Township of Ramara

Official Plan

TOWNSHIP OF RAMARA

June 2, 2025

The Corporation of the Township of Ramara Official Plan

Adopted by Council of the Corporation of the Township of Ramara on June 2, 2025 through Bylaw Number 2025.36.

Approved, with modifications, by the County of Simcoe on February 10, 2026.

Land Acknowledgement

Ramara Township is located on the traditional territory of the Anishinaabeg people and is subject to the Dish With One Spoon Wampum Belt Covenant. This covenant is an agreement among the Haudenosaunee Confederacy, the Anishinaabeg, and allied nations to share and care for the land and waters of the Great Lakes region peacefully. Ramara is situated in an area known as “the Land In-between,” where limestone meets granite.

We would like to acknowledge our closest neighbors, the Chippewas of Rama First Nation. Since the amalgamation of Rama and Mara Townships and continuing to the present day, our communities have maintained shared interests and a longstanding relationship. Rama is part of the Chippewas Tri-Council and the Williams Treaties First Nations.

With humility and determination, we pledge to promote healing, foster resilience, and work collaboratively toward a thriving future for all.

Resources:

Learn more about Indigenous territories, languages, lands, and ways of life: www.native-land.ca
Discover the treaties that cover your area of residence, work, or education: www.ontario.ca/page/map-ontario-treaties-and-reserves
Understand how the Government of Canada is advancing reconciliation and renewing relationships: www.rcaanc-cirnac.gc.ca/eng/1400782178444/152918371088

Township of Ramara Official Plan Amendments

OPA No./ OLT Order	Date in Effect	Text Section(s)	Schedule(s)

Township of Ramara

OFFICIAL PLAN

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1.0 INTRODUCTION

1.1 Background

The Township of Ramara was established as an independent municipality on January 1, 1994, after the amalgamation of the former Townships of Rama and Mara. It assumed responsibility for all local planning functions including overall planning, zoning, consents, subdivisions and site planning. The Township used the separate Official Plans of the two former Townships until 2003 when a new comprehensive Official Plan was approved. This new Plan was intended to conform and be consistent with both the provincial policy in place at the time and the first County of Simcoe Official Plan, which had been approved in 1999.

According to Section 26 of the *Planning Act*, it is the responsibility of municipalities to revise their Official Plan ten years after it comes into effect as a new official plan; and then every five years thereafter, unless the plan has been replaced by another new official plan. When the County initiated the update to the County Official Plan in 2009, it was agreed that all 16 member municipalities within the County would await the completion of the County update prior to updating the lower-tier Official Plans. This would ensure that lower-tier planning policies would conform with the upper-tier policies of the County. After the County Official Plan was approved by the Ontario Municipal Board, now referred to as the Ontario Land Tribunal in 2016, the Township of Ramara initiated the process for updating the 2003 Official Plan.

In 2017, the Township initiated the Official Plan Update process with the preparation of background studies and community consultation. As it had been 14 years since the Official Plan was updated, there was a significant amount of material and information that had to be integrated into the new Plan, including:

- Provincial Planning Statement, 2024;
- Simcoe County Land Budget, 2015;
- Township of Ramara Corporate Strategic Plan, 2023; and
- Lake Simcoe Protection Plan, 2009.

1.2 Purpose of the Official Plan

The Township of Ramara Official Plan contains goals, objectives, and policies that guide Township Council, its committees, boards, officials, and the public with regard to land use and physical changes and their effects on economic, environmental and community considerations in the Township. The Official Plan incorporates implementation measures and procedures that may be used by the Township to achieve the objectives, inform the public and obtain the public's views on proposed changes. The Plan is the basis for balancing the local public interests of residents, businesses and landowners in the Township. In considering the public interest, Township Council will have regard to encouraging economic development to achieve the benefits of environmental protection and community well-being considerations.

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

1.2.1 Status and Effect of the Plan

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

Simcoe County has the authority under the *Planning Act* to approve the Township of Ramara Official Plan. The County may approve all or part of the Township Official Plan and may modify the Official Plan, where necessary to be consistent with the Provincial Planning Statement, 2024 (PPS), the Lake Simcoe Protection Plan, 2009 (LSPP) and the County of Simcoe Official Plan, 2016. Simcoe County approves all amendments to the Township Official Plan.

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

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

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

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

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

1.2.2 Review and Amendment of the Official Plan

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

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

Township Council is required to update the Official Plan no less than 10 years after a new official plan comes into effect, and every 5 years thereafter in order to comply with changes in planning policy at the Provincial and Upper-tier levels. Revisions to the goals and objectives are substantive and will be considered comprehensively. Revisions to the Plan policies and implementation measures will reflect any changes to the goals and objectives.

2.0 BASIS OF THE PLAN AND CHARACTERISTICS OF THE TOWNSHIP

Ramara Township has a land area of 417.3 square kilometres. The Township is located on the eastern shores of Lake Simcoe and Lake Couchiching within the County of Simcoe. It is the fifth largest municipality in land area within Simcoe County.

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

Ramara is a vibrant and growing rural community that provides settlements for families and seniors and has a diversified rural/agricultural economy. There are nine existing settlement areas identified within the Township: Atherley-Uptergrove, Brechin, Cooper's Falls, Gamebridge, Lagoon City, Longford Mills, Sebright, Udney and Washago. Most of the population lives in these settlement areas with the remainder along the shorelines and in the rural/agricultural areas.

2.1 Population Profile

Based on 2021 Census of Canada data, the Township of Ramara had a population of approximately 10,377 residents (Statistics Canada, 2022) – this represents a growth rate of 9.4% between 2016 and 2021, compared to 11.2% for Simcoe County and 5.8% for the Province of Ontario. The growth is attributed to net migration to the Township. People moving into the Township account for the largest share of population growth compared with people born to families in the Township.

The Township has a large and growing number of seniors. People aged 55 years and over account for 49% of the resident population compared with 35% for all of Ontario. This reflects Ramara as a destination for seniors and retirees.

2.2 Economy

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

2.2.1 Agricultural Industry

The mainstay of the agricultural industry in Ramara is crop production. In 2021, there were 140 Census Farms operating in the Township with about 20% operating as beef and dairy farms and the remainder operating primarily for crop production.

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

2.2.2 Aggregate Industry

There are currently 14 licensed quarries on approximately 1,560 hectares of land and eight licensed sand and gravel pits on 140 hectares of land within the Township of Ramara. This equates to a total of 1,700 hectares of land for licensed aggregate operations and a total annual extraction limit of 7.4 million tonnes. More than 95% of the extraction limit is devoted to the quarries. The primary trucking routes used by most quarries and pits in the Township are County Road 169, Highway 12, County Road 47 and County Road 44.

2.2.3 Tourism Industry

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

Recreational activities characterize the seasonal tourism industry that are centred around winter and summer activities along waterways and lakes in and around the Township. The large number of seasonal dwellings within the Township demonstrates the importance of this segment. A majority of seasonal dwellings are located on the shores of Lake Simcoe, Lake Couchiching, Lake St. John, Lake Dalrymple, Green River, Talbot River, Black River and other waterbodies.

Furthermore, the area immediately south of the Chippewas of Rama (Mnjikaning) First Nation Lands, known as the Rama Road Economic Corridor is an important tourist and destination commercial node.

2.2.4 Commercial Land Use

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

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

2.2.5 Industrial Land Use

To encourage further development of secondary and tertiary industries, the Township created the Ramara (formerly Mara) Industrial Park in 1986. Approximately 39 hectares of land immediately south of Brechin were designated industrial and include Municipal water and wastewater servicing. Additional industrial lands are located to the south of the Ramara Industrial Park and are suitable for dry-industries, which means that they do not require municipal water and sanitary servicing. An *employment area* has been identified to the east of the Ramara Industrial Park, within an extension to the settlement area of Brechin.

2.2.6 Labour Force

Ramara's employed labour force is estimated to be 5,160 people. Approximately 22% of the labour force works within the Township, either at home or at a usual place of work, with 31% working elsewhere in Simcoe County and the remainder beyond those borders.

There are many seasonal employment opportunities within the Township that can be attributed to aggregate operations, construction, and tourism.

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

2.3 Chippewas of Rama (Mnjikaning) First Nation

The Chippewas of Rama (Mnjikaning) First Nation reserve was established in 1836 and is located on eight separate parcels of land, in former Rama, and on several islands in Lake Couchiching. The reserve has a total area of 10.67 km^2.

The community is outside the jurisdiction of the Township of Ramara. There are approximately 1,800 members within the community out of which 1,000 members are currently living on the reserve. Casino Rama and its associated entertainment centre and hotel, located on the reserve is the primary employer and provides economic prosperity for Simcoe County.

2.4 Plan Foundation – Trends and Forecasts

2.4.1 Population

It is estimated that by the year 2051, Ramara's population will approach 12,870 people. This is an average annual growth rate of less than 2% to 2051. This projected population is viewed as a reasonable projection and compares favourably with the Simcoe County Land Needs Assessment through the Municipal Comprehensive Review for the Township.

2.4.2 Housing (Permanent Occupancy)

According to the 2021 Census, there are over 4,400 dwellings occupied by permanent residents in the Township, of which 91% are in the form of single detached units. Almost half the housing was built prior to 1981. The average number of persons per household is 2.3. The relatively older median age of the Township (26%) explains the lower person per unit rate. Approximately 23% of households in the Township contain one person.

It is estimated that, to accommodate the projected 2051 population, approximately 1530 new dwelling units are needed. Residential growth will be primarily directed to the existing settlement areas according to Provincial and County policies. A 15-year supply of housing is feasible within the Township's existing settlement areas.

2.4.3 Seasonal Dwellings and Population

According to the 2021 Census, there are an estimated 1,500 seasonal dwellings with a potential seasonal population of 4,000 people.

The estimated existing total of permanent and seasonal population is approximately 15,000 people. There will be limited opportunity for new seasonal dwellings on existing lots.

2.5 Policy Framework

2.5.1 Planning Act

Section 16 of the *Planning Act* provides the basis for municipalities to establish Official Plans that contain "goals, objectives and policies established primarily to manage and direct physical change and the effects on the social economic and natural environment of the municipality or part of it". As noted in Section 17 of the Planning Act, the upper-tier municipality (Simcoe County) is responsible for the approval of the lower-tier (Ramara) municipal Official Plan.

2.5.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) issued under Section 3 of the *Planning Act*, came into effect on October 20, 2024. It is a statement of provincial interest on land use planning matters including managing growth and employment, economic development, housing, infrastructure, natural heritage, natural and human-made hazards, cultural heritage, and mineral and aggregate resources. All planning authorities "shall be consistent with" the PPS regarding all planning matters, including the development or updating of Official Plans and in making decisions on planning applications. Careful regard has been made to ensure that this Plan is consistent with the policies of the PPS. The goals, objectives, policies and guidelines reflect the provincial interest and meet the stated intent set out in the PPS.

2.5.3 Lake Simcoe Protection Plan, 2009

A portion of the Township of Ramara is within Lake Simcoe Protection Plan Area and subject to the *Lake Simcoe Protection Act* (LSPA) as shown in Schedule 'A2'. The purpose of the Act is to protect and restore the ecological health of the Lake Simcoe watershed. Under the LSPA, the Lake Simcoe Protection Plan (LSPP) was approved and took effect on June 2, 2009. The LSPP outlines the Province's interest and direction with regard to the ecological health and environmental sustainability of the Lake Simcoe watershed, and should be read in conjunction with other relevant provincial policies. If a conflict arises between the PPS and a designated policy in the LSPP, the provision that gives the greatest protection to the ecological health of Lake Simcoe watershed prevails. Policies of the LSPA have been incorporated into this Official Plan, where applicable.

Section 2

Basis of the Plan and Characteristics of the Township

2.5.4 County of Simcoe Official Plan, 2016

The County of Simcoe Official Plan was approved and came into full force and effect on December 29, 2016. This Plan sets out the upper-tier and lower-tier municipal policy structure. It provides guidance on broad land use planning, growth management, environmental protection and implements the PPS. The Township of Ramara Official Plan is in conformity with the County of Simcoe Official Plan.

2.5.5 Local Basis for the Official Plan

- To form the basis of planning for population and employment growth to the year 2051 as identified in the County of Simcoe Official Plan;
- To provide policies and direction to ensure the orderly development with a range and mix of land uses and supporting complete communities in settlement areas;
- To provide for an appropriate range and mix of housing options and densities by maintaining at least a 15-year supply of land designated and available for new residential development and/or intensification including at least a 3-year supply of residential lots with servicing capacity in draft approved or registered plans;
- To provide for all housing options required to meet the social, health, economic and well-being requirements of current and future residents within the Official Plan and Zoning By-law;
- To support healthy, integrated and viable rural areas, building upon rural character promoting appropriate development that can be sustained by rural service levels;
- To map Employment Lands and Tourism Development Areas, such as the Ramara Industrial Park and Rama Road Economic Employment District, and direct development related to these economic generators to these areas;
- To promote economic development and competitiveness by providing for an appropriate range and mix of diversified uses to meet current and long-term needs;
- Protect the identified employment areas that are vulnerable to encroachment by sensitive land uses that could preclude or hinder their long-term viability;
- To plan and design infrastructure and public services facilities efficiently to accommodate the projected needs of the community;
- To provide policies to design and plan for transportation systems which are safe, energy efficient, are appropriate to address projected needs, facilitate the movement of people and goods and support the use of zero and low emissions vehicles;
- To provide policies to plan for sewage and water services that accommodate forecasted growth, promoting the efficient use and optimization for existing municipal services and existing private and communal services.

- To ensure that sewage and water services are provided in a sustainable, feasible way that is also financially viable of their life cycle, while protecting human health and safety and the natural environment;

- To promote healthy, active and inclusive communities by planning for amenities that meet the needs of persons of all ages and abilities, providing for public access to shorelines and other natural areas;

- To identify, analyze and protect natural features and areas for the long term, including preserving and improving the diversity and connection of natural features;

- To identify a local Natural Heritage System in accordance with Provincial and County policies;

- To provide policies to implement the Provincial, County and local Natural Heritage System and to incorporate identified natural features into growth management strategy;

- To provide policies and direction to protect, improve and restore the quality and quantity of water through watershed planning with the County of Simcoe and Lake Simcoe Region Conservation Authority;

- Provide policies to protect sensitive surface water features and sensitive ground water features from development and site alteration by protecting, improving or restoring hydrologic functions;

- To map prime agricultural areas and identify a local agricultural system in accordance with Provincial and County policies to maintain and enhance a geographically contiguous agricultural land base to support and foster the long-term prosperity and productive capacity of the agri-food network;

- To provide policies to identify and protect minerals and petroleum resources for long-term use;

- To map and identify known deposits of mineral aggregate resources, protecting these resources for long-term use;

- To contain policies that ensure extraction is undertaken in a manner which minimizes social, economic and environmental impacts;

- To provide policies requiring progressive and final rehabilitation to recognize the interim nature of extraction and mitigate negative impacts to the extent possible;

- To contain cultural heritage and archaeological resource policies for the identification of inventories and protection and conservation of locally significant cultural heritage and archaeological resources;

- To identify hazardous lands and hazardous sites, in collaboration with conservation authorities where they exist, and management development in these areas in accordance with provincial guidance;

- To provide policies for preparing for the impacts of the changing climate that may increase risks associated with natural hazards;

- To identify human-made hazards and ensure development on, abutting or adjacent to sites impacted by human hazards are rehabilitated or mitigation measures are incorporated into development approvals.

2.5.6 Township of Ramara Strategic Plan

The Township of Ramara commenced the strategic planning process in June 2023 that built on prior strategic plans and initiatives and presented the Draft Strategic Plan document to the Council in August 2023.

The Strategic Plan is a road map for staff and Council to follow that will help shape the future of the Township. The vision and mission statements included in the Corporate Strategic Plan should provide a basis for the goals and objectives of this Plan. They are as follows:

Vision
A connected community that focuses on responsible and sustainable growth while preserving our rural heritage and unique features. We are a unique, rural township that works towards sustainable and responsible growth and community connections.

Mission
Through innovative partnerships and responsible leadership, the Township of Ramara embraces sustainable growth that enhances our unique and rural landscapes. We are dedicated to providing valuable municipal programs and services that enrich the lives of our current and future generations.

Four strategic priorities were identified in the Strategic Plan through consultation with ratepayers, community leaders and Township staff and Council. These include Service Excellence, Sustainable Infrastructure, Community Connection and Strategic Growth.

3.0 COMPREHENSIVE GOALS AND OBJECTIVES

3.1 Growth and Settlement Areas

Goal:

To accommodate and manage projected growth and investment opportunities to the year 2051, considering the diversity of uses, activities, experiences and opportunities within existing settlement areas.

Objectives:

1. Increase the number and variety of housing, employment, educational, cultural, recreational and other opportunities and experiences within settlement areas.
2. Encourage growth of residential, business and tourism related uses within settlement areas.
3. Increase densities and encourage infilling and intensification within settlement areas.
4. Provide for the orderly and logical extension of existing development within settlement areas.
5. Encourage the establishment of the Village Settlement Areas (Brechin, Lagoon City and Atherley-Uptergrove) as destinations for tourism, retail and health services.
6. Utilize existing infrastructure to increase capacity for growth within settlement areas.
7. Coordinate land use planning, particularly within the Rama Road Economic Employment District, with the Chippewas of Rama (Mnjikaning) First Nation.

3.2 Housing

Goal:

To provide an optimum pattern of land use in order to provide a variety and choice of housing that is consistent with population projections and demographics.

Objectives:

1. Recognize the rural nature of the Township.
2. Direct the majority of residential development to locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs, including Village Settlement Areas.
3. Maintain at least a 15-year supply of land that can accommodate residential growth through *intensification* and *redevelopment*.

4. Maintain sufficient servicing capacity to provide at least a 3-year supply of residential units through lands suitably zoned to facilitate residential *intensification* and *redevelopment* and land in draft approved and registered plans.

5. Enhance the range of housing choice, types, sizes, densities to meet the social, health, well-being and aging requirements of current and future residents, including special needs requirements.

6. In consultation with Simcoe County, establish minimum targets for the provision of housing that is affordable to low and moderate-income households.

7. Encourage residential *intensification* and *infill development* within the Village Settlement Areas and establish development standards for residential intensification and redevelopment which minimize the cost of housing and facilitate compact urban form while maintaining the appropriate levels of public health and safety.

8. Encourage residential development, including lot creation and infill to facilitate an appropriate range and mix of housing is supported in Rural Settlement Areas; consideration shall be given to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

9. Recognize the importance of shoreline residential areas, both seasonal and year-round populations, and endeavor to maintain the character of shoreline residential communities.

10. Recognize the short-term rental accommodation industry and regulate these uses in accordance with Section 6.10 of this Plan in order to protect the planned function of residential areas and address housing needs.

11. Provide appropriate opportunity to allow the Township's aging population to have suitable housing options in accordance with Section 6.11 of this Plan.

3.3 Community Well-Being and Accessibility

Goal:

To have regard for the community well-being of all people and to provide accessible access to all community services.

Objectives:

1. Improve opportunities and access for persons of all ages, and abilities to ensure full participation in society

2. Improve social equity and overall quality of life for people of all ages, abilities and incomes, including equity-deserving groups and all peoples with additional needs.

3. Ensure that parks, open space areas, greenspace, trails and other public facilities are designed, built and managed to be accessible by everyone.

4. Accommodate community-based social, education, health, cultural, religious and recreation facilities.

5. Minimize the threat to life and the destruction of property from flooding, wave uprush, and other natural hazards.

6. Identify the location of existing and former waste disposal sites.

7. Identify procedures for assessing contaminated sites.

3.4 Employment

Goal:

To provide the Township with opportunity for economic development and competitiveness by facilitating employment opportunities, an appropriate mix of jobs, local retail and services.

Objectives:

1. Provide opportunities for retail, personal service, office and other business to locate in the settlement areas, primarily serving the needs of the residents.

2. Provide for the needs of the traveling and visiting public, within the development areas of the Township.

3. Promote the development of the Tourism Development Area, the Rama Road Economic Employment District as a destination for visitors; Encourage the development of tourism-related employment uses.

4. Identify an *employment area* east of the Ramara Industrial Park for manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities.

5. To promote development on the lands traditionally designated for industrial uses in the Ramara Industrial Park for a broader range of industrial and compatible commercial uses so as to promote economic diversity and strength in the Township.

6. Develop recreational commercial uses that contribute to the overall attraction of the Township as a destination.

7. To ensure that new commercial and industrial development is not located where it would jeopardize existing and future residential applications, disrupt recreational, or impact environmentally sensitive areas.

8. To ensure that *employment areas* in settlement areas are protected by prohibiting: residential uses, commercial uses, retail and office uses not associated with the primary employment use, public service facilities, other institutional uses and other sensitive land uses that are not ancillary to the permitted uses in the *employment areas*.

9. Establish an appropriate transition from *employment areas* to adjacent non-employment areas shall be incorporated into development plans to ensure land use compatibility and economic viability of the *employment areas*.

10. Home-based, agriculture-related uses, and on-farm diversified uses shall be encouraged, where appropriate and where consistent with other Plan policies and objectives.

3.5 Tourism and Recreation

Goal:

To encourage the establishment of tourism and recreational uses within the Township and to encourage the expansion and/or *redevelopment* or existing tourist establishments. The Township shall promote recreational opportunities for the both the permanent and seasonal population. The Township also recognizes the Tourism Development Areas, the Rama Road Economic Employment District and areas near Casino Rama as a vital tourism area that stimulates economic prosperity within the Township.

Objectives:

1. Provide opportunities for both active and passive recreational and tourist-related activities throughout the Township.

2. Recreation activities shall be consistent with the objective of protecting and conserving natural heritage resources.

3. To retain and acquire waterfront lands for public access, wherever feasible.

4. Identify all existing tourist and recreational uses and encourage the establishment of tourism opportunities.

5. Recognize the importance of tourism as a primary economic driver that is vital to the sustainable growth of the Township.

6. Encourage tourism opportunities related to resource-based recreational uses.

7. Promote Destination Commercial development in the Rama Road Economic Employment District.

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3.6 Municipal Servicing

Goal:

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

Objectives:

1. Encourage development that is environmentally appropriate, sustainable, innovative, efficient, and cost-effective in terms of its form, water usage and wastewater disposal.
2. Ensure that water and wastewater systems:
    a. can be sustained by the water resources upon which they rely;
    b. are feasible, financially viable and comply with all regulatory requirements;
    c. protect human health and the natural environment; and
    d. comprehensively plan for these services, where applicable.
3. Promote water and energy conservation and efficiency.
4. Integrate servicing and land use considerations at all stages of the planning process.
5. *Intensification* and *redevelopment* within settlement areas on existing municipal sewage and water services should be promoted, wherever feasible.
6. Consider opportunities to allocate, and re-allocate as necessary, unused system capacity for municipal water and sewage services to support efficient use of the services to meet current and projected needs to enable increased housing supply.
7. Provide for efficient waste diversion and collection in conjunction with the County's waste disposal function.
8. Protect municipal source water through the control and regulation of hazardous land uses and activities within municipal Wellhead Protection Areas and Intake Protection Zones.
9. To protect and restore the ecological health of Lake Simcoe by contributing to the achievement of healthy phosphorus levels.

3.7 Natural Heritage and Water

Goal:

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To protect, conserve and enhance *natural features* and *natural areas* for the long term. Maintain, restore and where possible improve linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*, including the protection, improvement and restoration of the quality and quantity of water.

Objectives:

1. Identify and protect a local Natural Heritage System in accordance with Provincial and County policies.

2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

3. Protect and preclude *development* from natural areas and features, including *natural heritage features and areas* unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions in accordance with Provincial and Federal requirements, where applicable.

4. Development and site alteration shall not be permitted in fish habitats or in habitats of endangered and threatened species, except in accordance with provincial and federal requirements.

5. Ensure where development and/or site alteration is proposed on *adjacent* lands to *natural heritage features and areas*, that the ecological function of the *adjacent* lands has been evaluated and that there will be no negative impacts on the natural features or their ecological functions.

6. Encourage, wherever possible, the protection and enhancement of the tree canopy and the natural vegetation.

7. Protect and restore the quantity and quality of *surface water* and *ground water features* to the greatest extent possible, inclusive of cross-jurisdictional and cross-watershed impacts through watershed planning in conjunction with the County of Simcoe and applicable conservation authorities.

8. Restrict *development* and *site alteration* in or near sensitive *surface water features* and sensitive ground water features to the effect that these features and their related hydrologic functions shall be protected, restored or enhanced, which may trigger mitigation measures and/or alternative development approaches.

9. Protect all waterbodies and watercourses from incompatible *development* to minimize the impacts of *development* on their function.

10. Encourage private landowner stewardship practices in both the urban and rural/agricultural parts of the Township, including sustainable use and water conservation.

11. Identify all *natural features and areas*, including *surface water features* within the Township of Ramara as shown on Schedule A2.

3.8 Agricultural

Goal:

To identify and protect lands which display high agricultural potential for present and future agricultural uses. To identify and implement an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.

Objectives:

1. Preserve *prime agricultural areas* for *agricultural uses, agriculture-related uses*, and *on-farm diversified uses* based on provincial guidance.

2. Ensure proposed *agriculture-related uses* and *on-farm diversified uses* are compatible with and not hinder surrounding agricultural operations. Criteria for review will be based on provincial guidance and policies in this plan.

3. Implement an *agricultural system* within the Township to maintain and enhance a geographically continuous agricultural land base, and to boost the economic prosperity and productive capacity of the agri-food network for the long-term.

4. To implement the guidelines of the Minimum Distance Separation Formulae when considering proposals for *development* within the Township.

5. Limit the creation of lots within the *prime agricultural areas* in accordance with the provincial policy.

6. Provide continuous protection of prime agricultural areas, including specialty crop areas and Class 1–3 soils for agricultural use. Give specialty crop areas the highest priority for protection, and to prioritize the protection of Canada Land Inventory Class 1, 2 and 3 lands. Subsequently, to protect any associated Class 4, 5, 6 and 7 lands within the *prime agricultural area*.

7. When identifying new settlement areas or allowing for settlement area boundary expansions, the Township will consider possible impacts to prime agricultural areas where applicable. Decisions on settlement areas and boundary expansions shall be consistent with the PPS 2024 and local policies.

8. Recognize agricultural land as an essential local food system infrastructure that supports community sustainability and food security.

9. Strengthen the regional agri-food network, support local food system resilience, and reduce food waste.

10. In order to strengthen the local food systems, enhance climate change adaptation and community resilience, the Township will aim to protect agricultural land and promote the development of local food systems in all land use planning decisions, where appropriate.

11. Encourage and support the development of local food infrastructure, including but not limited to food hubs, commercial kitchens, cold storage facilities, mobile food markets, and small-scale food processing centres.

12. Engage Indigenous communities in food system planning, ensuring that Indigenous food sovereignty, cultural practices, and traditional knowledge are respected and celebrated.

13. Support agricultural diversification through *on-farm diversified uses* and *agriculture-related* uses that are compatible with surrounding agricultural operations. Such uses are encouraged to strengthen farm viability, rural economies, and local food production.

3.9 Mineral Aggregate Resources

Goal:

In accordance with provincial policy, *mineral aggregate* resources shall be protected for long-term use and, where provincial information is available, deposits of *mineral aggregate* resources shall be identified. The Township recognizes that the aggregate industry is well established and policies in this plan support the wise management of the aggregate resources within the boundaries of the township.

Objectives:

1. Ensure that identified high potential mineral aggregate resource areas are sufficiently separated from settlement areas and *sensitive land uses* and features, such as residential *dwelling units* and *natural area features* to avoid land use conflicts and impacts.

2. Ensure adequate and safe access and haul routes associated with mineral aggregate resource operations. Haul routes within and through the Township shall be established and maintained in conjunction with other road authorities and the aggregate industry.

3. Neighbouring municipalities should be involved and/or consulted if aggregate haul routes are being established that would direct truck traffic to roads in those municipalities.

4. Ensure that the Township's interests are considered in the evaluation of new and expanding mineral aggregate operations, minimizing social, economical and environmental impacts.

5. Ensure mineral aggregate operations are protected from *development* and activities that would preclude or hinder their expansion or continued use; or which would be incompatible for reasons of public health, public safety or environmental impacts.

6. Restrict d*evelopment* on known deposits of mineral aggregate resources and *adjacent* lands in accordance with provincial policy direction.

7. Ensure progressive and final rehabilitation are required to accommodate subsequent land uses, promoting land use compatibility and recognizing extraction as an interim land use.

8. Promote and plan for comprehensive rehabilitation planning in areas where concentrations of mineral aggregate operations exist.

9. Recognize the interim land use of mineral aggregate extraction in *prime agricultural areas* by minimizing impacts to the agricultural land and promoting complete rehabilitation wherever feasible.

3.10 Transportation

Goal:

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

Objectives:

1. Provide for the efficient and safe movement of local traffic and visitor traffic within the Township.

2. Provide for various modes of transportation that are accessible and suitable for everyone.

3. Provide for a safe and energy efficient transportation system that are appropriate to address current and projected needs of the Township.

4. Provide for a hierarchy of public roadways as a network within the Township.

5. Protect major goods movement facilities and corridors for the long term.

6. Enable the safe and efficient movement of pedestrians, cyclists and users of micromobility modes (e.g., kick scooters, skateboards) across the Township.

