

CORPORATION OF THE TOWNSHIP OF RYERSON

**PUBLIC MEETING
AGENDA**

October 14, 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 **October 14, 2025** at 5:45 p.m., for the purpose of a Minor Variance Application for Northwest corner of Lakeview Drive East and Jeffrey Road.

Members of Council and the public were notified of this special meeting on **October 8, 2025**. The public was notified of this meeting by posting of this special meeting agenda **October 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 – Lakeview Drive East & Jeffrey Road (Briden)
6. Adjournment.

File # A 02 / 24

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7. Nature and extent of relief applied for: _____
Reduce the exterior side yard to 50'
8. Why is it not possible to comply with the provisions of the by-law? _____
The lot is only so wide. The lot was part of a deal so the municipality could gain ownership of the trespass road. property was exchanged between Township and Owner
9. Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number): _____
Part of Lot 15, Concession 13, Ryerson designated as Parts 1 , 2, 3 on 42R-15442
10. Dimensions of subject land: Frontage: 133.39'
Depth: 972.14'
Area: 2.5 acres
11. Access to the subject lands is by (check applicable space):
Provincial Highway _____
Municipal Road X Seasonal _____ All Year X
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: Vacant Rural Lot

13. Existing uses of abutting properties: Rural and Rural Residential

14. Proposed uses of the subject property: Rural Residential

15. Are there any buildings or structures on the subject land? Yes _____ No X

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: None

Proposed: Unknown at this time

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

Existing: N/A

Proposed: Unknown at this time

18. Date of acquisition of subject land: October 5, 2016

19. Date of construction of all buildings and structures on subject land: N/A

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

Since lot created

21. Water is provided to the subject land by:

Publicly owned/operated water system _____

Privately owned/operated individual well X Proposed

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 X Proposed

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 _____

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

Don't
I, Gloria Briden, the undersigned, being the owner of the subject
Please Print Name
land, hereby authorize John Gallagher to be the applicant in
the submission of this application.

DECLARATION OF APPLICANT

I, John Gallagher of the Town of Huntsville
in the District of Muskoka 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 Town
of Huntsville
In the District of Muskoka
This 30th day of Aug., 20 24.

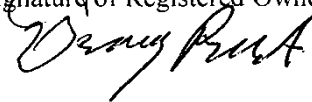
Susan E. Turner
Signature of Commissioner etc.

John Gallagher
Signature of Applicant

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.

Aug 28/24
Date

x 
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'

Reduce the interior sideyard set

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

September 11, 2025

Reference: File A02/24 – Minor Variance Application

There is no municipal address for the property; for general reference, the property is located at the northwest corner of Lakeview Drive East and Jeffrey Road, across from 97 Lakeview Drive East, Burk's Falls ON P0H 1C0

Applicant – Gloria Briden and Dan Briden

Purpose of Application:

The owner / applicant is proposing to construct a Single Detached Dwelling on private services on the subject property. Exterior side yard setback provisions in Zoning By-law #56-14 are difficult to satisfy due to the configuration of the subject property (see Attachment A). Therefore, the owner / applicant is seeking relief from the Zoning By-law to permit an exterior side yard setback of 15 m where 30 m is required (see Section 4, Table 5).

Subject Property:

There is no municipal address for the subject property. It is generally located at the northwest corner of Lakeview Drive East and Jeffrey Road, across from 97 Lakeview Drive East in Burk's Falls. It is legally described as PCL 8975 SEC SS; PT LT 15 CON 13 RYERSON PT 3, 42R15442; PT RDAL BTN LT 15 & 16 CON 13 RYERSON PT 1 & 2, 42R15442 CLOSED BY LT242729 S/T DEBTS, IF ANY, OWING BY THE ESTATE OF JOHN FONK, DECEASED, A FORMER OWNER; RYERSON (see Figure 1).

