

CORPORATION OF THE TOWNSHIP OF RYERSON

**PUBLIC MEETING
AGENDA**

August 12, 2025 - 5:45 p.m.

The Municipal Council of the Township of Ryerson recognizes that we are on the traditional territory of the Anishinaabe Peoples, in the Robinson-Huron and Williams Treaties areas. We wish to acknowledge the long history of First Nations and Métis Peoples in Ontario, and show respect to the neighbouring indigenous communities.

Meeting will be recorded

A public meeting of Council has been scheduled for **August 12, 2025** at 5:45 p.m., for the purpose of a Minor Variance Application for 1001B Royston Road.

Members of Council and the public were notified of this special meeting on **August 8, 2025**. The public was notified of this meeting by posting of this special meeting agenda **August 8, 2025**.

1. Call the meeting to order.
2. Attendance.
3. This meeting is being recorded.
4. Declaration of Pecuniary Interest.
5. Minor Variance Application – 1001B Royston Rd (Aceto)
6. Adjournment.

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 04 / 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 Sandy Aceto
Email address [REDACTED]
Telephone Number [REDACTED] Property Roll # 49 24-000-001-27300-0000
2. Address 1001B Royston Rd, Burks Falls ON P0A 1C0
3. Name of Agent (if any) N/A
Agent Email address N/A
Agent Phone Number N/A
4. Agent Address N/A

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

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

7. Nature and extent of relief applied for: Detached Garage Building
8. Why is it not possible to comply with the provisions of the by-law? Grading and bedrock obstructions. Removal of numerous amount of trees would be required
9. Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number): Plan No PCL 10287 & 10288
Lot No. 18, 19 CON.5, Lot 18 CON.6
10. Dimensions of subject land: Frontage: 2,652 ft
Depth: 3,446 ft
Area: 300 Acres
11. Access to the subject lands is by (check applicable space):
Provincial Highway _____
Municipal Road _____ Seasonal _____ All Year _____
Other Public Road (specify) Road Allowance
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: 460 ft

12. Existing uses of the subject property: Family Cottage & Part Time Residence

13. Existing uses of abutting properties: Family Cottages, Full & Part Time Residence

14. Proposed uses of the subject property: Family Cottage & Part Time Residence

15. Are there any buildings or structures on the subject land? Yes X 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: 2400 sq ft house - bungalow

L=88ft, W=30ft, H=18ft

Proposed: 1040 sq ft Storage Garage/Workshop

L=40ft, W=26ft, H=16ft

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

Existing: 328ft from Road Allowance, 410ft from East property line, 2142ft from South Lot 19

3078ft from North Lot 19

Proposed: 208ft from Road Allowance, 330ft from East property line, 2255ft from South Lot 19

3210ft from North Lot 19

18. Date of acquisition of subject land: March 2020

19. Date of construction of all buildings and structures on subject land: July 2022

20. Length of time the existing uses of the subject property have continued: SINCE 2021

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 X Other means (Specify) _____

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

Yes _____ No X

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 X

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 _____

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

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.

3. A signed and witnessed *Declaration of Applicant or Authorized Agent* must be submitted to the Municipal Office.

AUTHORIZATION BY OWNER

I, _____, the undersigned, being the owner of the subject
Please Print Name
land, hereby authorize _____ to be the applicant in
the submission of this application.

DECLARATION OF APPLICANT

I, Sandy Aceto of the Township of Ryerson
in the District of Parry Sound solemnly declare that:

All the statements contained in this application and provided by me are true and I make this
solemn declaration conscientiously believing it to be true and knowing that it is of the
same force and effect as if made under oath.

DECLARED before me at the TOWNSHIP
of RYERSON
In the DISTRICT of PARRY SOUND
This 10 day of JULY, 20 25.

Sandy Aceto
Signature of Applicant

[Signature]
Signature of Commissioner etc.

