be used if such lot has frontage on a registered *right-of-way* or *easement* with direct access to an improved *public* road. (Bylaw 2006.39)

AG-2 (Maps K6)

Notwithstanding subsection (1), one garden suite *accessory* to a *detached dwelling* is permitted in this zone.

Notwithstanding subsection (1), one garden suite shall only be occupied as a temporary *use* to a *detached dwelling* that is constructed and occupied on this lot according to the provisions of this Bylaw.

Notwithstanding subsection (3), the garden suite shall be located within the *detached dwelling existing* at the time when this bylaw comes into effect.

Notwithstanding subsection (3), any *detached dwelling*, other than a garden suite, shall be located a maximum distance of 414 metres from the point at the north-east corner of the lot at the intersection of Highway 12 and Concession Road 9.

All other provisions of this Bylaw shall apply.
(Bylaw 2008.43)

AG-2-T (Map K6)

Notwithstanding subsection (1), one garden suite *accessory* to a *detached dwelling* is permitted in this zone.

Notwithstanding subsection (1), one garden suite shall only be occupied as a temporary *use accessory* to a *detached dwelling* that is occupied on this lot according to the provisions of this Bylaw.

Notwithstanding subsection (3), any *detached dwelling*, other than a garden suite, shall be located a maximum distance of 414 metres from the point at the north east corner of the lot at the intersection of Highway 12 and Concession Road 9.

All other provisions of this Bylaw shall apply.
(Bylaw 2018.41)

AG-3-T (Maps L5 and L6)

Notwithstanding subsection (1), one garden suite *accessory* to a *detached dwelling* is permitted in this zone.

Notwithstanding subsection (1), one garden suite shall only be occupied as a temporary *use* to a *detached dwelling* that is occupied on this lot according to the provisions of Bylaw 2005.85.

Notwithstanding subsection 2.(12), the maximum *gross floor area* of the garden suite shall be 125 sq. m.

All other provisions of this Bylaw shall apply.
(Bylaw 2011.52)

AG-4 (Maps I6/J6)

Prohibiting a residential *use* on the property.
(Bylaw 2017.71)

AG-5 (Maps O9/P9)

Prohibiting a residential *use* on the property.
(Bylaw 2019.76)

AG-6 (Map J8/J9)

Prohibiting a residential *use* on the property and a minimum lot area of 39 ha.
(Bylaw 2020.57)

AG-7 (Map O7)

Notwithstanding subsection (2) to the contrary, a secondary *dwelling unit* as an *accessory use* to a primary *dwelling* is permitted.

The secondary *dwelling unit* on the subject property must be located in the front yard of the primary *dwelling* and is subject to the following provisions:

Minimum Front Yard *Setback*	53.4 metres
Minimum Rear Yard *Setback*	182.8 metres
Minimum Side Yard *Setback* (West)	8.4 metres
Minimum Side Yard *Setback* (East)	13.8 metres
Maximum Floor Area	497.0 square metres

Notwithstanding subsection (3), the maximum lot area shall be 1.29 hectares.

All other provisions of this Bylaw shall apply.
(Bylaw 2021.75)

AG-7-T (Map I7)

Notwithstanding subsection (1), one garden suite *accessory* to a *detached dwelling* is permitted in this zone.

Notwithstanding subsection (1), one garden suite shall only be occupied as a temporary *use accessory* to a *detached dwelling* that is occupied on this lot according to the provisions of this Bylaw.

All other provisions of this Bylaw shall apply.
(Bylaw 2022.55)

AG-8(Map I5)

Prohibiting a residential *use* on the property.
(Bylaw 2022.67)

AG-9 (Maps O7/N7)

Notwithstanding Subsection 7.(1) 'Permitted *Uses'*, a single *detached dwelling* and all other residential *uses* shall be prohibited on the subject lands.
(Bylaw 2023.24)

AG-10 (Maps G5/G6)

Notwithstanding Subsection 7.(1) "Permitted *Uses*", a single *detached dwelling* and all other residential *uses* shall be prohibited on the subject lands.

Notwithstanding Section 7.(2)(a), the Minimum Lot Area shall be 38.6 hectares.

All other provisions of this Bylaw shall apply.
(Bylaw 2024.07)

AG-11-T (Map L6)

Notwithstanding subsection (1), one garden suite *accessory* to a *detached dwelling* is permitted in this zone.

Notwithstanding subsection (1), one garden suite shall only be occupied as a temporary *use* to a *detached dwelling* that is occupied on this lot according to the provisions of Bylaw 2005.85.

Notwithstanding subsection (2).(12), the maximum *gross floor area* of the garden suit shall be 141 square metres.

Notwithstanding subsection 2.(1) 3., the garden suite may be located closer to the street line than the principal or *main* building on the lot, and shall be located a minimum of 70 metres from the Sideroad 15 right-of-way.

The garden suite shall be located a minimum of 30 metres from the boundary of the mapped floodplain identified in Ontario Regulation 41/24.
(Bylaw 2024.47)

Section 8 - Rural (RU) Zone

8.(1) Permitted *Uses*

Within any Rural (RU) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following RU Zone *uses*:

Agricultural use
Farm
Detached dwelling
Temporary farm help suite in *detached dwelling*
Additional Residential Unit (Bylaw 2022.81)
Agricultural-related *uses (Bylaw 2022.81)*
On-farm diversified uses (Bylaw 2022.81)
Garden suite
Kennel
Home occupation including *bed and breakfast establishment*
Home occupation in an *accessory building*
Small-scale industrial, commercial and institutional use
Individual care facility
Lodging or Boarding House
Active Recreation
Passive Recreation
Management of natural areas and natural resources for environmental management purposes
Uses accessory to a Permitted *Use*
Cannabis Production and Processing, subject to Section 2.(6) of this Bylaw (Bylaw 2020.89)

8.(2) Provisions for *Agricultural Use* and *Farm*

Within any Rural (RU) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Area* 40.0 ha or the original survey *lot* size

Notwithstanding the above minimum *lot area*, a *lot* in the Rural (RU) Zone that *existed* as of the date of the passing of this Zoning Bylaw and that has a *lot area* less than 40.0 ha shall have a minimum *lot area* equivalent to its *existing lot area*.

(b) Minimum *Lot Frontage* 100.0 m

Notwithstanding the above minimum *lot frontage*, a *lot* in the Rural (RU) Zone that *existed* as of the date of the passing of this Zoning Bylaw and that has a *lot frontage* less than 100.0 m shall have a minimum *lot frontage* equivalent to its *existing lot*

frontage.

(c) Minimum *Front yard* 15.0 m

(d) Minimum *Exterior side yard* 15.0 m

(e) Minimum *Interior side yard* 7.5 m

Where the *Interior Side Lot Line abuts* a Residential Zone, the minimum *interior side yard* width is 15.0 m.

(f) Minimum *Rear yard* 15.0 m

(g) Minimum Distance Separation

The provisions of Section 2. (19) - Minimum Distance Separation - MDS I and MDS II of this Bylaw shall apply to all permitted *uses* within the Rural (RU) Zone.

(h) Maximum *Detached Dwellings* per *Lot* 2

8.(3) Provisions for *Detached Dwelling* Not *Accessory* to an *Agricultural Use*

Within any RU Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

Notwithstanding the provisions of subsection (2), *existing* residential *lots* or a parcel of land created by consent in conformity with the Township of Ramara Official Plan for residential purposes shall be subject to the following provisions.

(a) Maximum *Lot Area* 8,090 m^2
(*Lot* created after the date of passing of this Bylaw)

(b) Minimum *Lot Frontage* 45.0 m

(c) Minimum *Front yard* 12.0 m

(d) Minimum *Exterior side yard* 7.5 m

(e) Minimum *Interior side yard* 3.0 m

(f) Minimum *Rear yard* 7.5 m

(g) Maximum *Building Height* 10.0 m

8.(4) Provisions for Agriculture-Related Uses and On-Farm Diversified Uses

Within any RU Zone, agriculture-related *uses* and *on-farm diversified uses* are permitted in accordance with Section 7.(4) of this Bylaw
(Bylaw 2022.81)

8.(5) Provisions for *Temporary Farm Help Suite* and *Accessory* Apartment

Within any RU Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) A *temporary farm help suite* or an *accessory* apartment shall be located within an *existing detached dwelling* within this zone.

(b) The maximum *gross floor area* of these units shall be 70 m^2

8.(6) Provisions for a Second *Dwelling* on a *Farm*

Within any RU Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose, except in accordance with the following provisions:

(a) A second *dwelling* on a *farm* shall be located a maximum of 30 metres from all *existing buildings* and *structures used* for an *agricultural use.*

(b) All provisions for an *agricultural use* or *farm* in subsection (2) shall apply.

8.(7) Provisions for *Home Occupation* in an *Accessory Building*

Within any RU Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2. (15).

8.(8) Provisions for *Home Occupation*, *Bed and Breakfast Establishment*, Garden Suite and *Kennel*

Within any RU Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2 (General Provisions), and Section 3 (*Parking Areas*).

8.(9) Provisions for *Agriculturally-Related Commercial and Industrial Uses*

Within any RU Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Maximum *Lot Area* 1 hectare

(b) Minimum *Lot Frontage*	50 m
(c) Minimum *Front yard*	10 m
(d) Minimum *Exterior side yard*	10 m
(e) Minimum *Interior side yard*	5 m
(f) Minimum *Rear yard*	10 m
(g) Maximum *Lot* Coverage	60%

(h) Permitted *Uses*

farm equipment and implement sales and service
feed mill
flour mill
agricultural produce *warehouse*
feed and grain drying and storage operation
livestock and produce sales, distribution and storage

8.(10) Provisions for *Small-Scale Industrial, Commercial and Institutional Uses*

Within any RU Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Maximum *Lot Area*	1 hectare
(b) Minimum *Lot Frontage*	50 m
(c) Minimum *Front yard*	10 m
(d) Minimum *Exterior side yard*	10 m
(e) Minimum *Interior side yard*	5 m
(f) Minimum *Rear yard*	10 m
(g) Maximum *Lot Coverage*	60%
(h) Maximum *Building Height*	10 m

(i) Permitted *Uses*

garden centre
commercial nursery and/or greenhouse
veterinary clinic
school bus storage and maintenance facility
home, commercial and building supplies
farm market
cemetery
place of worship
community and recreation centre
contractor's yard for equipment/vehicle storage and maintenance
lumber yard
forestry product processing, storage and distribution including sawmill
auction establishment
propane transfer facility
transportation terminal

8.(11) Provisions for *Individual Care Facility*

Within any RU Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2 (General Provisions), and Section 3 (*Parking Areas*).

8.(12) Provisions for *Lodging or Boarding House*

Within any RU Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	20.0 m
(b) Minimum *Front yard*	7.5 m
(c) Minimum *Exterior side yard*	7.5 m
(d) Minimum *Interior side yard*	1.5 m
(e) Minimum *Rear yard*	7.5 m
(f) Maximum *Dwelling*s per *lot*	1
(g) Maximum *Building Height*	10.0 m
(h) Maximum *Lot Coverage*	30 %

8.(13) Provisions for *Active Recreation*

Within any RU Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

The provisions of Section 21. (2) of this Bylaw shall apply to an *Active Recreation use.*

8.(14) Provisions for *Passive Recreation*

Within any RU Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

The provisions of Section 22. (2) of this Bylaw shall apply to a *Passive Recreation use.*

8.(15) Special Provisions

RU-1 (Map G6)

Notwithstanding subsection (10), the only permitted *small-scale industrial, commercial and institutional use* shall be a *motor vehicle wrecking yard*. All other provisions of this Bylaw shall apply.

RU-2 (Map I3)

Notwithstanding subsection (10), the only permitted *small-scale industrial, commercial and institutional use* shall be a *motor vehicle wrecking yard*. All other provisions of this Bylaw shall apply.

RU-3 (Map G6)

Notwithstanding subsection (1), the only permitted *uses* are: landscaping operation including the storage and retail and wholesale of natural stone and materials; *accessory dwelling unit*; and *uses accessory* to these permitted *uses*. All other provisions of this Bylaw shall apply.

RU-4 (Map Q7)

Notwithstanding subsection (10), the only permitted *small-scale industrial, commercial and institutional use* shall be a metal fabricating and machine shop, *warehouse*, indoor storage establishment, *custom workshop*, service and repair establishment, light equipment sales and rental establishment, restricted manufacturing, processing and assembly establishment.

The *outdoor storage* of goods, materials and equipment and the outdoor display of goods *accessory* to any permitted *use* is permitted, subject to the provisions of sections 2.(21) and 2.(22) of this Bylaw.

Notwithstanding subsection (10) (b), the minimum Lot Frontage of the area subject to this special provision is 38 metres.

All other provisions of this Bylaw shall apply.
(Bylaw 2011.66)

RU-5 (Map Q6)

Notwithstanding subsection (1), the only permitted *uses* are: *detached dwelling*; go-cart track; miniature *golf course*; snack bar; *uses accessory* to permitted *uses*. All provisions of this Bylaw shall apply.

RU-6 (Map L5)

Notwithstanding subsection (1), the only permitted *uses* are: *detached dwelling*; *motel*; *uses accessory* to permitted *uses*. All other provisions of this Bylaw shall apply.

RU-7 (Map N9)

Notwithstanding subsection (1), the only permitted *uses* are a *detached dwelling* and *uses accessory* to permitted *uses*. All other provisions of this Bylaw shall apply.

RU-8 (Maps G3/H3)

Notwithstanding subsection (1), the only permitted *uses* are a *golf course* and associated club house; *uses accessory* to permitted *uses*. For purposes of this special provision, "associated club house" means:

a *building* that:
(i) is *used* exclusively for providing services associated with the operation of a *golf course* located on the same *lot* and may contain a pro shop, *office*, washrooms and a snack bar which does not contain cooking facilities:
(ii) does not contain a *dwelling unit* or *dwelling unit* area: and

(iii) is not connected to any *building* or *structure* occupied for a residential *use*.

Notwithstanding Section 3,

a *parking area* may be located in any *yard*, provided that no part of the *parking area*, other than a driveway, is located closer than 7.6 metres to any *street line*, within a sight triangle, or within 3.0 metres of a *side lot line*.

All other provisions of this Bylaw shall apply.

RU-9 (Maps A7/A8)

Notwithstanding subsection (1), only the following *uses* are permitted: *detached dwelling*; one *dwelling unit* in non-residential *building*; *golf course*; *eating establishment*; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2), the following special provisions apply to *golf course* and *eating establishment*:

Minimum *Front yard*	15.0 metres
Minimum *Side yard*	10.0 metres
Minimum *Rear yard*	15.0 metres
Maximum *Lot Coverage*	40 %
Maximum *Building Height*	10.0 metres

RU-10 (Maps D7/D8/E7)

Notwithstanding subsection (1), the only permitted *uses* are: *detached dwelling*; active recreation limited to a *golf course*, *seasonal camping establishment*, private park; commercial riding *school* and equestrian boarding stables; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2), private *right-of-way access* to Lots 6, 7, and 8, Concession F is permitted.

All other provisions of this Bylaw shall apply.

RU-11 (Map D6)

Notwithstanding subsection (1), the only permitted *uses* are: *detached dwelling*; active recreation limited to a *golf course*; *uses accessory* to permitted *uses*. All other provisions of this Bylaw shall apply.

RU-12 (Map F4)

Notwithstanding subsection (1), the only permitted *uses* are: *detached dwelling*, general *contractor's yard* and related *workshop*; *uses accessory* to permitted *uses*. All other provisions of this Bylaw shall apply.