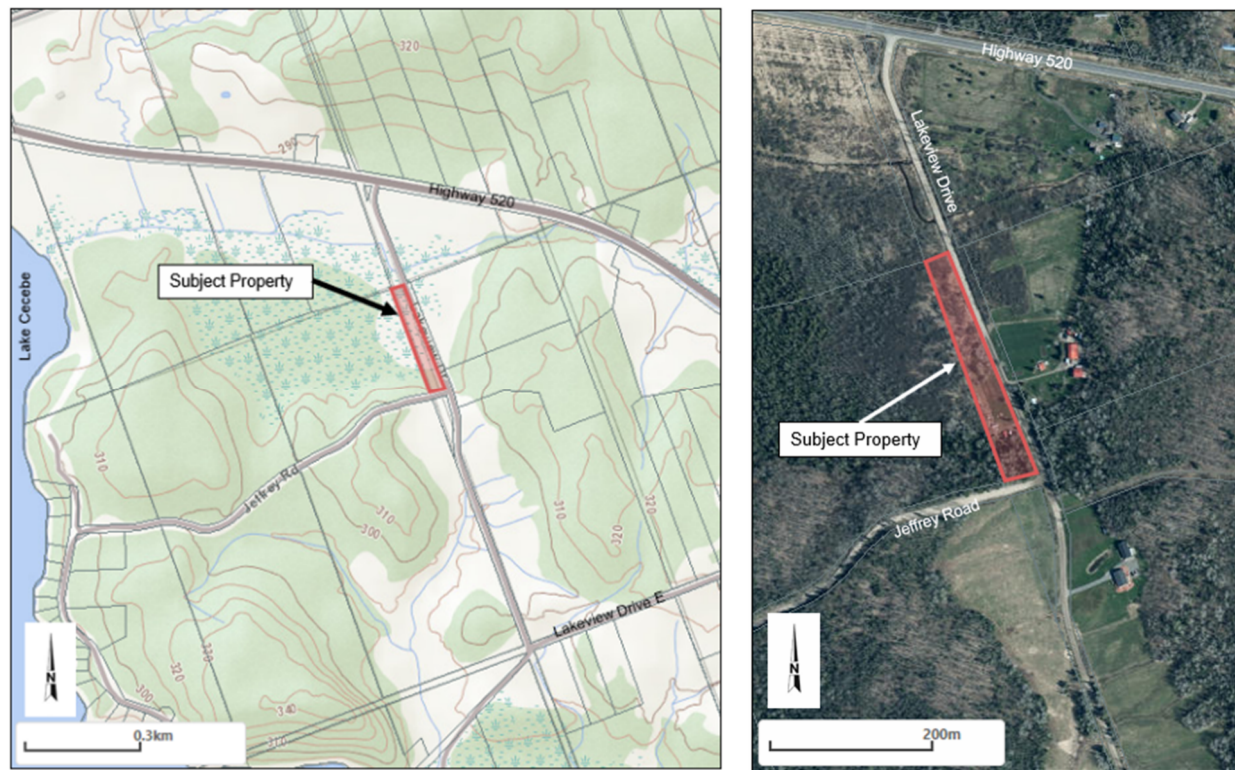


Figure 1 – Subject property location

The subject property is designated Rural on Schedule A of the Township Official Plan and zoned Rural (RU) Zone and Environmental Protection (EP) Zone on Schedule C3 of the Township Zoning By-law. Surrounding properties are also designated Rural and zoned RU Zone and EP Zone (to the north and east).

The property is irregular in shape and is approximately 1 hectare in area with frontage of ± 40 m on Jeffrey Drive and a lot depth of ± 296 m. Currently, the property is vacant with a driveway providing access to Lakeview Drive East.

The Township mapping varies in detail regarding the location of wetlands and wet areas in the northern two-thirds of the subject property. Field investigation by the Township CBO determined the extent of the wetlands and wet areas thereon. The proposed development, which comprises a new Single Detached Dwelling on private services, is to be located outside of the marsh and wet areas of the subject property (see Figure 2).