7. Provide for all-season recreational trails for cycling, walking, and snowmobiling.

8. Promote *active transportation* as a mode of transportation that supports healthy living, economic development and tourism opportunities, and reduces emissions.

9. Plan for *active transportation* connections into, where possible, transit services that neighbour the township, including connections which cross jurisdictional boundaries.

10. Accommodate airport development that is compatible with existing and planned land uses and where appropriate, provide Transport Canada information about potential local

community and land use impacts where a proposed *development* or expansion to airport facilities is considered.

11. Work with the County of Simcoe and the Ministry of Transportation to help improve access to, and availability of, transit service to help realize the province's goal of delivering local and intercommunity bus services through the Simcoe County LINX transit service and Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe.

12. Work with the Chippewas of Rama (Mnjikaning) First Nations in designing *active transportation infrastructure* to connect the First Nation reserve to other regions of the Township and the County.

13. New roads within the Village designation proposed to be assumed by the Township should require a sidewalk on at least one side of the road, as well as within the Hamlet designation, where required by the Township. Where a road is proposed in the vicinity of a school, sidewalks on both sides of local roads shall be required.

3.11 Cultural Heritage Resources

Goal:

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

Objective:

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

2. Where new development is proposed, consult with Indigenous communities, wherever possible, in conserving cultural heritage and archaeological resources.

3.12 Community Improvements

Goal:

Community improvement planning is to be used as a strategic tool to promote local economic development, enhance the quality of life, and address physical, social, economic, and environmental needs. A Township Community Improvement Plan (CIP) will be used to guide and facilitate redevelopment, rehabilitation, and revitalization efforts within designated Community Improvement Project

Objective:

To encourage revitalization, redevelopment, and enhancement of designated areas through the implementation of financial incentives, land use planning tools, and partnerships with community stakeholders.

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1. Economic Development: Encourage private sector investment, business attraction, and retention to strengthen the local economy.
2. Urban Design and Beautification: Improve the aesthetic and functional quality of streetscapes, public spaces, and built environments.
3. Housing: Support the development of a range of housing types, including affordable and accessible housing options.
4. Environmental Sustainability: Promote sustainable development practices, including energy-efficient buildings, building repurposing, green infrastructure, and brownfield remediation.
5. Community Well-being: Enhance public health, safety, and social cohesion through improved public amenities and community services.

4.0 GROWTH MANAGEMENT STRATEGY

4.1 Settlement Area Objectives

1. Settlement areas shall be the focus of growth and *development*.
2. Provide for the planned, efficient, compact *development* of the settlement areas which
    a. Efficiently uses land and resources;
    b. Optimizes existing and planned *infrastructure* and *public service facilities*;
    c. Supports *active transportation*;
    d. Are transit supportive, where appropriate;
    e. Are freight supportive.
3. Identify and focus new *development* to Strategic Growth Areas within settlement areas;
4. Direct a majority of growth to those settlement areas with existing municipal water and wastewater treatment services.
5. Provide for private communal water supply and wastewater treatment services where environmentally and financially feasible and limit extension of partial services.
6. Develop a local road system for safe and convenient local motor vehicle and that minimizes conflicts among all road users.
7. Encourage business development to provide employment opportunities for the existing and future residents of the Township.
8. In conjunction with the County of Simcoe, establish minimum targets for the provision of housing that is affordable to low- and moderate-income households.
9. Provide for a full range of housing options including affordable housing and needs arising from demographic changes and employment opportunities.
10. Permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including *additional needs housing*.
11. Permit and facilitate all types of residential intensification, including the *development* and *redevelopment* of under-utilized commercial and institutional sites for residential use, and the *development* and introduction of new housing options within previously developed areas, resulting in a net increase in residential units.
12. Provide for commercial uses that cater to and serve local needs of the residents and business of the settlement areas and the surrounding rural and agricultural community.

13. Provide social, educational, cultural, health and recreational opportunities for local residents and the surrounding rural and agricultural community.

14. Encourage the development of settlement areas as *complete communities.*

15. Minimize land use conflicts with the rural, agricultural and natural resource activities; and

16. Protect *natural heritage features and areas* and conserve hydrologic features and functions, within settlement areas and within subwatersheds.

4.1.1 Settlement Areas

1. There are nine recognized settlement areas in the Township of Ramara:

- Atherley-Uptergrove
- Brechin
- Cooper's Falls
- Gamebridge
- Lagoon City
- Longford Mills
- Sebright
- Udney
- Washago

4.1.2 Classification of Settlement Areas

Township settlement areas are divided into two types based on hierarchy: Village Settlement Areas (Full or Future Municipal Services) and Rural Settlement Areas (Partial or no Municipal Services).

1. Village Settlement Areas (Full Services) are intended to accommodate the majority of growth within the Township. Most residential, institutional, employment and *non-resources* related growth of the Township during the life of this Plan will be directed to Village Settlement Areas. Village Settlement Areas have been identified based on the level of municipal or communal water supply and wastewater treatment, or planned services.

The Village Settlement Areas (Full Services) include:

- Brechin
- Lagoon City
- Atherley-Uptergrove (not currently municipally serviced)

Preferred water supply and wastewater treatment services for new *development* is municipal. However, other forms of servicing within the Atherley-Uptergrove Village, such as private communal and individual on-site servicing may be permitted subject to the policies of the County of Simcoe Official Plan, the hierarchy of services provided in the Provincial Planning Statement, 2024, and the Lake Simcoe Protection Plan, 2009, where applicable.

2. Rural Settlement Areas (partial or un-serviced) are characterized by a lower existing population; limited cultural and recreation services and economic uses. These areas have not been identified as areas for major growth or are generally located at a municipal boundary or are a historical rural settlement. These areas have a municipal water or wastewater system (partial services) or have no municipal water or wastewater systems.

The existing Rural Settlement Areas include:

- Cooper's Falls
- Gamebridge
- Longford Mills
- Sebright
- Udney
- Washago

Preferred water supply and wastewater services for new development is private individual. Other forms of servicing within Rural Settlement Areas may be permitted subject to the hierarchy of services provided in the Provincial Planning Statement, County of Simcoe Official Plan, Lake Simcoe Protection Plan 2009, and where site conditions are suitable for the provision of appropriate sewage and water services that can be sustained by rural service levels. Development shall be appropriate to the *infrastructure* is planned or available and avoid the need for uneconomical expansion of this *infrastructure*.

4.1.3 Village Settlement Area General Policies

1. Settlement related *development* phasing shall occur within the boundaries of the settlement areas through specific Village designations.

2. Population and Employment growth within Village Settlement areas shall be accommodated by a combination of *intensification* within built-up areas of the settlement areas and new *development* within Designated Growth Areas.

3. Strategic Growth Areas have been identified in Atherley-Uptergrove and Brechin, as shown on Schedules B-1 and B-2 which will be the focus of growth and development.

4. Existing Built-Up areas have been identified as Stable Neighbourhoods, as shown on Schedules B-1, B-2 and B-3, where appropriate. New residential development within Stable Neighbourhoods is to be accommodated through small scale *intensification* and minor compatible *infill development* based on local context and conditions.

5. Land use designations within the Village Settlement Areas will generally establish:

   a. the development lands within the settlement area;

   b. the existing or opportunity for appropriate services;

c. consideration of wellhead protection areas and surface water intake protection zone;

d. subwatershed limits and local drainage boundaries and patterns;

e. location of central stormwater management systems and facilities;

f. the existing and appropriate future location of community, institutional, recreation and *public service facilities* such as schools, libraries, parks and childcare centres;

g. the extent of *natural heritage features and areas* and functions and hydrologic features including *groundwater* recharge and discharge areas to be protected and conserved;

h. the transportation network including the local road network, arterial and collector road systems, all-season walkways, bicycle paths, trails and transit;

i. urban design guidelines; and

j. monitoring protocols for surface and groundwater quantity and quality*, natural heritage features and areas* and functions as well as stormwater management.

4.1.4 Rural Settlement Area General Policies

1. Rural Settlement Areas will be limited to the existing boundaries and any growth will generally take place through *infill development* by severance of land.

2. Healthy, integrated and viable rural settlement areas should be supported by building upon rural character and leveraging rural amenities and assets.

3. Rural settlement areas will accommodate a range and mix of housing options, using rural *infrastructure* and *public service facilities* efficiently.

4. A diverse economic base and employment opportunities through goods and services, including value added products are supported.

5. *Development* within rural settlement areas shall give consideration to locally appropriate rural characteristics, the scale of development and the provision for appropriate service levels.

5.0 PUBLIC AND PRIVATE INFRASTRUCTURE

5.1 Water Supply

1. Water required for residential, non-residential and agricultural purposes will be obtained from *groundwater* and surface water resources within the Township, subject to provincial statutes and regulations and where applicable, consideration of environmental lake capacity.

2. The use of systems to store *groundwater*, trucked-in or rainwater such as cisterns may be permitted only in conjunction with a primary water source and must meet current acceptable standards to the satisfaction of the Township. The use of a cistern system as a primary water source shall be prohibited.

3. Notwithstanding 5.1.2, an existing lot that is dependent on a water cistern as primary water source shall remain to exist. However, the intention of the Township is for these types of water servicing to eventually cease to exist.

4. Water supplied for all land uses may be provided by the Township or individually by landowners or communally by private owners. Partial Services are only permitted in accordance with Section 5.3 of this Plan.

5. Water distribution systems may be owned and operated by the Township or communally by private owners.

6. All public and private water taking, water supply and water distribution systems, and individual supply shall be designed and operated according to provincial statutes and regulations and municipal by-laws and guidelines.

7. Planning for water services shall ensure that the services being provided:

    a. can be sustained by the water resources upon which such services rely;

    b. are feasible and financially viable over their life cycle which may be demonstrated through asset management planning;

    c. Optimize the use of existing *infrastructure* and consider adaptive reuse where feasible;

    d. protect human health and safety, and the natural environment, including the quantity and quality of water; and

    e. align with comprehensive municipal planning for these services, where applicable.

8. Where more than 4 residential lots or dwelling units are proposed or may potentially be developed, the Township and any landowner/developer shall individually or jointly prepare a servicing feasibility study and/or environmental assessment studies, including

hydrogeological assessment to determine appropriate alternative water supply options based on the following criteria:

a. Implications of the proposed development on the larger areas or impacts to the watershed;

b. Physical and environmental constraints on water supply and distribution;

c. Potential impacts on *groundwater* and surface water quantity and quality;

d. Water and energy *conservation* and efficiency;

e. Financial viability and servicing feasibility of the proposed system to assess the costs and benefits of supply, distribution, operation and maintenance of systems.

9. *Water supply* options in Village Settlement Areas shall include:

a. *Water supply* and distribution systems owned and operated by the Township;

b. Privately owned and operated communal systems, where new *development* is proposed and municipal services are not available;

c. New municipal or communal *water supply* and distribution systems in conjunction with new municipal or communal *wastewater treatment* systems;

d. Municipal or communal *water supply* and distribution systems for any settlement expansion within areas where municipal or communal *wastewater treatment* systems exist; and

e. Individual *water supply* systems that are supported by a settlement capability study and/or servicing feasibility study for any infilling *development* that proposes more than 4 residential *lot*s or *dwelling unit*s within an existing settlement area where municipal services are not available.

10. *Water supply* options in Rural Settlement Areas (Partial Service Settlement Areas) shall include:

a. Privately owned and operated communal systems; and

b. *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

11. *Water supply* options in the Rama Road Economic Employment District shall include:

a. *Water supply* and distribution systems owned and operated by the Township;

b. If necessary, privately owned and operated communal systems in conjunction with new communal *wastewater treatment* systems; and

c. *Individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

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

13. Where *municipal water services* or *private communal water services* are not available, planned, or feasible, *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

14. The connection of any existing privately serviced public schools to proposed new municipal or communal water, or *waste*water systems is required, as necessary.

5.2 Wastewater Treatment

1. *Wastewater treatment* is intended to protect the quality of surface water and *groundwater* quality according to federal and provincial standards.

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

3. *Wastewater treatment* for all land uses may be provided by the Township, or individually by private landowners, or communally by private owners. Partial Services are only permitted in accordance with Section 5.3 of this Plan.

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

5. All *wastewater treatment* systems and individual treatment shall be designed and operated according to provincial standards and regulations, including the Lake Simcoe Protection Plan, 2009 (LSPP) as applicable, as well as municipal by-laws and guidelines.

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

a. where more than 4 residential lots or *dwelling units* are proposed or may potentially be developed;

b. physical and environmental constraints on wastewater treatment and collection;

c. potential impacts on *groundwater* and surface water quality;

d. costs and benefits of treatment, collection, operation and maintenance of systems;

7. All public and private water taking, *water supply,* water distribution systems and individual supply shall be designed and operated according to provincial statutes and regulations and municipal by-laws and guidelines.

    a. Planning for wastewater services shall ensure that the services being provided:

        i. can be sustained by the water resources upon which such services rely;

        ii. are feasible and financially viable over their life cycle which may be demonstrated through asset management planning;

        iii. Optimize the use of existing *infrastructure* and consider adaptive reuse where feasible;

        iv. protect human health and safety, and the natural environment, including the quantity and quality of water;

        v. align with comprehensive municipal planning for these services, where applicable; and

        vi. Promote water and energy conservation and efficiency.

8. Within the boundaries of the Lake Simcoe Protection Plan, no new on-site sewage system or subsurface sewage works are permitted within 100 metres of the Lake Simcoe shoreline, other lakes or permanent streams, except for in the following circumstances:

    a. A proposal for an on-site sewage system or subsurface sewage works that would serve an *agricultural use, agricultural-related use* or a public open space.

    b. A proposal for an on-site sewage system or subsurface sewage works that would replace or expand the capacity of an existing on-site sewage system, or subsurface sewage works that will serve a use that would have been permitted by the applicable zoning by-law as of July, 2009.

    c. A proposal for an on-site sewage system or subsurface sewage works that relates to a development proposal for only one dwelling, where the proposal would have been permitted by and would have met the provisions of the applicable zoning by-law as of July, 2009.

9. *Wastewater treatment* options in Village Settlement Areas shall include:

    a. *Wastewater treatment* and collection systems owned and operated by the Township;

b. Privately owned and operated communal systems, where new *development* is proposed and municipal services are not available;

c. New municipal or communal *wastewater treatment* and collection systems in conjunction with new municipal or communal *water supply* systems;

d. Municipal or communal *wastewater treatment* and collection systems for any settlement expansion within areas where municipal or communal *water supply* systems exist; and

e. Individual *wastewater treatment* systems that are supported by a settlement capability study and/or servicing feasibility study for any infilling *development* that proposes more than 4 residential *lot*s or *dwelling unit*s within an existing settlement area where municipal services are not available.

10. *Wastewater treatment* options in Rural Settlement Areas shall include:

a. Privately owned and operated communal systems for new, proposed *development* within the Rural Settlement Areas; and

b. *individual on-site wastewater services* may be used provided that the site conditions are suitable for the long-term provision of such services with no *negative impacts*.

11. *Wastewater treatment* options in the Rama Road Economic Employment District shall include:

a. *Wastewater treatment* and collection systems owned and operated by the Township;

b. If necessary, privately owned and operated communal systems in conjunction with new communal *water supply* systems; and

c. Individual *wastewater treatment* systems only if the above alternative methods are not feasible, provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

12. *Wastewater treatment* options in *Shoreline* Residential Areas shall include:

a. Expansion of existing communal *wastewater treatment* and individual *wastewater treatment* systems within existing areas and lot clusters;

b. Provision of municipal *wastewater treatment* and collection systems, where feasible;

c. *individual on-site wastewater services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

13. *Wastewater treatment* options for any *development* not included in Section 5.2 of this Plan shall be determined according to appropriate provincial and municipal regulations, standards and guidelines.

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

5.3 Partial Services

1. *Partial services* shall only be permitted in the following circumstances:

   a. where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing *development*; or

   b. within village settlement areas, to allow for infilling and minor rounding out of existing *development* on *partial services* provided that site conditions are suitable for the long-term provision of such services with no negative impacts; or

   c. within rural settlement areas where new development will be serviced by *individual on-site water* services in combination with *municipal sewage services* or *private communal sewage services.*

   d. In rural areas, where *partial services* have been provided to address failed services in accordance with 5.3.1(a) above; infilling on existing lots of record may be permitted where this would represent logical and financially viable connection to the existing *partial service,* and provided that site conditions are suitable for the long-term provision of such services with no *negative impacts.*

5.4 Stormwater Management

5.4.1 Stormwater Management Facilities

1. *Stormwater management* systems shall be designed and maintained for development and/or site alteration in accordance with provincial policy.

2. For areas within the Lake Simcoe Protection Plan, 2009 (LSPP) jurisdiction, *stormwater management* system designs must address water budgets and phosphorous loading in accordance with provincial policy. In situations where phosphorus inputs are proposed, offsetting may be necessary in accordance with the policies of the LSPP.

3. *Stormwater management* facilities may be owned and operated by the Township, or individually and communally by private owners.

4. All *stormwater management* facilities shall be designed and operated according to provincial standards, regulations and municipal by-laws and guidelines and conservation authority standards regarding water quality in Lake Simcoe and Lake Couchiching.

5. The *stormwater management* facilities shall be designed to maintain *groundwater* and water course base flow; protect surface and *groundwater* quality; protect aquatic species and natural heritage habitat; prevent erosion; and mitigate flood risk.

6. *Development* and/or *site alteration* proposals shall minimize impervious areas and maximize natural areas to achieve minimal surface water volumes and *contaminant* loadings.

7. The Township and landowner/developer shall individually or jointly prepare *stormwater management* studies and/or plans to determine appropriate alternative surface water management options.

8. Where developments are located adjacent to or in the vicinity of a provincial highway, and where drainage would impact a highway downstream, a *stormwater management* study and/or plan will be required and must be reviewed and approved by MTO.

9. In Shoreline Residential Areas, and on the shorelines of lakes and watercourses, the Township will prepare and adopt guidelines for *stormwater management* that shall be used to improve existing drainage patterns and facilities, and that shall be considered where *development* and/or *site alteration* of existing lots, and/or infill development is proposed.

10. *Stormwater management* measures include maximum building coverage on individual lots, minimum setbacks from lot lines, provisions for swales and on-site ponds, *maximum height* of ground floors, maximum area of ground floor openings, maximum impervious area on individual lots, maximum heights and base areas of berms and walls, easements to convey surface water, width and depth of roadside ditches and communal stormwater detention/retention areas.

5.4.2 Low Impact Development within the Lake Simcoe Protection Plan Boundaries

1. An application for *major development* should be accompanied by a Low Impact Development (LID) Evaluation as part of an overall *Stormwater Management* Report. This evaluation shall be prepared by a qualified professional to the satisfaction of the Township prior to any planning approvals.

2. The LID Evaluation must demonstrate that the quality and quantity of surface and groundwater in the area will be maintained and/or enhanced using LID techniques. The Evaluation must also demonstrate that there will be no negative impacts on the associated aquatic features and their ecological function that depend on the contributing surface water or *groundwater* including wetlands, watercourses, and fish habitat. The LID Evaluation shall be prepared in accordance with the following:

a. The Township's Comprehensive Stormwater Management Master Plan, to be prepared in accordance with Section 4.5-SA of the LSPP, where applicable;

b. Subwatershed Evaluations under Section 8.3-SA of the LSPP, where applicable;

c. Water Balance and Phosphorus Offsetting under Designated Policies 4.8 to 4.11, and 6.40 of the LSPP, where applicable;

d. Policy 1.6.6.7 of the Provincial Planning Statement, 2024; and

e. Lake Simcoe Region Conservation Authority's Technical Guidelines for Stormwater Management Submissions, where applicable.

3. In particular, the LID Evaluation shall consider the suitability of the following techniques as part of the development proposal:

   a. rainwater harvesting to promote water re-use;

   b. infiltration galleries to maintain water balance and reduce runoff;

   c. enhanced swales to help improve water quality;

   d. green roofs to provide evapotranspiration and aesthetic benefits; and

   e. natural landscapes to minimize water use and consumption.

4. The LID strategies and techniques recommended in the LID Evaluation may be included as part of a site plan agreement, plan of subdivision/condominium, or any other agreements executed under the *Planning Act*, in order to ensure that the LID stormwater measurements are installed during construction and maintained in perpetuity.

5. Further to Section 5.4.1.10, and prior to the preparation of any *Stormwater Management* Report, the qualified professional shall consult with the municipality and conservation authority, where applicable, in order to establish the proper terms of reference for the Evaluation. Based on the magnitude, scale, and nature of the proposed *development*, the municipality in consultation with the conservation authority may scope the evaluation.

5.5 Source Water Protection

1. Areas subject to Source Water Protection policies are shown on Schedule 'C' of this Plan. Further policies related to the protection of source water resources are found in the County of Simcoe Official Plan, and the Source Water Protection policies of the County of Simcoe Official Plan should be consulted when considering development that may impact source water protection areas. Furthermore, the South Georgian Bay Lake Simcoe Source Protection Plan should also be consulted when conducting certain uses and activities within these source water protection areas.

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

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

5.6 Waste Management

1. Simcoe County is responsible for the development, operation, monitoring, maintenance and rehabilitation of all County-owned *waste management sites*.

2. Schedule 'E' in this Plan identifies known active and *waste management sites* in the Township. Any proposal for development and/or site alteration within the 500 metre *D-4 Assessment Area* of a landfilling site shall consider the following impacts of these known sites in a D-4 Study prepared by the landowner to the satisfaction of the Township and/or Simcoe County:

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

3. Where development is proposed within the D-4 Assessment Area of a County owned waste management site, or where the County is the D-4 Approval Authority, D-4 Studies will be required and peer reviewed and their proposed conditions including mitigation and monitoring will be subject to the approval of the appropriate County staff and implemented accordingly.

4. Where development is proposed within the D-4 Assessment Area of a private or local municipality owned waste management site, the Township will determine the need for D-4 Studies and peer reviews, and the implementation of the proposed conditions including mitigation and monitoring will be determined by the Township.

5. In the Comprehensive Zoning By-law, the Township shall add a holding provision to the lands within the *D-4 Assessment Area* identified on Schedule 'E'. The Township may remove the holding provision when the required assessment of impacts has been completed to the satisfaction of the Township and Simcoe County.

6. Any new or expanded publicly or privately-operated *waste management site* shall be subject to an amendment to this Plan.

7. Any proposal for the establishment or expansion of a public or private *waste management site* shall be considered by the Township with regard to the environmental, social and economic impacts.

8. Any proposal for a *waste management site,* including *landfilling* and/or *non-landfilling* operations and activities that is subject to approval under the *Environmental Protection Act* shall require an amendment to this Plan.

9. The development of new or expanded sensitive land uses such as residential dwellings shall be separated from the boundary of existing and designated *waste management sites* according to provincial criteria in effect.

5.7 Utilities

1. All major public and private operated electrical power, oil, gas and communication facilities locating within the Township shall be assessed to protect the interests of the Township as expressed in this Plan and shall have regard to the land use policies in Section 7 of this Plan.

5.8 Road Transportation

1. The Transportation Plan, shown as Schedule 'F' in this Plan, supports the Township's settlement and land use patterns. Roads are classified by jurisdiction and function, as follows:

   - Provincial highways – arterials
   - County roads – arterials
   - Township Roads – collectors
   - Township Roads – local streets

   Township Roads that are Seasonal Roads are designated with a symbol on Schedule 'F'.

   Township Road intersections that may require further improvements and/or additional studies are not identified on the Roads Plan.

2. Major goods movement facilities and corridors shall be protected for the long term. The Township will plan for and manage the movement of freight on the key routes, corridors and facilities identified within the Strategic Goods Movement Network (SGMN) in Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe.

3. *Development* shall not be permitted in planned corridors that could preclude or negatively affect the identified use of the corridor. New *development* on lands *adjacent* to the existing or planned corridors and transportation facilities should demonstrate compatibility with, and support of the long-term purposes of the corridor. *Development* should demonstrate avoidance, and where avoidance is not possible, minimization or mitigation of negative impacts on or *adverse effect*s from the corridor or transportation facilities.

4. Provincial Highways are designed for interregional transportation and have capacity for large daily volumes of traffic. Access to and from *adjacent* lands are restricted and are controlled by provincial government regulations.

Section 5
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5. County Roads are designed for intra-County transportation and have capacity for large volumes of traffic. Signs, setbacks and access to and from *adjacent* lands are restricted and are controlled by the County of Simcoe Official Plan and by-laws.

6. Township Roads are designed for intra-Township transportation and to provide access to and from *adjacent* lands and to connect to the provincial and county road network. The Township controls access by-laws and the use of 0.3 metre reserves.

7. Where feasible, access to new and changing *development* areas shall be from Township Roads rather than from Provincial Highways and County Roads.

8. The Township shall identify and designate, by by-law, Township Roads as haul routes associated with licensed pits and quarries that are located within the Township according to guidelines and criteria that may be adopted for the design, operation and maintenance of these routes.

9. The designation of new public rights-of-way or the establishment of new, realigned or widened public roads or intersections under any jurisdiction that are subject to environmental assessment and approval do not require an amendment to this Plan.

10. The Township may protect a future right-of-way or widening for road and intersection improvements subject to appropriate Roads Needs Study and environmental assessment processes without amendment to this Plan. Additionally, road widenings shall be dedicated to the Township at no cost to the Township, as a condition of planning approval.

11. Future roads needs are identified on Schedule 'F'. The locations of the future roads and intersection improvements are subject to change based on approvals from the Ministry of Transportation and the County of Simcoe as required.

12. Unopened Township Road allowances may be opened by by-law enacted by the Township pursuant to a land use proposal and/or subject to a Roads Needs or Roads Engineering Study, and subject to required Township agreements. Schedule 'F' shall be amended to designate an opened Township Road as a collector or a local street.

13. The Township may assume or accept new road rights-of-ways designed, constructed and/or maintained to Township Road design standards.

14. Seasonal Roads identified on this Plan may be improved and opened year-round by the Township subject to agreement with benefitting landowners. Schedule 'F' of this Plan shall be amended to remove the Seasonal Road symbol via a Zoning By-law Amendment. Lot creation is prohibited on a Seasonal Road.

Section 5
Public and Private Infrastructure

15. The Township prefers the design of Township Roads that are through roads or where there is provision for secondary access and discourages permanent “dead-end” or “cul-de-sac” roads.

16. The Township shall require road entrance permits for new or altered entrances to Township Roads for safety, drainage and efficiency purposes.

17. Where necessary, any proposal for *development* and *redevelopment* of land, and for all applications for new or expanded pits and quarries shall be considered subject to a Traffic Impact Study and/or a Road Engineering Study by the proponent, to address road and intersection capacity, *safe access*, design, road widening and turning lane requirement, surface drainage, and where appropriate, noise impact and attenuation.

18. The Township shall adopt municipal road design and maintenance standards for all Township Roads.

19. The Township shall adopt planning and *development* of *infrastructure* required for emerging technologies including but not limited to electric charging stations, ride-sharing drop-off zones, short-term parking for frequent delivery vehicles and bicycle parking.

20. The establishment and maintenance of new or realigned private rights-of-way for multiple property access shall be administered by agreement, right-of-way or easement among landowners.

21. The Township shall not assume responsibility for the ownership, operation and maintenance of private rights-of-way. The Township Zoning By-law shall require minimum setbacks from private rights-of-way for all buildings and structures.

22. The Township may provide for cycling facilities within Township rights-of-way, and other Township lands, including dedicated bike lanes, and will encourage cycling facilities that comply with the MTO’s Bikeways Design Manual within provincial and county roads.

23. The Township, in cooperation with adjoining municipalities implement the *active transportation* routes identified in the County’s Transportation Master Plan.

24. The Province-Wide Cycling Network runs through the Township as depicted in ‘Schedule F’. Regional and local *active transportation* networks, where possible, should connect to the Province-Wide network to strengthen initiatives related to mobility, health, recreation, tourism and economic *development* within the township, neighbouring municipalities and County of Simcoe.

25. The design of new land use areas within settlement areas shall include provisions for cycling and walking facilities and other all-season trail systems.

26. The Township shall encourage *development* that incorporates landscaping and design forms that are consistent with Crime Prevention Through Environmental Design (CPTED) principles of design and *Accessibility* for Ontarians with Disabilities Act (AODA) requirements which includes, but is not limited to, integration of natural surveillance techniques and adequate lighting into new *development* which fosters positive social interactions amongst users of private and public spaces.

5.9 Air Transportation

1. Existing private and federal aircraft landing strips and airport facilities are recognized as integral to the transportation system within the Township.

2. Expansion to air facilities shall be considered by the Township with regard to land use policies of this Plan and any expansion shall ensure that projected aircraft noise is compatible with existing and planned land uses in the vicinity of the federally regulated airport.

3. That environmental concerns and community impacts are considered in addition to land use policies, and where appropriate, the Township will request that Transport Canada consult the local community regarding any proposed *development* or expansion to airport facilities.

5.10 Rail Transportation

1. The Township will encourage the grade separation of railway lines and major roads and the improvement of safe grade crossings on all roads.

2. The Township will consider closing grade crossings, where deemed appropriate.

3. The Township will encourage the protection of rail corridors.

4. Development and/or site alteration will be reviewed in accordance with the policies provided in 6.1.11 of this plan.

5.11 Parks and Open Space

1. The Township recognizes that forests, parks and trails are integral to the enjoyment of all residents of the Township.

2. The Township will encourage the protection of existing woodlands within existing settlement areas as recreational urban forests for use by residents and visitors.