RU-13 (Maps D5/D6)

Notwithstanding subsection (1), an additional *agriculturally-related commercial and industrial use* is an abattoir. For purposes of this special provision, an abattoir means a *building* where live animals are slaughtered and may include facilities for packaging, treating and storage of meats and meat products, but shall not include facilities for rendering or disposal of dead animals. All other provisions of this Bylaw shall apply.

RU-14 (Map D7)

Notwithstanding subsection (1), an additional permitted *use* is a radio control model airplane flying club for the purpose of flying radio control model airplanes and includes a shelter for airplane operators, ground area from which the airplanes may be operated, as well as parking and other activities associated with this *use*.

Notwithstanding subsection (2),

For this permitted *use*, one unenclosed one *storey* supported roof *structure* without a floor for club members, shall have a maximum *gross floor area* of 55.7 square metres.

For this permitted *use*, ground activity shall be *setback* a minimum of 228.6 metres from the *front lot line* and 183.0 metres from all other *lot lines*, with the exception of one *access* driveway with a maximum width of 27.0 metres, and a *parking area* that shall be *setback* a minimum of 76.0 metres from the front *lot line*.

No person shall fly or permit to be flown more than three airplanes at any one time.

All airplanes flown over this property shall be equipped with mufflers.

RU-15 (Map C6)

Notwithstanding subsection (1), the only permitted *small-scale industrial, commercial and institutional uses* are butcher shop; arts and crafts establishment; gift or antique establishment; *convenience retail establishment*; *eating establishment*; *farmer's* market; *commercial nursery and/or greenhouse*; *light equipment sales and rental*. Other permitted *uses* are: *dwelling unit*; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2), the Minimum *Rear yard* is 5.48 metres.

All other provisions of this Bylaw shall apply.

RU-16 (Map C7)

Notwithstanding subsection (1), the only permitted *uses* are *detached dwelling*; *mobile home*; *uses accessory* to permitted *uses*. All other provisions of this Bylaw shall apply.

RU-17 (Map F10)

Notwithstanding subsection (1), all permitted *buildings* and *structures* shall be located on Lot 19, Concession C within a 0.9 hectare development area that measures 60.0 metres along Concession Road B-C from the east *lot line* and 150.0 metres in depth from Concession Road B-C. All other provisions of this Bylaw shall apply.

RU-18 (Map G6)

Notwithstanding subsection (1), an additional *use* shall be permitted: an indoor self storage establishment provided the *use* is located within the three *buildings existing* on August 9, 2004.

Notwithstanding subsection (2), the *parking space* requirement for this permitted *use* is 5 spaces for each storage *building*.

RU-19 (Maps H3/I3)

Notwithstanding subsection (1), the only permitted *uses* are: *detached dwelling*; one *individual care facility* with 4 *dwelling units*; *agricultural use*; *farm*; *home occupation*; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

RU-20 (Map J6, O9)

Notwithstanding subsection (1), the only permitted *uses* are: marine sales and service as a *small-scale commercial use*, and one *detached dwelling existing* at the time of the passing of this Bylaw.

This special provision shall apply to each of the lots known as 4066 Highway 12 and 4076 Highway 12.

Notwithstanding subsection (10), the minimum lot frontage for the property known as 4066 Highway 12 shall be 46.0 metres.

Notwithstanding subsection (10), the minimum rear *yard* for the property known as 4066 Highway 12 shall be 15 metres.

Notwithstanding Section 2.(35), the storage of chemicals, hazardous substance, petroleum products, solvents, resins, paints, varnish, adhesives, plastics and fiberglass shall occur inside buildings and *structures* located on the property known as 4066 Highway 12.

Notwithstanding any provision of this Bylaw, the *outdoor storage* of marine and *recreational vehicles* is limited to temporary storage during the time when they are under service or repair by the business and shall only be located on the property known as 4066 Highway 12 within an outdoor area that is a maximum of 10% of the lot area of such property.

Notwithstanding any other provision of this Bylaw, the *outdoor storage* of marine and *recreational vehicles*, equipment, and parts is not permitted on the lot known as 4076 Highway 12.

Notwithstanding any other provision of this Bylaw, the outdoor display of goods for sale, rent or hire shall be permitted on the lots known as 4066 Highway 12 and 4076 Highway 12 and shall be limited to a maximum of 5% of each lot area of such property.

Notwithstanding any provision of this Bylaw, the outdoor display and/or storage of marine and *recreational vehicles*, equipment and parts shall not occur within 40 metres of the front lot line of the lot known as 4066 Highway 12 and within 25 metres of the front lot line of lot known as 4076 Highway 12.

All other provisions of this Bylaw shall apply.
(Bylaw 2007.24)

Notwithstanding subsection (10), the only permitted *uses* are *small-scale industrial uses* for the manufacturing and assembly of electrical connectors for high voltage electricity transmission lines. The provisions of subsection (10) shall apply.

All other provisions of this Bylaw shall apply.
(Bylaw 2009.24)

RU-21 (Maps I3)

Notwithstanding subsection (3), the minimum interior side *yard* on the south side of the property known as 4819 Sideroad 25 shall be 5.0 metres.

Within this interior side *yard*, a buffer may be planted consisting of vegetation of native, non-cultivar and non-invasive species.

All other provisions of this Bylaw shall apply.
(Bylaw 2008.34)

RU-22 (Map O9/O10/N9/N10)

Notwithstanding subsection (10) the only permitted *uses* are a *small scale industrial use* including the design, packaging and assembly operation of emergency restoration towers and an assembly facility for implosive connectors.

Site 1: (6,640 m^2)
The only permitted *use* is for the assembly and packaging of emergency tower kits and for storage of raw material for the implosive sleeves

Notwithstanding Section 8.(10)(c),

Minimum Front *Yard Setback* 8 metres

Site 2: (1,311 m^2)
The only permitted *use* will be for the assembly of implosive connectors.

Site 3: (1,230 m^2)
The only permitted *use* will be storage of explosive material used for the implosive sleeves.

Site 4: (600 m^2)
The only permitted *use* is a blasting are for testing, quality assurance and qualification of implosive connectors.

All other provisions of this Bylaw shall apply.
(Bylaw 2016.20)

RU-23

"(Reserved)"

RU-24 (Map G6)

Notwithstanding subsection 8.(1), the only permitted *use* shall be propane bulk storage facility , located within the area zoned as “RU-24”. The lands zoned as “RU-24” shall have a total area of 1.18 hectares and shall have direct frontage as well as *access* onto *County Road* 169.

All other provisions of Bylaw shall apply.
(Bylaw 2022.22)

Section 9 - Rural and Countryside Residential (RCR) Zone

9.(1) Permitted *Uses*

Within any Rural and Countryside Residential (RCR) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following RCR Zone *uses*:

Detached dwelling
Home occupation including a *Bed and Breakfast Establishment*
Home occupation in an *accessory building*
Individual Care Facility
Passive Recreation
Uses accessory to a Permitted *Use*

9.(2) Provisions for *Detached Dwelling* in RCR Zone

Within any RCR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage* 35 m

(b) Minimum *Front yard* 12.0 m

(c) Minimum *Exterior side yard* 7.5 m

(d) Minimum *Interior side yard* 3.0 m

(e) Minimum *Rear yard* 7.5 m

(f) Maximum *Detached Dwelling Units* Per *Lot* 1

(g) Maximum *Building Height* 10.0 m

9.(3) Provisions for *Home Occupation* including *Bed and Breakfast Establishment*

Within any RCR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

Section 2 (General Provisions), and Section 3 (*Parking Areas*) apply.

9.(4) Provisions for *Home Occupation* in an *Accessory Building*

Within any RCR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2. (15).

9.(5) Provisions for *Individual Care Facility*

Within any RCR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2 (General Provisions), and Section 3 (*Parking Areas*).

9.(6) Provisions for Passive Recreation

Within any RCR Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

The provisions of Section 22. (2) of this Bylaw shall apply to a Passive Recreation *use.*

9.(7) Special Provisions

RCR-1- (H) (Map H3/I3)

Notwithstanding subsection (1), the only permitted *use* is a stormwater management facility. All other provisions of this Bylaw shall apply.

Section 10 - Village Residential (VR) Zone

10.(1) Permitted *Uses*

Within any Village Residential (VR) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following VR Zone *uses*:

Detached dwelling
Multiple Dwellings
Home occupation including *Bed and Breakfast Establishment*
Lodging or Boarding House
Individual Care Facility
Garden Suite
Passive Recreation
Boat House, boat dock, shorewall
Uses accessory to a Permitted *Use*

10.(2) Provisions for *Detached Dwelling* in VR Zone

Within any VR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	20.0 m
(b) Minimum *Front yard*	7.5 m
(c) Minimum *Exterior side yard*	7.5 m
(d) Minimum *Interior side yard*	1.5 m
(e) Minimum *Rear yard*	7.5 m
(f) Maximum *Dwelling*s per *lot*	1
(g) Maximum *Building Height*	10.0 m
(h) Maximum *Lot Coverage*	30 %

10.(3) Provisions for *Multiple Dwellings*

Within any VR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	12.0 m duplex *dwelling unit* 9.0 m each semi-detached unit 9.0 m each townhouse unit 20.0 m all other *multiple dwellings*
(b) Minimum *Front yard*	7.5 m duplex *dwelling unit* 7.5 m each semi-detached unit 7.5 m each townhouse unit 12.0 m all other *multiple dwellings*
(c) Minimum *Exterior side yard*	7.5 m for first 10.0 metres of *building height* and an additional 1.5 metres for each 3 metres of *building height* above 10 metres.
(d) Minimum *Interior side yard*	4.5 metres for first 10.0 metres of *building height* and an additional 0.75 metres for each 3 metres of *building height* above 10 metres.
(e) Minimum *Rear yard*	7.5 metres for first 10.0 metres of *building height* and an additional 1.5 metres for each 3 metres of *building height* above 10 metres.
(f) Minimum *Landscaped open space*	30% of *Lot Area*.
(g) Maximum *Building Height*	20.0 metres
(h) Maximum *Lot Coverage*	40% for semi-detached and duplex *dwellings* and 50% for all other *multiple dwellings.*

10.(4) Provisions for *Lodging or Boarding House*

Within any VR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	20.0 m
(b) Minimum *Front yard*	7.5 m
(c) Minimum *Exterior side yard*	7.5 m
(d) Minimum *Interior side yard*	1.5 m
(e) Minimum *Rear yard*	7.5 m

(f) Maximum *Dwelling*s per *lot*	1
(g) Maximum *Building Height*	10.0 m
(h) Maximum *Lot Coverage*	30 %

10.(5) Provisions for *Individual Care Facility*

Within any RCR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2 (General Provisions), and Section 3 (*Parking Areas*).

10.(6) Provisions for Passive Recreation

Within any VR Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

The provisions of Section 22. (2) of this Bylaw shall apply to a Passive Recreation *use.*

10.(7) Special Provisions

VR-1 (Map I3)

Notwithstanding Section 2. (16), an *Individual Care Facility* shall be limited to a Group Home with a maximum of 4 *dwelling units*. All other provisions of this Bylaw shall apply.

VR-2-(H) (Map J3)

Notwithstanding subsection (1), the following *uses* shall be permitted:

manufactured homes including manufactured *buildings* that comply with the Ontario Building Code for year-round occupancy and Canadian Standards Association Standard A277;

community centre to serve the residents of the manufactured homes only;

sales *office* for manufactured home sites and manufactured homes including display area for manufactured home sales models;

an administrative *office*;

accessory uses.

The purpose of the Holding (H) provision is to ensure the orderly development of the

manufactured home park in a minimum of three phases. Notwithstanding the provisions of Section 10. (1) of this Bylaw, within the lands zoned VR-2(H), the holding provision shall apply to all permitted *uses* and *accessory uses* except those *existing* on August 28, 2000 and a sales *office* for manufactured home sites and manufactured home sales models, including display area for manufactured home sales models. The Holding symbol shall be removed for each phase of the permitted manufactured home park when the provisions of Section 10.3.3.3 of the Township of Ramara Official Plan are fulfilled to the satisfaction of the *Council* of the Township of Ramara.

Notwithstanding subsection (2),

Maximum number of manufactured home sites	300
Minimum *private road* width	15 metres
Minimum paved travel width of road	6 metres
Minimum *Landscaped open space*	30%
Maximum *Building Height*	5.5 metres
Maximum number of manufactured homes per site	1
Minimum visitor *parking spaces*	1 space/10 manufactured home sites
Minimum *setback* from perimeter *lot line*	9.6 metres

All perimeter *lot lines* shall have a 6 metre wide strip adjoining such *lot line* which shall be *used* for no other purpose than for a *planting strip* in accordance with the requirements for *planting strips* in this Bylaw.

No person shall locate or *erect* a manufactured home unit except on a manufactured home site in accordance with the following provisions:

Minimum site area	445 square metres
Minimum site frontage	24.3 metres
Minimum site *front yard*	3.05 metres from *private road*
Minimum site *side yard*	1.75 metres (each side)
Minimum site *rear yard*	3.6 metres
Minimum distance between manufactured home units	6.0 metres
Minimum site total coverage	40 %
Minimum manufactured home unit *gross floor area*	55 square metres

Each manufactured home site shall have direct *access* on a *private road*.

No person shall locate or *erect* an *accessory structure* to a manufactured home unit except in accordance with the following provisions:

Minimum separation of an *accessory building* or *structure* from a manufactured

home	1.2 metres

Maximum coverage/*gross floor area* of all *accessory buildings* or *structures* to a manufactured home unit shall be 25% of the *existing* manufactured home unit *gross floor area*.

No person shall locate or *erect* a community centre within a manufactured home park except in accordance with the following provisions:

Maximum ground level floor area	500 square metres
Minimum *setback* from *private road*	3.0 metres
Minimum *setback* from a manufactured home site boundary	7.5 metres
Required Parking	1 space/4 persons legal capacity

All other provisions of this Bylaw shall apply.

VR-3-(H) (Map J3)

Notwithstanding subsection (1), the only *uses* permitted are: *agriculture*; a private communal sewage treatment and disposal system in conjunction with the adjacent manufactured home park in special provision VR-2(H).

The Holding (H) provision shall apply to all permitted *uses* and *accessory uses* except those *existing* on August 28, 2000. The Holding symbol shall be removed when the provisions of Section 10.3.3.3 of the Township of Ramara Official Plan are fulfilled to the satisfaction of the *Council* of the Township of Ramara.

Notwithstanding subsection (2), the Minimum *Lot Area* shall be 10.78 hectares.

VR-4 (Map J3)

The only permitted *uses* are an *existing dwelling unit*; *uses accessory* to a permitted *use*.

Notwithstanding subsection (2), the Minimum *Lot Area* shall be 2.69 hectares.

All other provisions of this Bylaw shall apply.

VR-5 (Map I1/I2)

Notwithstanding subsection (1), the only permitted *uses* are passive recreation; stormwater management facilities. All other provisions of this Bylaw shall apply.

VR-6 (Maps M6/M7/N6/N7)

The following special provisions apply to “Lagoon City” as previously zoned in Bylaw 1262, as amended.

Notwithstanding subsection (1), in a Village Residential (VR-6) Zone, only the following *uses* are permitted: *detached dwelling*; private docking facilities; *uses accessory* to permitted *uses*.

Notwithstanding subsection 3.(6)(c), as amended, outdoor parking and storing of any *recreational vehicle*, or any *boat*, or any trailer shall be limited to a maximum period of five consecutive months in any calendar year.

