

TOWNSHIP OF RYERSON

COMMITTEE OF ADJUSTMENT

Application for Minor Variance Planning Act S. 45 (1)
or For Permission Planning Act S. 45 (2)

File # A 01/25

The undersigned hereby applies to the Committee of Adjustment for the Township of Ryerson under section 45 of the Planning Act for relief, as described in the application, from Zoning By-Law #56-14 (as amended).

1. Name of Owner David John Newhouse
Email address [REDACTED]
Telephone Number [REDACTED] Property Roll # 49 24 000 003 17400 0000
2. Address 454 Starratt Rd (Ryerson) Burks Falls, Ont. POA 1C0
3. Name of Agent (if any) _____
Agent Email address _____
Agent Phone Number _____
4. Agent Address _____

Note: Unless otherwise requested, all communications will be sent to the agent, if any.

5. Present Official Plan designation applying to the land:
As Rural
6. Present Zoning By-Law provisions applying to the land: Residential-Rural

7. Nature and extent of relief applied for: Build a Storage Shed on
an established gravelled area from previous owner.

8. Why is it not possible to comply with the provisions of the by-law? The area to
build the storage shed is between the House and the road, so
considered the Front of the Property.

9. Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number): 454 Starratt Rd.
Con. 13 Lot 26. PCL 3637 REG Ryerson.

10. Dimensions of subject land: Frontage: 400 meters
Depth: 1000 meters
Area: 100 acres

11. Access to the subject lands is by (check applicable space):

Provincial Highway _____

Municipal Road ☒ Seasonal _____ All Year ☒

Other Public Road (specify) _____

Right-of-Way _____

Water _____

If access to the subject land is by water only, the parking and docking facilities to be used:

Distance of this facility from the subject land and the nearest public road: _____

12. Existing uses of the subject property: Residential - Rural

13. Existing uses of abutting properties: Residential and vacation

14. Proposed uses of the subject property: Residential, Gardening + Hobby.

15. Are there any buildings or structures on the subject land? Yes ☒ No ☐

16. Particulars of all buildings and structures on or proposed for the subject land. Specify ground floor area, gross floor area, number of stories, width, length, height, etc:

Existing: House, Bungalow with ^{workout} Basement and attached Garage on basement level
Workshop including 3 ^{storage} bays + loft, 12m x 10m x 5 1/2m high. Very close estimated measurements.
Proposed: Storage Shed, one story, 10m x 10m, with no water or hydro

17. Location of all buildings and structures on or proposed for the subject land, specify distance from side, rear and front of lines:

Existing: House: 55 meters to closest front corner, 66 meters to Rear closest corner - and 64 m to farthest corner.
Workshop: 45 meters to closest front corner, 55m to Rear closest corner, 60m to farthest corner

Proposed: Storage Shed 10m x 10m

18. Date of acquisition of subject land: April 16, 2020

19. Date of construction of all buildings and structures on subject land: _____

House 1974

Workshop - built by Previous owner - estimated between ~~2000~~ 2005

20. Length of time the existing uses of the subject property have continued: since 1974?

21. Water is provided to the subject land by:

Publicly owned/operated water system _____

Privately owned/operated individual well ✓

Privately owned/operated communal well _____

Lake or other water body _____

Other means (specify) _____

22. Sewage Disposal is provided to the subject land by:

Publicly owned/operated sanitary sewage system _____

Privately owned/operated communal septic system _____

Privately owned/operated individual septic system ✓

Privy _____

Other means (Specify) _____

23. Storm Drainage is provided to the subject land by:

Sewers ____ Ditches ____ Swales ☒ Other means (Specify) _____

24. Has the owner previously applied for relief in respect of the subject property?

Yes _____ No ☒

If yes, please describe:

28. Is this subject property the subject of a current application for consent under Section 53

the Planning Act? Yes _____ File No. _____ Status _____

No ☒

If known, indicate if the subject land is the subject of an application under the Planning Act for:

Approval of a plan of subdivision (Section 51) File No. _____ Status _____ *no*

Previous Application (under Section 45) File No. _____ Status _____ *no*

There are additional requirements when submitting this application.