3. The Township will work jointly with the Provincial and County governments to establish a strategy for the implementation of a Parks and Recreation Plan. Part of the implementation measures may include public acquisition, conservation easements, community benefits charge, property tax incentives and other measures permitted and encouraged by provincial statute, regulation and policy.

4. The Township will encourage the establishment of passive and active parks to enhance access to recreation and nature.

5. The co-location of parkland with *public service facilities* and municipal services shall be promoted, where possible.

6. The Township may require the applicant of a large-scale *development* within the Settlement Areas (Brechin, Lagoon City and Atherley-Uptergrove) to undertake a tree inventory to determine the number and types of trees on site and recommend compensation, mitigation or restoration.

5.12 Renewable Energy

1. *Renewable energy facilities* that are subject to Provincial and Federal approvals may be permitted as a principal use within the Rural and Industrial Designation as identified on Schedule "A" and must not be located within a flood plain or other hazardous lands. For greater clarity, small-scale renewable energy installations such as rooftop solar panels or water heaters may be permitted in any designation. For any proposed *renewable energy facility*, the Township shall require the proponent to proceed through an Application for Site Plan Approval under the *Planning Act*.

2. The following considerations will be used to establish Zoning By-law provisions for renewable energy facilities:

    i. Limiting nuisance impacts, such as through siting and screening requirements avoiding negative impacts on adjacent land uses;

    ii. Limited impacts on significant natural heritage features and agricultural resource area lands; and

    iii. The ability to access the electricity transmission network and arterial roadways.

3. *Renewable energy facilities* shall not be permitted as the primary use on lands designated Agriculture. *Renewable energy facilities* may be permitted in the Agricultural designation as an on-farm diversified use in accordance with Section 7.3.4 and applicable provincial policies.

4. Proponents of large-scale renewable energy projects are encouraged to attempt the highest levels of cooperation, consideration and communication with the township, host property owners and the local community during all phases of project development and operation.

5. The Township, in partnership with the Province as appropriate, shall enter into agreements with renewable energy proponents to address emergency response, development, dispute resolution, use and alterations to municipal drains, community benefit funds or securities for the provision of same, and after-project site decommissioning and rehabilitation.

Section 5
Public and Private Infrastructure

5.13 Excess Soil

1. Excess soil is soil that has been dug up, typically during construction activities and must be moved off-site because it cannot or will not be reused at the development site.

2. Development proposals shall incorporate best practices for the management of excess soils generated and fill received during any *development* or *site alteration* in accordance with the municipality's by-laws and/or Provincial legislation.

3. Wherever possible, excess soil is to be reused on site or locally to the maximum extent possible, and where feasible, excess soil reuse planning is to be undertaken concurrently with development planning and design.

4. The quality of all fill received and the placement of fill at the *development* site must not cause adverse effect to the current or proposed use of the property, the natural environmental or cultural heritage resources and is compatible with *adjacent* land uses.

6.0 GENERAL DEVELOPMENT POLICIES

6.1 General Policies

6.1.1 Interpretation

1. This entire document, including definitions, tables and schedules constitute the Official Plan of the Township of Ramara.

2. The goals, objectives and policies of this Plan provide the stated intentions of Township Council.

3. The goals, objectives and policies considered together determine conformity with this Plan.

4. Definitions, tables and schedules are to be interpreted in conjunction with the associated text in this Plan.

5. Township Council shall decide the interpretation of this Plan where differences of opinion arise as to the meaning and effect of any part of this Plan.

6. The boundaries of any land use classification shown on any schedule in this Plan are subject to minor variation without amendment to this Plan except where the boundaries coincide with fixed boundaries such as the limits of roads, hydro corridors, railways, watercourses and shorelines or where specifically fixed by this Plan.

7. Boundaries of natural heritage features and natural resource areas shown on any schedule in this Plan may be interpreted by Township Council subject to precise study and measurement and consultation with other agencies.

8. References to federal and provincial government statutes, regulations, policies and guidelines and to the County of Simcoe Official Plan includes amendments thereto.

6.1.2 Utilities

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

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

2. All electric power facilities, including generation, transmission lines, transformer and distribution stations but does not include a renewable energy facility;

3. All telecommunication facilities; and

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

6.1.3 Minimum Distance Separation

1. New land uses, including the creation of lots, and new or expanding livestock operations, shall comply within the Minimum Distance Separation 1 (MDS 1) and the Minimum Distance Separation 2 (MDS 2) Formulae contained in the *publication Minimum Distance Separation (MDS) Formulae, Implementation Guidelines, Publication 853, Ministry of Agriculture, Food and Rural Affairs, Queen's Printer, Toronto, 2016*, as amended from time to time.

2. MDS shall not apply to lands in the Village Settlement Area, Rural Settlement Area and Shoreline designation as identified on all land use schedules.

3. The implementing Zoning By-law may establish regulations for the application of the Minimum Distance Separation 1 (MDS 1) Formulae to existing lots.

4. MDS I setbacks may not be needed for *on-farm diversified uses* where the potential for conflict with existing agricultural operations is limited.

5. Where, in the opinion of the municipality, a proposed *on-farm diversified use* that is expected to generate significant visitation by the broader public could lead to potential conflicts with existing livestock facilities and/or anaerobic digesters located in close proximity to the proposed *on-farm diversified use*, an MDS I setback is required.

6. MDS II setbacks to existing agriculture-related uses and *on-farm diversified uses* may not be needed for building permit applications for first or altered livestock facilities and anaerobic digesters.

6.1.4 Recreational Vehicles, Trailers and Park Model Trailers

1. The use of recreational vehicles, trailers or park model trailers as permanent and seasonal dwellings is discouraged throughout the Township, except in approved seasonal trailer parks. Such uses may be permitted and regulated in the Zoning By-law.

6.1.5 Additional Needs Housing

1. In all Village and Rural Settlement Areas, and where residential uses are permitted in other land use designations, *Additional Needs Housing* shall be permitted.

2. The Township intends to improve access to appropriate housing for those people with additional needs, including assisted housing for low-income people, housing for seniors including long term care facilities and retirement homes, as well as various forms of supportive housing for vulnerable populations, including group homes, subject to the policies of this Plan.

3. The Township shall work with the County, local social services and providers of housing for those people with special needs to assist in identifying lands that are available and suitable for special needs housing.

4. The Township Zoning By-law shall permit these uses in specific zones and include zone regulations for their establishment and enlargement.

6.1.6 Public Parks and Open Space

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

6.1.7 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants

Wayside pits and quarries, Portable Asphalt Plants and Portable Concrete Plants are temporary operations opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

The following policies shall apply to the establishment and operation of wayside pits and quarries and portable asphalt plants in the Township.

1. No Requirement for Amendment

    a. Wayside pits and quarries used on public authority contracts shall be permitted, without the need for an amendment to this Plan or Zoning By-law, in any designation except a residential land use designation that is zoned for residential use, or land designated or zoned Natural Area Protection (or equivalent), provided that the use conforms to the *Aggregate Resources Act*.

    b. A wayside pit and quarry, portable asphalt and/or concrete plant must be rehabilitated to the standards required by the *Aggregate Resources Act*.

6.1.8 Restricted Uses

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

6.1.9 Lot Creation

1. Where permitted by the Land Use Policies of this Plan, any application to create a new lot for any purpose shall be considered according to the provisions of the *Planning Act*, provincial policies and regulations, the County Official Plan, this Plan and the Zoning By-law.

2. Technical consents are permitted:

    a. To create or alter any easement or right-of-way;

    b. To correct or confirm valid title for a lot which has been previously recognized and held in distinct and separate ownership. Where the lot has been identified as being

previously recognized and held in distinct ownership prior 1994, a legal opinion may be required to accompany the technical consent application;

c. To make minor adjustments to the legal boundaries of lots to conform with existing patterns of exclusive use and occupancy, or to rectify problems created by the encroachment of buildings, structures, private water supply or private *wastewater treatment* systems on abutting lots; or

d. To make lot boundary adjustments between two abutting lots recognized by the Zoning By-law that does not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the *Planning Act*.

3. Where multiple lot creation is permitted in a land use designation, development should generally take place through plan of subdivision to ensure orderly development. Where a subdivision is not necessary and there are no proposed extensions to municipal infrastructure, lot creation may proceed by consent subject to technical studies and the requirements in Section 6.1.9.4.

4. Proposed lots to be created by consent or plan of subdivision shall comply with the following provisions:

   a. Any proposed lot must have safe access and frontage on an open public road (County, Province, Territorial or Township) that conforms with the standards of the road authority;

   b. All proposed lots shall comply with the policies of the applicable land use designation as set out in Section 7.0 of this Plan and the implementing Zoning By-law; and

   c. A proposed waterfront lot that does not have frontage on a publicly maintained road may be created in accordance with Section 7.8.12 of this Plan.

5. Proposed lots to be created by plan of condominium shall comply with the policies of the applicable land use designation as set out in Section 7 of this Plan and the implementing Zoning By-law.

6. As a condition of approval for the creation of a lot or block, the Township may require a subdivision or consent agreement to be entered into between the Township and the owner of the lands to provide for Township concerns, including but not limited to the installation of services, drainage, roads and facilities; the payment of various fees; and the dedication of lands for roads, daylighting triangles, 0.3 reserves, parkland and other public uses.

7. Conditions of approval that are required by the approval authority shall conform to this Plan and the implementing Zoning By-law and may apply to the proposed severed and retained lots and to the plan of subdivision.

8. Where lots are proposed to be created by consent, plan of subdivision or plan of condominium, the size, configuration and location of the proposed residual land within the property shall conform with the provisions of this Plan and the implementing Zoning By-law.

9. Outside of the settlement areas, limited residential development may be created by consent provided the following are satisfied:

    a. Lots should be restricted in size in order to conserve other lands in larger blocks for *agricultural uses* or environmental purposes. Consent lots should be developed to an approximate maximum size of one hectare, except where larger sizes may be suitable because of environmental constraints, design considerations or as required for new agricultural lands;

    b. The number of lots on the grid road system shall be restricted in order to maintain the rural character and road function and to avoid *strip development; and*

    c. Notwithstanding the above, opportunities for residential infill within existing rural residential corridors/strips should be encouraged where *strip development* is not extended or created.

6.1.10 Home Occupation/Industry Use

1. In any permitted dwelling unit, a home occupation or home industry is permitted as a secondary use.

2. The home occupation/industry shall not change the character or appearance of the building as a *dwelling*.

3. The Zoning By-law shall contain provisions regulating home occupation/industry uses.

4. A Bed and Breakfast establishment shall be considered as a Home Occupation Use only within a permitted single detached *dwelling.*

5. Access to a lot that permits a Bed and Breakfast establishment shall only be provided directly from a public road.

6. Notwithstanding Section 6.1.10.1, on a lot with an existing non-farm residential dwelling, one home occupation is permitted in an accessory building on the same lot as the occupant's dwelling in an Agricultural or Rural designation.

7. Entrances serving home occupations, industry or businesses located adjacent to provincial highways shall require the approval of the Ministry of Transportation (MTO). The MTO will require that the property owner obtain an entrance permit and a sign permit, if necessary. As a condition of these permits, the MTO will require the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the home occupations, industry or business. Additionally, future severances that would result in a separate entrance to a business and one for the retained parcel will not be supported.

Section 6
General Development Policies

6.1.11 Principal Main Line Railway Noise, Vibration and Safety

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

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

3. Where appropriate, all developments in proximity to rail facilities shall be developed in accordance with the FCM/RAC Guidelines;

    a. All proposed buildings to be occupied by an industrial use shall be setback 15 meters from a Principal main line;

    b. All proposed residential developments or other sensitive uses located within 300 metres of a railway right-of-way be required to undertake noise studies, to the satisfaction of the Municipality, in consultation with the appropriate railway operator, and shall undertake to implement the appropriate measures to mitigate any adverse effects from noise that were identified in the report and as may be required by the appropriate railway operator;

    c. All proposed residential developments or other sensitive uses located within 75 metres of a railway right-of-way be required to undertake vibration studies, to the satisfaction of the Municipality, in consultation with the appropriate railway operator, and shall undertake to implement the appropriate measures to mitigate any adverse effects from vibration that were identified in the report, and as may be required by the appropriate railway operator;

    d. All proposed building setbacks shall be in accordance with the FCM/RAC Guidelines. As a general guideline, buildings shall be setback 30 metres with an appropriate berm abutting the rail right-of-way. Reduced setbacks can be considered in certain circumstances dependant on the proposed use and in conjunction with additional studies and alternative safety measures, to the satisfaction of the Municipality, in consultation with the appropriate railway operator;

    e. All proposed residential developments or other sensitive uses located adjacent to railways shall implement appropriate mitigation measures, including but not limited to, safety setbacks, berms, crash barriers and security fencing, in accordance with the FCM/RAC Guidelines;

f. All proposed residential developments or other sensitive uses located adjacent to railways shall implement the applicable warning clauses provided by the appropriate railway operator;

g. All proposed residential developments or other sensitive uses located adjacent to railways shall implement, secure and maintain any required rail noise, vibration, and safety impact mitigation measures, along with any required notices on title, such as development agreements, warning clauses and/or environmental easements, through appropriate legal mechanisms, to the satisfaction of the Municipality and the appropriate railway operator;

h. All proposed residential developments or other sensitive uses located in proximity to rail facilities shall evaluate, prioritize and secure grade separation of railways and major roads, in co-operation with Transport Canada and the appropriate railway operator;

i. All proposed vehicular property access points shall be located at a minimum 30 meters setback from an at-grade railway crossings; and

j. A chain link fence of a minimum of 1.83 meters in height shall be installed and maintained along the mutual property line shared with the railway right of way for all proposed developments.

4. *Stormwater management* facilities:

a. Railway corridors/properties with their relative flat profile are not typically designed to handle additional flows from neighboring properties, therefore, future developments should not discharge or direct stormwater, roof water, or floodwater onto a railway right of way. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the appropriate railway operator.

b. Stormwater or floodwater flows should be designed to maintain the structural integrity of the railway corridor infrastructure; avoid sediment deposits; and prevent adverse effects on the railway right of way. Drainage systems should be designed to capture storm waters on-site or divert the flow away from the rail corridor to an appropriate drainage facility.

c. *Stormwater management* facilities must be designed to control stormwater runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on the railway right of way, including ditches, culverts, and tracks.

5. Recreational uses:

a. To mitigate any potential trespassing onto the railway right of way, the installation of a minimum 1.83-meter-high chain link safety fence along public parks and trails

and site-specific landscaping design to improve the visual quality of the areas *adjacent* to the railway corridors is encouraged.

6.1.12 Setback from the High-Water Mark

With the exception of boat houses, docks and other permitted shoreline structures, the setback for new buildings and structures from the existing high-water mark shall be 30 metres, wherever possible. Any variance from the setback established in the Zoning By-law for new buildings and structures shall only be allowed by amendment to the Zoning By-law, or by a Minor Variance permitted by the Committee of Adjustment and may require an Environmental Impact Study or a Natural Hazard Assessment, if applicable to the satisfaction of the Township.

6.1.13 Gun Clubs and/or Shooting Ranges

1. Gun Clubs and/or Shooting Ranges, as defined herein, are land uses that are not permitted, as of right, within any land use designation and Zone in the Township of Ramara.

2. Notwithstanding subsection 6.1.13.1, Gun Clubs and/or Shooting Ranges may be permitted only within the "Rural" Designation and "Rural" Zone and are subject to satisfying the criteria set out in subsection 7.4.8 of this Plan including the passing and coming into effect of a Zoning By-law amendment, and the approval under the site plan control area by-law.

3. A property owner may, subject to the Township of Ramara' "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 a Gun (Shooting) Club and/or Shooting Range.

6.2 Natural Heritage Policies

6.2.1 General

1. In order to properly manage and enhance the existing built Village and Rural Settlement Areas, while protecting or improving the quantity and diversity of the natural environment, the Township will endeavor to take a strategic approach to planning for long-range development.

2. The local Natural Heritage System, which includes a system of hydrologic and natural heritage features and areas is shown as the Greenlands designation in Schedule 'A1' and is further identified in Schedule 'A2' to this Plan. All identified hydrologic and natural heritage features and areas located outside of the Greenlands designation are shown on Schedule 'A2' to this Plan.

3. The Township and its review agencies will co-ordinate their efforts in the review of development applications and the creation of long-range planning policies. The co-ordination of these bodies will develop an approach to planning that reflects the desired growth patterns of the Township and the needs of the natural environment in the context of

the policies of this Plan, the Provincial Planning Statement 2024, and the Lake Simcoe Protection Plan, 2009 (LSPP).

6.2.2 Objectives

Objectives for *natural features and areas* include the following:

1. Protect *natural features and areas* for the long term.

2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored, or where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

3. Development and site alteration shall not be permitted in significant *wetlands* in Ecoregions 5E, 6E and 7E.

4. Development and site alteration shall not be permitted in:

    a. significant *wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E;

    b. significant woodlands in Ecoregions 6E and 7E;

    c. significant valleylands in Ecoregions 6E and 7E;

    d. significant *wildlife habitat*; and

    e. significant areas of natural and scientific interest;

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

5. *Development* and *site alteration* shall not be permitted in fish habitat, except in accordance with provincial and federal requirements.

6. *Development* and *site alteration* shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

7. *Development* and *site alteration* shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 6.2.2.3, 6.2.2.4 and 6.2.2.5 unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

8. Identify, in consultation with the County of Simcoe, the Ministry of Natural Resources and Forestry (MNRF), Ministry of Environment, Conservation, and Parks (MOECP), and the Conservation Authority significant woodlands, significant valleylands, significant *wetlands*, *wetlands*, and significant *wildlife habitat* for the purposes of protection as specified in the PPS and the LSPP, where applicable.

9. To address loss of natural features through ecological offsetting practices, where applicable according to the Lake Simcoe Protection Plan.

10. Nothing in the policy 6.2 is intended to limit the ability of *agricultural uses* to continue.

6.2.3 Greenlands Designation

Simcoe County has implemented, through the County of Simcoe Official Plan, the Greenlands designation, which is intended to identify the natural heritage system for the Township. The policies associated with the Greenlands designation are intended to maintain, restore, or enhance the diversity and connectivity of the Natural Heritage System and the long-term ecological or hydrologic functions of the features and areas.

1. All lands designated Greenlands within the County of Simcoe Official Plan have been designated on Schedule 'A1' of this Plan. Policies associated with the Greenlands designation are found in Section 7.2 of this Plan.

2. Boundaries of natural heritage features and natural resource areas shown on any schedule in this Plan may be interpreted by Township Council subject to precise study and measurement and consultation with other agencies.

3. References to federal and provincial government statutes, regulations, policies and guidelines and to the County of Simcoe Official Plan includes amendments thereto.

4. The policies of Section 6.2.4 to 6.2.5 of this Plan shall apply if natural heritage areas and/or features are discovered on or adjacent to the property that is not located within the Greenlands designation.

6.2.4 Natural Heritage Features and Areas

The Township recognizes the need to develop policies that will protect and where possible enhance the natural heritage features and areas within the Township of Ramara. As such, this Plan recognizes the following natural features and their functions:

- *Provincially Significant Wetlands*
- Evaluated, Non-Provincially Significant *Wetlands* (*Locally Significant Wetlands*)
- Unevaluated *wetlands*
- Waterbodies, including *lakes* and *permanent and intermittent streams*
- Significant Areas of Natural and Scientific Interest (ANSI)
- Fish Habitat
- Significant Wildlife Habitat
- Habitat of Endangered Species and Threatened Species
- Significant Woodlands
- Significant Valleylands
- *Sensitive surface water features and sensitive ground water features*
- *Natural Areas abutting Lake Simcoe*

Schedule 'A2' identifies *these features* as mapped by the County. If it has been determined that any of the above features are present, but not identified on Schedule 'A2', Section 6.2 still applies.

6.2.5 Adjacent Lands

All *development* and/or *site alteration* in all land use designations are subject to the general and specific Natural Heritage goals, objectives and policies in this Plan. However, for the purposes of Section 6.2, lands "adjacent" to a natural heritage feature shall be determined as follows:

a. Within 120 metres of a significant *wetland*;

b. Within 120 metres of a coastal *wetland;*

c. Within 120 metres of locally significant or unevaluated wetlands;

d. Within 120 metres of in-land lakes or watercourses;

e. Within 120 metres of an ANSI (Life Science);

f. Within 50 metres of an ANSI (Earth Science);

g. Within 120 metres of *significant woodlands*

h. Within 120 metres of *significant valleylands*;

i. Within 120 metres of *significant wildlife habitat*;

j. Within 120 metres of *fish habitat*;

k. Within 120 metres of natural areas abutting Lake Simcoe.

6.2.6 Natural Features, Areas and Associated Policies

a. The Natural Features noted in Section 6.2.4 of this Plan are identified on Schedule 'A2' to this Plan.

b. Lands within the Greenlands designation or identified under Section 6.2.5 are subject to the policies of Sections 6.2.8 through 6.2.14 of this Plan.

c. Natural hazard areas and features, which may pose a threat to life and property due to inherent characteristics such as floodplains, unstable soils and steep slopes, are also shown on Schedule 'A1', 'A2' and 'A3' to this Plan. The policies that apply to such areas are set out in Section 6.3 of this Plan.

6.2.6.1 Mapping Inaccuracies

It is recognized that the mapping used to create Schedules 'A1' and 'A2' may be subject to refinement based on site visits and site-specific evaluations. Where areas identified as being located

within or adjacent to natural features identified in Section 6.2.4 and 6.2.5 are confirmed by the Township, MNRF and/or the Conservation Authority to be inaccurate, no EIS will be required, and development shall be permitted in accordance with the adjacent land use designation. An amendment to the Zoning By-law may, however, be required to recognize any changes in mapping.

6.2.6.2 Existing Uses

The Policies of Sections 6.2.7 through 6.2.15 shall not be applied to prevent the issuance of a building permit nor necessitate an Environmental Impact Study in support of a building permit on existing lots of record within 120 metres, provided that the lot on which development is to occur is located in a designation other than Greenlands, or, if located in the Greenlands designation, satisfies all other applicable policies of Section 6.2 of this Plan. Notwithstanding this policy, an EIS prepared in accordance with Section 6.2.7 of this Plan shall be required on an existing lot of record if a change in zoning is required to permit new development.

6.2.7 Environmental Impact Study

1. Where determined by the Township, a proponent may be required to prepare an Environmental Impact Study (EIS) as part of any proposal for *development* or *site alteration*, where the potential exists for a negative impact on natural heritage features or their ecological functions on the lands or on *adjacent lands* identified in Section 6.2 of this Plan.

2. The requirement for and scope of an EIS report may be determined by the Township in consultation with the Conservation Authority, the MNRF and/or Ministry of Environment, Conservation and Parks, where applicable.

3. Ecological offsetting to compensate for loss of natural features may be permitted in specific circumstances subject to applicable provincial policy.

4. All EIS report shall be prepared by a qualified professional in accordance with Terms of Reference provided by the Township or the Conservation Authority on behalf of the Township.

5. When an EIS is required, a site plan or *development* agreement may be entered into between the developer or landowner and the Municipality to ensure that the recommendations of the EIS are implemented.

6.2.8 Wetlands

The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or wet land being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

6.2.8.1 Provincially Significant Wetlands

Provincially *Significant Wetlands* (PSW) are identified as “Wetlands” on Schedule ‘A2’. The precise boundary and location of a PSW shall be determined in consultation with the MNRF, Conservation Authority, and/or Township in accordance with provincial policy.

In addition to the other policies of Section 6.2 of this Plan, the following policies apply to PSW and the lands within 120 metres of them.

(a) *Development* and *site alteration* shall not be permitted in PSW in accordance with provincial policy.

(b) *Development* and *site alteration* shall not be permitted on adjacent lands to a PSW unless the ecological function of the adjacent lands has been evaluated as per Section 6.2.7 of this Plan and it has been demonstrated that the proposed development is consistent with applicable provincial policy.

6.2.8.2 Surface Water Features

Wetlands which have not been identified as Provincially *significant* are nonetheless important at a regional or local level and are regarded as *surface water features*. The Township will ensure that *surface water features* are protected for the long term by maintaining, improving or where possible, restoring these features and their ecological and hydrological functions; recognizing linkages between and among *natural heritage features and areas, surface water features* and *ground water features*.

a. When development or site alteration is proposed in an identified *unevaluated wetland,* or on lands within 120 metres of those features, the Township may require that an evaluation of the wetland be undertaken to determine its significance and boundaries.

b. Development and site alteration shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

6.2.9 Areas of Natural and Scientific Interest (ANSI)

The following policies shall apply to the *significant* ANSIs identified on Schedule 'A2' to this Plan:

a. *Development* shall not be permitted in *significant* ANSIs unless it has been demonstrated through the completion of an Environmental Impact Study (EIS) in accordance with the requirements of Section 6.2.7 of this Plan that there will be no *negative impacts* on the natural features or their ecological functions.

b. *Development* and *site alteration* shall not be permitted on *adjacent lands* to *significant* ANSIs unless the ecological function of the *adjacent lands* has been evaluated and it has been demonstrated through the completion of an EIS in accordance with the requirements of Section 6.2.7 of this Plan that there will be no *negative impacts* on the natural features or their ecological functions.

6.2.10 Fish Habitat and Wildlife Habitat

The Township may, in consultation with the MNRF, undertake studies and surveys to identify and designate *fish habitat* and *significant wildlife habitat* areas for protection and conservation from

incompatible land uses and activities. Other *wildlife habitat* may be identified during the *development* review process. The following policies shall apply to the *fish habitat* and *significant wildlife habitat* within the Township:

a. *Development* or *site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*. The Township shall consult with the Department of Fisheries and Oceans to determine such requirements.

b. Where *development* and/or *site alteration* is proposed within 120 metres of *fish habitat*, an Environmental Impact Study (EIS) will be required to assess the potential impact on *fish habitat*, in accordance with the policies contained in Section 6.2.7 of this Plan.

c. Significant *wildlife habitat* areas within the Township are not mapped on Schedules 'A1' or 'A2'.

d. At such time as this information becomes available, the Township will work with Simcoe County and the MNRF to identify significant *wildlife habitat* within the Township.

e. In the interim, Council shall require *development* proponents to undertake studies completed by a qualified professional to confirm the presence/absence of significant *wildlife habitat, to determine* if the proposed *development* and/or *site alteration* within or on the *adjacent lands* to (within 120 metres) the significant *wildlife habitat* will result in a negative impact on the habitat or its *ecological functions*, and to recommend appropriate mitigative measures. These studies should reference the MNRF Significant *Wildlife Habitat Technical Guide* for study requirements and guidance.

f. *Development* and/or *site alteration* shall not be permitted in or on the *adjacent lands* to (within 120 metres) *significant wildlife habitat* unless it has been demonstrated through the completion of an EIS in accordance with the requirements of Section 6.2.7 of this Plan that there will be no *negative impacts* on the habitat or its *ecological functions*, in accordance with policies of the PPS.

g. *Fish habitat* shall be identified in consultation with the Department of Fisheries and Oceans.

6.2.11 Endangered or Threatened Species

The MOECP administers the *Endangered Species Act* (2007) to protect and conserve species at risk and their habitats. Under the *Endangered Species Act,* the Ministry is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on *species at risk* and their *habitats*. The technical advice provided under the *Endangered Species Act* supports the implementation of the natural heritage policies of the PPS. For the purpose of the PPS, the MOECP is responsible for approving the delineation of habitat for species identified as endangered or threatened.

In order to determine the presence of threatened or *endangered species* or *species at risk* and to assess the impacts that proposed activities may have on the *habitat of threatened and endangered species*, a site assessment by a qualified professional is required to be completed at the appropriate time of year. The assessment must identify whether any *endangered* or *threatened species* are

present and whether the proposed activities will have any impact on threatened or *endangered species* or their habitat. The MOECP can be contacted for further direction regarding site specific proposals.

EIS or other planning reports may help with identifying the extent of the *habitat of endangered species and threatened species*. The *significant habitat of endangered species and threatened species* will be based on an evaluation of the following considerations:

a. Assessments reviewed and approved by the MOECP regarding the extent of the species' *habitat*;

b. *Habitats* or areas delineated by the MOECP and/or regulated under the *Endangered Species Act;* and

c. For species listed on the Species at Risk in Ontario list as endangered or threatened, an area for which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding.

The following policies shall apply to the *habitat of endangered species and threatened species* within the Township:

a. The location of the *habitat of endangered species and threatened species* is not specifically identified on Schedules 'A1' or 'A2' of this Plan.

b. The Township will review *development* applications using the best and most up-to-date available information on endangered and threatened species location that is available from the MOECP.

c. *Development* and *site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.

6.2.12 Significant Woodlands

Wooded areas within the Township have not yet been evaluated to determine their significance. At such time as this information becomes available, the Township will work with Simcoe County and the MNRF to identify *significant woodlands* within the Township.

Recognizing the importance of woodlands, the following policies shall apply to Woodlands within the Township:

a. When *development* and/or *site alteration* is proposed within an unevaluated woodland or any required vegetative protection zone, the Township may require that an evaluation of the woodlands (as per provincial guidelines) be undertaken to determine its significance.

b. Within the LSPP jurisdiction, *development* and/or *site alteration* shall not be permitted in *significant woodlands* except in accordance with the permitted uses under the LSPP.

c. *Development* and/or *site alteration* will not be permitted within *significant woodlands* outside of the LSPP jurisdiction or on *adjacent lands* (within 120 metres) to any *significant woodlands* unless it has been demonstrated through the completion of an EIS in accordance with the requirements of Section 6.2.7 of this Plan that there will be no *negative impacts* on the woodland or its *ecological functions* and/or it has been demonstrated that the proposal meets the policies of the LSPP, where applicable.