Notwithstanding subsection 3.(6) and 3.(8), as amended, outdoor parking or storing of *recreational vehicles*, *boats*, or trailers, are not permitted in a yard that buts a *lagoon* or a *navigable waterway*.
(Bylaw 2010.73)

All other provisions of this Bylaw shall apply.

VR-7 (Maps M6/M7/N6/N7)

The following special provisions apply to “Lagoon City” as previously zoned in Bylaw 1262, as amended.

Notwithstanding subsection (1), in a Village Residential (VR-7) Zone, only the following *uses* are permitted: *detached dwelling*; townhouse *multiple dwelling* (3 or more units); apartment *multiple dwelling* (4 or more units); private docking facilities; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2), in a Village Residential (VR-7) Zone identified on Schedule “A” with a numerical suffix, the maximum number of *dwellings* on each identified *lot* or block is established as follows:

VR-7(1)	30 *dwelling units*
VR-7(2)	30 *dwelling units*
VR-7(3)	32 *dwelling units*
VR-7(4)	12 *dwelling units*
VR-7(5)	5 *dwelling units*
VR-7(6)	repealed (Bylaw 2006.16)

Notwithstanding subsection 3.(6)(c), as amended, outdoor parking and storing of any *recreational vehicle*, or any *boat*, or any trailer shall be limited to a maximum period of five consecutive months in any calendar year.

Notwithstanding subsection 3.(6) and 3.(8), as amended, outdoor parking or storing of *recreational vehicles*, *boats*, or trailers, are not permitted in a yard that buts a *lagoon* or a *navigable waterway*.
(Bylaw 2010.73)

All other provisions of this Bylaw shall apply.

VR-8 (Maps M6/M7/N6/N7)

The following special provisions apply to "Lagoon City" as previously zoned in Bylaw 1262, as amended.

Notwithstanding subsection (1), in a Village Residential (VR-8) Zone, only the following *uses* are permitted: townhouse *multiple dwelling* (3 or more units); apartment *multiple dwelling* (4 or more units); private docking facilities; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2), in a Village Residential (VR-8) Zone identified on Schedule "A" with numerical suffix, the maximum number of *dwellings* on each identified *lot* or block is established as follows:

VR-8(1)	83 *dwelling units*
VR-8(2)	28 *dwelling units* and a maximum of 50 uph per *lot*
VR-8(3)	94 *dwelling units*
VR-8(4)	44 *dwelling units* and a maximum of 50 uph per *lot*
VR-8(5)	16 *dwelling* units
VR-8(6)	16 *dwelling units*
VR-8(7)	12 *dwelling units*
VR-8(8)	16 *dwelling units*
VR-8(9)	150 *dwelling units* and a maximum of 50 uph for each block
VR-8(10)	280 *dwelling units* and a maximum of 40 uph for each block

Notwithstanding subsection 3.(6)(c), as amended, outdoor parking and storing of any *recreational vehicle,* or any *boat*, or any trailer shall be limited to a maximum period of five consecutive months in any calendar year.

Notwithstanding subsection 3.(6) and 3.(8), as amended, outdoor parking or storing of *recreational vehicles*, *boats*, or trailers, are not permitted in a yard that buts a *lagoon* or a *navigable waterway*.
(Bylaw 2010.73)

All other provisions of this Bylaw shall apply.

VR-9 (Map M6)

The following special provisions apply to Lagoon City as previously zoned in Bylaw 1430, as amended.

Notwithstanding subsection (1), in a Village Residential (VR-9) Zone, only the following *uses* are permitted: townhouse *multiple dwellings* (more than 3 units); private *boat* docking facilities; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2), in a Village Residential (VR-9) Zone identified on Schedule “A” with a numerical suffix, a maximum of 34 *dwellings* is permitted.

Notwithstanding subsection 3.(6)(c), as amended, outdoor parking and storing of any *recreational vehicle*, or any *boat*, or any trailer shall be limited to a maximum period of five consecutive months in any calendar year.

Notwithstanding subsection 3.(6) and 3.(8), as amended, outdoor parking or storing of *recreational vehicles*, *boats*, or trailers, are not permitted in a yard that buts a *lagoon* or a *navigable waterway*.
(Bylaw 2010.73)

All other provisions of this Bylaw shall apply.

VR-10 (Map M6)

Notwithstanding the provisions of subsection (2), in a Village Residential (VR-10) Zone, all provisions of the Village Residential (VR) Zone shall apply, save and except the following special provision shall apply and be complied with:

Minimum *Lot Frontage*	5.0 metres

All other provisions of this Bylaw shall apply.
(Bylaw 2006.16)

VR-11 (Map J3)

Notwithstanding subsection (1), on a single *lot* partially in this zone, a maximum of four *detached dwellings* is permitted.

Notwithstanding subsection (2), within Schedule “B-2” attached to this Bylaw, on a single *lot* partially in this zone, the minimum *yards* shall apply to the permitted *uses*, and the *erection* or *alteration* of any building, or *structure*.

All other provisions of this Bylaw shall apply.
(Bylaw 2006.73)

VR-12 (Map I1)

Notwithstanding subsection 10.3(e), the minimum *rear yard* shall be 3.0 metres.

Notwithstanding subsections 2.(1).3 and 10.(3)(d), a detached private *garage* may be located in the *front yard* with a *side yard setback* of 2.5 metres.

All other provisions of this Bylaw shall apply.
(Bylaw 2006.79)

VR-13 (Map N8)

Notwithstanding subsection 10.(2), the required minimum Lot Frontage for a *Detached dwelling* shall be 10.5 metres.

Notwithstanding subsection 10.(3), the required minimum Lot Frontage for each townhouse unit shall be 7.0 metres.

Notwithstanding subsection 10.(2), the required minimum Front Yard for a *Detached dwelling* shall be 4.5 metres, except that or an attached *Garage*, the required minimum Front Yard shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the *main structure* of the *dwelling*.

Notwithstanding subsection 10.(3), the required Front Yard for each semi-detached unit shall be 4.5 metres, except that or an attached *Garage*, the required minimum Front Yard shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the *main structure* of the *dwelling*.

Notwithstanding subsection 10.(3), the required minimum Front Yard for each townhouse unit shall be 4.5 metres, except that for an attached *Garage* the required minimum Front Tard shall be 6.0 metres, provided the *Garage* door shall not extend beyond the habitable portion of the *main structure* of the *dwelling*.

Notwithstanding subsection 10.(2), the required minimum Interior Side Yard for a *Detached dwelling* shall be 1.2 metres.

Notwithstanding subsection 10.(3), the required maximum Building *Height* for each semi-detached unit and each townhouse unit shall be 10.0 metres.

Notwithstanding subsection 10.(3), the required minimum Interior Side Yard for semi-detached and townhouse buildings shall be 1.2 metres.

Notwithstanding subsection 10.(2), the required minimum Exterior Side Yard for a *Detached dwelling* shall be 4.5 metres, provided that attached *Garage* doors are not permitted facing the *street* flankage.

Notwithstanding subsection 10.(3), the required minimum Exterior Side Yard for semi-detached and townhouse units shall be 4.5 metres, provided that attached *Garage* doors are not permitted facing the *street* flankage.

Notwithstanding subsection 10.(2), the required minimum Rear Yard for a *Detached dwelling* shall be 7.0 metres.

Notwithstanding subsection 10.(3), the required minimum Rear Yard for each semi-detached and townhouse unit shall be 7.0 metres.

All other provisions of this Bylaw shall apply.

(Bylaw 2009.54)

VR-14 (H) (Map N8)

Notwithstanding subsection 10.(2), the required minimum Lot Frontage for a *Detached dwelling* shall be 10.5 metres.

Notwithstanding subsection 10.(3), the required minimum Lot Frontage for each townhouse unit shall be 7.0 metres.

Notwithstanding subsection 10.(2), the required Front Yard for a *Detached dwelling* shall be 4.5 metres, except that for an attached *Garage*, the required minimum Front Yard shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the *main structure* of the *dwelling*.

Notwithstanding subsection 10.(3), the required Front Yard for each semi-detached unit shall be 4.5 metres, except that for an attached *Garage*, the required minimum Front Yard shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the *main structure* of the *dwelling*.

Notwithstanding subsection 10.(3), the required Front Yard for each townhouse unit shall be 4.5 metres, except that for an attached *Garage*, the required minimum Front Yard shall be 6.0 metres, provided that the *Garage* doors shall not extend beyond the habitable portion of the *main structure* of the *dwelling*.

Notwithstanding subsection 10.(2), the required minimum Interior Side Yard for a *Detached dwelling* shall be 1.2 metres.

Notwithstanding subsection 10.(3), the required minimum Interior Side Yard for a semi-detached and townhouse buildings shall be 1.2 metres.

Notwithstanding subsection 10.(2), the required minimum Exterior Side Yard for a *Detached dwelling* shall be 4.5 metres, provided that attached *Garage* doors are not permitted facing the *street* flankage.

Notwithstanding subsection 10.(3), the required minimum Exterior Side Yard for semi-detached and townhouse units shall be 4.5 metres, provided that attached *Garage* doors are not permitted facing the *street* flankage.

Notwithstanding subsection 10.(2), the required minimum Rear Yard for a *Detached dwelling* shall be 7.0 metres.

Notwithstanding subsection 10.(3), the required minimum Rear Yard for each semi-detached and townhouse unit shall be 7.0 metres.

The Holding (H) provision shall apply to all permitted *uses* and *accessory uses*, except those *existing* on the date of the passing of this Bylaw. The Holding symbol

shall be removed by bylaw when the conditions of draft approval of Plan of Subdivision RA-T-08-01 have been fulfilled to the satisfaction of the Township of Ramara.

All other provisions of this Bylaw shall apply.
(Bylaw 2009.54)

VR-15 (Map J3)

Notwithstanding subsection 10.(2), the required maximum Lot Frontage for a *Detached dwelling* shall be 6.0 metres on a proposed Lot on part of the north-west part of the property subject to this amendment.

All other provisions of this Bylaw shall apply.
(Bylaw 2011.14)

VR-16 (Map N6)

Notwithstanding subsection (1), the only permitted *uses* are a maximum of two 92) residential *dwelling units*; private docking facilities; and *uses accessory* to a permitted *use*.

All other provisions of this Bylaw shall apply.
(Bylaw 2018.71)

VR-17-T (Map I2)

Notwithstanding subsection (1), one garden suite *accessory* to a *detached dwelling* is permitted in this zone.

Notwithstanding subsection (1), one garden suite shall only be occupied as a temporary *use accessory* to a *detached dwelling* that is occupied on this lot according to the provisions of this Bylaw.

All other provisions of this Bylaw shall apply.
(Bylaw 2021.90)

VR-18-T (Map N6)

Notwithstanding subsection 2(1)(1)(b), within the “VR-18-T” Zone, the temporary placement of an *accessory building* having a maximum *gross floor area* of up to 19.0 metres is permitted prior to the establishment of a *main* building.

The Temporary *Use* is permitted for a maximum of two years unless extended by further resolution of *Council*.
(Bylaw 2023.45)

VR-19 (H) (Map J3)

Notwithstanding subsection 10.(1) “Permitted *Uses*”, *multiple dwellings* is not permitted.

All other relevant provisions of this Bylaw shall apply.
(Bylaw 2024.45)

Section 11 - Village Commercial (VC) Zone

11.(1) Permitted *Uses*

Within any Village Commercial (VC) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following VC Zone *uses*:

Business, professional and administrative *office*
Commercial parking lot
Convenience retail establishment
Dwelling units located above the first *storey*
Eating establishment
Financial institution
Funeral home
Hotel or *motel*
Individual care facility
Marina, including *boat* storage facility
Marine sales and service establishment
Medical, office, centre or clinic
Motor vehicle sales and service
Motor vehicle service station
Motor vehicle fuel bar
Motor vehicle rental
Personal service establishment
Place of entertainment
Place of assembly
Place of recreation
Retail commercial establishment, including service, *repair* and rental
School
Taxi or bus terminal
Accessory dwelling
Uses accessory to a Permitted *Use*

11.(2) Provisions for Permitted *Uses*

Within any VC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	20.0 m
(b) Minimum *Front yard*	7.5 m
(c) Minimum *Exterior side yard*	7.5 m

(d) Minimum *Interior side yard*	3.0 m Where the *interior side lot line abuts* a VR Zone, 7.5 metres.
(e) Minimum *Rear yard*	7.5 m
(f) Minimum *Landscaped open space*	20%
(g) Maximum *Lot Coverage*	40%
(h) Maximum *Building Height*	10 m, except *School* - 14.0 m 20m with *dwellings* above the first *storey*

11.(3) Provisions for *Motor Vehicle Service Stations*

Within any VC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	30.0 m
(b) Minimum *Front yard*	15.0 m
(c) Minimum *Exterior side yard*	15.0 m
(d) Minimum *Interior side yard*	6.0 m Where an *interior side lot line abuts* a VR Zone, 12.0 metres.
(e) Minimum *Rear yard*	12.0 m
(f) Maximum *Building Height*	10.0 m
(g) Minimum *Landscaped open space*	10 %
(h) Maximum *Lot Coverage*	40%

(i) A pump island and fuel pumps may be located within any *required front yard* or *exterior side yard* at a distance of not less than 5.0 metres from any *street line*.

(j) Light standards, *signs* and canopies may be located in any *required front yard* or *exterior side yard* at a distance of not less than 3.0 metres from any *street line*.

(k) Where a *required interior side yard* or *required rear yard abuts* a VR Zone, no portion of any pump island and fuel pumps shall be located within 8.0 metres of the *abutting lot line* and no light standard, *sign* or canopy shall be located closer than 6.0 metres from the *abutting lot line*.

(l) A buffer strip is required adjacent to a VR Zone.

(m)*Outdoor storage* related goods are permitted on pump islands and within 3 metres of the primary *building*.

11.(4) Provisions for *Dwelling Units* Above the First *Storey*

Within any VC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) All *dwelling units* that are located above the first *storey* (ground level) shall have *access* through a common entrance from the outside and through a corridor or hallway from the inside of the *building*.

(b) *Dwelling units* may be located above the first *storey* of any non-residential *use* permitted in this zone.

(c) *Dwelling* units shall not be located on the ground level in this zone.

11.(5) Provisions for *Individual Care Facility*

Within any VC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2 (General Provisions), and Section 3 (*Parking Areas*).

11.(6) Provisions for *Accessory Dwelling Unit*

Within any VC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

11.(7) Special Provisions

VC-1 (Map I1)

Notwithstanding subsection (1), the only permitted *uses* are: one *detached dwelling*; one electrical contracting business; one *personal service establishment*; *uses accessory* to these permitted *uses*. All other provisions of this Bylaw shall apply.

VC-2 (Map I1)

Notwithstanding subsection (1), the only permitted *uses* are: camping lots for the temporary camping or parking of *trailers*, motorized *mobile homes*, truck campers, campers or tents, that are *used* in conjunction with a *camping establishment*, and *accessory* facilities including washrooms, showers and similar facilities, and internal *access* driveways. All other provisions of this Bylaw shall apply.

VC-3 (Map N6)

Notwithstanding subsection (1), in addition to the permitted *uses*, a fish hut storage and rental establishment is permitted, and a lawn and garden sales and service establishment, with no *outdoor storage*, is permitted. All other provisions of this Bylaw shall apply.