PERMISSION TO ENTER

I hereby authorize the members of staff and/or elected members of Council of the Township of Ryerson to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

July 10, 2025
Date

Sandy Aceto
Signature of Registered Owner (s) or Agent

Personal Information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application. Questions should be directed to the Municipal Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

Filed in: M:\COREL\WPDATA\Planning Documents\Minor Variance\Minor Variance Application

SCHEDULE 'A'

A Plan is required showing the following:

- The boundaries and dimensions of the subject land
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard line, rear yard lot line and the side yard lot lines
- The approximate location of all natural and artificial features on the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The current uses on land that is adjacent to the subject land.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and the nature of any easement affecting the subject land.

ATTACH PLAN



TOWNSHIP OF RYERSON COMMITTEE OF ADJUSTMENT

August 6, 2025

Reference: File A04/25 – Minor Variance Application

1001B Royston Road, Burk's Falls ON P0A 1C0

Applicant – SANDY ACETO

Purpose of Application:

The owner / applicant is proposing to erect a detached accessory building (i.e., Garage) in the front yard of the subject property. The application noted the proposed accessory building would be a "Garage/Workshop". Township staff subsequently confirmed with the owner / applicant that the "Workshop" is no longer part of the proposed development.

Zoning By-law #56-14 restricts detached accessory buildings to either the side yard or rear yard (Section 3.1.10). Therefore, the owner / applicant is seeking relief from the Zoning By-law to permit a detached accessory building (i.e., Garage) in the front yard (see Attachment A – Sketch).

Subject Property

The subject property is located at 1001B Royston Road in Burk's Falls. The property is legally described as PCL 10287 SEC SS; LT 18 CON 5 RYERSON; LT 18 CON 6 RYERSON (see Figure 1).

The subject property is designated Rural on Schedule A of the Township Official Plan and zoned Rural (RU) Zone on Schedule G4 of the Township Zoning By-law. Surrounding properties are also designated and zoned Rural. The Township mapping shows watercourses and extensive forested areas on the subject property. Regarding the latter, the owner / applicant has a managed forest on the subject property and has confirmed with Township staff that the construction of the proposed Garage will not affect the managed forest plan.

The subject property is ± 121 ha with frontage of ± 806 m on Royston Road. The property contains a ± 223 m² Single Detached Dwelling on private services.

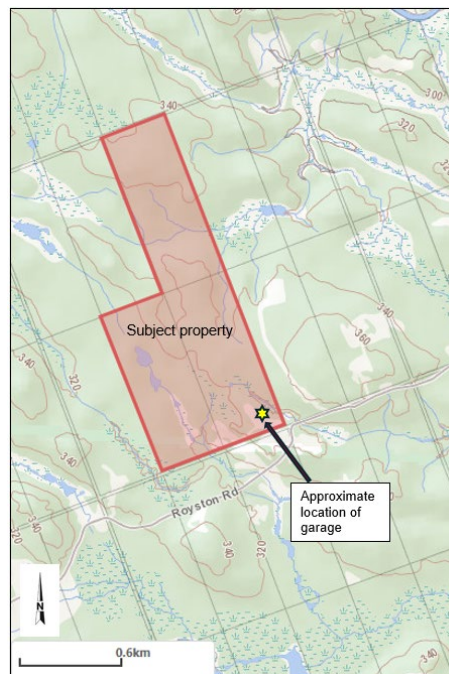


Figure 1 – Subject Property Location

The proposed development is a detached Garage that has a floor area of $\pm 97 \text{ m}^2$. As noted above, the application indicated that the proposed accessory building would be a "Garage/Workshop". Township staff subsequently confirmed with the owner / applicant that the "Workshop" is no longer part of the proposed development (i.e., it comprises the proposed Garage only).