6.2.13 Natural Features and Areas within the Lake Simcoe Protection Plan Boundary

Natural areas and features within the Lake Simcoe watershed have been identified by Lake Simcoe Region Conservation Authority and are protected under the LSPP. Recognizing the importance of n*atural features and areas*, the following policies shall apply within the Township:

a. *Development* and/or *site alteration* shall not be permitted in *natural areas and features* within the Lake Simcoe watershed except in accordance with the permitted uses and policies contained within the LSPP.

b. *Development* and/or *site alteration* on adjacent lands (within 120 metres) to any natural area or natural feature within the Lake Simcoe watershed unless it has been demonstrated that the proposal meets the policies of the LSPP, where applicable.

6.3 Natural Hazards

1. *Development* and/or *site alteration* that results in property damage, and human health and safety risks from flooding, erosion, dynamic beaches, unstable soils and unstable bedrock will not be permitted except in accordance with the natural hazards policies in the PPS.

2. New *development* and/or *site alteration* shall not be permitted within the farthest landward limit of any flooding hazard, erosion hazard and dynamic beach hazard associated with any lake determined by:

    a. The portions of the *dynamic beach hazard* defined as 15 metres or according to local conditions; in addition, the 100-year flood level plus 5 metres or according to local conditions;

    b. The *flooding hazard* defined as the 100-year flood level plus a 5-metre flood allowance for wave uprush and other water related hazards or according to local conditions; and

    c. The *erosion hazard* defined as the greater of the stable slope plus a 15-metre erosion allowance or an erosion allowance of 15 metres from the first lakeward break in the slope or according to local conditions.

3. New *development* and/or *site alteration* shall not be permitted within the farthest landward limit of river and stream systems determined by:

a. *flooding hazards* defined as the greater of the Timmins storm event, Hurricane Hazel event or the 100-year flood or observed flood event; and

b. *erosion hazards* defined for confined systems and unconfined systems as determined in MNRF Natural Hazards Technical Guides.

4. New *development* and/or *site alteration* may be permitted in *hazardous lands* and *hazardous sites* other than those established by Sections 6.3.2 and 6.3.3, if the following criteria are satisfied:

   a. the hazards can be safely addressed and the development and site alteration are carried out according to established standards and procedures;

   b. new hazards are not created and existing hazards are not aggravated;

   c. no adverse environmental impacts will result;

   d. for residential and overnight occupancies, vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and

   e. the development does not include:

      i. institutional uses including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, childcare centres and schools,

      ii. essential emergency services such as that provided by fire, police and ambulance stations and electrical substations;

      iii. uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

5. Uses otherwise allowed within *hazardous lands* and *hazardous sites* are:

   a. open space areas for public and private recreational activities;

   b. permitted agricultural activities and accessory structures;

   c. structures and works for flood and erosion-sediment control;

   d. expansions to existing permitted structures, provided that an existing and potential hazard to property and human health and safety is not continued or created;

   e. open space areas associated with uses of permitted buildings and structures;

   f. boat houses, boating docks and shorewalls; and

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

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

7. Where the two zone concept for flood plains is applied through a Special Policy Area approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry, development and site alteration may be permitted in the flood fringe, subject to appropriate flood proofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources and Forestry in accordance with the PPS.

8. Mapped floodplains are shown on Schedule "A3" based on available data supplied from floodplain analyses, Conservation Authorities and MNRF. Boundaries of the floodplains shown on any schedule in this Plan may be interpreted through application review subject to precise study, measurement and consultation with other agencies as appropriate.

6.4 Human-Made Hazards

1. *Development* on, abutting or *adjacent* to lands affected by *mine hazards*; *oil, gas and salt hazards*; or former *mineral mining operations*, *mineral aggregate operations* or *petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

2. Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effects*.

6.5 Natural Resource Policies

6.5.1 Natural Resources

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

6.5.2 Natural Resource Goal

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

6.5.3 Agricultural Resources

1. The *Prime Agricultural Areas* of the Township are identified as the Agricultural designation on Schedule 'A1' of this Plan.

2. The agricultural economy of the Township is dependent upon the protection of *Prime Agricultural Areas*, these areas are designated and shall be protected for long-term use for agriculture.

3. *Agricultural uses*, *agriculture-related uses* and *on-farm diversified uses* are permitted in *prime agricultural areas* based on provincial guidance.

4. The Township may only permit non-agricultural uses in *prime agricultural areas* for:

    a. Mineral aggregate resource areas according to the PPS and the policies of this Plan; or

    b. Limited non-residential uses in accordance with the PPS.

5. Owners and operators of land-based agricultural activities are encouraged to support best farm management practices, nutrient management, land stewardship and the conservation of natural heritage features and functions.

6. Impacts from any new or expanding non-agricultural uses on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance.

7. Agricultural operators and landowners are encouraged to ensure that planned expansions of farms, livestock operations and animal waste disposal are compatible with existing and planned non-agricultural uses in the Township.

8. Where appropriate, the Township may review applications for new or expanded livestock operations with regard to nutrient management in consultation with the relevant provincial government ministries and agencies.

6.5.4 Mineral Aggregate Resources

1. *Mineral Aggregate* Resources are materials including gravel, sand, clay, earth, shale, stone, limestone, rock suitable for construction, industrial, manufacturing, maintenance and landscaping purposes. *Mineral aggregate* resources shall be protected for long-term use.

2. As much of the *mineral aggregate* resources as is realistically possible shall be made available as close to market as possible. Demonstration of need for *mineral aggregate* resources, including any type of supply/demand analysis, shall not be required as a part of an application for extraction.

3. Mineral Aggregate Resource Areas (MARAS) have a high potential for extraction due to the high quality of the mineral aggregate resource.

4. High Potential Mineral Aggregate Resource Areas (HPMARAS) are the identified primary sand and gravel resources and the bedrock resources in the Township.

5. HPMARAS are shown on Schedule 'D' of this Plan and are not a land use designation.

6. The HPMARAS do not identify all of the resources where extraction may occur, rather it is intended to ensure that consideration is given to these resources when the Township is considering land use decisions.

7. The HPMARAS and areas adjacent to HPMARAS are protected from *development* and/or *site alteration* that would preclude or hinder the establishment of new or expanded aggregate operations or access to the resource, according to the PPS. The land uses in HPMARAS that are acceptable include existing uses, farming, agricultural uses, forest resources, natural heritage protection and utilities.

8. *Development* and/or *site alteration* in HPMARAS will be considered by the Township where:

    a. extraction would not be feasible;

    b. the proposed land use, development or site alteration serves a greater long term public interest;

    c. issues of public health, public safety and environmental impact are addressed; and

    d. the establishment or expansion of aggregate operations in the area is not precluded or hindered.

9. When new development (through a *Planning Act* application) is proposed within 300 metres of lands zoned Mineral Aggregate Extraction or within 500 metres of lands identified on Schedule D-High Potential Mineral Aggregate Resource Area, the Township shall be satisfied that the proposed use is compatible with the current and future operation of a mineral aggregate resource operation or with potential future aggregate operations located on lands within the Mineral Aggregate Resources designation (Licensed and Potential). In some cases, setbacks between the uses may be required to minimize conflicts. In order to determine if a new proposed development use is compatible with an existing or potential aggregate extraction operation, the *development* proponent will be required to demonstrate that the proposed use shall:

    a. in the case of an existing aggregate operation, provide for the necessary mitigation of impacts arising from the existing pit, including future phases which are under license but are yet to be extracted, to meet applicable provincial standards, regulations and guidelines; and

    b. in the case of lands designated High Potential Mineral Aggregate Resources Area, will not sterilize the aggregate resource from future expansion and will provide for the necessary mitigation of impacts arising from the potential pit.

10. The Township may require aggregate impact study, noise study, traffic study and/or other studies for new development adjacent to lands designated for Mineral Aggregate Resources.

11. Owners and operators of licensed pits and quarries are encouraged to ensure that planned expansions of licensed areas and increased extraction of the resource are compatible with existing and planned land use in the Township.

12. The Township will aim to maintain and enhance the health, safety and quality of life for its residents, the natural environment and water resources, and community.

13. The Township will ensure that the extraction of aggregate resources is undertaken in a balanced manner which adheres to the environmental planning principles of this Plan, which will recognize the community's character and social values over the short and long-term.

14. Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

15. The Township will encourage comprehensive rehabilitation planning where there is a concentration of mineral aggregate operations.

16. Extraction in Prime agricultural areas and on prime agricultural land is permitted as an interim use provided that the impacts to the *prime agricultural areas* are addressed and the site will be rehabilitated back to an agricultural condition unless otherwise not required by provincial policy.

6.5.5 Water Resources

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

2. *Groundwater* aquifers are the primary source of water taking supplies for agricultural, industrial, commercial and domestic purposes and therefore the quality and quantity of the water resources need to be protected.

3. In consideration of proposed water taking and use in sensitive *groundwater* recharge and discharge areas, the Township will rely on hydrogeological and hydrological studies and wellhead protection studies prepared by proponents and government agencies.

4. Where appropriate, subwatershed studies and plans will be prepared by proponents of all large water takings (over 50,000 Litres per day) to determine the *groundwater* quality and quantity characteristics.

5. The Township will use the Provincial Water Quality Standards in considering land use implementation for ground and surface water quality and quantity.

6. Jointly with the provincial agencies, Simcoe County and the relevant Conservation Authorities, the Township may establish an inventory of and guidelines for water quality targets for Lake Simcoe, Lake Couchiching and other major inland lakes.

6.5.6 Forest Resources

1. Forest resources are valuable for timber production and should be managed according to sustainable practices.

2. The Township encourages landowners to undertake forest management plans as a basis for identification, protection and enhancement of the resource.

3. The Township's responsibility is to consider the potential impact of proposed development and/or site alteration in settlement areas and in resource areas on the productive forest resource.

4. The Township supports the implementation of the County of Simcoe Forest Conservation By-law and the protection and management of County Forest lands.

5. The Township will consider preparing a woodland management strategy for Township owned lands.

6.6 Economic Policies

1. The Township recognizes and supports a strong economic base suitable to the needs of the community and reflecting its characteristics.

2. Long-term economic prosperity is encouraged to achieve the benefits of community well-being and a healthy environment.

3. The Township shall ensure that an adequate land supply for existing and future economic activities is available in settlements and in business parks and that opportunities for servicing are provided by landowners in partnership with the Township.

4. The Township will continue to support agricultural activities as a primary economic base of the Township.

5. The Township will continue to support the emerging tourism-related commercial activities associated with the casino and natural areas.

6. The Township will continue to support the vitality of existing businesses and provide for expansion within the goals, objectives and policies of this Plan and will support business promotional initiatives by the private sector.

7. The Township will undertake improvements in the core areas of the Villages and Rural Settlement Areas according to approved community improvement plans.

Section 6
General Development Policies

6.7 Infrastructure and Public Services Facilities

1. Planning for *infrastructure* and *public service facilities* shall be coordinated with land use planning to achieve the vision and guiding principles of this Plan to ensure the *infrastructure* and *public service facilities* are:

    a. Financially viable over their life cycle, which may be demonstrated through asset management planning;

    b. Leverage the capacity of development proponents where appropriate; and

    c. Are available to meet current and projected needs.

2. Before consideration is given to developing new *infrastructure* and *public service facilities*, the use of existing *infrastructure* and *public service facilities* should be optimized, and opportunities for adaptive re-use should be considered where feasible.

3. *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protections on public health and safety in accordance with policies in the PPS.

4. *Public service facilities* and public services shall, wherever feasible, be co-located in community hubs and integrated to promote cost-effectiveness where feasible, including that alternative parking arrangements, such as shared or off-site parking facilities, shall be permitted, provided that an agreement(s) is entered into with the Township to ensure the continued availability of the alternative parking arrangement.

5. The Township shall collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other *public service facilities.*

6. New *public service facilities*, including hospitals and schools, will be directed to *Settlement Areas* and preference should be given to sites that are in close proximity to population density, contain services and easily accessible by active transportation and transit, where that service is available. The Township shall provide adequate buffering between community facility uses and adjoining residential uses.

7. The Township commits to collaborating with school boards to consider and encourage innovative approaches in the design of schools and associated childcare facilities, such as schools integrated in high-rise developments, in *strategic growth areas*, and other areas with a *compact built form*.

8. *Infrastructure and Public service facilities* may be permitted within any designation and may be permitted outside of a settlement area if there is a demonstrated need. Proposals for new *public service facilities* in the Agricultural designation shall require an amendment to this Plan. Minor expansions to existing *public service facilities* may be permitted provided all of the following are demonstrated:

a. the lands do not comprise a specialty crop area;

b. the proposed use complies with the minimum distance separation formulae;

c. there is an identified need to accommodate the proposed use;

d. alternative locations have been evaluated;

e. there are no reasonable alternative locations which avoid *prime agricultural areas*; and

f. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands, and subject to an agricultural impact assessment, if required to the satisfaction of the Township.

6.8 Cultural Heritage Resources

1. The Township recognizes that the cultural heritage of the Township is integral to supporting and maintaining community well-being.

2. The Township will ensure that proposals for *development* and/or *site alteration* shall have regard for the conservation of significant archaeological resources, *built heritage resources* and *cultural heritage landscapes*.

3. The Township may require the preparation and submission of archaeological assessments when considering proposals for *development* and/or *site alteration* in *areas of archaeological potential*. *Areas of archaeological potential* may be determined through criteria established by the Province, the County of Simcoe Archaeological Management Plan or through the preparation of an Archaeological Management Plan by the Township.

4. The Township may require the preparation and submission of a cultural heritage impact statement where a proposed *development or site alteration* includes or is adjacent to significant *built heritage resources* or a *cultural heritage landscape*.

5. The Township will encourage the appropriate designation of heritage properties in all land use designations according to Provincial statutes, regulations and policies.

6. The Township will provide for the preparation of inventories of *cultural heritage resources* according to the County of Simcoe Official Plan.

7. The Township shall consult with Indigenous communities to consider their interests when reviewing, identifying, protecting and managing cultural heritage and *archaeological resources*. The Township will circulate and share any archaeological study results with interested Indigenous communities.

Section 6
General Development Policies

6.9 Transportation Policies

1. The Township shall require a traffic study to address both the impact of any new development upon the provincial highway system and any associated highway improvements that are required prior to the approval of any secondary plans or subdivisions.

2. In addition to all the applicable municipal requirements, all proposed *development* located adjacent to and in the vicinity of a provincial highway within the Ministry of Transportation's (MTO) permit control area under the Public Transportation and Highway Improvement Act (PTHIA) will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access to provincial highways will be discouraged.

3. The Township shall strive to improve railway service connectivity and explore future opportunities for railway transportation facilities. The Township has identified Brechin as a potential future railway station location and will further assess the feasibility of railway infrastructure within the community.

6.10 Short-Term Rental Accommodations

1. Where short-term accommodations, including bed and breakfast establishments, are permitted as a home industry or home occupation, they shall only be located within the principal dwelling on the property, and shall be subject to the provisions of the Zoning By-law to ensure that the Township is satisfied that:

    a. The use does not substantially alter the residential character of the property, and the use is compatible with the built form of the adjacent community;

    b. The use should be serviced by full municipal water supply and sanitary sewage disposal services. The use of a private water supply and/or a private sanitary sewage disposal system may be permitted where the adequacy of such services has been demonstrated to the satisfaction of the Township;

    c. Adequate off-street parking shall be provided at a standard of no less than one space per guestroom. When there are two or more guest rooms offered for rent, the guest parking shall be screened from adjacent properties;

    d. The unit or part of the unit shall only be made available for short-term accommodations if it conforms with the Ontario Building Code, Fire Code, and any other applicable legislation, regulation, or standard; and

    e. No short-term accommodation shall be established unless a license is issued by the Township. The Township may limit the number of licenses available to encourage a balance between long-term and short-term accommodations.

Section 6
General Development Policies

6.11 Age-Friendly Housing

1. Age-Friendly housing may include nursing homes, retirement homes, garden suites, *additional residential units*, a building hosting independent living units including communal dining with other communal facilities such as on-site facility scale commercial uses and recreational uses. Independent living units shall be collectively owned and managed by an operator.

2. Age-Friendly Housing is permitted in the Village Settlement Areas subject to the applicable zoning provisions.

3. Small scale proposals for housing for seniors may be permitted in other appropriate land use designations subject to an Official Plan Amendment and Zoning By-law Amendment excluding the Greenlands, Agricultural, and Industrial designations.

4. Proposals may be considered for age-friendly housing within appropriate designations subject to addressing issues of neighbourhood and community character, transportation issues, as well as the other applicable policies of this Plan.

5. Age-Friendly housing is encouraged to be located in close proximity to commercial uses, *public service facilities*, and recreational uses and amenities as well as near existing or planned transit corridors where available.

6. Reduced parking standards may be considered for age-friendly housing and may be subject to a parking analysis.

7. The Township shall encourage the use of universal design features in site, building and suite design to support residents to age in place within their mixed communities.

8. Development of age-friendly housing is required to be appropriately designed for the site and context in which they are proposed including but not limited to scale, massing, and buffering to adjacent uses. Appropriate on-site infrastructure shall be addressed, which includes but is not limited to sewage, water, drainage, access and parking.

6.12 Additional Residential Units

1. A maximum of two (2) *additional residential units* are permitted on a property and subject to adequate servicing. The *additional residential units* are permitted within or attached to a single detached *dwelling*, semi-detached *dwelling* or town house *dwelling*.

2. 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*.

3. On a lot where a maximum of two (2) *additional residential units* are established, only one garden suite shall be permitted, subject to the provision of adequate sewage treatment facilities.

4. *Additional residential units* shall be located in accordance with the provisions set out in the Township of Ramara Zoning By-law.

6.13 Protected Employment Areas

1. Industrial Lands identified east of the Ramara Industrial Park are protected *employment areas* for the municipality as identified in Schedule B-2.

2. The following are prohibited in the protected *employment areas*: Residential uses, commercial uses, *public service facilities* and other institutional uses, sensitive land uses that are not ancillary to uses permitted.

3. Appropriate transition development will be incorporated adjacent to protected areas to ensure land use compatibility.

4. Land use compatibility between sensitive land uses and *employment areas* shall be maintained in accordance with the policies in this Plan and provincial policy direction.

5. The municipality may remove lands from *employment areas* only where it has been demonstrated that:

    a. There is an identified need for the removal and the land is not required for *employment area* uses over the long term;

    b. The proposed uses would not negatively impact the overall viability of the *employment area* by:

        i. Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *employment area* uses in accordance with land use compatibility policies;

        ii. Maintaining access to major goods movement facilities and corridors;

        iii. Existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses; and

        iv. The municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved this Plan .

7.0 LAND USE POLICIES

7.1 General

Schedule 'A1' comprises the Land Use Plan for the Township.

The Land Use Plan establishes the pattern of development in general terms by dividing the Township into a number of land use designations. The policies governing the use of the lands within the designations are outlined herein, and implementation will be through the measures contained in Section 8.

7.1.1 Land Use Designations

The Land Use Plan, identified as Schedule 'A1', divides the Township of Ramara into the following designations:

- Greenlands;
- Agricultural;
- Rural;
- Village Settlement Area;
- Rural Settlement Area;
- Shoreline Residential;
- Industrial;
- Destination Commercial;
- Highway Commercial; and
- Mineral Aggregate Extraction Area.

7.1.2 Land Use Interpretation

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

7.1.3 Lots Created by New Roads

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

Section 7
Land Use Policies

7.1.4 Legal Non-Conforming Uses

Nothing in this plan will inhibit the continuation of any legally existing land use at the date of approval of this plan that does not conform with the land use designations as shown on Schedule 'A1'. Should permissions for the extension or enlargement of such a non-conforming use requires an application for permission under Section 45(2) of the Planning Act. An application for permission will be evaluated pursuant to the requirements under 45(2) of the Planning Act and applicable provincial policy.

7.1.5 Major Lakes and Watercourses

The major lakes and watercourses are not designated on Schedule 'A1' for land uses, except where there are identified natural heritage features. Although lands covered with water are used for transportation, resource and recreational purposes, it is the intent of this Plan that the regulation of these activities and any associated impacts will be subject to the relevant legislation and regulations of the federal and provincial governments.

Section 7
Land Use Policies

7.2 Greenlands

7.2.1 Purpose

The Greenlands designation identifies the Natural Heritage System of the Township on Schedule 'A1'. The purpose of the Greenlands Designation is to protect, conserve and enhance natural heritage features and functions.

7.2.2 Permitted Land Uses

- *agricultural uses*
- *agricultural-related uses*
- *on-farm diversified uses*
- management of natural areas, including buildings and structures for environmental management purposes
- low intensity recreation, excluding buildings
- Single detached *dwelling* on existing lots, where zoning permits
- *additional residential unit* on existing lots, where zoning permits
- public and private *infrastructure*
- utilities

7.2.3 Lot Creation

1. The creation of new lots in separate parcels that are currently designated as "Greenlands" is not permitted, except where existing lots in this designation are expanded in lot area creating larger areas identified as "Greenlands", provided any remnant lot created is not identified as "Greenlands".

2. The creation of a new lot or block to be designated by amendment as "Greenlands" is permitted.

7.2.4 Legally Existing Uses

1. Legally existing uses within the Natural Heritage System will be recognized and can continue in accordance with Section 6.2. The intent of the Greenlands designation on an active farm is not meant to restrict the use or to reduce the economic viability of the use.

7.3 Agricultural

7.3.1 Purpose

The Agricultural designation on Schedule 'A1' of this Plan applies to Specialty Crop Areas and areas where Class 1, 2 and 3 soils under the Canada Land Inventory Soil Capability for Agriculture predominate. These lands shall be regarded as the *Prime Agricultural Area* for the Township of Ramara and these lands shall be protected for the long term, primarily for farming and agriculturally related uses.

The PPS requires municipalities to protect *prime agricultural areas* for long term use for agriculture.

The applicable policies of the PPS shall apply with respect to the removal of lands from the Agricultural land use designation.

7.3.2 Permitted Land Uses

- *agricultural use*
- *agriculture-related use*
- single detached *dwelling*
- *additional residential unit*
- *on-farm diversified use*
- *agri-tourism use*
- home occupations and home industries
- kennel (see Section 7.3.5)
- management of natural areas and natural resources for environmental management purposes
- passive recreation
- public and private *infrastructure*
- accessory uses

7.3.3 Additional Residential Units

1. Where a residential *dwelling* is permitted in the Agricultural Designation, *Additional Residential Units* are permitted in accordance with the policies outlined in Section 6.12 of this Plan.

2. In addition to the policies outlined in Section 6.12 of this plan, an *additional residential unit* must:

    a. Comply with the minimum distance separation formulae;

    b. Be compatible with and not hinder surrounding agricultural operations;

    c. Be of limited scale and be located within, attached or in close proximity to the principal building or farm building cluster; and

d. Minimize the land taken out of agricultural production.

3. For greater certainty, *additional residential units* permitted are in additional to farm worker housing permitted as an agricultural use.

4. A consent to create two separate lots for two dwellings established in Section 7.3.3 of this Plan is prohibited.

7.3.4 On-Farm Diversified Uses

1. An *on-farm diversified use* may be permitted on a farm property as accessory or secondary to a primary *agricultural use*.

2. *On-farm diversified uses* as outlined in the Ontario Ministry of Agriculture, Food and Rural Affairs Publication 851 and successive legislation include, but are not limited to: home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Examples of on-farm diversified uses include custom meat shops, packing operations from the farm operation, agri-tourism and agri-recreation activities (for example, bed and breakfast, bed and bale, farm mazes, farm vacations, special events facilities such as farm weddings, and educational facilities), cottage wineries and microbreweries, value-added processing, seasonal roadside produce stands/markets, and pick-your-own operations.

3. The *on-farm diversified use* is intended to be limited in area. All facilities associated with the use shall not occupy an area greater than 2% of the total area of the property to a maximum of 1 hectare in accordance with Publication 851. This includes all buildings, parking areas, servicing facilities and areas used for outdoor storage or display.

4. Notwithstanding the above, if existing buildings are repurposed for an *on-farm diversified use*, only 50% of the total building area (footprint) of the repurposed buildings shall be calculated as part of the total area used for the *on-farm diversified use*.

5. 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.

6. The *on-farm diversified use* shall be compatible with, and shall not hinder, surrounding agricultural operations.

7. An *on-farm diversified use* will be permitted provided it satisfies all of the following criteria:

    a. The use must be clearly secondary and incidental to the principal use of farming on the subject property. There should be no loss of good and/or productive farmland;

    b. Farm produce retail outlets and markets shall:

        i. be small scale in operation;

ii. sell produce or products which is predominantly produced on the farm where the outlet is located;

iii. not include agricultural products that have been processed or reprocessed at other locations and supplied or returned to the outlet for sale; and

iv. not include transient roadside sales of non-farm products by the general public.

c. It is not intended that the above policies concerning farm produce retail outlets would interfere with year-round home occupation-type uses such as bakery products, craft sales, greenhouse sales, etc.;

d. Where a permitted *on-farm diversified use* may generate additional traffic beyond that which is normally associated with a principle agricultural use of a property, the roads authority having jurisdiction may require a traffic impact assessment;

e. *On-farm diversified uses* shall not be placed in a separate zone category in the implementing Zoning By-law but rather shall be considered as a permitted use in the Agricultural and Rural Zones established in the Zoning By-law. The Zoning By-law shall establish provisions for on-farm diversified uses that are consistent with the criteria contained in this section.

7.3.5 Kennel

1. The use of a property for a kennel is permitted only where it is in compliance with any by-law that regulates and licenses the boarding, care and grooming of domestic animals.

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

7.3.6 Lot Creation

1. Where permitted, the creation of a lot is subject to Section 6.1.9 of this Plan and the provisions of the Zoning By-law.

2. The creation of new residential lots in *prime agricultural areas* shall not be permitted, except in accordance with provincial policy at 7.3.6.3.c.

3. Lot creation in *prime agricultural areas* is generally discouraged and may only be permitted for:

a. *Agricultural uses,* provided new lots for agricultural uses should not be less than 40 hectares or the original survey lot size, whichever is lesser, or 16 hectares in specialty crop areas;

b. *Agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services. Residential uses shall be prohibited on such lots, and they shall be zoned accordingly;

c. The creation of a residence surplus to an agricultural operation as a result of farm consolidation, provided:

   i. That the new lot should be approximately 1 acre (4,000 m²) in area and be limited in size to accommodate the dwelling and an individual water and septic services;
   ii. That any farm buildings shall be removed from the residential parcel to be severed (or addressed), and any farm buildings on the retained agriculture lands shall comply with the MDS Formulae or otherwise shall be relocated, demolished, or addressed;
   iii. That residential uses are to be prohibited on the remnant parcel of farmland through rezoning; and
   iv. For lot creation noted above, that *additional residential units* are not permitted to remain on the remnant parcel, the severed lot must include any *additional residential unit*, or the *additional residential unit* must be removed.

d. *Infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

4. Lot adjustments may also be granted for legal or technical reasons, such as minor boundary adjustments, easements, corrections of deeds, quit claims, leases, validations of title, or other similar purposes that do not result in the creation of a new lot.

7.3.7 Mineral Aggregate Extraction in Prime Agricultural Areas

Except where an existing aggregate operation exists, the extraction of aggregate on lands designated Agricultural shall not be permitted unless an application to redesignate and rezone the lands to an appropriate Mineral Aggregate Extraction designation and zone, in accordance with Section 7.13 of this Plan.

When considering applications for Mineral Aggregate Extraction in Prime Agricultural Areas, general development policies in 6.5.4 must be addressed.

Notwithstanding the above, wayside pits and quarries and portable asphalt and portable concrete plants may be permitted in accordance with policies 6.1.7 of this plan in accordance with County and Provincial policies.

7.3.8 Special Designations

1. Total Marine Inc. 4076 Highway 12

   Notwithstanding Section 7.3.2, the permitted use of the lands is limited to a small-scale commercial establishment that services, repairs and sells marine equipment, utility trailers and accessories, including ancillary recreational vehicle service and repair.

2. Concession Road 8 North, Part Lot 24 (Mara), municipally addressed as 3819 McRae Park Road, are designated “Agricultural” with a special exception as shown on Schedule ‘A1’- *Land Uses:*

a. Notwithstanding the above permitted uses under section 7.3, the subject lands are permitted the following uses:

    i. An outdoor recreational vehicle storage facility

7.4 Rural

7.4.1 Purpose

The Rural designation is applied to lands that are of marginal value for agriculture and have potential for limited non-agricultural development. The purpose in designating these areas is to direct low intensity rural uses into these areas, thereby protecting Agricultural lands from incompatible, non-agricultural development.

7.4.2 Permitted Land Uses

- *agricultural use*
- *agriculture-related use*
- single detached *dwelling*
- *additional residential unit*
- *on-farm diversified use*
- *agri-tourism use*
- *resource-based recreational uses*
- home occupations and home industries
- kennel
- small-scale commercial, industrial and institutional use
- cemeteries
- active and passive recreation
- public park
- management of natural areas and natural resources for environmental management purposes
- public and private *infrastructure*
- gun (shooting) club and/or shooting range, in accordance with Section 7.4.8
- accessory uses
- *renewable energy facility*

7.4.3 Additional Residential Units

1. Where a residential dwelling is permitted in the Rural Designation, *Additional Residential Units* are permitted in accordance with the policies outlined in Section 6.12 of this Plan.