VC-4 (Map M6)

Notwithstanding subsection (1), only the following *uses* shall be permitted: *accessory dwelling unit*; maximum of two *dwelling units*; *marina* including *eating establishment*, clubroom-clubhouse, laundromat, *convenience retail establishment*, *marine service*, sewage pump out facility, washrooms, showers, saunas, whirlpool, *marine* and *motor vehicle* gasoline sales, yacht clubhouse.

Notwithstanding subsection (2), part of the required *Landscaped open space* shall include a 3-metre wide *easement* along one boundary of each *lot* and maintained as an open area with no shrubs, *buildings*, *structures* or other impediments.

Notwithstanding subsection (2), no habitable space in a *dwelling unit* shall be located below the minimum elevation of 220.55 metres.

Notwithstanding subsection (2), the maximum *building height* shall be 2 *storeys*.

VC-5 (Map M6)

Notwithstanding subsection (1), only the following *uses* shall be permitted: arts and crafts *retail commercial establishment*; bakery; business, professional and administrative *office*; *marine sales and service establishment* including outdoor display; *eating establishment*; financial institution; *motor vehicle* gasoline sales; commercial parking lot; *repair establishment*; *retail commercial establishment*, including service, *repair* and rental; *personal service establishment*; indoor storage establishment.

Notwithstanding subsection (2),

Minimum *Lot Frontage*	30.0 m
Minimum *Front yard*	12.0 m
Minimum *Exterior side yard*	12.0 m
Maximum *Building Height*	2 *storeys*

Notwithstanding subsection (2), part of the required *Landscaped open space* shall include a 3-metre wide *easement* along one boundary of each *lot* and maintained as an open area with no shrubs, *buildings*, *structures* or other impediments.

Notwithstanding subsection (2), no openings to any *building* shall be located below the minimum elevation of 220.06 metres.

All other provisions of this Bylaw shall apply.

VC-6 (Maps M6/M7)

Notwithstanding subsection (1), only the following *uses* shall be permitted: light manufacturing, processing and assembly establishment; *outdoor storage*; *repair establishment*; warehousing; *workshop*.

Notwithstanding subsection (2),

Minimum *Lot Frontage*	30 m
Minimum *Front yard*	12 m
Minimum *Exterior side yard*	12 m
Minimum *Interior side yard*	6 m
Maximum *Building Height*	2 *storeys*

Notwithstanding subsection (2), part of the required *Landscaped open space* shall include a 3-metre wide *easement* along one boundary of each *lot* and maintained as an open area with no shrubs, *buildings*, *structures* or other impediments.

Notwithstanding subsection (2), no openings to any *building* shall be located below the minimum elevation of 220.06 metres.

All other provisions of this Bylaw shall apply.

VC-7 (Map I2)

Notwithstanding subsection (1), the only permitted *use* shall be a *motor vehicle service station*; *uses accessory* to a permitted *use*. All other provisions of this Bylaw apply.

VC-8 (Map N6)

Notwithstanding subsection (1), *convenience retail establishment*; *eating establishment*; *motor vehicle* gasoline sales; *uses accessory* to permitted *uses*. All other provisions of this Bylaw apply.

VC-9 (Map J3)

Notwithstanding subsection (1), the only permitted *uses* are: arts and crafts *retail commercial establishment*; *convenience retail establishment*; *eating establishment*; *marine sales and service establishment*; *motor vehicle* gasoline sales; *commercial nursery and/or greenhouse*; *recreational vehicle* sales and service; *veterinary clinic*; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

VC-10 (Map N6)

Notwithstanding subsection (1), the only permitted *uses* are: arts and crafts *retail commercial establishment*; business, professional and administrative *office*; *convenience retail establishment*; *eating establishment*; laundromat; *medical office and clinic*; *commercial nursery and/or greenhouse*; *retail commercial establishment*; *personal service establishment*; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

VC-11 (Map I1)

Notwithstanding subsection (1), the only permitted *uses* are: a covered *boat* storage facility; one *detached dwelling*; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2),

Minimum Exterior *Yard* (east side)	7.6 metres
Minimum *Rear yard* (west side)	12.2 metres
Minimum *Front yard* (north side)	8.0 metres
Minimum separation between *boat* storage and *existing dwelling*	3.6 metres
Maximum *Building Height*	12.0 metres
Minimum *parking spaces*	48

VC-12 (Map I1)

Notwithstanding subsection (1), the only permitted *uses* are: printing establishment; *accessory retail commercial uses*; *accessory dwelling unit*; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2),

Minimum *Interior side yard*	9.0 metres for *buildings* and *structures erected* after March 9, 1998.
Planting strip	Where this special zone provision *abuts* an *interior side lot line* of a Residential Zone, and a portion of the *interior side yard* is less than 3.0 metres for *buildings* and *structures existing* on March 9, 1998, a *planting strip* equal to the width of this *yard* is *required*.

VC-13 (Map I2)

Notwithstanding subsection (1), only the following *uses* are permitted:

Marine sales and service establishment
Recreational vehicle sales and service establishment
Outdoor sales and display of recreational and *marine* vehicles
Indoor and *outdoor storage* of recreational and *marine* vehicles

Notwithstanding subsection (2),

Minimum *Lot Frontage*	185.544 metres
Minimum Required Parking	2.5 *parking spaces*/930 square metres of *gross floor area used* for indoor storage of *marine* and *recreational vehicles.* 1 *parking space*/28 square metres of *gross floor area used* for sales, service or *repair* of *marine* and *recreational vehicles.*
Maximum outdoor display and sales	30 % of total *lot area*.

No outdoor display or sales within 7.62 metres of *front lot line*.

Landscaped strip, 7.62 metres wide, along the entire length of *front lot line*.

No open storage located closer than 20.0 metres of *front lot line*.

Minimum *Loading Space*	1 space/1200 square metres of *building* floor area *used* for sales, service or *repair* of *marine* and *recreational vehicles*.

Notwithstanding subsection 10.(2)(h), the maximum lot coverage for a two *storey detached dwelling* shall be 40%

Notwithstanding subsection 10.(2)(h), the maximum lot coverage for a one and a half *storey* (bungalow loft) single *detached dwelling* shall be 45%.

Notwithstanding subsection 10.(2)(h), the maximum lot coverage for a bungalow style single *detached dwelling* shall be 45%

Notwithstanding subsection 10.(3(h), the maximum lot coverage for a semi-*detached dwelling* shall be 45%

All other provisions of this Bylaw shall apply.
(Bylaw 2022.56)

VC-14 (Map M6)

Notwithstanding subsection (1), only the following *uses* are permitted:

A maximum of 20 *dwelling units* located on the second and third *storeys* only.
Business, professional and administrative *offices*
Coin-operated laundry
Convenience retail establishment
Eating establishment
Personal service establishment
Place of entertainment
Retail commercial establishment, including service, *repair* and rental
Uses accessory to permitted *uses*

Notwithstanding subsection (2),

Minimum *Lot Frontage*	94.0 metres
Minimum *Front yard*	25.0 metres
Minimum *Side yard* (north side)	4.0 metres
Minimum *Side yard*	25.0 metres
Minimum *Rear yard*	12.0 metres
Minimum elevation - all *building* openings	219.72 metres a.s.l.
Maximum *Building Height*	13.6 metres (3 *storeys*)
Maximum number of principal *buildings*	1
Maximum *Lot Coverage*	20 %
Parking Spaces	
Offices	1/30 square metres gfa
Other commercial *uses*	1/18 square metres gfa
Residential	1.5*/dwelling unit*
Minimum *Dwelling Unit* Floor Area	65.0 square metres/unit

For purposes of determining *lot coverage*, *lot frontage* and *lot area*, lots 416 to 418 inclusive and part of lot 415, shall be considered as one *lot*.

Notwithstanding subsection 10.(2)(h), the maximum lot coverage for a two *storey detached dwelling* shall be 40%

Notwithstanding subsection 10.(2)(h), the maximum lot coverage for a one and a half *storey* (bungalow loft) single *detached dwelling* shall be 45%.

Notwithstanding subsection 10.(2)(h), the maximum lot coverage for a bungalow

style single *detached dwelling* shall be 45%

Notwithstanding subsection 10.(3(h), the maximum lot coverage for a semi-*detached dwelling* shall be 45%
(Bylaw 2022.56)

VC-15 (Map I2)

Notwithstanding subsection (1), the only permitted *uses* are: arts and crafts *retail commercial establishment*; *convenience retail establishment*; *eating establishment*; business, professional and administrative *office*; *personal service establishment*; *veterinary clinic*; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

VC-16 (Map E3)

Notwithstanding subsection (1), the only permitted *uses* are: *retail commercial* butcher establishment; *personal service establishment*; *retail commercial establishment*; printing establishment; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

VC-17 (Maps M6/N6)

The following special provisions apply to “Lagoon City” as previously zoned in Bylaw 1262, as amended.

Notwithstanding subsection (1), in a Village Commercial (VC-17) Zone, only the following *uses* are permitted: *convenience retail establishment*; *eating establishment*; coin-operated laundromat; *marina*; *motel*; private docking facilities; private docking facilities; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply

VC-18 (Map M6)

The following special provisions apply to "Lagoon City" as previously zoned in Bylaw 1262, as amended.

Notwithstanding subsection (1), in a Village Commercial (VC-18) Zone, only the following *uses* are permitted: tourist commercial *hotel*; townhouse *multiple dwellings* (more than 3 units); apartment *multiple dwellings* (more than 4 units); private docking facilities; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2),

Maximum *dwelling units*	256 or,
Maximum *hotel* units	320
Maximum *Building Height*	20 metres

Notwithstanding subsection (2), no openings to any *building* shall be located below the minimum elevation of 220.06 metres.

All other provisions of this Bylaw shall apply, including subsection 10(3) for *dwelling units.*

VC-19 (Maps M6/N6)

The following special provisions apply to "Lagoon City" as previously zoned in Bylaw 1510, as amended.

Notwithstanding subsection (1), in a Village Commercial (VC-19) Zone, only the following *uses* are permitted: business, professional and administrative *office*; private club; private *boat* docking facilities; *uses accessory* to permitted *uses*.

Section 12 - Village Industrial (VID) Zone

12.(1) Permitted *Uses*

Within any Village Industrial (VID) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following VID Zone *uses*:

Custom workshop
Light equipment sales and rental establishment
Printing establishment
Restricted manufacturing, processing and assembly establishment
Service and repair establishment
Storage and *warehouse* establishment
Wholesale establishment
Accessory dwelling
Accessory retail commercial sale of goods manufactured, processed or assembled on the premises
Accessory office
Uses accessory to a Permitted *Use*
Cannabis Production and Processing, subject to Section 2.(6) of this Bylaw (Bylaw 2020.89)

12.(2) Provisions for *Uses* Other than *Accessory Uses*

Within any VID Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	20.0 m
(b) Minimum *Front yard*	10.0 m
(c) Minimum *Exterior side yard*	10.0 m
(d) Minimum *Interior side yard*	7.5 m Where an *interior side yard abuts* a VR Zone, 10.0 metres.
(e) Minimum *Rear yard*	10.0 m
(f) Maximum *Building Height*	10.0 m
(g) Maximum *Lot Coverage*	40%
(h) Minimum *Landscaped open space*	10%

12.(3) Provisions for *Accessory Office Use*

Within any VID Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

Any *office use accessory* to a permitted *use* in this Zone shall not exceed 10% of the *gross floor area* of such permitted *use*.

12.(4) Provisions for *Accessory Retail Commercial Establishment*

Within any VID Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

Any *retail commercial establishment accessory* to a permitted *use* in this Zone shall not exceed 20% of the *gross floor area* of such permitted *use*.

12.(5) Provisions for *Accessory Dwelling Unit*

Within any VC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

12.(6) Special Provisions

VID-1 (Map N7)

Notwithstanding subsection (1), the only permitted *uses* shall be a feed mill and *uses accessory* to this permitted *use*.

All other provisions of this Bylaw shall apply.

VID-2 (Maps N7/N8/O7/O8)

Notwithstanding subsection (1), in addition to the permitted *uses*, the following additional *uses* are permitted: heavy equipment sales and rental establishment; *contractor's yard*; manufacturing, processing and assembly establishment; *motor vehicle body shop*; *motor vehicle* service establishment; *recreational vehicle* sales and service establishment; *truck or transportation terminal*; warehousing; *agricultural* produce *warehouse*; *farm equipment and implement sales and service*; feed mill; *marine sales and service establishment*; *motor vehicle* sales and service establishment; *school* bus storage and maintenance facility; commercial parking lot (Except in Parts 1 and 2, R.P. 51R-19890 and Parts 1 and 2, R.P. 51R-20436). All other provisions of this Bylaw shall apply.

Notwithstanding subsection (2), the Minimum *Lot Frontage* shall be 9.0 metres.

All other provisions of this Bylaw shall apply.

VID-3 (Map J3)

Notwithstanding subsection (1), the only permitted *use* shall be a tool and machine shop; *accessory dwelling unit* and *uses accessory* to this permitted *use*.

All other provisions of this Bylaw shall apply.

Section 13 - Village Institutional (VIN) Zone

13.(1) Permitted *Uses*

Within any Village Institutional (VIN) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following VIN Zone *uses*:

Active Recreation
Cemetery
Hospital
Individual Care Facility
Library
Medical office, centre or clinic
Museum
Passive Recreation
Place of assembly
Place of worship
School
Uses accessory to a Permitted *Use*

13.(2) Provisions for Permitted *Uses* in VIN Zone

Within any VIN Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	20.0 m
(b) Minimum *Front yard*	7.5 m
(c) Minimum *Exterior side yard*	7.5 m
(d) Minimum *Interior side yard*	3.0 m Where an *interior side yard abuts* a VR Zone, 7.5 m
(e) Minimum *Rear yard*	7.5 m
(f) Maximum *Building Height*	10.0 m, except *School* - 14.0 m

13.(3) Special Provisions

VIN-1 (Map N8)

Notwithstanding subsection (1), the only permitted *uses* shall be Active Recreation, Passive Recreation and *Uses accessory* to a Permitted *Use*.

All other provisions of this Bylaw shall apply.
(Bylaw 2009.54)

VIN-2 (H) (Map N8)

Notwithstanding subsection (1), the only permitted *uses* shall be Active Recreation, Passive Recreation and *Uses accessory* to a Permitted *Use*.

The Holding (H) provision shall apply to all permitted *uses* and *accessory uses*, except those *existing* on the date of the passing of this Bylaw. The Holding symbol shall be removed by bylaw when the conditions of draft approval of Plan of Subdivision RA-T-08-01 have been fulfilled to the satisfaction of the Township of Ramara.

All other provisions of this Bylaw shall apply.
(Bylaw 2009.54)

Section 14 - Hamlet (H) Zone

14(1) Permitted *Uses*

Within any Hamlet (H) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following H Zone *uses*:

Detached Dwelling
Home Occupation, including *Bed and Breakfast Establishment*
Home Occupation in *accessory building*
Accessory dwelling
Active Recreation
Passive Recreation

The following permitted *uses* are zoned as Hamlet H(_) with a numerical suffix:
(1) *Retail commercial establishment*
(2) *Personal service establishment*
(3) *Eating establishment*
(4) *Place of assembly*
(5) *Place of worship*
(6) Day nursery
(7) *School*
(8) Library
(9) Museum

Uses accessory to a Permitted *Use*

14.(2) Provisions for *Detached Dwelling*

Within any H Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	30.0 m
(b) Minimum *Front yard*	7.5 m
(c) Minimum *Exterior side yard*	7.5 m
(d) Minimum *Interior side yard*	3.0 m
(e) Minimum *Rear yard*	7.5 m
(f) Maximum *detached dwellings* per *lot*	1
(g) Maximum *Building Height*	10 m

14.(3) Provisions for *Retail Commercial, Eating* and *Personal Service Establishments*

Within any H Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	20.0 m
(b) Minimum *Front yard*	7.5 m
(c) Minimum *Exterior side yard*	7.5 m
(d) Minimum *Interior side yard*	3.0 m
(e) Maximum *Building Height*	10.0 m
(f) Maximum *Gross Floor Area*	140 m^2 per establishment
(g) Maximum *Lot Coverage*	40%
(h) Minimum *Landscaped open space*	20%

14.(4) Provisions for *Home Occupation* including *Bed and Breakfast Establishment*

Within any H Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: Section 2 (General Provisions), and Section 3 (*Parking Areas*) apply.