Read the Note: section below prior to submitting and be prepared to produce the necessary plans, monies and signed declarations. Contact the Municipal Office for further clarification, if necessary.

Note:

1. One copy of this application will be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the plan referred to in Note 2, accompanied by the current administration fee and/or deposit in cash or by cheque made payable to the Township of Ryerson. **Any and all extra charges associated with the application for a Minor Variance shall be the applicant's responsibility.**
2. One plan must be submitted that show the dimensions of the subject land and all abutting land and showing the location, size and type of all buildings and structures on the subject and abutting land. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.



TOWNSHIP OF RYERSON COMMITTEE OF ADJUSTMENT

April 2, 2025

Reference: File A01/25 – Minor Variance Application

454 Starratt Road, Burk's Falls ON P0H 1C0

Applicant – DAVID JOHN NEWHOUSE

Purpose of Application:

The applicant is seeking relief from Zoning By-law #56-14, Section 3.1.10 – Garages or Other Accessory Buildings or Structures, to permit an accessory use (storage shed) in the front yard, whereas the Zoning By-law requires accessory buildings or structures to be located in the side or rear yard (see Attachment A - sketch).

Subject Property:

An application for a Minor Variance for the property located 454 Starratt Road was submitted for consideration. The property is legally known as PIN 521340045, PCL 9877 SEC SS; LT 26 CON 13 RYERSON, and is located at the northern end of Starratt Road just west of Lake Cecebe (Figure 1).

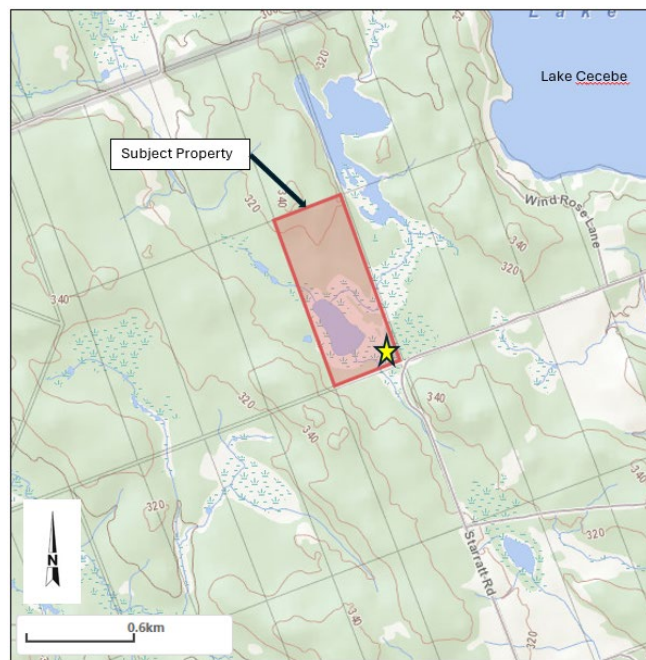


Figure 1 – Subject Site

The property is designated Rural on Schedule A of the Township's Official Plan and zoned Rural (RU) on Schedule D2 of the Township's Zoning By-law #56-14. Surrounding properties are also designated and zoned Rural.

The property has an existing single family dwelling, attached garage and a detached workshop. The property is approximately 40.4 hectares (100 acres) in area with a private laneway off of Starratt Road. The location of the proposed storage shed is in an area that was previously raised and graded from the surrounding lands and is currently being used for outdoor storage (Figure 2). It is located approximately 20 m from the closest interior side lot line and approximately 190 m from the front lot line. The storage shed is proposed to be one storey in height and approximately 10 m by 10 m in size.



Figure 2 – Proposed site for storage shed (applicant supplied photo with mark-ups)

Minor Variance Rationale:

Section 45(1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended, sets out four tests for a minor variance that must be met for the consideration of its approval.