2. A consent to create two separate lots for two *dwellings* established in 7.4.3 is prohibited.

7.4.4 Agricultural Land Uses in the Rural Designation

The policies in Section 7.3 of this Plan shall apply to all agricultural and *agriculture-related uses*, as well as *on-farm diversified uses*, as permitted above.

7.4.5 Small-Scale Industrial, Commercial and Institutional Uses

Small-scale commercial, industrial and institutional uses are permitted within the Rural designation. These uses support and are complementary to permitted uses in the Agricultural and Rural designated areas and are not appropriate uses in a settlement area. They do not require large-scale site alteration and consist of small land parcels with small-scale buildings and structures. The uses include, but are not limited to, garden centres, farm markets, places of worship, cemeteries, contractors yards, small scale manufacturing, school bus storage and maintenance facilities.

Permitted small-scale commercial, industrial and institutional uses shall:

1. Generate minimal traffic or be in the proximity of an arterial road or highway;

2. Have sewage and water service needs suitable for individual services;

3. In the case of rural industrial uses, major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety;

4. For rural commercial uses, primarily serve the travelling public and tourists to the area on the basis of convenience and access.

New small-scale commercial uses within the Rural designation fronting on provincial highways without a municipal road access, will not be permitted.

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

7.4.6 High Potential Mineral Aggregate Resource Areas

1. Where lands are identified on Schedule 'D' as High Potential Mineral Aggregate Resource Areas (HPMARAS), and application for development of new uses or expansions of existing uses, or as adjacent uses are only permitted if Sections 6.5.4.7 and 6.5.4.8 are satisfied.

2. Where development according to Sections 7.3.2 and 7.4.2 is proposed adjacent to existing licensed mineral aggregate operations, the applicant shall prepare and submit to the Township a compatibility study as set out in the requirements of the MNRF.

Section 7
Land Use Policies

7.4.7 Lot Creation

1. The creation of a lot is subject to Section 6.1.9 of this Plan and the provisions of the Zoning By-law.

2. The creation of up to a maximum of two (2) lots by consent is permitted on a property as it legally existed on January 1, 1994.

3. New residential lots shall be limited in size and have a maximum area of 1 hectare.

    a. New residential lots created by consent will be considered to be zoned to "Rural Residential". While an amendment to the Zoning Bylaw is not required so long as the provisions of the applicable zones have been met, "Rural Residential" zoned parcels will be updated on the zone maps during the comprehensive review of the Zoning Bylaw.

4. Lot creation that extends existing *strip development* along the grid road system shall be restricted in accordance with County policies.

5. Notwithstanding the above, opportunities for infilling within existing rural residential corridors/strips shall be encouraged where two existing residentially used lots on the same side of the road are found within a maximum of 90 metres (300 feet).

6. Residential lot creation of multiple lots may be supported through Special Designation by amendment to the Official Plan and Zoning By-law and shall be implemented by plan of subdivision and/or plan of condominium and where it has been demonstrated that:

    a. Site conditions are suitable for the provision of individual on-site water and sewage services (Section 5.1 and 5.2);

    b. The development can be sustained by rural service levels;

    c. The development is appropriate to the infrastructure which is planned or available, avoiding the need for uneconomical expansion of this infrastructure;

    d. the proposed development has demonstrated compatibility with surrounding land uses; and

    e. the creation of lots complies with the minimum distance separation formulae.

7. New or expanded lots for permitted uses shall conform with the provisions of this Plan, Minimum Distance Separation and the Zoning By-law.

7.4.8 Gun (Shooting) Club and/or Shooting Range

1. A Gun (Shooting) Club and/or a Shooting Range shall only be located within the "Rural" designation of this Plan and the "Rural" Zone of the Zoning By-law.

2. An outdoor and/or indoor Gun (Shooting) Club and/or Shooting Range shall be physically separated from any designated “Village Settlement Area”, “Rural Settlement Area”, “Shoreline Residential Area”, “Destination Commercial”, Rama Road Corridor Tourism Development Area, and identified Rural Residential Clusters, by a distance from property line to property line of a minimum of 1,000 metres.

3. A Gun (Shooting) Club and/or Shooting Range shall be separated from any Sensitive Land Use by a distance from property line to property line of a minimum of 200 metres.

4. Each approved Gun (Shooting) Club and/or Shooting Range shall be physically separated from another approved Gun (Shooting) Club and/or Shooting Range on another property by a distance from property line to property line of a minimum of 500 metres.

5. A Gun (Shooting) Club and/or Shooting Range shall be located on a single registered property and the facility shall include all outdoor and indoor Shooting Ranges, vehicle parking areas, buildings and structures, berms, landscaping, fences among other related facilities. A Shooting Range without a Gun (Shooting) Club may be located on a separate registered property.

6. Each proposal for an outdoor and/or indoor Gun (Shooting) Club and/or Shooting Range shall be subject to the passing of a site-specific amendment to Ramara Zoning By-law, as amended, that is in conformity with this Plan.

7. A proposal for a Gun (Shooting) Club and/or Shooting Range shall be subject to the Township of Ramara Site Plan Control Area By-law.

8. A proposal for an amendment to the Township of Ramara Zoning By-law shall include:

    a. Planning Justification Report prepared by a Qualified Registered Planner;

    b. Site-Servicing Report prepared by a Qualified Person;

    c. Sound Level Assessment for Impulsive Sounds prepared by a Qualified Person according to current provincial noise assessment guidelines;

    d. Traffic and Traffic Safety Study prepared by a Qualified Person.

    These applicant reports and recommendations may be subject to peer review administered by the Township of Ramara as part of the application process.

9. The days and hours of operation of a Gun (Shooting) Club and/or Shooting Range shall be determined by the Township of Ramara as a part of the conditions of approval of a Zoning By-law amendment and/or site plan approval.

10. The proponent of a Gun (Shooting) Club and/or Shooting Range shall adopt the standards contained in the “Range Design and Construction Guidelines” and “Shooting Ranges and Sound” publications by the R.C.M.P., that are in effect at the time of any application for approval to the Township of Ramara.

7.4.9 Special Designations

1. Countryside Residential Subdivision (Orr)

   Where lands are identified as Special Designation on Schedule 'A1', the minimum lot area shall be 4,000 square metres.

2. Reserved for future formatting.

3. NRK Holdings Inc. Part of Lot 4, Concession C (Rama)

   Notwithstanding sections 5.6.2, 5.6.7 and 7.4.2 of this Plan, the only permitted uses of the lands shall be:

   a. a "soil bio-remediation facility"; and

   b. any uses permitted by "MAE-11" Zone provided such uses are conducted in accordance with the provisions of such zone and a license issued pursuant to the Aggregate Resources Act.

   For the purposes of this Special Designation 7.4.9.3:

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

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

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

   b. the owner of the lands upon which the *"soil bio-remediation facility*" will be located has entered into an agreement with the Township of Ramara concerning the use, improvement and maintenance of Concession Road B-C and any financial requirements of the Township related thereto;

   c. the owner has received site plan approval and entered into a site plan agreement addressing among other things, the management of storm water and site grading; and

   d. the Environmental Compliance Approval for a Waste Disposal Site (soil transfer and processing) has been issued under Part V of the *Environmental Protection Act.*

The zoning for the lands affected by this Rural Special Designation 7.4.9.3 shall be subject to the condition that upon the lifting of the “H” symbol in relation to the “W-1" Zone, the “MAE-11" Zone that also applies to the lands affected by this Rural Special Designation Area 7.4.9.3 shall be deemed to be repealed and of no further force and effect.

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

Section 7
Land Use Policies

7.5 Village Settlement Area

7.5.1 Purpose

The purpose of the Village Settlement Area designation on Schedule 'A1' is to accommodate a majority of the Township's residential and commercial growth and to encourage the development of mixed uses within a defined settlement area.

7.5.2 Permitted Uses

All uses described in each category below are permitted within the Village Settlement Area designation, subject to provisions and regulations of the Township Zoning By-law and the policies described in Section 7.5:

a. Village Residential uses

- *dwelling unit*
- *additional residential unit*
- home occupation
- *additional needs housing*
- boarding or lodging house
- multiple unit *dwelling*

b. Village Commercial uses

- general commercial uses such as retailers, restaurants and general services
- local commercial uses, such as corner stores
- place of entertainment and place of assembly
- tourist commercial uses
- marina, including seasonal boat storage facility
- residential uses above or to the rear of a permitted commercial use

c. Village Industrial uses

- service and repair establishment
- manufacturing, processing and assembly establishment
- storage and warehousing
- accessory sale of goods manufactured, processed or assembled on the premises
- recreation establishment

d. Village Institutional uses

- public and community use, such as a library, community hall or recreation centre
- *public service facilities* including schools (private and public)
- *additional needs housing*
- place of worship, cemetery

- management of natural areas and natural resources for environmental management purposes
- public and private *infrastructure*
- utilities
- accessory uses

7.5.3 Intensification and Density of Residential Development

When development is proposed by only a municipal water supply system or by individual water supply and wastewater treatment facilities, the expected maximum residential density is 5 dwelling units per hectare. Where an increase in density above the 5 *dwelling units* per hectare is proposed, the site shall be investigated, and environmental constraints evaluated. This includes the suitability of terrain, hydrological suitability, soils suitability and where subsurface disposal is proposed, hydrogeological suitability.

Residential development within serviced Village Settlement Areas may include any *dwelling* types such as single detached units, semi-detached units, townhomes and multiple unit *dwellings*. Applications for intensification must consider the existing neighbourhood character and built form.

For development proposals where Municipal or communal wastewater treatment and water supply services are available in *Village Settlement Areas,* the minimum density target of residents and jobs combined per hectare is 32. A broad range of residential housing is encouraged and permitted. As a guide, the following are the anticipated densities for unit types:

- Low density - single-family and semi-detached dwellings in the range of up to 20 units per gross hectare.
- Medium density - townhouse and similar dwellings up to 75 units per gross hectare.
- High density - apartment style and similar dwellings up to 175 units per gross hectare.

Medium and high-density residential buildings shall be grouped in clusters rather than individual buildings being indiscriminately mixed with low density buildings, and care should be taken to ensure that there is not a steep gradation in built form between adjoining residential housing areas.

It is recognized that within Atherley, Lagoon City and Brechin, soil conditions and excessive moisture and surface or ground water in certain areas limit the ability of the land to accommodate residential development. The extent of these limitations will dictate the density of residential development that can be permitted.

7.5.4 Strategic Growth Areas

Strategic Growth Areas are identified in Schedules B-1, B-2 and B-3 where appropriate. Strategic Growth Areas support the achievement of complete communities, a range and mix of housing options, intensification and mixed-use development.

Strategic Growth Areas are planned to accommodate significant population and employment growth and provide areas for education, commercial, recreational and cultural uses.

Development within Strategic Growth Areas shall be forward facing, accommodating future and/or current transit networks, identifying connection points for inter- and intra- regional transit.

Applications for *development* within Strategic Growth Areas are encouraged to include a component for affordable, accessible and equitable housing where appropriate.

Higher densities are expected within Strategic Growth Areas, the Township will establish minimum density requirements for these areas through Master Servicing Studies to establish sustainable densities that can be supported by existing or planned service levels. Where *development* is proposed prior to a Master Servicing Study being complete, the application shall demonstrate that the proposed densities can be supported by existing or planned service levels.

7.5.5 Stable Neighbourhoods

Stable Neighbourhoods are identified in Schedules B-1, B-2 and B-3 where appropriate. Stable Neigbbourhoods are existing built-up areas where gentle intensification and infill is supported.

Stable Neigbourhoods are generally made up of low-density residential areas. Gentle infill is anticipated within stable neighbourhoods, with intensification on average increasing density without resulting in steep gradation in densities between adjoining existing/stable neighbourhood residential areas. Although gentle intensification is encouraged, all residential *development* within these settlement areas must consider the existing neighbourhood character and built form of the Stable Neighbourhood. *Additional Residential Units* are encouraged on lots located outside of floodplains.

The Township's Zoning By-law will establish permitted uses, height and setback requirements for properties within Stable Neighbourhoods.

7.5.6 Settlement Form

Where possible, *development* within the Village designation shall incorporate the following:

a. The integration of surrounding public facilities, including pedestrian and biking connections to trails and recreational areas.

b. Mixed land uses, including opportunities for residential and retail integration, where appropriate.

c. Where any commercial use is permitted adjacent to residential uses or as part of a mixed-use development, consideration shall be given to the nature of the commercial use to ensure minimal impacts. Appropriate uses and provisions shall be provided in the implementing zoning by-law in such instances to ensure compatibility and minimize impacts.

d. Encourage intensification and revitalization of existing commercial areas in appropriate locations.

7.5.7 Additional Residential Units

1. Where a single detached, semi-detached, or townhouse *dwelling unit* is permitted, *Additional Residential Units* are permitted in accordance with the polices outlined in Section 6.12 of this Plan.

2. Where a single detached, semi-detached, or townhouse *dwelling unit* is permitted on an urban parcel of land within a Village Settlement Area, *additional residential units* are permitted in accordance with Section 16(3) of the *Planning Act* and Ontario Regulation 299/19, as amended.

7.5.8 Parking Facilities

Adequate off-street parking facilities shall be provided for all permitted uses and access points to such parking shall be limited in number and designed in a manner that will minimize the danger to both motor vehicle and pedestrian traffic and shall be subject to the provisions of the Zoning By-law.

7.5.9 Buffer Planting

Adequate buffer planting shall be provided between industrial and commercial uses and any adjacent residential or institutional areas, and such buffer planting shall include the provision of grass strips and appropriate planting of trees and shrubs, and may include berms, screens, fences or walls. Specific provisions related to buffering and screening shall be implemented through the Zoning By-law and Site Plan Approval.

7.5.10 Open Storage

Open storage of goods or materials may be permitted with appropriate screening and buffering from sensitive land uses, in accordance with Section 7.5.9.

7.5.11 Location of Village Commercial and Village Industrial Uses

Village Commercial and Village Industrial areas have been identified on Schedules 'B1'- 'B3' but are not considered designations or *employment areas* for the purposes of this Plan. New village commercial or village industrial development should be planned as an extension of the existing area or as an infilling in the existing commercial and industrial areas, and it should not be allowed to infiltrate unnecessarily into residential areas. Notwithstanding, the establishment of small-scale commercial uses, including some local commercial uses may be permitted in residential areas, subject to appropriate Zoning and Site Plan Control.

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

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

7.5.13 Servicing

Development within the Village designation must comply with Section 5 of this Plan.

7.5.14 Lot Creation

The creation of a new or expanded lot in a Village designation is permitted subject to Sections 4.1 and 6.1.9 of this Plan and the provisions of the Zoning By-law.

Infill development is encouraged provided that the proposed *development* is in keeping with the existing character and is of an appropriate density for the surrounding area.

7.5.15 Special Designations

7.5.15.1 Reserved for future formatting.

7.5.15.1.1 *Village Industrial Lands*

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

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

7.5.16 Atherley-Uptergrove

1. Lakepoint Village/Uptergrove Estates Servicing

Notwithstanding any provisions in this Plan to the contrary, and subject to the approval of the MECP, those lands legally described as Part of Lot 24, Concession 10 along Concession Road 10 (Melrose Drive) (Mara) (+/- 8.09 hectares) may be used for a private communal sewage treatment and disposal system for the manufactured home park to be developed according to Section 7.5.16.2.2 of this Plan.

i. Responsibility Agreement

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

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

ii. Site Plan

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

iii. Holding Provisions

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

a. meet the requirements of Section 7.5.16.2.2 of this Plan to permit development of Phase 1 of the adjacent manufacture home park; and

b. enter into a site plan agreement with the Township for the proposed sewage treatment and disposal system.

2. Lakepoint Village/Uptergrove Estates

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

i. Manufactured Home

A manufactured home is a dwelling designed to be made mobile and constructed or manufactured according to the Ontario Building Code to provide permanent residence for one or more persons, but does not include a park model trailer, travel trailer, trailer, tent trailer or recreational vehicle.

ii. Density

Notwithstanding Section 7.5.3, the maximum residential density shall not exceed 9.97 units per gross hectare (4.04 units per gross acre).

iii. Water Supply and Sewer Systems

All development shall be serviced by private communal water supply and distribution system and private communal sewage treatment and disposal system. The developer shall be responsible for the installation, operation, maintenance, and monitoring of the required facilities subject to the approval of the MECP and subject

to a required Responsibility Agreement with the Township. The Responsibility Agreement shall provide for construction, operation, maintenance standards, monitoring of effluent and operations, and financial assurances by the developer for the private communal sewage treatment and disposal system. The private communal sewage treatment and disposal system may be provided according to Section 5 of this Plan.

iv. Access

All manufactured home units shall have direct access to an internal private roadway constructed with standards acceptable to the municipality and capable of providing adequate emergency vehicle access. The proposed *development* will be subject to MTO review and approvals.

v. Zoning

Further to the Township Zoning By-law, zoning regulations may be used to control the size, nature, and location of the manufactured home sites.

In addition to Section 7.6 of this Plan, a Holding (H) Symbol may be used to implement the phasing of the *development.*

vi. Phasing

Logical and efficient *development* is to occur in a minimum of three phases with a maximum of 100 sites in each phase.

vii. Site Plan

Before the *development* of any sites for manufactured homes and the issuance of a building permit, for any phase, the developer shall enter into a site plan agreement with the Township.

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

viii. Holding Provision

a. Before removing the “H” symbol to permit *development* in any phase:

1. the required improvements to Concession Road 10 (Melrose Drive), the intersections of Highway 12 and Plum Point Road, and improvement to the sight lines at the intersection of Plum Point Road and Concession Road 10, and improvements to Highway 12 shall be completed;

2. the land for the new Public Road will be dedicated to the Township and the road will be built to Township standards;

3. the water and sewage treatment systems for all Phases of development have been approved by the MECP, and a Responsibility Agreement shall be entered into with the Township according to Section 7.5.16.2 iii) of this Plan; and

4. the site plan agreement shall be entered into with the Township for each phase according to Section 7.5.16.2 vii) of this Plan.

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

1. at least 80% of the units of the previous phase must be built, occupied and adequately serviced to the satisfaction of the Township; and

2. a comprehensive study shall be prepared by the developer and/or owner to assess the financial viability, environmental and servicing impacts, and any other matters the Township deems necessary of all the previous phases. The "H" symbol shall not be removed where the study finds that an adverse impact will occur as a result of such development and such impact cannot be appropriately mitigated.

3. Abernathy

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

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

1. the size of the *dwellings* to be constructed are limited to the maximum gross floor area of 200 square metres per *dwelling* and not more than 20 fixture units; and

2. that each lot has a primary and reserve tile bed.

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

4. Atherley Cemetery

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

Section 7
Land Use Policies

5. Mnjikaning Fish Weirs National Historic Site

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

7.6 The Atherley-Uptergrove Secondary Plan

Purpose of this Amendment

All *development* shall occur within the boundaries of the settlement area as determined by the secondary plan. Atherley-Uptergrove is designated as a "Village Settlement Area" in Section 4.1.2.b.

The secondary plan is incorporated into the Ramara Official Plan. This secondary plan establishes the structure and land use concept for the settlement area and is based on goals, objectives and policies in the Ramara Official Plan, the natural area and environmental opportunities and constraints that are known, the servicing alternatives that are feasible and viable, and the growth direction adopted by Township Council.

Development in the Strategic Growth Areas and in the built-up areas may then proceed within the planning policies and guidelines set out in the Official Plan and the secondary plan. The secondary plan reflects the characteristics of the settlement area and is intended to be as flexible as reasonably possible when the Township and development proponents consider *development* proposals.

This secondary plan meets and implements the requirements of the provincial government policies, the County of Simcoe Official Plan and the polices and regulations of other agencies.

The existing limit of the Atherley-Uptergrove settlement area is identified on Schedule B-1 of the Ramara Official Plan.

The settlement area is generally described as follows:

On the west side: The shoreline of Lake Simcoe and Lake Couchiching.

On the north side: The northerly limit of Highway 12 for approximately 2.3 kilometres west of Muley Point Road; then generally the line through Lots 26, 27, 28 and 29, Concession 11 following the line between lots 29 and 30 to Concession Road 12, and Concession Road 12.

On the east side: Generally, the rear of the lots fronting on the east side of Muley Point Road.

On the south side: Orkney Beach Road, Fountain Drive and Melrose Drive (previously Concession Road 10).

Basis of the Amendment

During 2004, the Township proceeded with a study of the Atherley-Uptergrove settlement area. Background documentation was prepared, and consultation took place with landowners, residents, businesses and agencies. The comments received were recorded and form the basis of this secondary plan.

During 2005 and 2006, the Township focussed its attention on the servicing alternatives for the Atherley-Uptergrove settlement area as well as the Rama Road Corridor Tourism Development area. The purpose of the study was to assess the alternatives for water supply, wastewater treatment, stormwater management, and transportation to accommodate development in the study area.

The “Atherley-Uptergrove Secondary Plan Area/Rama Road Corridor Master Servicing Plan" was completed on October 10, 2006. This report encompasses phases 1 and 2 of the Municipal Class Environmental Assessment.

The background studies, public and agency consultations, and the recommended servicing solutions also form the basis for this secondary plan.

The secondary plan as well as the completion of Phases 3 to 5 of the Class Environmental Assessment allows for growth and *development* within the Atherley-Uptergrove settlement area.

Description of Settlement Area

There are approximately 676 properties (whole or part) within the settlement area. Approximately 65% of the area issued for agriculture or rural uses, or the land is vacant. The remaining 35% of the area consists of residential *dwellings*, commercial, institutional, and public purposes.

There are approximately 626 *dwelling units* with an estimated population of 1,439 people. Most of the *dwellings* consist of detached *dwellings*.

Community, cultural and religious institutions include 1 school, 1 community centre, 2 public parks, 1 fire station, 4 places of worship, and 2 cemeteries.

Residential uses are concentrated on the west side in the historic "Atherley" area. This area characterizes the settlement that originated in the 1850's. The newest residential *development* is Uptergrove Estates, located near the intersection of Highway 12 and Plum Point Road “Uptergrove” is a settlement centred on Plum Point Road and Fountain Drive.

Commercial land uses are concentrated on the west side along the axis of Highway 12, intermittently along the length of Highway 12, and within new residential neighbourhoods.

The Atherley-Uptergrove settlement area does not have an existing core area and is not a “complete community” with a range of residential, community and employment activities. The Ramara Centre is located in the center of the settlement area on Highway 12. The Ramara Centre is a community centre that provides cultural and recreational activities with the library, meeting rooms and indoor and outdoor activity areas.

Current *development* is mainly located south of Highway 12. When the Rama Road/Highway 12 intersection was established in 2004, development lands along the Rama Road became accessible. This area plus currently vacant lands south of Highway 12 and to the far east in the settlement area are also targeted for future *development*.

The planned *development* in the Atherley-Uptergrove settlement area will satisfy at least 50% of the estimated population growth in the 30-year period. The intent is to concentrate development in the built-up area and greenfield areas within the limit of the designated settlement area.

The Mnjikaning Fish Weirs National Historic Site is located adjacent to this settlement area and the Rama Road Economic Employment District. Special Designation policies in both secondary plans recognize this significance in the Township of Ramara.

7.6.1 General Policy

1. All of the Ramara Official Plan policies apply to the Atherley-Uptergrove settlement area where relevant. If there is a conflict between the Official Plan and this Secondary Plan, then these Secondary Plan policies shall prevail.

2. All complete planning applications made for *development* within the Secondary Plan area will conform with the Planning Act, will be consistent with the Provincial Planning Statement 2024, and all planning applications will conform with Lake Simcoe Protection Plan, County of Simcoe Official Plan and the Ramara Official Plan in effect. As well, planning applications must recognize the water quality targets established in "Assimilation Capacity Study" for Lake Simcoe, prepared by the L.S.R.C.A.

3. The Ramara Zoning By-law will be amended to conform to this Secondary Plan in order to implement a *development* proposal.

4. Existing zoning in Zoning By-law on lands within this Secondary Plan area will remain in effect according to the policies of this Plan and the provisions of Township of Ramara Comprehensive Zoning Bylaw , until amended.

5. Any amendment to this Secondary Plan, including the redesignation of Future Greenfield Areas, will be implemented by an official plan amendment.

6. The proposed outward expansion of the designated Atherley-Uptergrove Village Secondary Plan boundary will be considered by the amendment to the Ramara Official Plan and this Secondary Plan and will be supported by a comprehensive growth management review strategy prepared by the Township of Ramara, according to Provincial Planning Statement 2024.

7. Where required by the Planning Act, the Township will require other information to be provided in an application to amend this Plan, the Zoning By-law and for the approval of a subdivision plan and condominium plan, that is contained in the Ramara Official Plan and this Secondary Plan.

8. Prior to any major development being approved, by way of a *Planning Act* application within the area subject to this secondary plan, an update to the Atherley-Uptergrove Secondary Plan Area/Rama Road Corridor Master Servicing Plan (October 10, 2006) is required.

7.6.2 Village Objectives

1. The overall objective of this Secondary Plan is to build a livable, sustainable and *complete community* for people in Ramara.

2. The existing settlement areas of Atherley and Uptergrove are combined as a complete village settlement area.

3. Existing residential *dwellings* and non-residential land uses in existing built-up areas and isolated lots may remain privately serviced without a municipal water and wastewater

infrastructure, but subject to the completion of municipal environmental assessments and financial analyses, may be connected to municipal water supply and wastewater treatment systems.

4. Intensification of *development* in built-up areas will be determined by the capacity of individual water supply, wastewater treatment, and stormwater management and public road facilities, or where appropriate, the capacity of municipal water supply and wastewater treatment systems.

5. Proposed new residential *development* within five designated municipal service areas will be considered only by plan of subdivision or by plan of a condominium.

6. Future Development Areas designated within the Secondary Plan area are intended to be planned according to updated comprehensive growth management studies by the Township of Ramara and implemented through an amendment to this Plan.

7. Intensive new retail commercial *development* serving a larger market area will be concentrated along the axis of the Rama Road and at the intersection of Highway 12 and Rama Road within the Village.

8. In new residential neighbourhoods, shopping nodes within walking distance from housing will be strategically located for the convenience of residents to promote active transportation and complete community.

9. A central Village Institutional precinct will be established in the vicinity of the existing Ramara Centre.

10. Municipal *infrastructure* and public service facilities planning will be integrated with land use planning and design cooperatively between landowners and developers within each service area.

11. Natural area features and functions are protected from *development* and will be integrated into the Village structure.

12. Natural areas, walking areas and trails shall be incorporated into the design of *development* areas in order to encourage and facilitate the health and wellness of residents of and visitors to the Township and to reduce automobile dependence. New and expanded natural area features and functions may be established and protected in conjunction with *development* planning.

13. The Township shall determine the need for parkland, recreation areas and natural area land dedications when establishing conditions of approval for all residential and non-residential subdivision plans, condominium plans and site plans.

14. The designations of *development* areas in this phase of planning are intended to establish a more compact settlement that supports pedestrian-oriented activities, typically within a 10 to 15 minute walking radius.

15. The development of the Village structure is intended to protect the quality of the Lake Simcoe Watershed to meet the water quality objectives for Lake Simcoe In the design of servicing *infrastructure*, and the inherent natural area features and functions.

Section 7
Land Use Policies

7.6.3 Village Residential Areas

1. The Atherley-Uptergrove Master Servicing Study, 2006, allocates capacity for residential *development* in Service Areas R1, R2, R3 and R5. Area R4 is reserved for future *development* in a later phase. Area R5 includes the approved special designation area for "Uptergrove Estates" (300 dwelling units).

2. The total gross residential area available for *development* in the planned 30-year period (2024-2054) is 236 hectares.

3. In any designated residential development area, the target density for any *development* project is anticipated to be 9.3 units per hectare for residential areas.

4. In any designated residential development area, a mixture of *dwelling* types and affordable housing are encouraged, with multiple units generally located in nodal locations at intersections of public roads.

5. In any designated residential development area, the maximum height of all multiple unit residential buildings shall be 24 metres.

6. All new development shall be considered by plan of subdivision and may include a plan of condominium.

7. The five designated residential development areas in the Master Servicing Study are designated "Village Residential Area" on Schedule "B1" to this Plan.

7.6.4 Village Commercial Areas

1. The Athlerley-Uptergrove Master Servicing Study, 2006, allocates capacity for intensive commercial development in areas C1, C2 and C3.

2. These three designated commercial development areas are intended to be developed with a full range of retail and service commercial business establishments, and places of entertainment and assembly serving the larger region and local needs. The implementing zoning by-law will establish permitted uses and zoning provisions for each commercial *development*.

3. New *development* within the three designated commercial development areas shall take the form of larger scale buildings connected with internal or external pedestrian access.

4. In the designated commercial development areas, the maximum building coverage per net hectare is the buildable land area excluding land areas used and required for all servicing facilities, driveways, parking areas and landscaped and buffer areas.