The proposed location of the proposed development is in the front yard, with minimum setbacks of $\pm 63 \text{ m}$ (front), $\pm 978 \text{ m}$ (rear), $\pm 100 \text{ m}$ (side), and $\pm 63 \text{ m}$ (from the nearest watercourse) (see Attachment A – Sketch). As also noted above, the owner / applicant has a managed forest on the subject property and has confirmed with Township staff that the construction of the proposed Garage will not affect the managed forest plan.

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?**

Pertinent policies in the Official Plan are as follows:

1. As per Section 2.3.6, protecting the natural environment is an important consideration in making land use decisions.
2. As per Section 4.1, the Rural designation promotes the preservation of the rural character of the Township, principally characterized by large lots (i.e., lot frontages shall not be less than 60 m; and lots shall be at least 1 ha in area).
3. As per Section 3.2, accessory buildings are allowed, provided they are incidental to a permitted use.
4. As per Section 5.3, proposed developments shall be setback at least 30 m from watercourses.

The application conforms to the general intent and purpose of the Official Plan, as follows:

1. Regarding the subject property:
 - a) The owner / applicant has a managed forest on the subject property and has confirmed with Township staff that the construction of the proposed Garage will not affect the managed forest plan.
 - b) The area ($\pm 121 \text{ ha}$) and frontage ($\pm 806 \text{ m}$) of the subject property is consistent with how the Official Plan characterizes the rural character of the Township.
2. Regarding the proposed Garage on the subject property:
 - a) It is incidental to the existing Single Detached Dwelling, which is a permitted use on the subject property.
 - b) It will not affect the managed forest plan on the subject property.

- c) Its proposed setbacks are consistent with how the Official Plan characterizes the rural character of the Township.
- d) Its more specific ± 63 m setback from the nearest watercourse exceeds the minimum 30 m setback from same.

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

As per Section 3.1.1 and Section 3.1.10 of the Zoning By-law, detached accessory buildings such as Garages are allowed as ancillary to a permitted use, provided they are located in either the side yard or rear yard. The proposed location of the detached Garage is in the front yard. As such, the owner / applicant is seeking relief from the Zoning By-law through this application.

The subject property is zoned RU Zone. As noted below, and based on Attachment A – Sketch:

1. The application indicated that the proposed accessory building would be a “Garage/Workshop”. As Workshops are not permitted in the RU Zone, Township staff subsequently confirmed with the owner / applicant that the “Workshop” is no longer part of the proposed development (i.e., it comprises the Garage only).
2. The proposed development maintains setbacks of ± 100 m and ± 687 m from the interior side lot lines. Both setbacks exceed the minimum 3 m setback requirement, as per Section 3.1.10(i) of the Zoning By-law.
3. The proposed development maintains a setback of ± 978 m from the rear lot line which exceeds the minimum 3 m setback requirement, as per Section 3.1.10(ii) of the Zoning By-law.
4. The proposed development maintains a ± 63 m setback from the nearest watercourse which exceeds the minimum 30 m setback requirement, as per Section 3.26.1 of the Zoning By-law.
5. Regarding the RU Zone, Table 5 of the Zoning By-law:
 - a. Though proposed in the front yard, the Garage maintains a minimum ± 63 m setback which exceeds the minimum 30 m front yard setback for the Single Detached Dwelling (i.e., the principal building).
 - b. The proposed height of the Garage is ± 4.8 m where the maximum height permitted is 10 m.
 - c. Given that the subject property is ± 121 ha, the buildings thereon (existing and proposed) comply with the maximum 10% lot coverage provision.

The application conforms to the general intent and purpose of the Zoning By-law, as follows:

1. A detached accessory building (i.e., Garage) is allowed as ancillary to a permitted use (i.e., Single Detached Dwelling) within the RU Zone.

2. The proposed development exceeds the minimum setback requirements for same in the Zoning By-law.
3. Though proposed in the front yard, the Garage exceeds the minimum 30 m front yard setback for the Single Detached Dwelling (i.e., the principal building).
4. The proposed Garage exceeds the other applicable provisions in the Zoning By-law.