14.(5) Provisions for *Home Occupation* in an *Accessory Building*

Within any H Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2. (15).

14.(6) Provisions for Permitted Institutional *Uses* in VIN Zone

Within any H Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

Place of assembly, Place of Worship, Day Nursery, *School,* Library, Museum.

(a) Minimum *Lot Frontage*	20.0 m
(b) Minimum *Front yard*	7.5 m
(c) Minimum *Exterior side yard*	7.5 m
(d) Minimum *Interior side yard*	3.0 m Where an *interior side yard abuts* a VR

	Zone, 7.5 m
(e) Minimum *Rear yard*	7.5 m
(f) Maximum *Building Height*	10.0 m, except *School* - 14.0 m

14.(7) Provisions for *Active Recreation*

Within any H Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

The provisions of Section 21. (2) of this Bylaw shall apply to an *Active Recreation use.*

14.(8) Provisions for *Passive Recreation*

Within any H Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

The provisions of Section 22. (2) of this Bylaw shall apply to a *Passive Recreation use.*

14.(9) Special Provisions

H-1 (Map A5)

Notwithstanding subsection (1), one *dwelling unit* is permitted in a non-residential *building* and one additional *detached dwelling* is permitted.

Notwithstanding subsection (2),

Maximum *Lot Coverage*	10 %
Minimum *Front yard*	*Existing*
Minimum *Side yard*	8.0 metres
Minimum *Rear yard*	7.5 metres
Minimum Ground *Floor Area* (1 *storey*)	80.0 square metres
Minimum Ground *Floor Area* (1.5 *storey*)	70 square metres

H-2 (Map A9)

Notwithstanding subsection (1), a fur *farm* is permitted on a 4.0 hectare *lot*.

H-3 (Map A9)

Notwithstanding subsection (1), only the following *uses* are permitted:

Farm implement and equipment sales and service establishment
General *contractor's yard*, related *workshop* and *office*
Motor vehicle repair garage
Motor vehicle body shop
Repair and sale of construction equipment and vehicles
Uses accessory to permitted *uses*

All other provisions of this Bylaw shall apply.

H-4 (Map A9)

Notwithstanding subsection (1), only the following *uses* are permitted:

Farm implement and equipment sales and service establishment
General *contractor's yard*, related *workshop* and *office*
Motor vehicle repair garage
Sale of construction equipment and vehicles
Uses accessory to permitted *uses*

provided that no *buildings* or *structures* may be constructed for these permitted *uses*.

All other provisions of this Bylaw shall apply.

H(1)-5 (Map B5)

Notwithstanding subsection (1), in addition to a permitted *convenience retail establishment*, the following additional *uses* are permitted: antique shop; arts and crafts and gift shop; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

H-6 (Map B5)

Notwithstanding subsection (1), the only permitted *uses* are: *detached dwelling*; *accessory dwelling*; cottage establishment; *motel*; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

H-7 (Map A9)

Notwithstanding subsection (1), the only permitted *uses* are: *detached dwelling*; general *contractor's yard* and related *workshop*; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

H-8-(1) (Map F10)

Notwithstanding subsection (1), two *dwelling units* are permitted in the commercial *building*.

All other provisions of this Bylaw shall apply.

H-9-(H) (Maps A5, B5)

Notwithstanding subsection (1), in addition to the permitted *uses*, the following additional *uses* are permitted: a *veterinary clinic.*

Notwithstanding the provisions of Section 14(3), to the contrary, within the Hamlet - 9 (H-9) Zone, the following regulations apply:

Maximum *Gross Floor Area* of *Veterinary Clinic* - 250 square metres.

1 *parking space* per 20 square metres of *gross floor area*.

In all other respects, the provisions of the Hamlet (H) Zone shall apply to the H-9 Zone.
(Bylaw 2006.52)

H-10 (Map B5)

Notwithstanding Section 2.(1) 1.(b) within the H-10 Zone, an *accessory* detached *garage*, in conjunction with the residence at 7660 Oak Point Road, may be permitted prior to the construction of the *main building*.

All other provisions of this Bylaw shall apply.
(Bylaw 2006.72)

H-11 (Maps A5, B5)

Notwithstanding subsection (1), the only permitted *uses* are *detached dwelling*; a Retail commercial establishment restricted to the sale and refinishing of antique furniture; and *Uses accessory* to a Permitted *Use*.

Notwithstanding subsection (3), the Maximum *Gross Floor Area* of the permitted Retail commercial establishment is 334 m^2.

Notwithstanding subsection 3.(1), the minimum number of *parking spaces* for the permitted Retail commercial establishment is 16.

Notwithstanding subsection 14.(3), the Lot Frontage subject to this Bylaw shall be restricted to *County Road* 169 only, and Lot Flankage is not permitted.

All other provisions of this Bylaw shall apply.
(Bylaw 2014.83)

H-12 (Map A5)

Notwithstanding subsection (1), the only permitted *uses* are: one *dwelling unit*, a *bed and breakfast establishment*, the required parking for the property to be located in the front yard; And *uses accessory* to a permitted *use*.

All other provisions of Bylaw shall apply.
(Bylaw 2020.54)

H-13 (Map B5)

Notwithstanding Section 2.(1)1.(b), within the H-13 zone, a garbage in conjunction with the residence of 7622 Oak Point Road, may be constructed and used prior to commencing construction of a *main building*.

All other provisions of Zoning Bylaw 2005.85 shall apply.
(Bylaw 2023.13)

Section 15 - Shoreline Residential (SR) Zone

15.(1) Permitted *Uses*

Within any Shoreline Residential (SR) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following SR Zone *uses*:

Detached dwelling
Home occupation
Passive recreation
Boat House, *boat* dock, *shorewall*
Additional Residential Unit (Bylaw 2024.38)
Uses accessory to a Permitted *Use*

The following permitted *use* is zoned as Shoreline Residential SR(C) Zone

Convenience retail establishment

15.(2) Provisions for Permitted *Uses* in SR Zone

Within any SR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	30.0 m
(b) Minimum *Front yard*	7.5 m
(c) Minimum *Exterior side yard*	7.5 m
(d) Minimum *Interior side yard*	1.5 m
(e) Minimum *Rear yard*	8.0 m
(f) *Setback* from *highwater mark* of Lake Simcoe, Lake Couchiching, Lake St. John, Severn River, Black River, St. John Creek, Head River, Lake Dalrymple	15.0 m
(i) Maximum *Lot Coverage*	30%
(j) Maximum *dwellings* per *lot*	1
(k) Maximum *Building Height*	10.0 m

15.(3) Provisions for *Home Occupation*

Within any SR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions: See Section 2. (14).

15.(4) Provisions for *Retail Commercial Establishment*

Within any SR(C) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

In addition to other provisions for *uses* permitted in this Zone, the *gross floor area* of each establishment shall not exceed 140 m^2.

15.(5) Provisions for *boat house*, *boat* dock and *shorewall*

See Section 2 (General Provisions).

15.(6) Provisions for *Passive Recreation*

Within any SR Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

The provisions of Section 22. (2) of this Bylaw shall apply to a *Passive Recreation use.*

15.(7)

"(Reserved)"

15.(8) Special Provisions (Amended Bylaw 2024.38)

SR-1 (Map K2)

Notwithstanding subsection (1), the only permitted *uses* are: *detached dwelling*; *eating establishment*; *convenience retail establishment*; *motor vehicle* gasoline sales; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

SR-2 (Map J2)

Notwithstanding subsection (1), the following additional *uses* are permitted: *school*; day nursery.

Notwithstanding subsection (2), the following *alternative* provisions apply to a permitted *school* and a permitted day nursery:

Minimum *Interior side yard*	4.0 m
Minimum *Rear yard*	10.0 m
Maximum *Building Height*	10.5 m
Minimum Required Parking	The greater of 1 *parking space* for each classroom or 1 *parking space* per 10 square metres of general purpose rooms or auditoriums.

All other provisions of this Bylaw shall apply.

SR-3 (Map K2)

Notwithstanding subsection (1), the only permitted *uses* are: a private park, assembly hall; *uses accessory* to permitted *uses*.

SR-4 (Maps E3)

Notwithstanding subsection (1), the only permitted *uses* are: *detached dwelling*; *seasonal* recreation camp; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

Notwithstanding subsection (2),

Minimum *Lot Frontage*	80 metres
Minimum *Front yard* (Parkside)	12 metres
Minimum *Exterior side yard* (Hyland)	20 metres
Minimum *Interior side yard*	10 metres
Minimum *Rear yard*	10 metres
Maximum *Lot Coverage*	40 %
Maximum *Building Height*	2 *storeys*
Minimum *Parking Spaces*	83

All other provisions of this Bylaw shall apply.

SR-5 (Map G2)

Notwithstanding subsection (1), a *bed and breakfast establishment* is an additional permitted *use*.

Notwithstanding subsection (2),

Minimum *Lot Frontage*	75.2 metres
Minimum *Front yard*	2.0 metres
Minimum *Side yard* (east side)	3.0 metres

Minimum *Side yard*	50.0 metres
Minimum *Rear yard*	10.0 metres
Minimum *High Water Mark Setback*	50.0 metres
Minimum Centreline of Road *Setback*	12.0 metres
Maximum *Lot Coverage*	20 %
Maximum *Building Height*	10.0 metres
Maximum 3 bedrooms for accommodation	
Required *Parking Spaces*	1 *parking space* per bedroom accommodation and 1 additional *parking space* for *dwelling unit*

All other provisions of this Bylaw shall apply.

SR-6 (Maps L3/L4)

The following special provisions apply to Bayshore as previously zoned in Bylaw 1278, as amended.

Notwithstanding subsection (1), in a Shoreline Residential (SR) Zone, the permitted *uses* are *detached dwelling*, and *uses accessory* to permitted *uses*.

For purposes of this special provision, a *detached dwelling* includes a “split level *detached dwelling*” that means a *dwelling* where the first floor above *finished grade* is constructed to create two or more different levels, the vertical distance between such levels being always less than a full *storey*.

Notwithstanding subsection (2), in a Shoreline Residential (SR) Zone, the following special provisions shall apply:

Minimum *Gross Floor Area* on *lots* where *rear lot line abuts* Lake Simcoe:

1 *storey detached dwelling*	167.28 square metres
1 ½ or 2 *storey detached dwelling*	195.16 square metres with ground floor area of minimum 111.52 square metres
Split-level *detached dwelling*	195.16 square metres with ground floor area of minimum 74.35 metres and intermediate level ground floor area of minimum 37.17 square metres

Minimum Ground Floor Area on all other *lots*:

1 *storey detached dwelling*	157.99 square metres, excluding *garage*
1 ½ or 2 *storey detached dwelling*	157.99 square metres with ground floor area of minimum 157.99 square

	metres
Split-level *detached dwelling*	112.45 square metres with intermediate level ground floor area of minimum 60.40 square metres

Notwithstanding the parking provisions of this Bylaw to the contrary, outdoor storing of any *recreational vehicles*, *boats*, and trailers are not permitted on any lot zoned as “SR”.
(Bylaw 2010.73)

All other provisions of this Bylaw shall apply.

SR-7- (H) (Maps L4)

Notwithstanding subsection (1), the Holding (H) provision shall apply to all permitted *uses* and *accessory uses*, except *uses existing* on July 23, 2001 until such time that the Holding (H) symbol is removed when the following provisions are satisfied:

All stormwater, sanitary, water and drainage facilities are designed to the satisfaction of the *Township* Engineer; and

A subdivision agreement has been approved by *Township Council* and registered against title to the lands within this zone.

All other provisions of this Bylaw shall apply.

SR-8 (Maps J10, K10)

Notwithstanding the provisions of Section 2.(11)(a) and Section 15(2), within the Shoreline Residential - 8 (SR-8) Zone, the following regulations apply:

Lots may be used if such *lot* has frontage on a registered *right-of-way* or *easement* having direct *access* to an improved *public* road.

A maximum of three new *lots* may be created by consent.

Each new *lot* shall have a minimum of 30 metres of frontage on Lake Dalrymple.

One *home occupation* in an *accessory building existing* on the date of the passing of Bylaw 2006.39. The maximum *gross floor area* of the *accessory building* used for a *home occupation* shall be 10% of the *gross floor area* of the *accessory building*.

In all other respects, the provisions of the Shoreline Residential (SR) Zone

shall apply to the SR-8 Zone.
(Bylaw 2006.39)

SR-9 (Map J3)

Notwithstanding subsection (1), on a single *lot* partially in this zone, a maximum of four *detached dwellings* is permitted.

Notwithstanding subsection (2), within Schedule “B-2” attached to this Bylaw, on a single *lot* partially in this zone, the minimum *yards* shall apply to the permitted *uses*, and the erection or *alteration* of any building, or structure.

All other provisions of this Bylaw shall apply.
(Bylaw 2006.73)

SR-10 (Map D4)

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

(a) Lots may be used if such *lot* has frontage on a registered private *right-of-way*.

(b) A maximum of seven new *lots* may be created by consent to sever.

(c) *Setback* of *buildings* from the shoreline of Lake Couchiching shall be a minimum of 20 metres.

(d) Minimum *setback* of *buildings and structures* from the private vehicle *right-of-way* shall be a minimum of 7.5 metres.

(e) Minimum *setback* of *buildings and structures* used as *dwellings* from the railway *right-of-way* shall be 75 metres.

(f) *Minimum Lot Frontage* on a private *right-of-way* is 25 metres.

(g) A private *right-of-way* shall have a minimum width of 20 metres and the travelled portion shall have a clear width of 6 metres.

(h) On the *lot*, as it existed on the day that this Bylaw comes into force and effect, a maximum of one *dwelling* may be constructed provided that provisions (a), (c), (d) and (e) above shall apply and said lot shall have direct *access* to a private *right-of-way* with a travelled portion constructed in accordance with Section3.2.5.6 of the Ontario Building Code.

In all other respects, the provisions of “Shoreline Residential (SR)” zone shall apply to the “SR-10” zone.
(Bylaw 2007.72)

SR-11 (Map D4)

Notwithstanding subsection 2.(11)(a) and subsection 15.(2), within the “Shoreline Residential-11 (SR-11)” Zone, a *Lot* may be used for a *detached dwelling* if such lot has frontage on a private *right-of-way* registered in a Condominium Plan.

Notwithstanding subsection 15.(1), *Convenience retail* establishment is not a permitted *use*.

Notwithstanding subsection 15.(2), the required minimum Lot Frontage for a *Detached Dwelling* shall be 12 metres.

Notwithstanding subsection 15.(2), the required minimum Front Yard for a *Detached Dwelling* shall be 5.5 metres.