5. Proposals for Township planning applications to establish new and expanded business establishments in the designated commercial development areas shall be considered by the Township subject to the preparation and submission of market impact and planning studies prepared by the proponent as part of a planning application. The market study shall

demonstrate that the proposal is economically feasible based on market demand and/or retail market opportunity; the adverse impacts on planned commercial areas in the market area; the contribution to the market's vitality; and the achievement of the objectives and policies of the Secondary Plan and the Village structure. The planning study shall determine the measures to mitigate the potential impacts of noise, lighting, visual presence on residential land uses and major public roads; the implementation of urban design standards, including pedestrian movements; and the measures to implement the *infrastructure* study required by this Secondary Plan.

6. Other areas that are designated by this Secondary Plan or zoned for retail and service commercial uses in the settlement area primarily serve local neighbourhood shopping needs or provide smaller-scale retail commercial and personal service uses.

7. Within new designated residential development areas, local neighbourhood shopping nodes, will be zoned as “Community Commercial” and will be located to primarily serve the pedestrian trade within neighbourhoods.

8. Neighbourhood shopping nodes are small-scale and are located at intersections of public streets, in order to facilitate an average of 10 to 15 minutes walking times.

9. Individual neighbourhood shopping nodes shall be separated from one another by a minimum distance of 500 metres.

10. Planned neighbourhood shopping nodes will provide an estimated maximum of 2,000 m^2 of gross floor area in a planned residential neighbourhood.

    - Commercial uses permitted in neighbourhood shopping nodes are:
    - Convenience retail establishment
    - Financial institution
    - Personal service establishment
    - Retail commercial establishment (with no service or repair)
    - Eating establishment
    - Business, professional and administrative office
    - Drive-through eating establishments and motor vehicle service stations and fuel bars are prohibited

11. Proposals for Township planning applications to establish new neighbourhood shopping nodes shall be considered by the Township in conjunction with applications for subdivision plan and zoning by-law approvals. A planning study shall be required, as part of a planning application, to determine the measures to mitigate the potential impacts of noise, lighting, visual presence on residential land uses and major public roads; the implementation of urban design standards,

including pedestrian and bicycle movements; and the measures to implement the infrastructure study required by this Secondary Plan.

12. Neighbourhood shopping nodes within new residential development areas are conceptually located. Any change in designated area does not require an amendment to this Secondary Plan and will be considered as part of the subdivision plan approval. The implementing zoning by-law will establish permitted uses and zoning provisions for each node.

13. New strip commercial development is not permitted along major public roads.

7.6.5 Village Institutional Areas

1. There is one designated Village Institutional development area with a service area of approximately 40 hectares.

2. The Athlerley-Uptergrove Master Servicing Study, 2006, allocates capacity for intensive institutional development in this area.

3. The purpose of this area is to provide a focussed location for publicly accessible institutional activities such as the existing Ramara Centre serving the Atherley-Uptergrove Village. Uses and activities include:

   - Heath services
   - Residential Care Facilities
   - Library
   - Museum
   - Places of Assembly
   - Places of Worship
   - Schools
   - Civic Offices
   - Active Recreation Area
   - Passive Recreation Area

4. Any school site required by any district school board should be located within this area if the size and configuration can be accommodated and the site shall meet the standards of the school board and shall be supported by planning studies in a planning application, except where locational factors or district school board needs dictate that a school site be located within the Village Residential Area, where appropriate.

5. A condition of subdivision plan approval may require an agreement with a district school board establishing the need and financial requirements to acquire an appropriate school site.

6. The Township of Ramara shall initiate a strategic plan to determine the serving, land acquisition, cost-sharing, phasing and use of publicly and privately owned institutional uses in this designated area.

7.6.6 Existing Built-up Areas

1. The concentrations of existing built-up *development* are identified on Schedule "B1" of this Plan as "Existing Built-up Area". These areas are predominantly residential with existing commercial, industrial and institutional uses and are appropriately zoned in the Township Zoning By-law.

2. Existing uses within Existing Built-Up Areas may remain according to the existing zoning by-law provisions.

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

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

5. This Plan encourages intensification within existing built-up areas within the capacity to provide public roads, individual water supply and wastewater treatment, and storm water management, or where appropriate, the capacity of municipal water supply and wastewater treatment systems.

6. For purpose of this Plan, intensification in existing built-up areas means and includes:

    - Infilling between existing residential *dwellings*;
    - Expansion and/or conversion of existing dwellings and existing non-residential uses;
    - Development of existing vacant lots;
    - Further development of existing built-up lots;
    - Redevelopment of existing built-up lots.

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

8. Within the Existing Built-Up Areas, residential intensification and redevelopment shall include all forms of residential *dwellings* with a targeted 20% increase as proposed by Simcoe County overall, subject to local conditions.

9. Any new multiple *dwellings* shall conform with the zoning provisions for multiple *dwellings* in the Township Zoning By-law.

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

7.6.7 Public Active and Passive Recreation Areas

1. Public spaces, essential to the character of the Village and to the health and wellness of residents, are part of the Village structure and shall be planned accordingly in all subdivision plans and condominium plans.

2. Application for *development* shall incorporate the parks and trails system as identified in the Recreation Master Plan as appropriate.

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

    - Sidewalks
    - Trails
    - Bikeways
    - Neighbourhood parks
    - Village Park/square
    - Wilderness areas
    - Watercourses

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

5. Connected trails, bikeways, neighbourhood parks and a Village Park/Square shall be incorporated into the structure of the Atherley-Uptergrove Village through subdivisions plans and condominium plans.

6. The location, design and area of these public spaces, and their dedication to the Township or other public body shall be determined in subdivision plans, condominium plans and site plans by the Township. Publicly owned outdoor spaces and active and passive recreation areas within each neighbourhood shall aim for a target of 10% to 20% of the gross land area of the neighbourhood, established in Section 7.6.3.1 of this Secondary Plan.

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

8. Where it is considered feasible, the Township may accept land and/or cash-in-lieu of parkland for purposes of establishing new or expanded public spaces.

9. Each publicly owned neighbourhood park shall have a minimum area of 0.5 hectares and shall be accessible and visible from public streets and trails/bikeways.

10. The Village Park Square located in the central Institutional area shall have a minimum area of 4 hectares and may be divided into two distinct parts.

11. The Township shall determine the need for parkland dedication or cash-in-lieu of parkland as part of the condition of subdivision plan and condominium plan approval, for all public spaces identified in Section 7.6.7.2.

12. The Township shall determine, bylaw, the parkland areas and recreational areas required to be dedicated or cash-in-lieu, as a condition of site plan approval for residential and commercial development, including lands in the central Institutional area.

13. The public recreation area structure shall be designed to allow pedestrian and non-motorized vehicle connections between living areas and recreation areas, institutional areas, commercial areas, and natural areas.

14. Active and Passive Recreation Areas are not identified on Schedule "B1" to this Secondary Plan. Any proposed location does not require an amendment to this Secondary Plan. Areas will be zoned as "AR" and "PR" in Zoning By law 2005.85 as part of the subdivision plan and condominium plan approval process.

7.6.8 Future Development Area

1. Areas identified on Schedule "B2" are anticipated to not be required for planned *development* within the 30-year (2021-2051) planning period. Existing uses may remain as zoned in the Zoning By-law.

2. Any proposal to change the existing land use shall require a planning justification study as part of a planning application and where necessary an amendment to the zoning by-law.

3. The proposed redesignation of Future Development Areas for intensive *development* shall be subject to a comprehensive growth management study undertaken by the Township to determine the need to allocate additional land for *development* during the planning period. Part of this study will include an assessment of municipal servicing capacity.

4. It is intended that the designated Future Development Areas shall be serviced with individual private water supply and wastewater treatment facilities until land is designated for *development* and an amendment to this Secondary Plan is approved.

5. This Plan discourages proposals for intensification within the designated Future Development Area, except for the creation of up to five residential lots by consent where it is determined by the Township that intensification will not prejudice or impede the orderly and proper *development* by subdivision plan in the future.

7.6.9 Infrastructure

1. The servicing solutions in the approved "Atherley-Uptergrove Secondary Plan Area/Rama Road Corridor Master Servicing Plan" (October 10. 2006) apply to *development* within the designated service areas.

2. New public and private infrastructure shall be designed, established and operated according to the established Township's engineering design standards.

3. In each designated service area, Phase 3 and 4 of the Municipal Class Environmental Assessment shall be completed prior to any planning approvals for subdivision plans, condominium plans and site plans.

4. Water supply and wastewater treatment facilities are to be designed as communal facilities and owned and operated by the Township of Ramara according to the required development agreements.

5. The source of the water supply shall be groundwater and surface water supply shall be groundwater and surface water as determined by the Phase 3 Class Environmental Assessment in each service area.

6. Treated wastewater shall be discharged to subsurface or direct discharge to surface water as determined by the Phase 3 Class Environmental Assessment in each service area.

7. Centralized stormwater management facilities as identified in the Master Servicing Study will be further determined by consideration of site-specific development applications.

8. The broad conceptual public road network is identified on Schedule "F" to this Plan. The location and design of this road network shall be established by environmental assessments or approved subdivision plans.

9. The primary public road network consists of:

    - Provincial Highway 12
    - County Road 44 – Rama Road
    - Collector Road – Muley Point Road
    - Collector Road – Southerly Extension of Rama Road
    - Collector Road – Northerly from Balsam/Highway 12
    - Collector Road – Intersecting with Rama Road to provide access to the new commercial growth areas.
    - Collector Road – Connecting Plum Point Road west to Courtland Street.
    - Collector Road – Northern extension from Orkney Beach Road to Concession Road 12.

10. Rama Road, north of Highway 12, within this Secondary Plan shall function as an Arterial Road designed to maximize through movements and traffic flow. Direct site access for new Village Commercial development is generally prohibited.

11. Site specific traffic studies shall be required as part of planning applications to determine site access, traffic impacts and to determine road needs including road widening, site access, emergency access, intersection Improvements, turning lanes and traffic control as part of planning applications.

12. The site access design requirements of the Ministry of Transportation and the County of Simcoe and the Township of Ramara shall be incorporated into planning approvals. Planning applications shall include the traffic and transportation studies required by these agencies.

13. Local streets shall be based on a modified grid system that provides even distribution of vehicular traffic and maximized ease of connectivity. Township standards shall be used in design and location.

14. The Township shall restrict the intersection at McNeil and Highway 12 and close the intersection of Balsam/Highway 12 when the collector road northerly from the Balsam, Rama Road/Highway 12 intersection is constructed. Intersection improvements shall be required as part of subdivision plan approvals.

15. The intersection of Concession Road 11 and Highway 12 shall be closed, and Concession Road 11 shall be realigned to intersect with the new collector road northerly from the Balsam, Rama Road/Highway 12 intersection, when constructed.

16. A connected pedestrian and bikeway trail system in residential neighbourhoods shall be integrated with the road network to provide linkages within the Village to commercial and institutional areas and the existing built-up areas.

7.6.10 Design Principles

1. In all new development areas, building and land use design shall consciously be innovative yet practical, and shall consider the design integration of individual projects within the final built out *development*.

2. All new *development* shall be sensitive to the streetscape and visual presence to pedestrians and motorists.

3. *Development* shall achieve diversity through a variety of lot and block sizes, building types and styles along public street frontages.

4. New and improved public streets shall provide for all-season landscape features within the public right-of-way.

5. In new residential neighbourhoods and in intensification *development*, indoor and outdoor parking areas shall be designed as subordinate to the main residential structure.

6. In new commercial development projects, the massing of buildings and building elevations shall provide a positive visual presence with design, articulation and fenestration, and a variety of rooflines where visible from public streets and residential areas.

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

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

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

10. In Village Commercial development projects, bicycle parking spaces shall be provided based on industry best practices such as the Ontario Traffic Manual, Book 18 – Cycling Facilities.

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7.7 Rural Settlement Area

7.7.1 Purpose

The purpose of the Rural Settlement Area designation on Schedule 'A1' is to accommodate small scale residential and non-residential development within existing settlement areas.

7.7.2 Permitted Uses

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

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7.7.3 Density of Residential Development

When *development* is proposed by only a municipal water supply system or by individual water supply and wastewater treatment facilities, the expected maximum residential density is 5 *dwelling units* per hectare. Where an increase in density above the 5 dwelling units per hectare is proposed, the site shall be investigated, and environmental constraints evaluated. This includes the suitability of terrain, hydrological suitability, soils suitability and where subsurface disposal is proposed, hydrogeological suitability.

7.7.4 Additional Residential Units

1. Where a single detached, semi-detached, or townhouse *dwelling unit* is permitted, *Additional Residential Units* are permitted in accordance with the polices outlined in Section 6.12 of this Plan.

7.7.5 Lot Creation

1. The creation of a new lot or expanded lot in a Rural Settlement Area designation is permitted subject to Sections 4.1, 5.0 and 6.1.9 of this Plan.

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

7.7.6 Development Proposals Adjacent to Municipal Boundary

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

7.8 Shoreline Residential Area

7.8.1 Purpose

The purpose of the Shoreline Residential Area designation on Schedule 'A1' is to accommodate residential activities directly oriented to the shoreline of lakes and water courses.

7.8.2 Permitted Uses

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

7.8.3 Infilling

Infilling of existing development shall be permitted on individual water supply and individual wastewater treatment facilities, subject to Sections 5.1 and 5.2 of this Plan, and in accordance with DP 4.15 of the Lake Simcoe Protection Plan, 2009 (LSPP), where applicable.

7.8.4 Additional Residential Units

A maximum of one (1) additional residential unit shall be permitted in the Shoreline Residential Area designation within a single detached dwelling, semi-detached dwelling or townhouse dwelling when it is demonstrated that the development:

- has a minimum of 30 metres setback from the high-water mark of a waterbody where possible;
- conforms to servicing policies within Sections 5.1 and 5.2 of this Plan;
- is in accordance with DP 4.15 of the LSPP where applicable; and
- is not located within a mapped floodplain.

The *additional residential unit* is permitted either within the principal *dwelling* or within a building or structure accessory to a principal *dwelling*.

A detached building that accommodates an *additional residential unit* (detached) shall be clearly subordinate to the primary building on the lot in terms of height and building footprint. The gross floor area of the detached additional residential unit should generally be a maximum of 50% of the gross floor area of the primary *dwelling.* The Zoning By-law will regulate the location, setbacks, maximum size and parking for *additional residential units* in the appropriate zone.

7.8.5 Minimum Lot Area

With the exception of existing, vacant legal lots of record, the area for all new lots shall be of an appropriate area that is large enough to accommodate a *dwelling* and associated individual, private services. The minimum lot size and/or dimensions will be established by the Township of Ramara Zoning By-law.

7.8.6 Vehicle Access

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

7.8.7 Water Access

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

7.8.8 Boat Houses and Boat Docks

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

7.8.9 Small Scale Commercial Establishment

Where appropriate, a small-scale commercial establishment that provides goods or services to the local community may be located on public roads separated from residential areas. The establishment of a new small-scale commercial use shall require an amendment to the Zoning By-law and shall be zoned in an appropriate commercial category.

7.8.10 Setback from the High-Water Mark

With the exception of boat houses, docks and other permitted shoreline structures, the setback for new buildings and structures from the average high-water mark should be 30 metres. On existing lots of record where a 30-metre setback from the high-water mark is not possible for new development, the setback may be reduced to the maximum setback possible, subject to the approval of an amendment to the implementing Zoning By-law or minor variance permitted by the Committee of Adjustment. In order to determine the most appropriate building location of an existing lot of record, consideration should be given to reductions in other yard setbacks before considering reductions to the setback to the high-water mark.

A natural vegetative buffer strip with a minimum width of 30 metres should be maintained wherever possible from the seasonal high-water mark to filter pollutants from run-off. A reduced buffer area may be permitted as determined by an approved environmental impact statement or Natural Heritage Evaluation report pursuant to Section 6.2 of this Plan that demonstrates that there will be no negative impact on the fish habitat and its ecological function.

7.8.11 Servicing

1. *Development* within the Shoreline Residential designation must comply with Sections 5.1, 5.2, 5.4, and 5.8 of this Plan.

2. In the areas subject to the LSPP, all *development* must comply with the servicing policies of the LSPP.

7.8.12 Lot Creation

1. The creation of new lots in a Shoreline Residential Area is permitted subject to Section 6.1.9 of this Plan and the provisions of the Zoning By-law.

2. *Infill development* is encouraged provided that individual private servicing can be accommodated, provincial requirements are satisfied, and the proposed *development* is in keeping with the existing character of the area.

7.8.13 Special Designations

1. Dunlap (1319356 Ontario Inc.)

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

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

Notwithstanding Section 7.8.6, each new lot may have vehicle access by a common private right-of-way.

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

All other relevant policies of this Plan shall apply.

2. Highland Mills Development

The following policies shall apply to those lands designated as "Shoreline Residential" in part of Lot 1, Concession 9 (Mara), as shown on Schedule 'A1'.

a. Notwithstanding any policies of this Official Plan to the contrary, the outward expansion of an existing designated Shoreline Residential Area is permitted.

b. A total of three lots shall be created by consent.

c. Notwithstanding Section 7.8.6, each new lot may have vehicle access by a common private right-of-way connected to an open public road.

d. Each new lot on a private right-of-way may be used for permanent occupancy.

e. Each new lot shall have frontage on Lake Dalrymple.

f. All other relevant policies of this Plan shall apply.

These policies shall be implemented by means of a Zoning By-law enacted pursuant to Section 34 of the *Planning Act.* The creation of the three lots and the retained lot will require the approval of the Committee of Adjustment. A Site Plan Agreement between the Township of Ramara and the landowners shall be registered on title to address the recommendations of the Environmental Impact Study prepared by Michalski Nielsen Associates Limited and other matters considered relevant by the Township.

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

3. Beacock – Grays Bay Road

   The following policies shall apply to those lands designated as "Shoreline Residential" in Part of Front Range Lot 2 (Rama), as shown on Schedule 'A1' Land Use Plan, attached hereto as Schedule 'A1'.

   a. Notwithstanding any policies of this Official Plan to the contrary, the outward expansion of an existing designated "Shoreline Residential" area is permitted.

   b. Notwithstanding Section 7.8.6, any new lot created shall only have vehicle access by Grays Bay Road, a private right-of-way connected to an open public road.

   c. A new lot may be created only by consent and shall conform with the policies of the Ramara Official Plan and the provisions of Ramara Zoning By-law.

   d. Any new lot created, and development shall conform with the policies of the Growth Plan, as amended, regarding the Rama Road Economic Employment District.

   These policies shall be implemented by means of a Zoning By-law amendment enacted pursuant to Section 34 of the *Planning Act*. The creation of any lot will require consent of the Ramara Committee of Adjustment. A Site Plan Agreement and Site Plan Approval is required where necessary to address any technical issues for development.

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

4. Rama Lakefront Resorts Inc.

   The following policies shall apply to those lands designated as "Shoreline Residential" in Parts of Lots 28, 29 and 30 and Part of the Original Shore Allowance in Front of Lots 28, 29 and 30, Front Range (Rama), as shown on Schedule 'A1' Land Use Plan.

   a. Notwithstanding and policies of this Official Plan to the contrary, the outward expansion of an existing designated "Shoreline Residential" area is permitted.

   b. A total of 36 lots and dwellings shall be permitted within this "Shoreline Residential" designation.

   c. Each new lot on a private driveway may be used for a permanent occupancy dwelling.

   d. Notwithstanding Section 7.8.6, each new lot may have vehicle access by a common private right-of-way connected to an open public road.

   e. Amendment No 14 shall be implemented by a plan of subdivision/condominium and a Zoning By-law amendment enacted pursuant to Section 34 of the *Planning Act*.

f. Any further planning applications to the Township of Ramara that implements Amendment No. 14 may be determined as complete applications following the satisfactory completion of the approval and design of private water supply, wastewater treatment and stormwater management services, the design of a plan of subdivision/condominium, and revised zoning by-law amendment using the Integrated Approach under section A.2.9, of the Class Environmental Assessment (*Environmental Assessment Act*), amended 2011.

g. The applicant shall not proceed with the Integrated Approach, including any applications for approval of a plan of subdivision/condominium or enactment of a zoning by-law amendment, until the existing Original Shore Allowance in Front of Lots 28, 29 and 30, Front Range (Rama) has been determined by the Council of the Township of Ramara to be available for disposal and the owner of the subject property has negotiated the purchase of the subject land for incorporation into the subject property.

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

7.9 Industrial

7.9.1 Purpose

The purpose of the Industrial designation on Schedule 'A1' is to identify employment lands and protected *employment areas* to accommodate a range of industrial and service type businesses as well as accessory and ancillary commercial uses. *Employment Areas* shall be protected and preserved, prohibiting sensitive land uses that could preclude or hinder the vitality of the industries. Uses permitted in *Employment Areas* within Settlement Areas shall be restricted to only those uses permitted.

7.9.2 Permitted Uses in Settlement Areas

- manufacturing, processing and assembly establishment
- warehousing and goods movement
- research and development in connection with manufacturing
- associated retail and office uses and ancillary facilities associated with the primary permitted uses
- management of natural areas and natural resources for environmental management purposes
- public and private *infrastructure*
- utilities
- accessory uses

Industrial Lands located within Settlement Areas are identified where applicable as protected *employment areas*. Permitted industrial uses shall generally be located in designated settlement areas according to Sections 4.1 and 6.0 and 6.13 of this Plan.

7.9.3 Permitted Uses Outside Settlement Areas

- manufacturing, processing and assembly establishment
- warehousing and goods movement
- research and development in connection with manufacturing
- business service establishment
- truck and transportation terminal
- trade or occupation establishment
- associated retail and office uses and ancillary facilities to permitted uses
- indoor and outdoor storage establishment
- management of natural areas and natural resources for environmental management purposes
- public and private *infrastructure*
- utilities
- accessory uses
- *renewable energy facilities*

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7.9.4 Commercial

Any associated retail and office uses shall be kept to a maximum of 25% of gross floor area and be either accessory to or directly serve the permitted industrial uses.

7.9.5 Lot Creation

The creation of a new lot in an Industrial designation is permitted subject to Section 6.1.9 of this Plan and the provisions of the Zoning By-law.

7.9.6 Special Designations

1. James Dick Construction

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

7.10 Destination Commercial

7.10.1 Purpose

The purpose of the Destination Commercial designation on Schedule 'A1' is to accommodate large area commercial activities that are tourism destinations or are related to the Rama Road Economic Employment District or serve the needs of visitors to the Township.

7.10.2 Permitted Uses

- Tourist accommodation uses such as seasonal tent and trailer camp or park, rental cabin and housekeeping cottage, lodge, four-season destination resort, motel, recreation camp, private camp and private park
- Public parks
- Marina, including seasonal boat storage facility
- Accessory docking facility
- Retail commercial establishment limited to convenience commercial establishment, boutique and souvenir establishment, gift or antique establishment, arts and craft establishment, and personal service
- Service commercial establishment
- Theme park and amphitheatre
- Entertainment and amusement use such as tavern, place of entertainment such as bingo hall, casino, music hall, cinema and/or theatre facility and complex, video arcade, and virtual reality activity facility and area and similar uses
- Eating establishment
- Facility or area for active and passive recreation and sports use such as tennis or squash court, swimming pool, golf course, miniature golf, golfing practice area and driving range, horse and pony ride, petting zoo, kiddy car, water bumpers and water slide and similar uses and structure
- Bus terminal, tourist information centre and other commercial uses serving the needs of the travelling public
- Accessory buildings, structures and uses
- *Multi-unit resort dwelling* (see Section 7.10.8)
- Accessory residential *dwelling* for the owner or caretaker or similar person
- Management of natural areas and natural resources for environmental management purposes
- Public and private *infrastructure*
- Utilities

7.10.3 Official Plan Amendment

1. The creation of new or expanded Destination Commercial areas shall be considered by an Official Plan Amendment.

2. Any proposed Official Plan Amendment shall be subject to Section 5.0 and 6.0 and where applicable, Section 4.1.2 of this Plan.

3. A detailed planning study shall be submitted to the Township by the proponent with each application that clearly establishes how the objectives and policies of this Plan are satisfied.

4. Any new or expanded Destination Commercial area shall be subject to a specific Zoning By-law amendment.

7.10.4 Recreation Facilities

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

7.10.5 Commercial Establishments

Accessory retail commercial and service commercial establishments on any lot shall not exceed the lesser of 1000 m^2 of total floor area or 10% of the total floor area of the permitted primary land uses.

7.10.6 Marina

1. New commercial marina operations may be established as a principal use or as an accessory use to a permitted principal use. Any proposal submitted for a new or expanded marina must be accompanied by a Marina impact study indicating the on and offshore facilities to be constructed including pump-out facilities to empty holding tanks of boats, the dredging required and the impact of such facility with regard to such matters as longitudinal drift, fish habitat and the visual impact of the marina. The study will require the approval of the relevant government agencies.

2. Off-street vehicle parking shall be provided within the development and shall be directly related to the number of boat slips.

3. Facilities for the sale of gas and oil and for the fueling of marine craft shall be provided at a separate pier or dock area from where other craft are docked on a seasonal basis and adequate provision shall be made for fire safety and similar measures. Fuel storage tanks for such facilities shall be placed according to the provincial regulations.

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

7.10.7 Seasonal Tent or Trailer Camps and Parks

1. Minimum standards for campsite areas shall be established in the Zoning By-law for the Township.

2. Such establishments shall conform to all standards and provisions of the By-law, passed under the authority of the *Municipal Act*, as amended.

3. The owner or the operator shall submit to the Municipality a site plan under the authority of the *Planning Act*, as amended, of the proposed establishment detailing, but not limited to, the following information:

    a. The true shape, acreage and the location of the property to be developed.

    b. The location, height, dimensions and use of all buildings and structures existing and proposed to be erected.

    c. All ingress and egress routes.

    d. The layout of the internal vehicular and pedestrian road system and the layout of any proposed parking area, campsites, water supply and effluent disposal facilities, and other associated facilities.

7.10.8 Multi-Unit Resort Dwellings

1. *Multi-Unit Resort Dwellings* are permitted only in conjunction with and secondary in scale to the development of the following Destination Commercial uses:

    - tourist accommodation including a hotel
    - marina
    - facility or area for active recreation

    Multi-Unit Resort Dwellings permitted are considered recreational *dwellings* that are part of the resort establishment.

2. The Zoning By-law amendment for the Destination Commercial uses listed in Section 7.10.8.1 shall contain provisions for types of *dwellings* and density of *dwelling units.*

3. For purposes of this section, *Multi–Unit Resort Dwellings* may include development within a plan of condominium on a site used for the permitted Destination Commercial uses in Section 7.10.8.1.

4. The approval of *multi-unit resort dwellings* in conjunction with the permitted Destination Commercial uses shall be considered at the same time as the approval of the Destination Commercial uses.

5. The actual *development* of resort *dwellings* shall take place in conjunction with or following the development of the permitted Destination Commercial uses in Section 7.10.8.1.

6. Destination Commercial uses permitted by Section 7.10.8.1 may develop independently of Multiple Unit dwelling units. The approval of Multiple Unit dwelling units may be given after the *development* of Destination Commercial uses.

7.10.9 Lot Creation

1. The creation of a new or expanded lot in a Destination Commercial designation is permitted subject to Sections 4.1, 5.1, 5.2 and 6.1.9 of this Plan and the provisions of the Zoning By-law.

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

7.10.10 Special Designations

1. Rama Resorts

In addition to any other applicable policy statements within this Plan, the following policies shall also apply to those lands designated "Destination Commercial" in Part of Lot 28, 29 and 30, Concession 12 (Mara) indicated by the notation "Lands Subject to Subsection 7.10.10.1 on Schedule 'A1' of this Plan. The purpose of this Tourism Development Area is to establish an overall policy framework for the development of a four-season destination resort and entertainment centre on the subject lands. The policies establish the types of uses contemplated for the lands and outline the specific development policies that ensure the development of a four-season resort and entertainment centre is realized.

a. Adjacent Uses

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

b. Parking Facilities and Access Points

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

c. Access

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

d. Buffer Planting

Adequate buffer planting shall be provided between destination commercial development and any adjacent residential areas. Such buffer planting may include provisions for closed board or decorative fencing, grass strips, berms and appropriate planting of trees and shrubs. In addition to buffer planting, spatial separation distances may also be required.

e. Location and Water Access

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

f. Recreation Facilities

Where a commercial operation includes overnight accommodation, a minimum of 20 percent of the entire development, based on:

i. an individual lot on which the overnight accommodation is situated; or

ii. that portion of the overall development of a site devoted to the overnight accommodation

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

g. Commercial Establishments

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

h. Marina

i. No new commercial marina operations shall be established except as part of an accessory use to a permitted principal use.

ii. Adequate off-street motor vehicle parking shall be provided and shall be directly related to the number of boat slips.

iii. Facilities for the sale of gas and oil and for the fueling of marine craft shall be provided at a separate pier or dock area from where other craft are docked on a seasonal basis and adequate provision shall be made for fire safety and similar measures. Fuel storage tanks for such facilities shall be placed according to provincial regulations.

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

i. Concept Plan

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

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

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

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

The review and approval of the EIS are also required by other appropriate approval agencies.

The EIS shall consider the following:

iii. MOE Guidelines with respect to separation of development from the Fern Resort Sewage lagoon;

iv. the 100-year wave uprush; and

v. MNR wetland mapping, and the provincially significant wetland.

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

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

l. Servicing Feasibility Study

The purpose of a Servicing Feasibility Study is to protect the environment, in particular the ground and surface water resources of the Lake Couchiching ecosystem, and to ensure that an adequate supply of potable water and an appropriate method of sewage treatment are available for new developments within the community study area. The community study area shall encompass the lands identified as the 7.10.10.1 Tourism Development Area. This does not preclude Council from including lands outside this tourism development area.