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

The proposed variance is desirable and appropriate, given that the subject property is ± 121 ha in area with frontage of ± 806 m, and the proposed development will be located ± 63 m from the front lot line. In addition, the proposed development exceeds the other minimum setback requirements and other applicable provisions in the Zoning By-law. Furthermore, and as stated above, the proposed development maintains the general intent and purpose of the Official Plan and Zoning By-law.

- **Is the variance minor?**

The proposed variance is considered minor, as outlined below:

1. A detached accessory building (i.e., Garage) is permitted within the Rural designation in the Official Plan and RU Zone in the Zoning By-law.
2. The proposed development exceeds the minimum setback requirements for same in the Zoning By-law.
3. Though proposed in the front yard, the Garage exceeds the minimum 30 m front yard setback for the Single Detached Dwelling (i.e., the permitted principal building).
4. The proposed Garage exceeds the other applicable provisions in the Zoning By-law.
5. The size of the subject property (i.e., ± 121 ha) will not be affected by this application and as such, will remain consistent with the intent of the Rural designation in the Official Plan which is to preserve the rural character of the Township.

Recommendation:

It has been demonstrated that Application A04/25 to request relief from Zoning By-law #56-14 satisfies the four tests of a Minor Variance application required by the *Planning Act*, c. P.13. It is recommended that Application A04/25 be approved with the following conditions:

1. That the proposed Garage be permitted with the setbacks cited herein and shown on the drawing attached hereto and labelled as Attachment A.
2. That all necessary permits, subject to applicable law, must be obtained by the owner / applicant to the satisfaction of the Township and other applicable authorities having jurisdiction.
3. That a building permit must be obtained by the owner / applicant before construction of the proposed Garage begins.
4. That the owner / applicant must limit tree removal to only the building envelope required for the construction of the proposed Garage, as shown on the drawing attached hereto

and labelled as Attachment A, and in conformity with the managed forest plan on the subject property.

Sincerely,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Reviewed by:



Tara Michauville, M.Sc.
Planner

Wes Paetkau, RPP, MCIP
Senior Planner, Practice Lead

TM:wp

Attachment A - Sketch of proposed development (applicant supplied)



NOTICE OF PUBLIC HEARING RE APPLICATION FOR:

File No. A04/25

☒ Minor Variance - s. 45 (1)

☐ Permission - s. 45 (2)

TOWNSHIP OF RYERSON COMMITTEE OF ADJUSTMENT

RE AN APPLICATION BY: **SANDY ACETO**
1001B Royston Rd, Burk's Falls, ON P0A 1C0

LOCATION OF PROPERTY: **PCL 10287 SEC SS; LT 18 CON 5 RYERSON; LT 18 CON 6 RYERSON** (known locally as 1001B Royston Road)

PURPOSE OF APPLICATION: **To seek a variance from Zoning By-law #56-14 to permit a detached accessory building (i.e., Garage) in the front yard, whereas Section 3.1.10 of the Zoning By-law restricts accessory buildings to either the side yard or rear yard.**

EFFECT OF APPLICATION: **If approved, the variance would permit the construction of a 12.2 m by 7.9 m Garage in the front yard, 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: **August 12, 2025**
TIME: **5:45 p.m.**
PLACE: **Township of Ryerson Council Chambers**
ADDRESS: **28 Midlothian Road, Burk's Falls, ON 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: **July 28, 2025**
TIME: **8:30 a.m. – 4:00 p.m.**
PLACE: **Township of Ryerson**
ADDRESS: **28 Midlothian Road, Burk's Falls, ON 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 28th day of July, 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 A04/25**

Key Map

Subject Property: 1001B Royston Road, Burk's Falls, ON P0A 1C0
(PCL 10287 SEC SS; LT 18 CON 5 RYERSON; LT 18 CON 6 RYERSON)