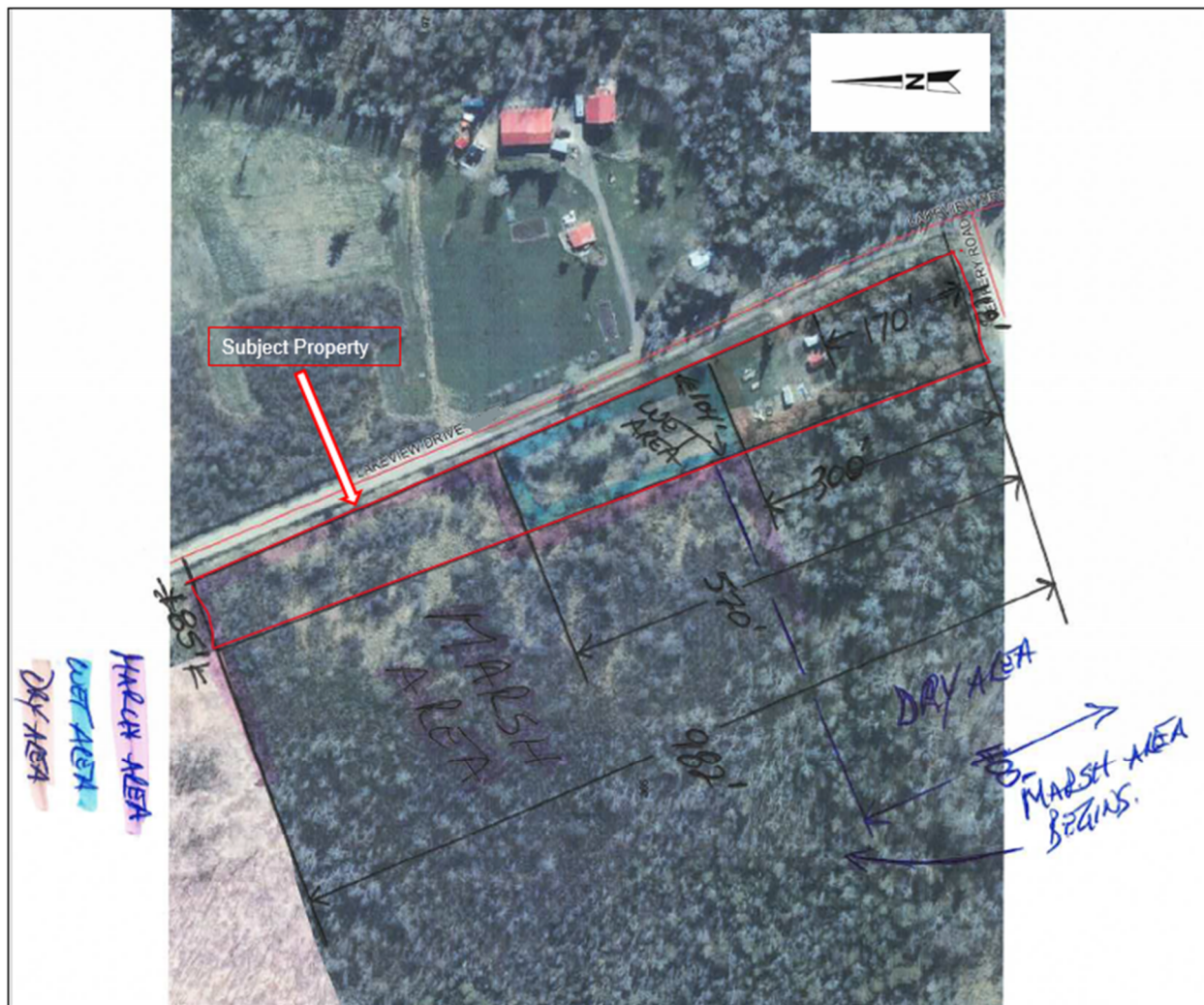


Figure 2 – Field notes from CBO (July 21, 2025)

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.

1. 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 Single Detached Dwelling is a permitted use in the Rural designation. Section 4.1.4 states that lot areas of 1 hectare and frontages of 60 m are considered the minimums to enhance the rural character of the Township. Section 6.2 also states that development may occur on existing non-conforming lots to prevent unnecessary hardship. As noted, the proposed development is a Single Detached Dwelling on an existing non-conforming lot (i.e., it is 1 hectare in area but has ± 40 m of frontage on Jeffrey Drive).