Notwithstanding subsection 15.(2), the required minimum Rear Yard for a *Detached Dwelling* shall be:

25 metres for Lots 5 to 23 inclusive;
20 metres for Lots 2 to 4 inclusive;
10 metres for Lots 1 to 24,

as identified on the subject draft approved Plan of Subdivision.

Notwithstanding subsection 15.(2), the required maximum Building *Height* shall be 10.6 metres.

Notwithstanding subsection 2.(8), in the case of a *detached dwelling* unit on *a lot*, the minimum *gross floor area* is 110 m^2.

A maximum of twenty-four (24) *detached dwellings* may be constructed and occupied on twenty-four (24) individual lots in the “Shoreline Residential-11 (SR-11)” Zone.

No permanent buildings or *structures* shall be located or installed within 10 metres of the easterly limit of the *right-of-way* of *County Road* No. 44, unless the *County* of Simcoe approves an exemption in writing according to the *County Setback* Bylaw.

All other provisions of this Bylaw shall apply.
(Bylaw 2014.54)

SR-12 (Maps L3/L4)

The following special provisions apply to “Bayshore” as previously zoned in Bylaw 1278, as amended.

Notwithstanding subsection (1), in a Shoreline Residential (SR) Zone, the permitted *uses* are: *detached dwelling* with attached *garage*, *uses accessory* to permitted *uses*. The following *uses* are specifically prohibited: *accessory* buildings and *swimming pools*.

For purposes of this special provision, a *detached dwelling* includes a “split level *detached dwelling*” that means a *dwelling* where the first floor above *finished grade* is constructed to create two or more different levels, the vertical distance between such levels being always less than a full *storey*.

Notwithstanding subsection (2), in a Shoreline Residential (SR) Zone, the following special provisions shall apply:

Minimum *Gross Floor Area* of attached *garage*	49 square metres
Minimum *Gross Floor Area* on lots where rear lot line *abuts* Lake Simcoe:	
1 *storey detached dwelling*	167 square metres, excluding *garage*
1.5 or 2 *storey detached dwelling*	195 square metres with a ground floor area minimum of 112 square metres
Split-level *detached dwelling*	195 square metres square metres with a ground floor area of minimum 75 square metres
Minimum *Gross Floor Area* on all other lots:	
1 *storey detached dwelling*	160 square metres, excluding *garage*
1.5 or 2 *storey detached dwelling*	160 square metres with a ground floor area minimum of 112 square metres
Split-level *detached dwelling*	160 square metres provided that the ground floor area shall not be less than 60 square metres
Minimum Interior side yard	3.0 metres
Minimum Front yard	12.0 metres

Section 16 - Industrial (IND) Zone

16.(1) Permitted *Uses*

Within any Industrial (IND) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following IND Zone *uses*:

Auction establishment
Business service establishment
Commercial parking lot
Contractor's yard
Equipment sales and rental establishment
Forest products processing, storage and distribution including sawmill
Indoor and *outdoor storage* establishment
Lumber yard
Manufacturing, processing and assembly establishment
Motor vehicle body shop
Motor vehicle rental
Motor vehicle sales and service establishment
Motor vehicle service station
Propane transfer facility
Service and repair establishment
Storage and *warehouse* establishment
Truck or transportation terminal
Warehousing
Wholesale establishment
Accessory dwelling
Accessory office
Accessory retail commercial sale of goods manufactured, processed or assembled on the premises
Uses accessory to a Permitted *Use*
Cannabis Production and Processing, subject to Section 2.(6) of this bylaw (Bylaw 2020.89)

16.(2) Provisions for Permitted *Uses* in IND Zone

Within any IND Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Any *use* permitted in the IND Zone shall be located within a business park that is designated Industrial in the Township of Ramara Official Plan.

(b) Minimum *Lot Frontage* 40.0 m

(c) Minimum *Exterior side yard* 10.0 m

(d) Minimum *Interior side yard* 7.5 m

(e) Minimum *Rear yard* 10.0 m

(f) Maximum *Building Height* 12.0 m

(g) Maximum *Lot Coverage* 60 %

(h) Minimum *Landscaped open space* 10 %

16.(3) Provisions for *Accessory Retail Commercial* Sales

Within any IND Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

Any *retail commercial* sales to a manufacturing, processing and assembly establishment permitted in this Zone shall not exceed 25% of the *gross floor area* of such *use*.

16.(4) Provisions for *Accessory Dwelling Unit*

Within any IND Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) One *accessory dwelling unit* is permitted within a manufacturing, processing and assembly establishment provided such *dwelling unit* is occupied by the owner, caretaker or other similar person who is employed in such establishment and related family members.

(b) The maximum *gross floor area* of an *accessory dwelling unit* shall be 100 m^2.

16.(5) Provisions for Outdoor Storage Establishment

Within any IND Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage* 40.0 m

(b) Minimum *Exterior side yard* 10.0 m

(c) Minimum *Interior side yard* 7.5 m

(d) Minimum *rear yard* 10.0 m

(e) Minimum *Landscaped open space* 10%

(f) An *outdoor storage* establishment shall not be located in any *required front* or

side yard.

(g) Shall be visually screened from the *street* and any *abutting* land zoned or *used* for residential or institutional purposes by a buffer strip, according to Section 2. (5) of this Bylaw.

16.(6) Provisions for *Accessory Office Use*

Within any IND Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

Any *office use accessory* to a permitted *use* in this Zone shall not exceed 10% of the *gross floor area* of such permitted *use*.

16.(7) Special Provisions

IND-1 (Maps P7/Q7)

Notwithstanding subsection (1), the only permitted *uses* are: *truck or transportation terminal*; *motor vehicle* service establishment; *uses accessory* to these permitted *uses*.

All other provisions of this Bylaw shall apply.

IND-2 (Map I3)

Notwithstanding subsection (1), the only permitted *use* is a *contractor's* yard.

All other provisions of this Bylaw apply.

Section 17 - Destination Commercial (DC) Zone

17.(1) Permitted *Uses*

Within any Destination Commercial (DC) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following DC Zone *uses*:

Active recreation
Boat house, boat dock, *shorewall*
Commercial parking lot
Day nursery
Eating establishment
Financial institution
Four season destination resort establishment
Hotel, *Motel*
Marina including *seasonal boat* storage facility
Motor vehicle fuel bar
Motor vehicle rental
Motor vehicle service station
Multiple dwellings on a *lot*
Passive recreation
Place of assembly
Place of entertainment
Place of recreation
Recreation camp
Seasonal cabin rental and housekeeping cottage
Seasonal camping establishment
Tourism and entertainment retail establishment
Transportation terminal or depot
Retail commercial establishment accessory to a permitted *use*
Personal service establishment accessory to a permitted *use*
Accessory dwelling
Uses accessory to Permitted *Uses*

17.(2) Provisions for Non-Residential *Uses* in DC Zone

Within any DC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	40 m
(b) Minimum *Front yard*	10 m
(c) Minimum *Exterior side yard*	10 m
(d) Minimum *Interior side yard*	3 m

(e) Minimum *Rear yard* 10 m

(f) Maximum *Lot Coverage* 40%

(g) Maximum *Building Height* 20 m
14 m within 50 metres of any *public* road.

17.(3) Provisions for *Accessory Dwelling Unit*

Within any DC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) One *dwelling unit* may be located in part of a *building used* for a Permitted *Use* in this Zone.

(b) The maximum *gross floor area* of an *accessory dwelling unit* shall be 100 m^2.

17.(4) Provisions for *Camping Establishment*

Within any DC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Front yard* 15 m

(b) Minimum *Exterior side yard* 15 m

(c) Minimum *Interior side yard* 10 m

(d) Minimum *Rear yard* 15 m

(e) Maximum *Lot Coverage* 40 %

(f) Minimum area for communal recreation facilities
20%

(g) Maximum *Building Height* 10.0 m

17.(5) Provisions for *Accessory Retail* and *Personal Service Establishments*

Within any DC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

Within any *lot*, the *gross floor area* of any *accessory retail commercial* and *personal service establishment* shall not exceed the lesser of 1000 m^2 or 10% of the *gross floor area* of the permitted principal *uses* of the same *lot*.

17.(6) Provisions for *Multiple Dwellings* on a *Lot*

Within any DC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) *Multiple dwelling units* shall be located on an individual *lot* and shall be developed in conjunction with a permitted *four season destination resort establishment*.

(b) Individual *dwelling units* on separate legal *lots* are not permitted.

(c) The maximum *density* of *dwelling units* on a *lot* shall be 24 units per gross hectare. (Bylaw 2024.38)

(d) The maximum *gross floor area* for each *dwelling unit* shall be 500 m^2.

(e) The minimum *setback* of *multiple dwelling units* from a *public* road is 3 metres.

(f) The maximum *building height* is 48 metres. (Bylaw 2024.38)

17.(7) Provisions for *boat house*, *boat* dock and *shorewall*

See Section 2 General Provisions).

17.(8) Provisions for *Active Recreation*

Within any DC Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

The provisions of Section 21. (2) of this Bylaw shall apply to an *Active Recreation use.*

17.(9) Provisions for *Passive Recreation*

Within any DC Zone, no person shall *use* and *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

The provisions of Section 22. (2) of this Bylaw shall apply to a *Passive Recreation use.*

17.(10)Special Provisions

DC-1- (H) (Map H2)

Notwithstanding subsection (1), a permitted assembly hall and a permitted *place of entertainment* shall only be *used* in conjunction with a *Four Season Destination Resort Establishment.*
Notwithstanding Section 5, for purposes of this special provision, the definition of "*Place of assembly*" shall include a video or virtual reality activity facility.

All other provisions of this Bylaw shall apply.

DC-2 (Map O6)

Notwithstanding subsection (1), the year round storage of a maximum of 22 *trailers* shall be permitted in conjunction with a permitted *camping establishment*, and, further that the year round storage of an additional 24 *trailers* shall be permitted in conjunction with a permitted *camping establishment* on lands delineated as '*trailer* park redevelopment area' (Schedule 'A')

Notwithstanding Section 2(18)(b) – Lake Couchiching and Lake Simcoe, to the contrary, for the land delineated as '*trailer* park redevelopment area' (Schedule 'A'), the *erection* or placement of recreation *trailers* on camping lots is permitted on lands above the regulatory flood elevation of Lake Simcoe being 220.33 masl including lands where fill is placed to meet that elevation to the satisfaction of the LSRCA, provided that the underside of **each recreation *trailer*** is at a minimum elevation of **220.63 masl**; and the minimum required elevation for any new *access* driveway/roadway for the *trailers* is **220.03 masl**.

Notwithstanding Section 2(28) – *Setback* from **Highwater Mark**, the placement and *erection* of a recreation *trailer* on a camping lot within 15.0 metres of the average annual highwater mark of Lake Simcoe (219.15 masl) is not permitted.

All other provisions of this Bylaw shall apply.
(Bylaw 2023.71)

DC-3- (H) (Map H2)

Notwithstanding subsection (1), the only permitted *uses* are:

Seasonal cabin rental and housekeeping cottage establishment
Seasonal camping establishment
Convenience retail establishment
Eating establishment
Motor vehicle gasoline sales
Passive recreation
Uses accessory to permitted *uses*

All other provisions of this Bylaw shall apply.

DC-4 (Maps H1/H2)

Notwithstanding subsection (1), only the following *uses* are permitted: resort residential units; vehicular driveway; *building* or *structure accessory* to a resort residential unit.

For the purposes of this special provision, a resort residential unit means a *dwelling unit used* for vacation or recreational purposes as part of a *four season destination resort establishment*, and which is serviced by shared or communal water supply, sanitary and storm water services.
Notwithstanding subsection (1), the following *uses* are specifically prohibited: *boat houses*; outdoor *swimming pools*; *docks*.

Notwithstanding subsection (2),

Maximum resort residential units	12
Maximum one *building* or *structure accessory* to each resort residential unit	
Maximum *gross floor area* of each unit	500.0 square metres
Maximum ground floor area of each unit	300.0 square metres
Maximum *gross floor area* of each *accessory building* or *structure*	25.0 square metres
Maximum elevation of *building* floor	220.08 masl
Maximum elevation of all openings to *buildings* and *structures*	220.08 masl
Minimum elevation of pedestrian and vehicle driveways	219.58 masl
Maximum *height* of *buildings* and *structures* at front of *building*	8.3 metres
Minimum *setback* of *buildings* and *structures* from limit of PR-1(H) Zone	10.0 metres
Minimum *setback* of *buildings* and *structures* from PR-2(H) Zone	3.0 metres
Minimum *building setback* from vehicle driveway	6.0 metres
Minimum *building setback* from PR (H) Zone	26.0 metres
Minimum *setback* of pedestrian/vehicle driveway from PR (H) Zone	6.0 metres
No *basements* permitted in any *building* or *structure*	

All other provisions of this Bylaw shall apply.

DC-5 (Map C4)

Notwithstanding subsection (1), a *retail commercial establishment* is permitted. All other provisions of this Bylaw shall apply.

DC-6 (Maps E3/F3)

Notwithstanding subsection (1), the only permitted *uses* are: *seasonal camping establishment*; *uses accessory* to permitted *use*. All other provisions of this Bylaw shall apply.

DC-7- (H) (Maps G2/G3)

Notwithstanding subsection (1), the Holding (H) provision shall apply to all permitted *uses* and *accessory uses*, except *uses existing* on November 24, 1997, a commercial parking lot, a *transportation terminal* or depot, and a temporary uncovered amphitheatre.

The Holding (H) symbol shall be removed when the provisions of Special Policy 9.9.11.2 of the Township of Ramara Official Plan are satisfied.

Notwithstanding subsection (2),

Minimum *Setback* from the centreline of the *County Road* shall be 25.0 metres, and the Minimum *Setback* from the centreline of a *Township* Road shall be 20.0 metres.

Maximum *height* of a *building* or *structure*, other than a *structure* that is part of a *place of entertainment* shall be 20.0 metres.

All other provisions of this Bylaw shall apply.

DC-8 (Map G2)

Notwithstanding subsection (1), the only permitted *uses* are:

Eating establishment
An arts and crafts establishment
A gift or antique establishment
A taxi stand or limousine stand
Commercial parking lot
A bank machine kiosk
Uses accessory to permitted *uses*

Notwithstanding subsection (2),

Minimum *Lot Frontage*	20.0 metres

Minimum *Front yard*	10.0 metres
Minimum *Interior side yard*	3.0 metres
Minimum *Rear yard*	12.0 metres
Maximum *Lot Coverage*	40 %
Minimum *Street Setback*	25.0 metres from the centreline of the *County Road*
Maximum *Building Height*	10.0 metres
Minimum *Parking Spaces*	2

All other provisions of this Bylaw shall apply.

DC-9 (Map G2)

Notwithstanding subsection (1), the only permitted *uses* are: *motel*; private active recreation area that is limited to a *golf course* and facilities for business, cultural or recreational classes, seminars or conferences; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

DC-10 - (H) (Map H2)

Notwithstanding subsection (1), the only permitted *small-scale industrial, commercial and institutional uses* shall be *motor vehicle* sales and service; *motor vehicle service station*.

All other provisions of this Bylaw shall apply.

DC-11-(H) (Map H2)

Notwithstanding subsection (1), the Holding (H) symbol as it applies to the "DC-(H)" Zone in Part of Lot 28, Concession 13, is partially removed in so far as the removal of the Holding (H) symbol only applies to the additional *use* of the subject land for a *motor vehicle* service station (auto glass repair and replacement establishment).