- **Is the general intent and purpose of the Official Plan maintained?**

In the Official Plan, the Rural designation promotes the preservation of rural character with the dominant consideration for an open and natural

appearance of the countryside as a priority. A storage shed is a permitted accessory building. The subject property meets the lot area provisions of the Rural designation with no proposed changes to lot frontage or area. Design considerations based on principles that maintain the rural character of the Township include the proposed storage shed to be sited in relation to natural features rather than the road and does not require setbacks be varied from surrounding development. The proposed siting of the storage shed is in an area that was previously elevated and graded (see Figure 2) making it distinct from surrounding natural areas.

The application to construct a storage shed in a front yard conforms to the general intent and purpose of the Official Plan policies for the Rural designation.

- **Is the general intent and purpose of the Zoning By-law maintained?**

The subject property is zoned Rural (RU) which permits a storage shed as an accessory building. The Zoning By-law requires that accessory buildings be situated in the side or rear yard to ensure a consistent approach to the placement of accessory structures and to maintain the rural residential character.

The front yard setback for buildings in the Rural zone is 30 m (Table 5 of Zoning By-law #56-14) whereas the applicant is proposing a front yard setback of ± 190 m for the storage shed. This setback far exceeds the minimum required in the Rural zone which will facilitate maintaining the rural character of the area. The proposed storage shed meets the required setback provisions for accessory structures described in Section 3.1.10 (greater than 3 m from an interior side yard, greater than 10 m from an exterior side yard, greater than 3 m from a rear lot line, and is proposed to be less than 6 m in height (Section 3.1.5)).

The application to permit a storage shed in a front yard meets the general intent and purpose of the Zoning By-law.

- **Is the variance desirable for the appropriate development of use of the property?**

The proposed variance is desirable as it requests the development of a storage shed in the front yard at a setback of approximately 190 m from the Starratt Road, where 30 m is required. This is over six times the required setback which keeps the intent of maintaining the character of the Rural designation in preserving the natural countryside appearance as a priority. The proposed storage shed will be set back approximately 20 m from the nearest interior side lot line where a minimum of 3 m is required, and approximately 800 m from the rear lot line where 3 m is required.

The request to build the storage shed in the front yard instead of a side or rear yard is preferred based on an existing graded area in the front yard left by the previous owner.

Given the setbacks of the proposed storage shed to the road, front lot line, interior side lot line and rear lot line, the requested variance is a desirable and an appropriate use of the property.

- **Is the variance minor?**

The proposed variance to allow the storage shed to be built in the front yard in the rural zone is a minor request and not expected to create any adverse impacts. The proposed location of the storage shed is well in excess of the required minimum front yard setback (190 m proposed where 30 m is required). The proposed development complies with all other development standards in the Zoning By-law.

It is our opinion that this application is minor.

Recommendation:

The proposed minor variance maintains the general intent and purpose of the Township's Official Plan and Zoning By-law. The requested variance is considered a desirable use of the land and is minor in nature. The application represents good land use planning and meets the four tests required under Section 45(1) of the *Planning Act*.

Sincerely,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Reviewed by:

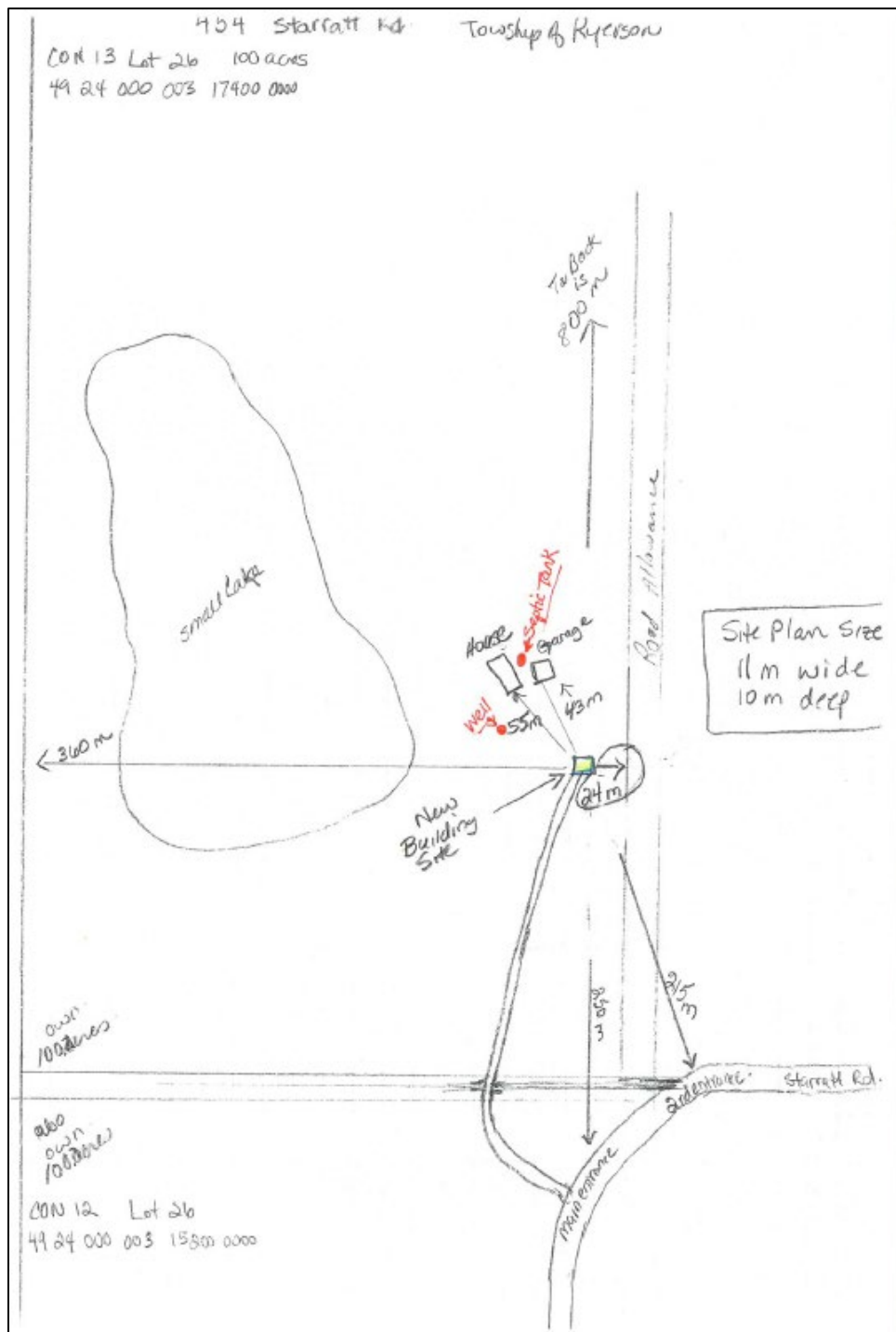


Tara Michauville, MSc
Planner

Jamie Batchelor, RPP, MCIP
Senior Planner

TM:jb

Attachment A - Sketch of proposed development (supplied by applicant)



NOTICE OF PUBLIC HEARING RE APPLICATION FOR:

File No. A 01/25

☒ Minor Variance - s. 45 (1)

☐ Permission - s. 45 (2)

TOWNSHIP OF RYERSON COMMITTEE OF ADJUSTMENT

RE AN APPLICATION BY: **DAVID JOHN NEWHOUSE**
454 Starratt Rd, Burk's Falls, ON, P0A 1C0

LOCATION OF PROPERTY: **PCL 9877 SEC 55; LT 26 CON 13 RYERSON** (known locally as
454 Starratt Road)

