



Committee of Adjustment Agenda

Tuesday, June 9, 2026 - 9:30 AM
Hybrid - Council Chambers & Zoom

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| 4.1. CONSENT FILE B-2/26 & MINOR VARIANCE FILE A-6/26 | 3 - 56 |
| Requesting consent to sever a new lot and relief from the minimum lot frontage provision for the retained lands. 8149 Rama Road (Khehra) BP-15-26 - Pdf Recommendation: THAT the Committee of Adjustment receive report BP-15-26 dated June 9, 2026; AND THAT Consent Application File B-2/26 and Minor Variance File A-6/26 be approved with the recommended conditions. | |
| 4.2. MINOR VARIANCE FILE A-16/25 | 57 - 90 |
| Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking. (1022 Bird Island) BP-17-26 - Pdf Recommendation: THAT the Committee receives Staff Report No. BP-17-25 dated June 9, 2026, as information; AND THAT Minor Variance File A-16/25 be approved with the recommended conditions. | |
| 4.3. MINOR VARIANCE FILE A-7/26 | 91 - 120 |
| Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling. 4150 Glen Cedar Drive BP-18-26 - Pdf Recommendation: THAT the Committee of Adjustment receive Staff Report No. BP-18-26 published to the June 9, 2026, meeting agenda; AND THAT Minor Variance File A-7/26 be approved with the recommended conditions. | |
| 4.4. LSRCA COMMENTS RE: MINOR VARIANCE FILE A-7/26 | 121 - 123 |



[LSRCA Comments \(2026-06-02\)](#)

5. ADOPTION OF MINUTES

5.1. Minutes of the Committee of Adjustment meeting held on April 14, 2026. 125 - 131

[Committee of Adjustment - 14 April 2026 - Minutes - Pdf](#)

Recommendation: THAT the minutes of the April 14, 2026, Committee of Adjustment meeting be approved as presented.

6. UNFINISHED OR NEW BUSINESS

7. ADJOURNMENT

Recommendation: THAT the Committee of Adjustment meeting adjourn at a.m.



Staff Report #BP-15-26

Meeting: Committee of Adjustment - 09 Jun 2026

Staff Contact: Karissa Barker, Planning Technician

Subject: CONSENT FILE B-2/26 & MINOR VARIANCE FILE A-6/26
 Requesting consent to sever a new lot and relief from the minimum lot frontage provision for the retained lands.
 8149 Rama Road (Khehra)

Suggested Motion

THAT the Committee of Adjustment receive report BP-15-26 dated June 9, 2026;
 AND THAT Consent Application File B-2/26 and Minor Variance File A-6/26 be approved with the recommended conditions.

Background & Discussion

Applications have been submitted by MORGAN Planning & Development Inc. on behalf of Ajmer and Rajbir Khehra, owners, requesting Consent (File B-2/26) to sever one new lot and a concurrent Minor Variance (File A-6/26) requesting relief from the minimum lot frontage provision for the retained lands.

The severed and retained lands are as follows:

| Proposed Lot | Proposed Lot Frontage | Proposed Lot Area |
|--------------|-----------------------|---------------------------------|
| Severed | 40.5 m | ~1360 m ² (~0.31 ac) |
| Retained | 11.3 m | ~8300 m ² (~2.05 ac) |

This proposal will require the following variance to the *Township of Ramara Zoning Bylaw #2005.85*, as amended:

| Section | Description | Zoning Bylaw Requirement | Proposed | Variance |
|-----------|---------------------------------|--------------------------|----------|----------|
| 14.(2)(a) | Minimum Lot Frontage (retained) | 30.0 m | 11.3 m | 28.7 m |

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Submission Materials:

The following materials have been submitted with the Application:

- **Attachment 1 – Site Plan Sketch** by MORGAN Planning & Development Inc.);
- **Attachment 2 – Planning Justification Report** by MORGAN Planning & Development Inc.);
- **Attachment 3 – Lot Grading Plan** by Dearden & Stanton Limited, Ontario Land Surveyors;
- **Attachment 4 – County Entrance Permit**; and
- **Attachment 5 – Sand Mantle Confirmation** by Joel Robinson with EZXcavation Limited.