All other provisions of this Bylaw shall apply.
(Bylaw 2010.38)

DC-12-(H)-T (Map H2)

Notwithstanding subsection 17.(1), within the "DC-12-(H)-T" Zone, the temporary *use* of *gross floor area* not exceeding 21 m^2 in an *existing* building for a "Retail Establishment" is permitted.

The temporary *use* that is permitted is within an *existing* building located at 5367 Rama Road.

The temporary use of this floor area in an *existing* building shall be in effect for a

maximum of three years from the day of the passing of this bylaw.

All other provisions of this Bylaw shall apply.
(Bylaw 2012.19)

DC-13-T (Map H2)

Notwithstanding subsection 17.(1), within the "DC-13-T" Zone, the temporary *use* of a building for a Temporary Sales Office is permitted.

Notwithstanding subsection 2.30.0, the Temporary Sales Office may not be located within a development site.

All other provision of subsection 2.30.2 shall apply.

The area where the temporary *use* is permitted is within an *existing* or new building located at 5367 Rama Road.

The temporary *use* in an *existing* or new building shall be in effect for a maximum of three years from the day of the passing of this bylaw,

All other provisions of this Bylaw shall apply.
(Bylaw 2013.25)

DC-14-(H) (Maps J3, K3)

Notwithstanding subsection (1), the only permitted *uses* are:

Active recreation
Eating establishment *accessory* to a Permitted *Use*
Four season destination resort establishment
Hotel
Marina including *seasonal boat* storage facility
Multiple *unit dwellings* on *a lot*
Passive recreation
Accessory dwelling
Uses accessory to Permitted *Uses*

Under the Holding (H) Provision only the following permitted *uses* are included:

Four season destination resort establishment
Hotel
Multiple *unit dwellings* on *a lot*

Notwithstanding the Holding (H) Provision, other Permitted *Uses* and those *existing* on the date that this Bylaw comes into effect are permitted.

The Holding (H) Provision symbol shall be removed by Bylaw when the following conditions have been completed to the satisfaction of the Township of Ramara:

a) The *use* of the subject property for the permitted *uses* as *Four season destination resort establishment*, *hotel*, multiple *unit dwellings* on *a lot* are permitted subject to the completion of required further studies and approvals under the Lake Simcoe Protection Plan, the Environmental Assessment Act and the Environmental Protection Act, and the Planning Act, where appropriate; and
b) Any further planning applications to the Township of Ramara may be determined as complete applications by the Township following the satisfactory completion of the approval and design of private water supply, wastewater treatment and storm water management services, the design of a plan of subdivision/condominium, an a proposed zoning bylaw amendment, where applicable, using the Integrated Planning Approach under section A.2.9 of the Municipal Class Environmental Assessment (Environmental Assessment Act), amended 2011.

Application under the Planning Act, Condominium Act, Environmental Protection Act, Ontario Water Resources Act, Lakes and Rivers Improvement Act, or the *Conservation* Authorities Act, are subject to the provisions of the Lake Simcoe Protection Act, 2009 and Ontario Regulation 219/09, as amended.

Multiple *unit dwellings* are permitted only in conjunction with and secondary in scale to the development of a tourist accommodation, a *hotel*, or *marina*;

Multiple *unit dwellings* are limited to non-permanently occupied *dwellings*;

Multiple *unit dwellings* are shall be located on an individual lot this is a plan of subdivision/condominium.

The maximum *density* of *dwelling units* on an individual lot shall be 24 units per net hectare.

The maximum building *height* of Multiple *unit dwellings* on an individual lot is 18 metres.

The zoning provisions of section 17.(2) shall apply to all Permitted *Uses*, where applicable.

The development of Permitted *Uses* in this Bylaw shall be subject to Site Plan Approval and a Site Plan Agreement.

All other provisions of this Bylaw shall apply.
(Bylaw 2013.55)

Section 18 - Highway Commercial (HC) Zone

18.(1) Permitted *Uses*

Within any Highway Commercial (HC) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following HC Zone *uses*:

Arts and crafts establishment
Commercial parking lot
Convenience retail establishment
Eating establishment
Gift or antique establishment
Motor vehicle service station
Motor vehicle fuel bar
Accessory dwelling
Uses accessory to a Permitted *Use*

18.(2) Provisions for *Uses* Permitted in HC Zone

Within any HC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum Frontage	40.0 m
(b) Minimum *Front yard*	10.0 m
(c) Minimum *Exterior side yard*	10.0 m
(d) Minimum *Interior side yard*	5.0 m
(e) Minimum *Rear yard*	10.0 m
(f) Maximum *Lot Coverage*	60 %
(g) Maximum *Building Height*	10.0 m
(h) Minimum *Landscaped open space*	20 %
(i) Maximum *gross floor area*	500 m^2 for permitted *uses* on an individual *lot*.

18.(3) Provisions for *Accessory Dwelling Unit*

Within any HC Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) One *accessory dwelling unit* is permitted within a manufacturing, processing and assembly establishment provided such *dwelling unit* is occupied by the owner, caretaker or other similar person who is employed in such establishment and related family members.

(b) The maximum *gross floor area* of an *accessory dwelling unit* shall be 100 m^2.

18.(4) Special Provisions

HC-1 (Map K3)

Notwithstanding subsection (1), winter *boat* storage for a maximum of 20 *boats* is an additional permitted *use*.

All other provisions of this Bylaw shall apply.

HC-2 (Map M7)

Notwithstanding subsection (1), the only permitted *uses* are: *convenience retail establishment*; *eating establishment*; *motor vehicle* gasoline sales; *accessory dwelling unit*; *uses accessory* to these permitted *uses*.

Notwithstanding subsection (2), the Minimum *Side yard* for the *building* containing the *existing eating establishment* within the *dwelling unit* shall be 1.5 metres.

All other provisions of this Bylaw shall apply.

HC-3 (Map G2)

Notwithstanding subsection (1), the following additional *uses* are permitted: *motel*; 5 unit inn; *personal service establishment*, excluding any massage *use* other than a therapeutic massage establishment.

Notwithstanding subsection (2),

Minimum *Interior side yard*	3.0 metres 10.0 metres where the *interior side yard abuts* a residential *use*
Planting strip	Minimum 3.0 metres adjoining an *interior side lot line* that *abuts* a residential *use*.

All other provisions of this Bylaw shall apply.

Section 19 - Mineral Aggregate Extraction (MAE) Zone

19.(1) Permitted *Uses*

Within any *Mineral Aggregate* Extraction (MAE) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following MAE Zone *uses*:

Agricultural use
Licenced *Pit*
Licenced *Quarry*
Driveways in conjunction with the operation of a Licenced *Pit* or Licenced *Quarry*
Uses accessory to Licenced *Pit* or Licenced *Quarry*:
- crushing
- screening
- washing
- stockpiling
- blending
- storage
- weigh scales
- packing
- on-site *office* facility
- repair and maintenance

Uses ancillary to Licenced *Pit* or Licenced *Quarry*:
- asphalt plant
- concrete plant
- *aggregate* recycling plant
- *aggregate* transfer station

19.(2) Provisions for Licenced *Pits* and Licenced Quarries, *Accessory* and *Ancillary Uses* in MAE Zone

Within any MAE Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Each amendment to this Zoning Bylaw may include special provisions for each permitted *use* in this Zone.

(b) *Accessory* and *ancillary uses* to a Licenced *Pit* or Licenced *Quarry* shall only *exist* in conjunction with these permitted *uses*.

19.(3) Special Provisions

MAE-1 (Map F7)

Notwithstanding subsection (1), no blasting or crushing operations are permitted. All other provisions of this Bylaw shall apply.

MAE-2 (Maps E5/E6/F5/F6)

Notwithstanding subsection (1), no blasting or drilling operations are permitted. All other provisions of this Bylaw shall apply.

MAE-3 (Maps F9/G9/F10/G10)

Notwithstanding subsection (1), no blasting and only limited drilling are permitted. All other provisions of this Bylaw shall apply.

MAE-4 (Map F7/F8)

Notwithstanding subsection (1), no blasting or drilling operations are permitted. All other provisions of this Bylaw shall apply.

MAE-5 (Maps E6/F6)

Notwithstanding subsection (1), no blasting or crushing operations shall be permitted and no extraction shall take place below the water table. All other provisions of this Bylaw shall apply.

MAE-6- (H) (Maps E8/E9/F8/F9)

Notwithstanding subsection (1), the maximum *height* of any *building* or *structure* shall be 30 metres. All other provisions of this Bylaw shall apply.

Until such time as the Holding (H) symbol is removed, the only permitted *uses* are those in the Rural (RU) Zone in this Bylaw.

The following provisions shall be satisfied prior to the *Council* of the Township of Ramara removes the Holding (H) symbol:

A development agreement has been registered on the title of the land.

Engineering plans for the road reconstruction have been approved by the Township of Ramara and any required provincial authority, along with construction cost estimates for the works.

The necessary insurance policy is in place in accordance with the terms of the development agreement.

A letter of credit has been filed with the Township of Ramara in accordance with the terms of the development agreement.

A letter has been received from the Ministry of Natural Resources confirming compliance of the *quarry* licence application with Ministry requirements, except with respect to the zoning of the lands.

MAE-7- (H) (Map F9)

Notwithstanding subsection (1), only the following *uses* are permitted:

A *portable processing plant*
Stockpiling of processed *aggregate* materials
Aggregate haulage road
Erosion and siltation control works
Weigh scales and scale house
A *farm* exclusive of any *buildings* or *structures*
Conservation, *forestry*, reforestation or other similar passive *uses* which provide for the preservation and management of the natural environment, provided no *buildings* or *structures* relating to these activities are permitted.
No extraction of *aggregate* shall take place in this area.

All other provisions of this Bylaw shall apply.

Until such time as the Holding (H) symbol is removed, the only permitted *uses* are those in the Natural Area Protection (NAP) Zone in this Bylaw.

The following provisions shall be satisfied prior to the *Council* of the Township of Ramara removes the Holding (H) symbol:

A development agreement has been registered on the title of the land.

Engineering plans for the road reconstruction have been approved by the Township of Ramara and any required provincial authority, along with construction cost estimates for the works.

The necessary insurance policy is in place in accordance with the terms of the development agreement.

A letter of credit has been filed with the Township of Ramara in accordance with the terms of the development agreement.

A letter has been received from the Ministry of Natural Resources confirming compliance of the *quarry* licence application with Ministry requirements, except with respect to the zoning of the lands.

MAE-7(T) (Map O8)

Notwithstanding subsection (1), a temporary *use*, being a manufacturing, processing, assembly and/or fabricating plant shall be permitted until March 22, 2007.

MAE-9 (Maps D8, D9, E8, E9)

Notwithstanding subsection (1), the parcel of land zoned as MAE-9 may be used for a Licenced *Quarry* with an annual extraction limit of 20,000 tonnes.
(O.M.B. Order 1303).

MAE-10 (H) (Maps F8, F9, G8, G9)

The following provisions shall be satisfied prior to the *Council* of the Township of Ramara removes the Holding (H) symbol:

An agreement has been entered into and registered on title of the subject property.

The agreement with the Township shall include provisions for the design, construction and improvements to Concession B-C, the timing of road works, road maintenance, responsibility for the cost of the road improvements, among other matters.

The agreement with the Township shall include provisions for the approval to privately *use* unopened Township road allowances for the purpose of the licenced *quarry*.

Notwithstanding subsection (1), the parcel of land zoned as MAE-10 may be used for a Licensed *Quarry* with an annual extraction limit of 1,500,000 tonnes.

All other provisions of this Bylaw shall apply.
(Bylaw 2006.75)

MAE-11 (Map F7)

Notwithstanding subsection (1), the parcel of land zoned as MAE-11 may be used for a Licenced *Quarry* above the groundwater table with an annual extraction limit of 100,000 tonnes.

All other relevant provisions of this Bylaw shall apply.
(Bylaw 2013.54)

Section 20 - Waste Processing and Disposal (W) Zone

20.(1) Permitted *Uses*

Within any Waste Processing and Disposal (W) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following W Zone *uses*:

Waste disposal site
Waste transfer station
Waste processing, recycling or *salvage* facility
Composting facility
Uses accessory to Permitted *Uses*

20.(2) Provisions for *Uses* Permitted in W Zone

Within any W Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Front yard* 60.0 m

(b) Minimum *Exterior side yard* 60.0 m

(c) Minimum *Interior side yard* 60.0 m

(d) Minimum *Rear yard* 60.0 m

(e) Maximum *Building Height* 12.0 m

(f) No waste disposal site shall be located within 340 metres of a *dwelling unit* situated on a separate individual *lot*.

(g) No land or facilities in the W Zone shall be *used* for the disposal, treatment or processing of hazardous waste.

20.(3) Special Provisions

Section 21 - Active Recreation (AR) Zone

21.(1) Permitted *Uses*

Within any Active Recreation (AR) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following AR Zone *uses*:

Active Recreation
Passive Recreation
Parking lot
Management of natural areas and natural resources for environmental management purposes

21.(2) Provisions for *Uses* Permit in AR Zone

Within any AR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	20.0 m
(b) Minimum *Front yard*	15.0 m
(c) Minimum *Exterior side yard*	15.0 m
(d) Minimum *Interior side yard*	10.0 m 15.0 m where *interior side yard abuts* a residential zone.
(e) Minimum *Rear yard*	15.0 m
(f) Maximum *Building Height*	10.0 m
(g) Maximum *Lot Coverage*	30 %

21.(3) Special Provisions

AR-1(P) (Map M6)

Notwithstanding subsection (1), the only permitted *uses* are: *boat* dock *accessory* to a *use* permitted in the VC-4 Zone; *lagoon*.

Notwithstanding Section 2. (12), a permitted *boat* dock shall be located no closer than 3.0 metres from the face of a *shorewall*.

AR-2(P) (Map M6)

Notwithstanding subsection (1), the only permitted *uses* are: *boat* dock without any super*structure* to cover *boats*; navigation light tower; *lagoon*.

AR-3(P) (Map I2)

Notwithstanding subsection (1), additional permitted *uses* are: stormwater management facility; facilities for flood control; facilities for sanitary sewage treatment and disposal.

Notwithstanding subsection (1), a commercial parking lot is not permitted.

All other provisions of this Bylaw shall apply.

AR-4(P) (Map L4)

The following special provisions apply to “Bayshore” as previously zoned in Bylaw 1278, as amended.

Notwithstanding subsection (1), in an Active Recreation (AR(P)-4) Zone, privately-owned parks; walkways; *uses accessory* to permitted *uses*, are the only permitted *uses*. A privately-owned park may include swimming and wading facilities, picnic areas, gardens, rest rooms, community halls, recreation facilities, athletic fields, change rooms, washrooms, or similar facilities. No *buildings* or *structures* shall be permitted within Block ‘P’ (Registered Plan M-39), unless *used* for flood or erosion control purposes.

All other provisions of this Bylaw shall apply.

AR-5 (Map L3)

The following special provisions apply to “Bayshore” as previously zoned in Bylaw 1278, as amended.

Notwithstanding subsection (1), in an Active Recreation (AR-5) Zone, *public* parks; walkways; *uses accessory* to permitted *uses*, are the only permitted *uses*. A *public* park may include neighbourhood or community parks or areas, one or more athletic fields, community halls, recreation facilities, washrooms, change rooms or similar *uses*.

All other provisions of this Bylaw shall apply.

AR-6 (Maps L3/L4)

The following special provisions apply to “Bayshore” as previously zoned in Bylaw 1278, as amended.