The Servicing Feasibility Study shall investigate and determine the appropriate methods of water supply and sewage treatment necessary to service proposed development and to maintain water resources. All reasonable servicing alternatives, beginning with full municipal or communal services, shall be considered within the context of a community servicing

strategy, which establishes servicing alternatives for development scenarios within the community study area. The development scenarios may include the type, scale, density and phasing of future growth and development, as determined by the Township.

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

i. The potential to connect to existing and proposed water supply and sewage treatment systems and also existing capacity and feasibility of the extension and expansion, if required; the necessity for and feasibility of new facilities; and the analysis of comparative performance of similar facilities;

ii. Environmental, financial and administrative implications of multiple systems regardless of whether the systems discharge to surface water or *groundwater*;

iii. Where individual on-site sewage treatment systems are proposed, the suitability of the site shall be investigated and environmental constraints evaluated. This includes the suitability of terrain, hydrological suitability, soils suitability and where subsurface disposal is proposed, hydrogeological suitability; and

iv. Consideration of the assimilative (carrying capacity) of the Lake Couchiching ecosystem.

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

m. Zoning

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

Before the removal of the Holding (H) symbol by Council for certain uses, the developer shall satisfy Section 8.5 of this Plan and in particular, the developer shall complete the required studies and the concept plan to the satisfaction of Council.

2. Chase

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

a. Grouping and Access

Development shall, wherever possible, be grouped and should where possible, in the case of County Road No. 44 have access via secondary roads rather than direct access onto the County Road.

b. Shopping Mall Exception

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

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

c. Amenities

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

d. Appearance

All development shall be attractive because of its public exposure.

e. Parking Facilities and Access

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

f. Buffer Planting

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

g. Open Storage

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

h. Water Supply and Effluent Disposal

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

i. 0.3 Metre Reserve

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

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

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

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

l. A detailed Servicing Feasibility Study outlining the method of servicing and its impact on Lake Couchiching.

m. Ensure compatibility with existing agricultural operations cognizant of the Minimum Distance Separation I and II.

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

o. A Servicing Feasibility Study to demonstrate how the development will protect the environment, in particular the ground and surface water resources of the Lake Couchiching ecosystem. To ensure that an adequate supply of potable water and an appropriate method of sewage treatment are available for new developments within the community study area. The community study area shall encompass the lands identified as the 7.9.11.2 "Tourism Development Area." This does not preclude Council from including lands outside this tourism development area.

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

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

i. The potential to connect to existing and proposed water supply and sewage treatment systems and also existing capacity and feasibility of the extension and expansion, if required, the necessity for a feasibility of new facilities; and the analysis of comparative performance of similar facilities;

ii. Environmental, financial and administrative implications of multiple systems regardless of whether the systems discharge to surface water or *groundwater*;

iii. Where individual on-site sewage treatment services are proposed, the suitability of the site shall be investigated and environmental constraints evaluated. This includes the suitability of terrain, hydrological suitability, soils suitability and where subsurface disposal is proposed, hydrogeological suitability; and

iv. Consideration of the assimilative (carrying capacity) of the Lake Couchiching ecosystem.

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

p. Zoning

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

Before the removal of the Holding (H) Symbol by Council for certain uses, the developer shall satisfy Section 8.5 of this Plan and in particular, the developer shall complete the required studies and the concept plan to the satisfaction of Council.

Section 7
Land Use Policies

7.11 Rama Road Economic Employment District – Tourism Development Area Secondary Plan

7.11.1 General Policy

1. Lands located within the Rama Road Economic Employment District, as identified on Schedules 'A1' and 'B4', are subject to the policies of Section 7.11 of this Plan. The policies applicable to this Tourism Development Area should be read in conjunction with all other applicable policies of this Plan.

2. All of the Ramara Official Plan policies apply to the Rama Road Economic Employment District Tourism Development Area Secondary Plan Area, where relevant. If there is a conflict between the Official Plan and this Secondary Plan, then the policies of this Secondary Plan shall prevail.

3. All complete planning applications made for development within the Secondary Plan area shall conform with the Planning Act, shall be consistent with the PPS, and all planning applications shall conform with County of Simcoe Official Plan and the Ramara Official Plan in effect. As well, planning applications must recognize any water quality targets for Lake Couchiching.

4. The Township of Ramara Zoning By-law shall be amended to conform with this Secondary Plan in order to implement a development proposal.

5. Existing zoning in the Township Zoning By-law on lands within the Secondary Plan area shall remain in effect according to the policies of this Plan and the provisions of the Zoning By-law, until amended.

6. Any amendment to this Secondary Plan, including the redesignation of Future Development Areas, shall be implemented by an Official Plan Amendment.

7. Where required by the Planning Act, the Township shall require other information to be provided in an application to amend this Official Plan, the Zoning By-law, and for approval of a subdivision plan and condominium plan, that is contained in this Secondary Plan Area.

8. In order to reflect the policies of the Provincial Planning Statement 2024 and the County Official Plan, the Township shall:

    a. Stimulate growth of tourism and commercial activities, as destinations, by improving existing services and facilities for existing and future demand and utilization and encourage new and expanded visitor facilities;

    b. Promote and provide for casino related recreational and commercial growth; and

    c. Provide for the efficient and safe movement of local traffic and visitor traffic within and through the Rama Road Economic Employment District.

7.11.2 Rama Road Economic Employment District Objectives

1. The overall objective of this Secondary Plan is to build an employment area that caters to the economic needs for destination commercial uses within a livable and sustainable community for people in Ramara.

2. Existing residential dwellings and land uses in Existing Built-Up Areas and isolated lots may remain privately serviced without municipal water and wastewater infrastructure, but subject to the completion of municipal environmental assessments and financial analyses, may be connected to municipal water supply and wastewater treatment systems.

3. Intensification of development in the existing built-up areas shall be determined by the capacity of individual water supply, wastewater treatment, and stormwater management and public road facilities, or where appropriate, the capacity of municipal water supply and wastewater treatment systems, and other considerations such as community character.

4. The Destination Commercial areas are intended to be used as areas of employment for residents of the Township.

5. Proposed new development within the five designated municipal service areas shall be considered by plan of subdivision, plan of condominium and site plan approvals.

6. Future Development Areas designated within the Secondary Plan Area are not required to accommodate planned development within the planning period and are intended to be planned according to updated comprehensive growth management studies by the Township of Ramara and implemented through an amendment to the Official Plan.

7. Municipal infrastructure planning will be integrated with land use planning and design cooperatively between landowners and developers within each service area.

8. Natural Heritage features and functions will be protected from development and are integrated into the structure of the Rama Road Economic Employment District.

9. Natural areas, walking areas and trails shall be incorporated into the design of development projects in order to encourage and facilitate the health and wellness of residents of and visitors to the Township and to reduce automobile dependency. New natural area features and functions may be established and protected in conjunction with development planning.

10. The Township shall determine the need for parkland, recreation areas and natural area land dedications, when establishing conditions of approval for all subdivision plans, condominium plans and site plans.

11. Most of the development within the designated service areas are intended as “Destination Commercial”. Section 7.10.8.1 of the Ramara Official Plan, as amended by this Secondary Plan, applies to the development of Multiple Unit Resort Dwellings in a mixed-use project.

12. Existing small lots that are zoned as “DC-(H)” by the Township Zoning By-law may continue to be used according to the provisions of the Zoning By-law.

Section 7
Land Use Policies

13. The former CN right-of-way owned by the Township of Ramara shall be integrated into the new development and shall be used as a public pedestrian walkway, trail and bikeway, connecting to other trails in the Township.

14. In the future, the corridor may provide for a public transit facility.

15. The development of the Corridor structure is intended to protect the quality of the Lake Couchiching and Lake Simcoe watersheds and the inherent natural features and functions, and to meet water quality objectives for Lake Couchiching in the design of servicing infrastructure.

7.11.3 Destination Commercial Areas

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

   Service Area Gross Area:

   - D1 75 ha
   - D2 76 ha
   - D3 73 ha
   - D4 33 ha
   - D5 13 ha

2. The Rama Road Master Servicing Study, 2006 allocates capacity for destination commercial development in Service Areas D1, D2, D3 and D4. Area D5 is developed by Fern Resort and its private water supply and wastewater treatment systems may continue or be expanded and integrated with other designated development lands.

3. The total gross designated commercial development area available for development in the planned 25-year planning period (2025-2051) is 237 hectares.

4. These designated areas are intended to be developed with a range of land uses as permitted in Section 7.10 of the Ramara Official Plan. The implementing Zoning By-law will establish permitted uses and zoning provisions for each destination commercial development.

5. New development within the designated development areas shall take the form of larger scale buildings and structures within complexes providing internal and external pedestrian access. The expected residential density for multiple units/resort residential units is 24 units per gross hectare and the maximum height of multiple unit residential buildings shall be 48 metres. A Servicing Feasibility Study shall accompany any development proposals with densities in excess of 24 units per hectare.

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

   i. Projected permanent and temporary employment in the project;

   ii. Projected Multiple Unit dwellings and uses in accordance with section 7.10.8 of this secondary plan;

   iii. The density of residential uses and non-residential uses in buildable land areas;

   iv. Projected resort residential units and accommodation occupancies;

   v. The provision of employment within the Destination Commercial projects;

   vi. The quality and extent of innovative urban design and architectural design;

vii. The protection and enhancement of natural heritage features and functions;

viii. Completion of Class Environmental Assessment for municipal services and agreement with Township and other landowners regarding implementation measures;

ix. Provision of walkways, trails, bikeways and pedestrian areas within the project and connecting externally;

x. Provision of publicly owned open spaces for active and passive recreation;

xi. Consideration of innovative streetscape designs;

xii. Provision of public streets and road intersection improvements to mitigate impacts and provide sufficient capacity;

xiii. Proposed phasing of development;

xiv. Conformity with Provincial, County and Township planning policies;

xv. Compatibility between residential and non-residential land use components within the development project; and

xvi. Compatibility between the proposed "Designation Commercial" development and designated "Shoreline Residential" Areas.

7. Proposals for Township planning applications to establish new and expanded projects within the "Destination Commercial" area shall be considered by the Township, subject to the preparation and submission of planning studies prepared by the proponent as part of a planning application. The planning studies shall demonstrate that the proposal achieves the objectives and policies of the Secondary Plan and structure of the Rama Road Economic Employment District, that densities of residential (resort residential and accommodation unit) and non-residential uses within the buildable land areas of the project are established. Further, the planning studies shall determine measures to mitigate the potential impacts of noise, lighting, visual presence on multiple dwelling unit land uses and major public roads, shall implement urban design standards, including accommodation for safe and accessible pedestrian, bicycle and micromobility travel and shall include measures to implement the infrastructure study required by this Secondary Plan.

8. The designated "Destination Commercial" areas identified on Schedule 'B4' include smaller individual properties that should be integrated with larger properties for new development. These smaller properties may continue to be used for existing uses that are permitted in the "Rural" designation.

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

10. Development proposed by subdivision plan, condominium plan or site plan shall be designed to provide for a 7.5-metre-wide continuous landscaped buffer abutting any areas that are designated in the Ramara Official Plan as "Shoreline Residential" or zoned as "Shoreline

Residential (SR)" in the Township's Zoning By-law. The landscape buffer shall only be used for landscaped features, naturalization, berming, fencing, and at grade infrastructure (private driveway or walkway) and subsurface infrastructure. Direct vehicle access between development in a "Destination Commercial" area and any existing "Shoreline Residential" area is prohibited, except for emergency vehicle access, where appropriate.

7.11.4 Existing Built-Up Areas

1. The concentrations of existing built-up residential development areas outside the "Destination Commercial" areas are identified on Schedule 'B4' to this Plan. These areas are predominantly designated as "Shoreline Residential".

2. Existing uses within the Existing Built-Up Areas may remain according to existing Zoning By-law provisions.

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

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

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

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

    i. Infilling between existing residential *dwellings*;

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

    iii. development of existing vacant lots;

    iv. further development of existing built-up lots; and

    v. redevelopment of existing built-up lots.

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

8. All new or expanded residential *dwellings* shall conform with the provisions of the Zoning By-law and are subject to the Township's Site Plan Control By-law.

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

7.11.5 Public Active and Passive Recreation Areas

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

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

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

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

4. Connected trails, bikeways, and parks shall be provided in the Rama Road Economic Employment District through subdivision plans, condominium plans and site plans.

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

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

7. Where it is considered feasible, the Township may accept land and/or cash-in-lieu of parkland for purposes of establishing new or expanded public spaces.

8. The Township shall determine the need for parkland dedication or cash-in-lieu of parkland as part of the condition of subdivision plan and condominium plan approval for all public spaces identified in Section 8.7.

9. The Township shall determine, by by-law, the parkland areas and recreational areas required to be dedicated or cash-in-lieu, as a condition of site plan approval for Destination Commercial projects, including lands in the central Institutional area designated in the Atherley-Uptergrove Secondary Plan."

10. The public recreation area structure shall be designed to allow pedestrian and non-motorized vehicle connections between living areas and recreation areas, institutional areas, commercial areas and natural areas.

11. Active and Passive Recreation Areas are not identified on Schedule 'B4' to this Secondary Plan. Any proposed location does not require an amendment to this Secondary Plan. Areas will be zoned as "AR" and "PR" in the Township of Ramara Zoning By-law as part of the subdivision plan and condominium plan approval process.

7.11.6 Natural Heritage

1. The "Natural Heritage" designations on Schedule 'B4' to this Plan reflect the designations and features shown on Schedules 'A1' and 'A2' to the Official Plan. These include provincially significant wetlands and significant woodlands.

2. The protection and conservation of these significant areas shall be implemented by existing policies under Section 3.7 and 6.2 of the Ramara Official Plan.

3. Natural features designated on Schedule 'B4' to this Secondary Plan are significant locally and regionally to maintain ecological functions within sub watersheds. These natural features include wetlands, woodlands, and watercourses. The policies in Section 6.2 of this Plan shall apply.

4. Ecological functions include fish and wildlife habitats, drainage channels, recharge and discharge areas, and Lake Couchiching near-shore areas.

5. Sub watershed boundaries identified in the Master Servicing Study shall generally be respected and remain unaltered in the land development process for purposes of municipal services and stormwater management facilities.

6. Watercourses identified in the Master Servicing Study shall remain unaltered unless diversion is permitted through the consultative and approval process of the MNRF and shall be naturalized to the extent possible and practical.

7. Where determined appropriate by criteria in Section 6.2.8 of the Ramara Official Plan, local wetlands shall be retained and maintained as part of watercourse and corridor systems.

8. Where determined feasible by criteria in Section 6.2.12 of the Ramara Official Plan, local woodlands shall be retained and integrated with watercourses and identified public spaces.

9. Watercourses located within planned development areas shall be designed with a natural buffer area of a minimum of 15 metres wide on each side of the watercourse.

12. All buildings and structures, except boat houses, shall wherever possible be set back a minimum of 30 metres from the High-water Mark of Lake Couchiching. A reduction in the 30-metre setback from a high-water mark of a lake or a river shall not require an Amendment to this Official Plan. However, the reduction in the setback will require either an Amendment to the implementing Zoning By-law or a minor variance and shall be supported by an

Environmental Impact Study or a natural hazard assessment, if applicable, to the satisfaction of the Township.

10. For the purposes of this Plan, the High-water Mark is either the contour representing 219.15 m.a.s.l. elevation or the ordinary high-water mark observed in April, May or June, whichever is greater.

7.11.7 Future Development Area

1. Future Development Areas are not required for planned development until 2051. Existing uses may remain as zoned in the Township Zoning By-law. Land uses in the Future Development Area designation shall be limited to those permitted in the Rural designation of the Township of Ramara Official Plan.

2. Any proposal to change the existing land use shall require a planning justification study as part of a planning application and where necessary an amendment to the Zoning By-law.

3. It is intended that the designated Future Development Areas shall be serviced with individual private water supply and wastewater treatment facilities until land is designated for development and an amendment to this Plan is approved.

4. This Plan discourages proposals for non-resource-based development within the designated Future Development Area except for the creation of up to three residential lots by consent where it is determined by the Township that it will not prejudice or impede the orderly and proper development by subdivision plan in the future.

7.11.8 Infrastructure

1. The servicing solutions in the approved “Atherley-Uptergrove Secondary Plan Area/Rama Road Corridor Master Servicing Plan” (October 10, 2006) apply to development within the designated service areas.

2. New public and private *infrastructure* shall be designed, established and operated according to the current Township’s engineering design standards.

3. In each designated service area, Phases 3 and 4 of the Municipal Class Environmental Assessment shall be completed prior to any planning approvals for subdivision plans, condominium plans and site plans.

4. Water supply and wastewater treatment facilities are to be designed as communal facilities and operated by the Township of Ramara according to the required development agreements.

5. The source of the water supply shall be groundwater and/or surface water as determined by the Phase 3 Class Environmental Assessment in each service area.

6. Treated wastewater shall be discharged to subsurface or direct discharge to surface water as determined by the Phase 3 Class Environmental Assessment in each service area.

7. Centralized stormwater management facilities as identified in the Master Servicing Study will be further determined by consideration of site-specific development applications.

8. An environmental assessment shall be completed or approved prior to Planning Act or Condominium Act approvals for any development involving the establishment of a new sewage treatment plant, or an increase in the existing rated capacity of a sewage treatment plant within the Lake Simcoe watershed

9. No new municipal sewage treatment plant shall be established in the Lake Simcoe watershed unless:
   a. The new plant is intended to replace an existing municipal sewage treatment plant; or
   b. The new sewage treatment plan will provide sewage services to:
      i. A development that is on partial services; or
      ii. A development where one or more subsurface sewage works or on-site sewage systems are failing.

10. No new non-municipal sewage treatment plans shall be established within the Lake Simcoe watershed unless the person applying to establish the plant can demonstrate the following:
    a. The plant will result in a net reduction of phosphorous loadings to the watershed from the baseline conditions for the property that would be serviced by the new plant; or
    b. The undertaking that the plan will service will not add phosphorous loadings to the Lake Simcoe watershed

11. The broad conceptual road network is identified on Schedule 'B4' to this Plan. The location and design of this road network shall be established by environmental assessments or approved subdivision plans.

12. All new development shall be serviced by public streets with connected pedestrian walkways and bikeways incorporated into rights-of-way and development shall be designed in a manner that is supportive of transit services in the future.

13. The primary public road network serving the new development areas consists of:

    County Road 44 - Rama Road
    Concession Road 12
    County Road 45 - Monck Road
    Mara-Rama Boundary Road

14. Rama Road (County Road 44) within the Rama Road Economic Employment District of this Secondary Plan will function as an Arterial Road serving designated Destination Commercial projects and areas and acting as a main street. Site access to areas from Rama Road shall be designed to maximize through movements and traffic flow and to minimize conflicts between individual site accesses and other traffic operations, and access to Rama Road shall be limited to the designated intersections as shown on Schedule 'B4' to this Plan.

15. Site specific traffic studies shall be required as part of planning applications to determine site access, traffic impacts and to determine road needs including road widening, emergency access, intersection improvements, turning lanes, mutual driveways, separation distances between access points, and traffic control, as part of planning applications.

16. The site access requirements of Simcoe County and the Township of Ramara shall be incorporated into planning approvals. Planning applications shall include the traffic and transportation studies required by these agencies.

17. Separate adjacent properties within a Destination Commercial development area shall be integrated with regard to internal access roads, joint public street access, common access to parking areas, trails, walkways and bikeways.

18. New local streets and main private roads shall be based on a modified grid system that provides even distribution of vehicular traffic and maximized ease of connectivity. Township standards shall be used in design and location.

7.11.9 Design Principles

1. In all new development areas, building and land use design shall consciously be innovative yet practical, and shall consider the design integration of individual projects within the final built out development.

2. All new development shall be sensitive to the streetscape and visual presence to pedestrians and motorists.

3. Development shall achieve diversity through a variety of lots and block sizes, building types and styles along public street frontages.

4. New and improved public streets shall provide for all-season landscape features within the public right-of-way.

5. In new destination commercial projects, the massing of buildings and building elevations shall provide a positive visual presence with design, articulation and fenestration, and a variety of rooflines where visible from public streets and residential areas.

6. Landscape strips incorporating landscaping features, berming, decorative fencing shall be designed and located adjacent to public street edges to create aesthetic streetscapes.

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

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

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

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

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

7.11.10 Special Designations

1. The following existing Special Designations in Section 7.10.10 of the Destination Commercial designation continue to apply to the Rama Road Economic Employment District:

    - Rama Resorts (Section 7.10.10.1)
    - Chase (Section 7.10.10.2)

2. Mnjikaning Fish Weirs National Historic Site

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

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

3. If the Special Designations are more restrictive than this Secondary Plan, then the Special Designations in Sections 7.10.10.1 and 7.10.10.2 shall prevail.

4. Any new policies in this Secondary Plan that are more restrictive than the Special Designations in Sections 7.10.10.1 and 7.10.10.2 shall prevail.

7.11.11 Implementation

1. Section 8.0 "IMPLEMENTATION MEASURES" applies to the implementation of this Secondary Plan.

2. Phasing of development within each new development area shall be determined by the Township and landowners according to the agreements following the completion of Phases 3 and 4 of the Class Environmental Assessment.

3. The Township of Ramara may initiate a comprehensive amendment to the Zoning By-law and may apply holding provisions in new development areas and may require agreements with landowners.

4. Pre-Application Consultation is encouraged according to the by-law and policy of the Township for all development applications proposed within this Secondary Plan area.

5. The Township may amend and/or revise its Development Charges By-law as it applies to this Secondary Plan area and may require cost sharing agreements between landowners/developers in order to implement infrastructure services in new development areas pursuant to the Development Charges Act.

6. Plans of Subdivision and Plans of Condominium shall conform with the Ramara Official Plan and this Secondary Plan and shall be designated to achieve sustainability objectives.

7. The Township of Ramara shall require landowners/developers to enter into a servicing agreement with the Township to ensure the conveyance, cost-sharing, operations and maintenance of communal water supply and wastewater treatment facilities, stormwater management facilities and public roads.

8. The Township of Ramara may require the completion of an Environmental Site Assessment and the filing of a Record of Site Condition pursuant to the Environmental Protection Act.

9. The Township of Ramara may impose conditions on the use, erection or location of land, buildings and structures in any by-law passed under Section 34 of the Planning Act and may require agreements to be registered on title.

10. The Township of Ramara shall require other information to be included in complete planning applications as determined by the Ramara Official Plan.

7.12 Highway Commercial

7.12.1 Purpose

The purpose of the Highway Commercial designation on Schedule 'A1' is to accommodate small area and individual commercial activities that are located on main roads and at intersections to provide convenient access and exposure.

7.12.2 Permitted Uses

- Eating establishment, including drive through and take-out establishment
- Motor vehicle service station
- Motor vehicle gasoline sales
- Convenience commercial establishment
- Gift or antique establishment
- Arts and craft establishment
- An accessory dwelling for the owner or caretaker
- Management of natural areas and natural resources for environmental management purposes
- Public and private infrastructure
- Utilities

7.12.3 Location

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

7.12.4 Retail Commercial Floor Space

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

7.12.5 Official Plan Amendment

1. The creation of new or expanded Highway Commercial areas shall be considered by an Official Plan Amendment.

2. Any proposed Official Plan Amendment shall be subject to the objectives and policies of this Plan and in particular, Section 5.8.

3. A detailed planning study with supporting technical reports shall be submitted to the Township by the proponent with each application that clearly establishes how the objectives and policies of this Plan are satisfied and if the subject property can support the new or expanded use.

4. Any new or expanded Highway Commercial area shall be subject to a specific Zoning By-law Amendment.

7.12.6 Lot Creation

1. The creation of a new or expanded lot in a Highway Commercial designation is permitted subject to Sections 4.1, 5.1, 5.2, and 6.1.9 of this Plan and the provisions of the Zoning By-law.

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

7.12.7 Special Designations

1. Part Lot 15, Concession 1 (Rama) (Johnston)

   Notwithstanding Section 7.12.2 within the lands designated "Highway Commercial" and identified as special designation 7.12.7.1 on Schedule 'A1' of this Plan, the only permitted uses shall be an indoor self-storage business within the three existing buildings. The gross floor area of the buildings shall not be permitted to be expanded, and no known noxious items shall be stored on site.

   The implementing Zoning By-law Amendment for this subject property shall include policies to limit the area and size of the buildings and specify the number of required parking spaces.

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

7.13 Mineral Aggregate Extraction Area

7.13.1 Purpose

The purpose of the Mineral Aggregate Extraction designation on Schedule 'A1' is to recognize provincially licensed and active sand and gravel and quarry operations, referred to as mineral aggregate operations.

7.13.2 Permitted Uses

- *Agricultural use*
- Licenced sand and gravel pit
- Licenced quarry
- Accessory uses associated with the extraction operation and processing activity such as crushing, screening, washing, stockpiling, blending, storage, weigh scales, packing and on-site office facility
- Ancillary uses associated with the extraction operation and processing activity such as asphalt plant, concrete plant, aggregate recycling plant, and aggregate transfer station
- Management of natural areas and natural resources for environmental management purposes
- Public and *private infrastructure*

7.13.3 Official Plan Amendment

1. New or expanded mineral aggregate operations shall be located in an area designated as Mineral Aggregate Extraction Area by amendment to this Plan.

2. Any application to amend this Plan shall be considered by the Township subject to the objectives and policies of this plan and in particular Section 6.5.4.

3. Any application that proposes extraction below the established groundwater table shall require hydrogeological studies of the impact on water quality and quantity and be subject to public consultation.

7.13.4 Licenced Mineral Aggregate Operations

1. All mineral aggregate operations licenced under provincial statute at the time of coming into effect of this Plan shall be designated Mineral Aggregate Extraction Area on Schedule 'A1'.

2. All existing and proposed mineral aggregate operations shall be appropriately designated and zoned in the Township's Official Plan and Zoning By-law, including all driveways proposed for truck traffic to and from the operation within the licenced area. The Township may require that driveways external to the licenced area, whose purpose is for the passage of truck traffic to and from a licenced area, be zoned accordingly. The zoning of these external driveways should be site specific and distinct from the zoning of the licenced area.

3. Any changes to an existing licence that add to or extend the boundaries of licenced mineral aggregate areas may be subject to an amendment to this Plan and/or Zoning By-law.

4. The Township shall send comments and recommendations to the provincial agencies within the legislative comment period relating to any application under provincial statute to change, vary or add to the conditions in an existing licence and/or site plan that proposes to increase the tonnage limit of annual extraction and/or that proposes to extract aggregate below the groundwater table.

5. Proposals to add to or extend the boundaries of licenced mineral aggregate areas shall be considered by the Township with regard to the land uses and natural heritage characteristics of the surrounding environment.

7.13.5 Township Requirements

1. In consideration of any application to amend this Plan and/or the Zoning By-law to permit aggregate extraction, the Township and the County shall require the applicant to provide the following:

    a. The submission of a study by the applicant indicating potential haul road transportation impacts from the proposed extraction operation on the Township and County Road systems and on local, county, district and regional roads in adjacent municipalities;

    b. If required, the submission of an Environmental Impact Study according to Natural Heritage policies;

    c. Demonstration that the proposed mineral aggregate extraction and rehabilitation are in conformity with the policies of the County of Simcoe Official Plan and this Plan;

    d. The submission of all reports required by the Province according to the *Aggregate Resources Act*;

    e. Consideration of the use of the proposed operation compatible with existing and planned sensitive land uses in the area, the staging of extraction and rehabilitation within the proposed licenced area, the entering into a registered development agreement with the Township where work is required on County or Township land and such other relevant matters as the Township deems necessary such as:

        i. the applicant in cooperation with the Township, the County, and adjacent local, district and regional municipalities, will establish all haul routes for truck traffic;

        ii. if a public highway is to be used as a haul route, the appropriate road authority or authorities may require, in a suitable agreement, that any road improvements, the timing of road works, and the responsibilities for road maintenance during and after road construction are undertaken all at the expense of the operator of the pit or quarry;

iii. the operator shall operate and maintain any private haul routes that are external to the licenced area according to truck volumes and compatibility with land uses, in accordance with a suitable agreement;

iv. any improvements to the Township's surface water drainage system will occur at the applicant's expense, where required.

f. The Township will recommend licence conditions and/or notes on the site plan through the approvals process under the *Aggregate Resources Act*, where necessary:

i. To ensure adequate buffers and/or screening along Township rights-of-way, or adjacent to any existing or proposed residences or as determined through the approval of required studies, adjacent to sensitive land uses to the satisfaction of the Township;

ii. That no new excavation or processing will take place until all required buffers and/or screenings have been constructed;

iii. That no water from washing or screening operations will be directly discharged into any watercourse;

iv. That no new excavation or processing will take place until all required fencing and/or security measures have been put in place;

v. That any off-site discharge of surface and/or groundwater satisfies the requirement of provincial statutes, regulations and standards and that the applicant can obtain the necessary approvals; and

vi. That the operator agrees to ensure off-site monitoring of private water supplies to meet quality and quantity standards and requirements, and that appropriate mitigation measures are included in agreements with landowners, where required.

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

7.13.6 Township Monitoring

1. The Township shall monitor all licensed mineral aggregate operations and may provide comments to the provincial ministry responsible for licensing and may review the annual compliance report required by provincial regulation.