Section 5.2 describes the importance of environmental protection in the Township and that development should be directed away from areas that may contain environmental constraints or hazards. Wetlands are to be preserved for their values and benefits with development to be directed outside of wetland boundaries. Due to the variability of the Township mapping, confirmation of the extent of current conditions should be demonstrated to the satisfaction of Council. As noted, field investigation by the Township CBO determined the extent of the wetlands and wet areas thereon. The proposed development is to be located within a non-treed area of the subject property and outside of the marsh and wet areas identified thereon (see Figure 2).

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

1. Single Detached Dwellings are permitted in the Rural designation.
2. Existing non-conforming lots may be developed.
3. The proposed development is to be located within a non-treed area of the subject property and outside of the marsh and wet areas identified thereon.

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

The subject property is zoned Rural Zone and EP Zone. The RU Zone permits a Single Detached Dwelling on lots having a minimum area of 1 hectare and a minimum frontage of 100 m. As per Section 3.5, development may occur on existing non-conforming lots provided all zone provisions can be met. The subject property is an existing non-conforming lot as it has an area of 1 hectare but a frontage of ± 40 m. As such and given the lot configuration, the owner / applicant is seeking relief from the Zoning By-law through this application.

The proposed building envelope for the Single Detached Dwelling is within the RU Zone. As shown in Attachment A, the proposed development can accommodate:

1. A ± 42 m front yard setback (minimum 30 m is required).
2. A ± 6 m interior side yard setback (minimum 6 m is required).
3. A ± 204 m rear yard setback (minimum 15 m is required).
4. Less than 10% lot coverage (maximum 10% is permitted).

The application is requesting a reduction to the minimum required 30 m exterior side yard setback (along Lakeview Drive East) to 15 m to accommodate a suitable building envelope for the proposed Single Detached Dwelling.

As per Section 3.7.1 of the Zoning By-law, no person shall erect any building or structure in any zone unless the lot fronts upon and is directly accessible from a publicly maintained road. As noted, the property has frontage of ± 40 m on Jeffrey Drive. In addition, there is a driveway providing access to Lakeview Drive East for which an entrance permit has not been obtained from the Township. As such, the consideration of

this application provides an opportunity to address this matter to the satisfaction of the Township.

As per Section 4.3 of the Zoning By-law, proposed developments shall be setback at least 3 m from the boundary of the EP Zone. As shown in Attachment A, the proposed development is to be set back more than 3 m from the boundary of the EP Zone.

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

1. Single Detached Dwellings are permitted in the RU Zone.
2. As an existing non-conforming lot, development may occur thereon provided all zone provisions can be met. Given the lot configuration, the owner / applicant is seeking relief from only the exterior side yard setback requirement in the Zoning By-law through this application.
3. The proposed development is set back more than 3 m from the boundary of the EP Zone.
4. The consideration of this application provides an opportunity to address entrance permit requirements to the satisfaction of the Township.

3. Is the variance desirable for the appropriate development of use of the property?

The proposed variance is desirable and appropriate as it will facilitate the development of a Single Detached Dwelling on a property that is designated and zoned to allow for same but is irregularly shaped. This makes compliance with the exterior side yard provisions in the Zoning By-law difficult to satisfy. Furthermore, and as stated above, through this application, the proposed development maintains the general intent and purpose of the Official Plan and Zoning By-law.

4. Is the variance minor?

The proposed variance is considered minor as outlined below:

1. The subject property is designated and zoned to permit residential development, including a Single Detached Dwelling. The owner / applicant is proposing to build the Single Detached Dwelling on private services, which is a common and acceptable use for a rural property.
2. The exterior side yard setback provision in the Zoning By-law is difficult to satisfy due to the configuration of the subject property.

Recommendation:

It has been demonstrated that Application A02/24 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 A02/24 be approved with the following conditions:

1. That the proposed development 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 begins.
4. That the owner / applicant must obtain an entrance permit before construction begins.

Sincerely,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Reviewed by:



Tara Michauville, MSc Planning
Planner

Wes Paetkau, RPP, MCIP
Senior Planner, Practice Lead

TM:wp

Attachment A - Sketch of proposed building envelope (applicant supplied)