PURPOSE OF APPLICATION: **To seek a variance from Section 3.1.10 of Zoning By-law #56-14 to permit an accessory use (storage shed) in the front yard, whereas the Zoning By-law requires accessory buildings or structures to be located in the side or rear yard.**

EFFECT OF APPLICATION: **If approved, the variance would permit the construction of an accessory use (storage shed) in the front yard approximately 10 m by 10 m in size (as shown on attached Key Map), subject to all other provisions of the Zoning By-law.**

TAKE NOTICE THAT an application under the above file number will be heard by the committee of adjustment on the date, and at the time and place shown below, under the authority of section 45 of the *Planning Act*.

DATE: **April 22, 2025** TIME: **5:45 p.m.**

PLACE: **Township of Ryerson Council Chambers**
ADDRESS: **28 Midlothian Road, Burk's Falls, P0A 1C0**

LAND DESCRIPTION - A description of the subject land, or a key map showing the location of the subject land, is attached.

ADDITIONAL INFORMATION - Additional information regarding the application to be available for public inspection starting:

DATE: **April 4, 2025** TIME: **8:30 a.m. – 4:00 p.m.**
PLACE: **Township of Ryerson**
ADDRESS: **28 Midlothian Road, Burk's Falls, P0A 1C0**

OTHER APPLICATIONS - The subject land is the subject of an application under the Act for:

___ Approval of a plan of subdivision (under section 51) File # _____

___ Consent (Under section 53) File # _____



PUBLIC HEARING - You are entitled to attend this Public Hearing in person to express your view about this application or you may be represented by an agent for that purpose. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer at the address noted below.

FAILURE TO ATTEND HEARING - If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding.

NOTICE OF DECISION - A copy of the decision of the Committee will be sent to the applicant and to each person who appeared at the Hearing and who has filed with the Secretary Treasurer a written request for Notice of the decision.

Dated this 4th day of April, 2025

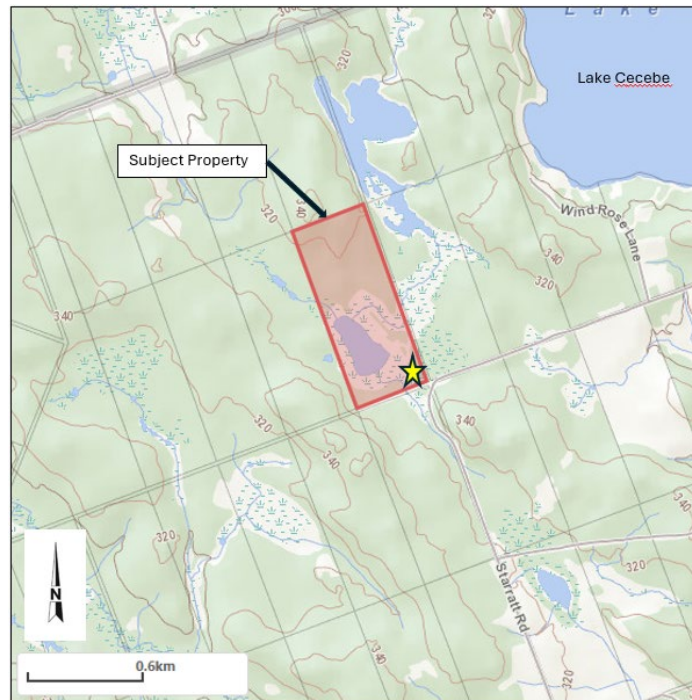
Nancy Field, Secretary Treasurer
Township of Ryerson Committee of Adjustment
28 Midlothian Road,
Burk's Falls, On P0A 1C0
TEL: 705-382-3232
FAX: 705-382-3286
clerk@ryersontownship.ca



**Township of Ryerson
Minor Variance A01/25**

Key Map

Subject Property: 454 Starratt Road, Burks Falls; PCL 9877 SEC SS; LT 26 CON 13 RYERSON



Approximate location of storage shed on subject property

