

Section 10 - Village Residential (VR) Zone

10.(1) Permitted Uses

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

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

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

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

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

10.(3) Provisions for *Multiple Dwellings*

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

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

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

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

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

(f) Maximum <i>Dwellings</i> per <i>lot</i>	1
(g) Maximum <i>Building Height</i>	10.0 m
(h) Maximum <i>Lot Coverage</i>	30 %

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

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

10.(6) Provisions for Passive Recreation

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

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

10.(7) Special Provisions

VR-1 (Map I3)

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

VR-2-(H) (Map J3)

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

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

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

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

an administrative *office*;

accessory uses.

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

Notwithstanding subsection (2),

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

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

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

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

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

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

Minimum separation of an *accessory building* or *structure* from a manufactured home 1.2 metres
Maximum coverage/*gross floor area* of all *accessory buildings* or *structures* to a manufactured home unit shall be 25% of the *existing* manufactured home unit *gross floor area*.

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

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

All other provisions of this Bylaw shall apply.

VR-3-(H) (Map J3)

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

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

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

VR-4 (Map J3)

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

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

All other provisions of this Bylaw shall apply.

VR-5 (Map I1/I2)

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

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

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

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

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

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

All other provisions of this Bylaw shall apply.

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

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

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

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

VR-7(1)	30 <i>dwelling units</i>
VR-7(2)	30 <i>dwelling units</i>
VR-7(3)	32 <i>dwelling units</i>
VR-7(4)	12 <i>dwelling units</i>
VR-7(5)	5 <i>dwelling units</i>
VR-7(6)	repealed (Bylaw 2006.16)

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

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

lagoon or a navigable waterway.
(Bylaw 2010.73)

All other provisions of this Bylaw shall apply.

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

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

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

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

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

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

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

All other provisions of this Bylaw shall apply.

VR-9 (Map M6)

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

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

private *boat* docking facilities; *uses accessory* to permitted *uses*.

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

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

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

(Bylaw 2010.73)

All other provisions of this Bylaw shall apply.

VR-10 (Map M6)

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

Minimum <i>Lot Frontage</i>	5.0 metres
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All other provisions of this Bylaw shall apply.
(Bylaw 2006.16)

VR-11 (Map J3)

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

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

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

VR-12 (Map I1)

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

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

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

VR-13 (Map N8)

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

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

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

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

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

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

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

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

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

Notwithstanding subsection 10.(3), the required minimum Exterior Side Yard for semi-detached and townhouse units shall be 4.5 metres, provided that attached *Garage* doors are not permitted facing the *street* flankage.

Notwithstanding subsection 10.(2), the required minimum Rear Yard for a *Detached dwelling* shall be 7.0 metres.

Notwithstanding subsection 10.(3), the required minimum Rear Yard for each semi-

detached and townhouse unit shall be 7.0 metres.

All other provisions of this Bylaw shall apply.
(Bylaw 2009.54)

VR-14 (H) (Map N8)

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

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

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

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

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

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

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

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

Notwithstanding subsection 10.(3), the required minimum Exterior Side Yard for semi-detached and townhouse units shall be 4.5 metres, provided that attached *Garage* doors are not permitted facing the *street* flankage.

Notwithstanding subsection 10.(2), the required minimum Rear Yard for a *Detached dwelling* shall be 7.0 metres.

Notwithstanding subsection 10.(3), the required minimum Rear Yard for each semi-detached and townhouse unit shall be 7.0 metres.

The Holding (H) provision shall apply to all permitted *uses* and *accessory uses*, except those *existing* on the date of the passing of this Bylaw. The Holding symbol shall be removed by bylaw when the conditions of draft approval of Plan of Subdivision RA-T-08-01 have been fulfilled to the satisfaction of the Township of Ramara.

All other provisions of this Bylaw shall apply.
(Bylaw 2009.54)

VR-15 (Map J3)

Notwithstanding subsection 10.(2), the required maximum Lot Frontage for a *Detached dwelling* shall be 6.0 metres on a proposed Lot on part of the north-west part of the property subject to this amendment.

All other provisions of this Bylaw shall apply.
(Bylaw 2011.14)

VR-16 (Map N6)

Notwithstanding subsection (1), the only permitted *uses* are a maximum of two 92) residential *dwelling units*; private docking facilities; and *uses accessory* to a permitted *use*.

All other provisions of this Bylaw shall apply.
(Bylaw 2018.71)

VR-17-T (Map I2)

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

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

All other provisions of this Bylaw shall apply.
(Bylaw 2021.90)

VR-18-T (Map N6)

Notwithstanding subsection 2(1)(1)(b), within the “VR-18-T” Zone, the temporary placement of an *accessory building* having a maximum *gross floor area* of up to 19.0 metres is permitted prior to the establishment of a *main* building.

The Temporary *Use* is permitted for a maximum of two years unless extended by further resolution of *Council*.
(Bylaw 2023.45)

VR-19 (H) (Map J3)

Notwithstanding subsection 10.(1) “Permitted *Uses*”, *multiple dwellings* is not permitted.

All other relevant provisions of this Bylaw shall apply.
(Bylaw 2024.45)