2. The Township may determine whether the operator of the licensed operation complies with any required off-site mitigation measures specified as conditions of the aggregate license and/or as notes on the approved site plan.

3. The Township shall be satisfied that off-site traffic control, road improvements and/or surface drainage measures as agreed to in the registered agreement have been satisfied by the operator.

7.13.7 Deletion of Official Plan Designation

The Township may change any Mineral Aggregate Extraction Area designation on Schedule 'A1' to an appropriate designation reflecting the characteristics of the subject lands, where the mineral aggregate resource is no longer licenced in whole or part.

7.13.8 Rehabilitation

1. When considering an amendment to the Township's Zoning By-law that would enable the establishment or expansion of a mineral aggregate operation, the Township will recommend to the Province conditions to be included in the aggregate license or notations on the site plan to ensure proper rehabilitation of the lands. Proper rehabilitation means:

    a. Where the lands from which the extraction will occur are designated as "Agricultural" on Schedule 'A1' of this Plan, rehabilitation shall require the restoration of the lands to the previous agricultural capability of the lands in accordance with Section 7.3.7 of this Plan.

    b. Notwithstanding the rehabilitation requirements on agricultural lands stated above, complete rehabilitation to an agricultural condition is not required when the depth of the planned extraction makes restoration unfeasible and agricultural rehabilitation in the remaining areas is maximized.

    c. Where the lands from which the extraction will occur, including extraction below the established groundwater table, are within any designation other than "Agricultural" designation on Schedule 'A1' of this Plan, rehabilitation shall be compatible with the intended or sequential land use in terms of grading, post extraction elevations and vegetation cover, and shall be compatible with existing and proposed land uses on lands adjacent to and in the vicinity of the subject lands.

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

3. Once final rehabilitation is completed and an Aggregate Resources Act (ARA) licence is surrendered, the applicant shall rezone the subject lands to an appropriate use.

7.13.9 Lot Creation

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

Section 7
Land Use Policies

7.13.10 Special Designations

1. James Dick, Lots 11 to 14, Conc C and Lots 11 to 15, Conc D – Rama

   Notwithstanding Section 7.13.2, within the lands designated "Mineral Aggregate Extraction Area" and identified as Special Designation 7.11.12.1 on Schedule 'A1' of this Plan, the only uses permitted shall be uses that support the operation of an adjacent pit or quarry. Those uses may include processing, stockpiles, accessory buildings and structures, environmental control facilities and haul routes. No extraction shall occur within this Special Designation.

2. James Dick, Lots 11 to 14 Con C and Lots 11 to 15, Conc. D – Rama

   Notwithstanding Section 7.13.5, any proposed licenced aggregate operation within Lot 15, Concession III, will be subject to an agreement within the Township. Notwithstanding any provisions of this Plan to the contrary, any implementing Zoning By-law may incorporate a Holding Provision until the developer has satisfied the following conditions:

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

   b. a letter has been received by the Township from the MNRF confirming compliance of the quarry with the Ministry's requirements.

3. Fowler Quarry, Lots 11 to 15 inclusive and Part of Lots 16 and 17, Concession B (Rama) and Part of Lot 15, Concession C (Rama)

   Notwithstanding Section 7.13.5, any licenced aggregate operation within Lots 11 to 15 inclusive and Part of Lots 16 and 17 Concession B (Rama) and Part of Lot 15, Concession C (Rama) shall provide and maintain access to and from the licenced quarry on Concession Road B-C, which is designated as an aggregate haul road by the Township of Ramara.

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

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

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

4. NRK Holdings Inc. Parts of Lots 3 and 4, Concession C (Rama)

   Notwithstanding Section 7.13.5, any licenced aggregate operation within Parts of Lots 3 and 4, Concession C (Rama), shall provide and maintain access to and from the licenced quarry

on Concession Road B-C, that is designated as an aggregate haul road by the Township of Ramara.

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

Notwithstanding any provision of this Plan, the implementing Zoning By-law amendment shall be enacted by the Council of the Township of Ramara when the owner/applicant has satisfied the requirements of entering into a Haul Road Agreement with the Township of Ramara. The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the interpretation of this Amendment.

5. Reserved for future formatting.

8.0 IMPLEMENTATION MEASURES

8.1 Official Plan Amendment

1. Any provision of this Plan may be amended according to the requirements of the *Planning Act.*

2. Any initiative by Township Council to amend this Plan will be considered with a planning appraisal explaining the need for the amendment and the implications on other components of this Plan.

3. Any request by any landowner for an amendment to this Plan shall be accompanied by the information required by the Township and other approval authorities according to their policies and guidelines.

4. The Township shall carefully consider whether the need for the proposed amendment satisfies the goals, objectives and policies of this Plan prior to deciding the appropriateness of the proposed amendment.

8.2 Zoning By-law

1. The Township will enact a Comprehensive Zoning By-law that conforms with the designations and provisions of this Plan and the County Official Plan.

2. A Zoning By-law shall establish regulations for the use of land, buildings and structures, including land subject to flooding and natural hazards; contaminated land; land that is a sensitive groundwater recharge area or headwater area; land identified as within the natural heritage framework; land that is a significant archaeological resource.

3. Any request for an amendment to the Zoning By-law shall be accompanied by the required planning application information required by the Township according to its policies and guidelines.

8.3 Interim Control

1. The Township may by by-law or resolution, direct that a review or study is undertaken with respect to land use and/or infrastructure in any area of the Township and enact an interim control by-law. The period of the interim control by-law shall not extend one year from the date of the passing thereof in accordance with the *Planning Act.*

2. The council of the municipality may amend an interim control by-law to extend the period of time during which it will be in effect, provided the total period of time does not exceed two years from the date of the passing of the interim control by-law.

8.4 Temporary Use

1. The Township may by by-law authorize the temporary use of land, buildings or structures that are otherwise prohibited by the Zoning By-law and conform with the permitted uses in this Plan.

2. The Township shall consider the temporary use subject to satisfying the following relevant criteria:

    a. the use is clearly transitory in nature and would be authorized for up to three years;

    b. the use is compatible with existing and proposed land uses in the area;

    c. that the requirements for temporary buildings or structures are according to building standards;

    d. the impacts on adjacent roads, access and parking requirements are minimal;

    e. infrastructure servicing requirements are existing;

    f. alterations to topography shall be limited in order that using the property is possible as designated and zoned; and

    g. there is general conformity with provisions of this Plan.

3. A temporary use by-law may be enacted to authorize the temporary use of a garden suite for up to twenty years, subject to Section 8.4.2.

4. The Township may require the owner to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the Council considers necessary.

5. The Township may amend the temporary use by-law to extend its effective period for up to three years, subject to Section 8.4.2.

6. When the Temporary Use By-law has expired and has not been extended, the temporary uses shall not continue as legally non-conforming and must cease.

8.5 Holding Provisions

1. The Township may enact a Zoning By-law that establishes a holding symbol “H” in conjunction with any zone and/or permitted use specifying the use to which the land, building or structure may be put until amendment to the by-law removes the holding symbol.

2. The conditions under which the holding symbol may be applied shall be determined by Council. The “H” symbol may be lifted if Township Council is satisfied that municipal or communal services are readily available, or can be readily extended or upgraded, and that

the orderly and logical extension or upgrading of municipal or communal services can be ensured through the execution of a Subdivision Agreement or Site Plan Agreement.

3. Township Council may apply the "H" symbol to include the following conditions to be satisfied by the proponent:

    a. a development proposal for the subject lands has been first approved, where necessary by all relevant municipal, county and provincial agencies;

    b. all necessary agreements have been first entered into with the Township and, where necessary the County and/or province, to ensure that all provisions of this Official Plan and all relevant By-laws of the Township have been complied with, and that all requirements concerning the provision of roads, installation of services including sewer and water services, where applicable, and drainage on and to the subject lands, have been met;

    c. any necessary approvals or conditions have been obtained or met to the satisfaction of the affected Provincial agency and/or Simcoe County.

4. The Township may enact a by-law to remove a holding symbol on all or part of the lands subject to the "H" symbol in compliance with provisions of the Planning Act.

8.6 Site Plan Control

Site Plan control helps ensure that development takes place in a safe, efficient, convenient and aesthetically pleasing manner, and that new development and redevelopment is compatible is existing neighbouring properties.

1. The whole of the Township of Ramara is established as a proposed site plan control area. The Township may by by-law, designate the whole or any part of the Township as a site plan control area, according to the *Planning Act*.

2. Where a site plan control by-law is in effect, approval of site plans shall be required in accordance with the Township policy prior to the issuance of a Building Permit.

3. Development or alteration of any lands that are designated within a site plan control area are subject to the site plan approval process, unless otherwise exempted by the Township.

4. As a prerequisite or as a condition of approval of site plans, the Township may require developers to provide sufficient information pertaining to any or all of the item related to development of a site as provided for in Section 8.17.3 of this Plan.

5. In this Plan, for purposes of site plan control, "development" or "redevelopment" shall mean development as defined by Section 41 of the Planning Act, and any amendments thereto.

6. The By-law establishing a site plan control area may also establish classes of developments that are subject to or exempted from site plan control, requirements for plan review and conditions related to site plan approval. These conditions may include entering into one or

more agreements with the Township, the County or Province establishing easements for works and utilities, dedicating lands for the widening of any highways abutting the land, obtaining entrance permits and providing and maintaining all of the facilities and works to which the site plan approval applies.

7. In considering a site plan, the Township shall have regard to the accessibility for persons with disabilities to all facilities, services and matters subject to the site plan control by-law.

8. Where land is adjacent to a County Road, the County may require a road widening as a condition of approval.

9. All existing Township Roads shown on Schedule 'F' of this Plan shall have a standard road width of twenty (20) metres. In order to achieve this standard, a maximum road widening of five (5) metres from each side of such road, may be required as a condition of the approval of plans and drawings, at no expense to the Township. Where any portion of the land proposed for development abuts such road, a maximum five (5) metre wide road widening may be required, with existing and proposed road widths, road grades, side slopes, drainage requirements and sight lines being major considerations in determining what road widening, if any is to be required.

10. Other Provincial, County and Township Road dedication requirements may include sight triangles, intersection turning lanes, 0.3 metre reserves and required intersection improvements.

11. Any agreement entered into regarding the approval of any site plan may be registered against the land to which it applies.

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

8.7 Parkland

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

    a. Five (5) percent of the lands included in a residential development proposal are to be dedicated for parkland purposes;

    b. Two (2) percent of the lands included in an industrial and/or commercial development proposal are to be dedicated for parkland purposes; and

    c. Cash-in-lieu of parkland dedication to the value of the land otherwise required to be dedicated may be required by the Township where appropriate.

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

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

8.8 Community Improvement Plan

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

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

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

    a. a deficiency or deterioration in the availability and/or condition of municipal infrastructure;

    b. existing non-compatible land uses that detract from its viability and vitality;

    c. an area where buildings and structures are in physical, functional and/or economic decline and need rehabilitation;

    d. an area where community or recreational facilities are deficient or where existing facilities require upgrading;

    e. an area where off-street parking and access to roads are inadequate;

    f. vacant land with development potential;

    g. an area subject to flooding;

    h. a natural area that should be protected or conserved;

    i. the revitalization of abandoned, underused or contaminated lands; and

    j. any other environmental, social or community economic development reasons.

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

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

6. A community improvement plan will assist in achieving the goals and objectives of Community Improvement in Section 3.12.

8.9 Cultural Heritage Resources

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

2. *Development* and *site alteration* shall not be permitted on lands containing *archaeological resources* or *areas of archaeological potential* unless significant *archaeological resources* have been conserved.

3. The Township may require archaeological assessments for plans of subdivision and condominium, official plan amendments, site plan approvals, consent applications, and Zoning By-law Amendments in *areas of archaeological potential*, as determined by the Province, the County of Simcoe Archaeological Management Plan, or through the completion of an Archaeological Management Plan by the Township.

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

5. Through consultation with LACAC and in cooperation with Simcoe County, the Township may develop and maintain a comprehensive inventory of *cultural heritage resources*.

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

    a. It is a good, representative or rare example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape architect, interior designer, sculptor or another artisan and is well preserved;

    b. It is associated with a person who is recognized as having made a significant contribution to the Township's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;

    c. It dates from an early and/or important period in the development of the Township;

    d. It is directly associated with an historic event recognized as having local, regional, provincial, national or international importance;

    e. It is a well-preserved representative example of a method of construction now rarely used;

    f. It is a good representative example of its architectural style or period of a building;

    g. It is a well preserved and an outstanding example of architectural design;

h. It makes an important contribution to the composition or streetscape of which it forms a part; and

i. It is recognized as an important Township landmark.

8.10 Community Planning Permit System

1. The Township may amend this Plan to designate an area as a proposed community planning permit area.

2. Pursuant to a regulation enacted under the *Planning Act*, the Township may enact a community planning permit by-law under the *Planning Act*.

8.11 Servicing Feasibility Study

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

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

   a. the potential to connect to existing and proposed water supply and wastewater treatment systems as well as existing capacity and feasibility of the extension and expansion, if required, the necessity for and feasibility of new facilities, and the analysis of comparative performance of similar facilities;

   b. environmental, financial and administrative implications of multiple systems regardless of whether the systems discharge to surface water or groundwater;

   c. where individual on-site wastewater treatment services are proposed, the suitability of the site shall be investigated, and environmental constraints evaluated. This includes the suitability of terrain, hydrological suitability, soils suitability and where subsurface disposal is proposed, hydrogeological suitability; and

   d. consideration of the assimilative (carrying) capacity of the Lake Couchiching and Lake Simcoe ecosystems and the phosphorous management for Lake Simcoe, including conformity with the requirements of the Lake Simcoe Protection Plan.

8.12 Settlement Capability Study

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

2. The study shall include:

    a. the ability of soils and groundwater to assimilate sewage effluent;

    b. appropriate limits on the extent and timing of system expansion; and

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

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

8.13 Public Consultation Procedures

1. Prior to considering any application for amending this Plan, the Township shall provide opportunities for any individual, group, agency and organization with an interest in the matter, to submit in writing or otherwise, any expression of concern, support, opposition and information.

2. The Township shall conduct a public hearing and shall make information available to the public according to provisions of the *Planning Act* with respect to any planning matter.

3. The Township may conduct one or more public hearings on any matter to be considered under this Plan or the *Planning Act*.

8.14 Municipal Fiscal Measures

1. The Township will assess Development Charges according to the *Development Charges Act*, as a means of recovering appropriate growth-related capital costs for the delivery and provision of Township services and facilities.

2. The Township may impose uniform user fees as a means of recovering appropriate operating and capital costs associated with the delivery of Township services.

3. The Township's capital expenditure forecast, and budget will reflect the goals, objectives and policies of this Plan.

8.15 Development Adjacent to the First Nation Reserve

1. On lands abutting the Mnjikaning First Nation Reserve, where development requires a planning approval by the Township, the Township shall require a condition that a 0.3 metre reserve abutting the First Nation Reserve, shall be dedicated to the Township without cost to the Township.

2. Any 0.3 metre reserve abutting the First Nation Reserve, shall be used for regulating vehicle and pedestrian access and controlling joint development.

3. The Township may lift the 0.3 metre reserve in whole or in part where it deems appropriate for the proper and reasonable development of lands in the Township.

8.16 Delegation of Authority

In an effort to streamline planning decisions and in accordance with Section 39.2 of the *Planning Act*, Council may by by-law delegate decisions dealing with minor amendments to Zoning By-Laws to a committee of Council or to an individual who is an officer, employee or agent of the municipality.

For clarity, By-Law Amendments that are minor in nature may include, but are not necessarily limited to:

1. the removal of a holding symbol.

2. the authorization of a Temporary Use By-Law applicable to land, buildings or structures.

3. A housekeeping by-law for the purpose of making clerical or other changes to assist in the interpretation of the zoning by-law.

4. other minor Zoning By-Law Amendments as may be deemed appropriate by the Municipality.

A delegation of authority made by Council may be subject to conditions and may be withdrawn in respect of one or more of the By-Laws described above, as outlined in the Delegation of Authority By-Law.

8.17 Pre-Consultation and Complete Application

Pre-consultation and completing studies early in the planning process is essential to making good land use decisions, identifying potential concerns, and resolving issues. Through pre-consultation, the Township and applicable agencies shall identify information that will be required as part of a complete application.

1. Consultation with Township Staff prior to the submission of an application requiring *Planning Act* approval is strongly encouraged for applications for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan Approval in accordance with the Township's Pre-Consultation By-law.

2. The pre-consultation process is intended to identify applicable legislation and policies, scope the issues associated with a development proposal and set out clear submission requirements for a complete application.

3. For the purposes of deeming an application complete, the Township shall have the authority to request information upon review of a development proposal during the pre-consultation process or following receipt of a *Planning Act* application.

If, during the processing or evaluation of the application, matters arise which require additional studies, the Township shall request them from the applicant. The cost of any studies and/or peer review will be borne by the applicant. This Plan identifies, but is not limited to, the following studies, plans and/or assessments:

- Affordable Housing Report
- Aggregate Potential Assessment/Compatibility Study
- Agricultural Impact Assessment and/or MDS Calculation
- Archaeological Assessment
- Cultural Heritage Report and/or Heritage Impact Study
- D-4 Landfill Study
- Environmental Impact Study
- Environmental Site Assessment including Record of Site Condition
- Erosion and Sediment Control Plan
- Fisheries Impact Study
- Forest Management Plan/ Woodland Evaluation
- Geotechnical/Soils report
- Hazard Assessment
- Hydrogeological Study including Water Balance/Water Budget
- Hydrology Study regarding flooding, erosion, slope stability
- Landscape Plan
- Lighting Plan/Photometric Study
- Master Servicing Study/Functional Servicing Report
- Natural Heritage Evaluation
- Neighbourhood Plan
- Noise Impact and/or Vibration Study
- Odour, Dust and Land Use Compatibility Study
- Ontario Building Code Matrix
- Parking Needs Study
- Planning Justification Report
- Public Consultation Strategy
- Public Service Facility Needs Analysis
- Settlement Area Intensification Analysis
- Shoreline Protection Plan
- Site Grading Plan
- Site Servicing Plan / Servicing Options Report
- Species at Risk Study
- Stormwater Management/Functional Servicing Report
- Topographic and Boundary Survey
- Traffic Impact Study
- Transportation Master Plan including linkages to trails and parks system
- Tree Preservation Plan
- Tree Survey/Inventory
- Urban Design Report including 3D renderings and illustrations
- Water Resource Management Report
- Wellhead Protection – Risk Assessment Report

- Digital Plans as applicable, including Concept Plans, Draft Plans, Condominium Plans, Consent Sketch, Site Plans and/or plans which visually depict the application, or as required under the *Planning Act*.

4. These broad categories of plans, drawings, documents, reports, and studies (supporting information) as set out in policy 8.17.3 are not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies as part of a complete application, or from identifying additional reports or studies during the planning process, if circumstances necessitate the need for such information as part of the decision-making process. The more specific scoping of plans, drawings, documents, reports and studies to be submitted by the applicant will be identified by appropriate staff at the pre-consultation stage.

   The Township and/or other authority having jurisdiction or an interest in the matter may establish Terms of Reference, Standards and Guidelines, or other guidance documents to specify the technical standards and format for any of the supporting documents/information required in policy 8.17.3.

   Where Terms of Reference pursuant to policy 8.17.3 are not available, the Township may require applicants to prepare and obtain approval of a Terms of Reference from the Township, and/or any other authority having jurisdiction or an interest in the matter for any supporting information required as part of a complete application, as identified through the pre-consultation process to the satisfaction of the Township and/or other authority.

8.18 TRANSITION

1. Any application or matter that was commenced before this Plan comes into force shall be continued and be finally disposed of under the previous Township of Ramara Official Plan (2003) as it read on the day the determination of a complete application or matter was commenced. Any application to amend the previous Official Plan that has not be disposed of at the time of this Official Plan coming into effect, shall also amend this Official Plan.

2. Notwithstanding 8.18.1 above, proponents with applications that meet the requirements of 8.18.1, are encouraged to work with the Township to make those applications meet the objectives and policies of this Plan as best as possible.

3. Commenced as referenced in Section 8.18.1 shall be determined as follows:

    a. An application for an Official Plan Amendment - was deemed to be complete, in those instances where the Official Plan Amendment is not adopted prior to the adoption of this Plan;

    b. An application for a Zoning By-law Amendment – the day the application was deemed to be complete, in those instances where the Zoning By-law Amendment is not approved prior to the adoption of this Plan; and

    c. An application for a Plan of Subdivision/Condominium – the day the application was deemed to be complete, in those instances where the Plan of Subdivision/Condominium is not approved prior to the approval of this Plan

9.0 DEFINITIONS

Words and terms that have a particular meaning in this Plan or are intended to provide a reasonable interpretation have been italicized and included in this Glossary. They do not include those words and terms of ordinary English usage. Those terms and definitions contained in legislation, guidelines, or companion documents such as the *Planning Act*, the Provincial Planning Statement, 2024, the *Aggregate Resources Act* and the *Environmental Protection Act* are not necessarily included and should be referred to for precision.

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

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

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

Active Recreation is a large-scale outdoor use or activity with buildings and structures and services and includes such activities as golf course, playing field, campground, trailer park and conservation area, and shall not include an outdoor and/or an indoor gun (shooting) club and/or shooting range.

Active Transportation is human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional needs housing means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for seniors.

Additional Residential Unit means:

a. a second residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;

b. a third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or

c. a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the

detached house, semi-detached house or rowhouse contains any residential units. 2022, c. 21, Sched. 9, s. 9.

Adjacent means in the vicinity, contiguous, or adjoining.

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

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

Agricultural System means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

1) An agricultural land base comprised of *prime agricultural areas*, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and

2) An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

Agricultural use means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agri-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agri-tourism use 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.

Agriculture-related use means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

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

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

Section 9 Definitions

Archaeological Resources includes artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act.

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the Ontario Heritage Act.

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

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

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

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

Clay is a rock or mineral particle of any composition having a diameter of less than 0.004 millimetres.

Clay Plain is a relatively level, featureless topographic feature.

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

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

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

Complete Community means places such as mixed-use neighbourhoods or other areas within cities, towns, and *Settlement Areas* that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.

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

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

Section 9 Definitions

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

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

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

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

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

D-4 Approval Authority for all County owned or operated waste management sites with Fill Areas the County is the D-4 Approval Authority. For all private and local municipality owned or operated waste management sites, the local municipality, within which the property is located, is the D-4 Approval Authority.

D-4 Assessment Area refers to the lands generally within 500 metres of the *waste disposal site,* or more specifically, the area shown on the applicable schedules in this Official Plan. The *D-4 Assessment Area* may vary according to the actual *waste* cell location, depth and type of *waste* and existing conditions. The County will also prepare and make available for information purposes, a map showing the *D-4 Assessment Areas* for all *waste management sites.*

D-4 Study is a study required to evaluate the presence and impact of any adverse effects or risks to health and safety and any necessary remedial measures necessary for a proposed *development* in compliance with the *Guideline D-4* including, but not limited to, ground and surface water (hydrogeology and hydrology), noise, odour, and dust, methane gas migration, traffic impact, land use compatibility, and other studies considered appropriate.

Designated Growth Area means lands within *settlement areas* designated for growth or lands added to *settlement areas* that have not yet been fully developed.

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

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

Section 9 Definitions

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

Employee refers to a person hired by another, or a business company or firm, to work for another for wages, salary, commission or other consideration.

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

Erosion Hazard means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

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

Firearm is a barrelled weapon from which any shot, bullet or other projectile can be discharged and that is capable of causing serious bodily injury or death to a person, and includes a prohibited and/or restricted firearm, and anything that can be adapted for use as a firearm, according to the *Criminal Code of Canada*.

Fish Habitat as defined in the *Fisheries Act,* c.F-14, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flooding Hazard means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

a. along the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one-hundred-year flood level plus an allowance for wave uprush and other water-related hazards;

along river, stream, and small inland lakes systems, the flooding hazard limit is the greater of:

i. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

ii. the one-hundred-year flood; and

iii. a flood which is greater than (i) or (ii), which was experienced in a particular watershed or portion thereof as a result of ice jams, and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry.

b. except where the use of the one-hundred-year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Flood plain for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

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

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

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

Gun (Shooting) Club is 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.

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

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

Hazardous Lands means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes – St. Lawrence River System, this means the land, including that covered by water, between international boundaries, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land including that covered by water, to the further landward limit of the flooding hazard, or erosion hazard limits.

Hazardous Sites means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clay's, organic soils) or unstable bedrock (karst topography).

Home Industry means a small-scale commercial or industrial establishment that operates entirely within a separate accessory building on the same property as the home of the proprietor. Home industries shall include uses such as a carpentry shop, a metal working/welding shop, an electrical shop, a plumbing shop, a small engine repair, a landscaping or landscape contracting business, a nursery greenhouse, a bus/truck parking or maintenance facility.

Section 9 Definitions

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.

Hydrologic Function means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

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

Impulsive Shooting Sound is a single pressure pulse or a single burst of pressure pulses or the sound from a firearm that lasts a very short period of time.

Infiltration is the passage of water into the soil.

Infill Development is development of vacant lots or portions of vacant lots in established settlement areas.

Infrastructure means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities and electricity transmission facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Inland Lakes and Streams are hydrologic features protected via the LSPP.

Intensification means the development of a property, site or area at a higher density than currently exists through:

a. Redevelopment, including the reuse of brownfield sites;

b. The development of vacant and/or underutilized lots with previously developed areas;

c. Infill development; and,

d. The expansion or conversion of existing buildings.

Key Hydrologic Features are permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs and wetlands.

Key Natural Heritage Features are habitat of endangered species and threatened species; fish habitat; wetlands; life science areas of natural and scientific interest (ANSIs), significant valleylands,

significant woodlands, significant wildlife habitat (including habitat of special concern species); sand barrens, savannahs, and tallgrass prairies; and alvars.

Landfilling means the disposal of waste by deposit, under controlled conditions, on land or on land covered by water, and includes compaction of the waste into a cell and covering the waste with cover materials at regular intervals (R.R.O. 1990, Reg. 347: General – Waste Management).

Non-landfilling means any permitted use or activity in a waste management site other than landfilling and includes, but is not limited to, recycling facilities, transfer stations, and processing sites.

Legal or Technical Reasons means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

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

Major Development is the creation of four or more lots, the construction of a building or buildings within a ground floor area of 500m^2 or more or the establishment of a major recreational use.

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

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

Multi-Unit Resort Dwellings refer to resource-based recreational dwellings for four-season accommodation and/or fractional ownership resort residential units permitted or constructed in conjunction with a four-season destination resort establishment.

Municipal Comprehensive Review means an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan.

Natural Features and Areas means features and areas including wetlands, fish habitat, woodlands, valleylands, habitat of endangered species and threatened species, significant wildlife habitat, hydrologic features, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of natural landscapes of an area.

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

On-Farm Diversified Use means a use that is secondary to the principal agricultural use of the property and is 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.

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

Section 9 Definitions

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

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

Prime Agricultural Area means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime Agricultural Land means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

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

Provincially Significant Wetlands (PSW) are identified as "Wetlands" on Schedule 'A2'. The precise boundary and location of a PSW shall be determined in consultation with the MNRF.

Public Service Facilities means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, childcare centres, long-term care services, and cultural services. Public service facilities do not include infrastructure.

Rail Facilities means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

Residence surplus to a farming operation means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Redevelopment means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

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.

Resort Residential Unit resource-based recreational dwellings for four-season accommodation and/or fractional ownership resort residential units permitted or constructed in conjunction with a four-season destination resort establishment.

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

Section 9 Definitions

Sensitive Land Use means buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from impulsive sounds and other nuisances caused by a Gun (Shooting) Club and/or Shooting Range. Sensitive Land Uses may include, but are not limited to, permanently and seasonally occupied dwellings, childcare centres, educational, religious and health facilities and any uses that are sensitive to dust, odour, noise, and vibration emissions.

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

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

Species at Risk are identified as extirpated, endangered, threatened, or species of special concern on the "Species at Risk in Ontario List."

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

Strip Development is lot creation in the Rural Designation:

a. Along roads that are part of the originally surveyed concessions and side roads grid or are other more recently surveyed arterial or collector roads which are not part of an internal local road system; and

b. which is arranged in linear configurations of more than three non-farm lots within 200 metres of the proposed lot line as measured along the frontage of one side of the road.

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

Surface Water Feature means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Wetlands which have not been identified as Provincially *significant* are nonetheless important at a regional or local level and are regarded as *surface water features*.

Variance refers to permission granted under the *Planning Act* to vary the provisions of the Zoning By-law in effect.

Waste includes ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse, and such other materials as are designated in the regulations of the *Environmental Protection Act*. For the purposes of this Plan, waste does not include liquid waste other than the capture and treatment of leachate.

Waste Management Site means a site and facilities to accommodate solid waste from one or more municipality and includes one or more of the following activities or uses: (a) landfilling activities; (b)

non-landfilling activities (c) a Fill Area and the Buffer Area of a property which has been or is suspected to have been used as a landfilling; (d) any land upon, into or through which, or building or structure in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed; and (e) any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment, or processing referred to in clause (a) to (d).

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

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

Wetlands are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants.

Wildlife Habitat includes areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitat*s of concern may include areas where species concentrate at a *vulnerable* point in their annual or life cycle; and areas that are important to migratory or non-migratory species.