Notwithstanding subsection (1), in an Active Recreation (AR-6) Zone, the only permitted *uses* are: *boat slips*; *parking area*; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2), 1 *parking space*/2 *boat slips* are required.

AR-7(P) (Maps L3/L4)

The following special provisions apply to “Bayshore” as previously zoned in Bylaw 1278, as amended.

Notwithstanding subsection (1), in an Active Recreation (AR(P)-7) Zone, the only permitted *uses* are: *outdoor storage* facility for *recreational vehicles* including *trailers*, motorized *mobile homes*, truck campers, mobile camper *trailers*, watercraft; *uses accessory* to permitted *uses*.

Notwithstanding subsection (2), within Schedule “B-1” attached to this Bylaw, the permitted *uses* shall only be located within the area identified as “*Outdoor storage* Facility” and shall not be located in any part of the area identified as “Buffer Area”.

Notwithstanding subsection (2), a *planting strip* shall be required adjacent to an *interior side lot line* that *abuts* an SR Zone. Where an *easement* is required, a hedgerow shall be planted immediately adjoining the *easement* or portion thereof where such *planting strip* is required.

All other provisions of this Bylaw shall apply.

AR-8(P) (Maps M6/M7/N6/N7)

The following special provisions apply to “Lagoon City” as previously zoned in Bylaw 1262, as amended.

Notwithstanding subsection (1), in an Active Recreation (AR(P)-8) Zone, only the following *uses* are permitted: privately-owned park; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

AR-9(P) Map N6)

The following special provisions apply to “Lagoon City” as previously zoned in Bylaws 1262, as amended

Notwithstanding subsection (1), in an Active Recreation (AR-9 (P)) Zone, only the following uses are permitted: privately-owned park; tennis courts; a *swimming pool; uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

AR-10 (Maps M6/M7/N6/N7)

The following special provisions apply to “Lagoon City” as previously zoned in Bylaws 1262 and 1430, as amended.

Notwithstanding subsection (1), in an Active Recreation (AR-10) Zone, only the following *uses* are permitted: *lagoons* and waterways; *boat* docking facilities; *shorewall*s; *uses accessory* to permitted *uses*.

All other provisions of this Bylaw shall apply.

AR-11 (Maps M6/M7/N6/N7)

The following special provisions apply to “Lagoon City” as previously zoned in Bylaw 1262, as amended.

Notwithstanding subsection (1), in an Active Recreation (AR-9) Zone, only the following *uses* are permitted: neighbourhood, community, regional and special parks or areas and may include one or more athletic fields, field ho*uses*, rest rooms, washrooms, change rooms, snack bars, or similar *uses*.

All other provisions of this Bylaw shall apply.

Section 22 - Passive Recreation (PR) Zone

22.(1) Permitted *Uses*

Within any Passive Recreation (PR) Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except one or more of the following PR Zone *uses*:

Passive Recreation
Management of natural areas and natural resources for environmental management purposes

22.(2) Provisions for *Uses* Permitted in PR Zone

Within any PR Zone, no person shall *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except according to the following provisions:

(a) Minimum *Lot Frontage*	10.0 m
(b) Minimum *Front yard*	7.5 m
(c) Minimum *Exterior side yard*	10.0 m
(d) Minimum *Interior side yard*	5.0 m 7.5 m where *interior side yard abuts* a residential zone.
(e) Minimum *Rear yard*	10.0 m

22.(3) Special Provisions

PR-1 (Maps J10, K10)

Notwithstanding the provisions of Section 22, within the Passive Recreation - 1 (PR-1) Zone, the only permitted *uses* are *management of the natural areas* for environmental management purposes and one boat dock and/or launching ramp on each *lot* according to Section 2(1) 12 of this Bylaw.
(Bylaw 2006.39)

Section 23 - Repeal of Bylaws

All of the following Zoning Bylaws of the former Township of Rama and the former Township of Mara, and all amendments thereto are hereby repealed. Where the provisions of any other bylaws are inconsistent with the provisions of this Bylaw, the provisions of this Bylaw shall prevail.

Township of Rama Bylaw 87-008

Township of Mara

Bylaw 1368
Bylaw 1258 - Val Harbour
Bylaw 1262 - Lagoon City
Bylaw 1273 - Mara Shores
Bylaw 1278 - Bayshore
Bylaw 1298 - Doe Lake Estates
Bylaw 1316 - Heritage Farms
Bylaw 1430 - Lagoon City
Bylaw 1437 - Jackson Estate
Bylaw 1445 - Young Subdivision

THAT Schedules “A” and “B” attached, do and shall form part of this Bylaw.

THAT this Bylaw shall come into force and take effect on the date of the passing thereof, subject to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

BYLAW READ A FIRST, SECOND AND THIRD TIME THIS 24TH DAY OF OCTOBER, 2005.

SCHEDULE “A”

ZONE MAPS

SCHEDULE “B”

SPECIAL PROVISION MAPS

Appendix 1:
AMENDMENTS TO ZOING BY-LAW 2005.85

BY-LAW NO.	FILE NO.	ZONE CHANGE (FROM – TO)	PROPERTY
2006.16	Z-4/05	VR-7(6) TO VR-10(H)	1 OLD INDIAN TRAIL
2006.39	Z-6/05	AG TO AG-1, SR-8 & PR-1	1116 CONCESSION ROAD 9
2006.52	Z-1/06	H TO H-9	8272 RAMA ROAD
2006.67	Adopted by-law 2006	VC TO VR	41 CREIGHTON ST
2006.72	Z-3/06	H TO H-9	7655 OAK POINT ROAD
2006.73	Z-4/06	SR & VR TO SR-8 & VR11	4162 ORKNEY BEACH ROAD
2006.75	Z-2/02	RU TO MAE-10(H)	LOTS 11 TO 15, PART OF LOT 16 & 17, CON B PART OF LOT 15, CON C
2006.79	Adopted by-law 2006	VC TO VR-11	43 CREIGHTON STREET
2007.24	Z-5/06	AG TO RU-20	4066 HWY 12
2007.37		H(H) TO H	7816 COUNTY ROAD 169
2007.62	Adopted by-law 2007	MAE-10(H) TO MAE-10	LOTS 11 TO 15, PART OF LOT 16 & 17, CON B
2008.34	Adopted by-law 2008	NAP TO RU	4819, 4825 AND 4831 SIDEROAD 5
2008.35	Z-1/08	MAE-10(H) TO MAE-10	LOTS 11 TO 15, PART OF LOT 16 & 17, CON B

2008.43	Z-3/08	AG TO AG-2-T	3728 HWY 12
2008.69	Adopted by-law 2008	MAE-6(H) & MAE-7(H) TO MAE-6 & MAE-7	LOTS 11, 12, 13, & 14, CON C LOTS 11, 12, 13, 14 & 15, CON D
2008.84	Z-2/07	AR TO VR	2232 O'NEIL STREET
2009.02	B-5/08 & B-6/08	VR/VC/VIN (H) TO VR/VC/VIN	PART OF SOUTH PART OF LOT 29, CON 10
2009.24		RU TO RU-22	1452 CONCESSION ROAD 2
2009.53	Z-6/08	VC TO VR	96 & 98 CREIGHTON STREET
2009.54	Z-2/08	VR & VR (H) TO VR-1, VR-14(H), VIN-1 AND VIN-2 (H)	PART OF LOT 10, CON 3
2009.85	Z-6/08	DC-4 (H) TO DC-4	PART OF LOT 30, CON 12
2010.25	Z-3/09	NAP TO RU	5125 SIDEROAD 5
2010.38	Z-1/10	DC (H) TO DC-11(H)	4540 MONCK ROAD
2010.46	Z-2/10	VR/VC/VIN (H) TO VR/VC/VIN	PART OF LOT 27, CON 10
2010.63		RECREATIONAL VEHICLE (RV) & SPECIAL PROVISIONS VR-6, VR-7, VR-8, VR-9 & SR-6	LAGOON CITY & BAYSHORE VILLAGE
2011.14	Z-3/10	NAP & VR/VC/VIN (H) TO VR & VR/VC/VIN	PART LOT 25, CON 10
2011.23	2011	VR (H) TO VR	4233, 4241, 4253 & 4269 CONCESSION ROAD 11

2011.52	Z-1/11	AG TO AG-3-T	3011 CONCESSION ROAD 7
2011.55	Z-2/11	H(1)(H) TO H(1)(3)	1028 MONCK ROAD
2011.66	Z-3/11	RU-4 TO RU-4	1632 RAMARA ROAD 51
2011.74	Z-4/11	VR/VC/VIN (H) TO VR	PART OF LOT 31, CON 10
2012.19	Z-1/12	DC-12 TO DC-12-T	5367 RAMA ROAD
2012.44	Z-2/12	DC (H) TO SR	5593 GRAYS BAY ROAD
2012.94	Z-4/12	RU-3 TO RU-24	5646 COUNTY ROAD 169
2013.25	Z-1/13	DC-13 TO DC-13-T	5367 RAMA ROAD
2013.54	Z-3/12	RU TO MAE-11	PART LOTS 3 & 4, CON C
2013.55		DC, NAP, DC & AG TO NAP, DC-14(H), DC-14(H) & NAP	3916 & 3952 MCRAE PARK ROAD
2014.19	Z-1/14	H (H) TO H	2909 FAIRGROUNDS ROAD
2014.25	Z-3/14	VR (H) TO VR	4652 MCNEIL STREET
2014.35	Z-4/14	VR/VC/VIN (H) TO VR	42 CREIGHTON STREET N
2014.54	Z-5/11	DC, RU & RU TO SR, SR-11 & SR	PARTS OF LOTS 28, 29 AND 30, FRONT RANGE (RAMA)
2014.83	Z-7/14	H TO H-11	8203 COUNTY ROAD 169

2014.84	Z-8/14	DC-10(H) TO DC (H)	5367 RAMA ROAD
2015.18	Z-1/15	VID TO VID-2	INDUSTRIAL PARK
2016.20	Z-1/16	RU TO RU-22	1452 CONCESSION 3
2016.28	Z-2/09	VR-2 (H) & VR-3 (H) TO VR-2 & VR-3	PART OF THE SOUTH HALF OF LOT 24 & PART OF LOT 25, CON 10
2016.31	Z-2/16	VR (H) TO VR	5340 HIGHWAY 12
2016.46	Z-4/16	VC-7 TO VC	5734 HIGHWAY 12
2017.16	Z-1/17	VR-4 (H) TO VR	3894 CONCESSION 10
2017.21	Z-2/17	DC-9 TO DC (H)	4250 HOPKINS BAY ROAD
2017.22	Z-3/17	DC (H) TO DC	5367 RAMA ROAD
2017.24	Z-5/16	MAE-4 TO MAE	7172 CONCESSION B-C
2017.53	Z-5/17	H-(H) TO H	PART OF LOT 24, CON K
2017.54	Z-6/17	VR (H) TO VR	4291 CONCESSION 11
2017.55	Z-7/17	VR (H) TO VR	54 CREIGHTON STREET N
2017.61	Z-4/17	AG TO AG-4	4667 SIDEROAD 15
2017.71		AG TO AG-4 & PROHIBIT RESIDENTIAL USES	4667 SIDEROAD 15

2018.25	Z-2/18	VR (H) TO VR	5511 HIGHWAY 12
2018.41	Z-3/18	AG TO AG-2-T	3728 HIGHWAY 12
2018.58	Z-4/18	VR (H) TO VR	7 BALSAM ROAD
2018.59	Z-5/18	VR (H) TO VR	4672 MCNEIL STREET
2018.71	Z-6/18	AR-9(P) TO VR-16	58 LAGUNA PARKWAY
2019.44	Z-1/19	VC TO VR	4687 DANIEL STREET
2019.68		PARKING REGULATIONS, (AMENDED) CANNABIS PROCESSING & PRODUCTION FACILITIES	TOWNSHIP WIDE
2019.76	Z-3/19	AG TO AG-5	2060 SIDEROAD 5
2019.77	Z-4/19	VR (H) TO VR	4185 CONCESSION 11
2020.54	Z-2/20	H-1 TO H-12	7816 GRIST MILL ROAD
2020.77	Z-4/20	AG TO AG-6	1811 CONCESSION ROAD 10
2020.89		CANNABIS PRODUCTION AND PROCESSING	TOWNSHIP WIDE
2020.96		GUN (SHOOTING) RANGE	TOWNSHIP WIDE
2021.44	Z-3/24	AG TO AG-2-T	3728 HIGHWAY 12
2021.75	Z-1/18, OP-1/18	AG TO AG-7	2428 CONCESSION ROAD 3
2021.80	Z-1/20	MAE-9 TO MAE	LOTS 14-16, CON E LOTS 14-16, CON F
2021.90	Z-7/21	VR	5 STONG COURT

		TO VR-17-T	
2022.21	Z-6/21, OP-1/21	RU TO RCR	4431 MONCK ROAD
2022.22	Z-4/21	RU-24 TO RU-3	5646 COUNTY ROAD 169
2022.54		BACKYARD CHICKENS – TEMPORARY USE	TOWNSHIP WIDE
2022.55	Z-2/22	AG TO AG-7-T	2304 RAMARA ROAD 46
2022.56	Z-1/22	AMEND PROVISIONS VR-13 & VR-14	2123 CONCESSION ROAD 4
2022.67	Z-3/22	AG TO AG-8	3168 CONCESSION ROAD 11
2022.73	Z-6/22	RU-24 (H) TO RU-24	5646 COUNTY ROAD 169
2022.79	Z-5/22	ACCESSORY USE – PROVISIONS UPDATE	TOWNSHIP WIDE
2022.81		ON FARM DIVERSIFIED USES & ADDITIONAL RESIDENTIAL UNITS	TOWNSHIP WIDE
2023.13	Z-9/22	H TO H-13	7628 OAK POINT ROAD
2023.24	Z-1/23	AG TO AG-9	2330 CONCESSION ROAD 3
2023.27	Z-2/23	DC (H) TO DC	4358 FERN RESORT ROAD
2023.45	Z-3/24	VR TO VR-18-T	101 LAKE AVENUE
2023.47	Z-5/23	SR-6 TO SR-12	BAYSHORE VILLAGE SUBDIVISION
2023.52	Z-6/23	VR/VC/VIN (H) TO VC	5511 HIGHWAY 12
2023.63	Z-7/23	VR-11 & SR-8	4162 ORKNEY BEACH

		TO VR & SR	ROAD
2023.69		VID, VIN, VR/VC/VIN(H), AR-10 & VR-6(H) TO NAP	LAGOON CITY SETTLEMENT AREA PROPERTIES
2023.70	Z-8/23	DC-7(H) TO DC-7	5801 RAMA ROAD
2023.71	Z-3/20	DC-2 PROVISIONS AMENDED FOR REDEVELOPMENT	2268 LAKESHORE DRIVE
2023.81	Z-9/23, OP-3/23	ADD ZONING SUFFIX TR	LOTS FRONTING: FISH SIDEROAD, BENSON ROAD, WILLISON SIDEROAD, WILLIAM STREET AND VICTORIA PARK ROAD
2024.07	Z-10/23	AG TO AG-10	3163 MONCK ROAD (RETAINED)
2024.38	Z-1/24	HOUSEKEEPING AMENDMENT	TOWNSHIP WIDE
2024.45	Z-7/22	VR/VC/VIN (H) TO VR-19-H & NAP	4836 MULEY POINT ROAD
2024.47	Z-2/24	AG TO AG-11-T	2851 CONCESSION ROAD 7