Property Information:

The property is municipally known as 8149 Rama Road and is legally described as RAMA CON L PT LOT 28 RP;51R24786 PARTS 1 AND 3 PT;PART 2. The property has frontage on Rama Road, maintained by the County of Simcoe, and is situated on a peninsula that abuts the Severn River. The south lot line abuts a parcel owned by the Canadian National Railway with a railway running adjacent to the property. There is an unevaluated wetland at the south corner of the lot that expands slightly into the adjacent CN Railway owned parcel.

The property is designated Rural Settlement Area according to the *Township of Ramara Official Plan, 2025* (Ramara OP) and is zoned Hamlet (H) according to the *Township of Ramara Zoning Bylaw #2005.85*, as amended (Zoning Bylaw). The *County of Simcoe Official Plan, 2016* (County OP) designates the property as Settlements. Surrounding lots within a 60-metre buffer of the property are Hamlet (H) zoned parcels.

The property includes two dwellings, two sheds, and two septic systems. The property shares a mutual access entrance at the County road allowance with driveways separating toward the individual dwellings, each one within the private lot boundaries. The dwelling on the north-westerly side of the property was built around 1930, and the dwelling closer to the centre of the site was built around 2001. The existing development patterns predate the subject applications.

Historically, this property was the subject of a consent application by previous owners in 2005 for a similar severance application. At the time, a minor variance application did not accompany the consent application. Concerns were raised regarding the ability to construct a dwelling on the retained lands due to insufficient frontage. This application was deferred and records show later denied. There is no record of an attempt to obtain a minor variance for lot frontage in 2005 or 2006.

The dwelling on the lands proposed to be severed was the subject of a minor variance application in 2022 (File A-29/22) by the current owners. The application requested permission to add decking to the “wood sided dwelling” on the property. Records indicate that a change of use permit was obtained in 2010 to convert the structure from a dwelling to a garage. As a condition of the 2022 variance, the owner obtained a permit to re-instate the dwelling once again. This confirms that the property currently contains two legal dwellings on the property.

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The current owners now intend to sever the second dwelling on the property to create two separately conveyable parcels, including obtaining a minor variance for the lot frontage on the retained lands.

Staff conducted a site visit on April 17, 2026. Two distinct, residential areas were observed on the property, with some intervening tree cover between the proposed lot areas. Each area contains a single dwelling served by an individual septic system. The property shares a single access from the roadway, the driveway branches internally to serve each dwelling, as shown in the photographs in **Attachment 6 – Site Visit Photographs**.

Circulation:

The Notice of Hearing for the Minor Variance application was circulated on March 27, 2026, in accordance with the *Planning Act* and *Ontario Regulation 197/96* and *Ontario Regulation 200/96*. The Notice of Hearing is affixed to this report as **Attachment 7 – Notice of Hearing**.

The Applicant requested a deferral of the applications in order to obtain further information to address Building Department comments, as outlined below. On May 5th, 2026, the Applicant submitted supplementary documentation, found in **Attachment 5 – Sand Mantle Confirmation**, in response to the Building Department's initial comments.

Building Department:

On April 20th, 2026, the Building Division advised that a portion of the septic mantle for the severed lot appeared to extend onto the retained lot. As a result, support could not be provided at that time, pending confirmation of the extent of the mantle sand area by a licensed septic installer.

On May 6th, 2026, following review of the submitted Sand Mantle Confirmation, the Building Department confirmed that the sand mantle area is entirely within the proposed lot boundaries and advised that no further concerns remain.

County of Simcoe Transportation & Engineering (T&E) Department:

On April 27, 2026, the County's T&E Department expressed no objection to the proposed consent, noting that any new buildings or other structures must comply with a 15-metre setback from the property line, in accordance with *County of Simcoe Setback Bylaw No. 5604*.

Pre-Consultation Commentary:

The owner applied for Pre-Consultation prior to the submission of the formal consent and minor variance applications. At the conceptual stage review, CN Rail indicated that it had no concerns with the proposed lot creation, as the application for lot creation seeks to legally separate two existing dwellings already established on the property.

The County of Simcoe provided general comments in support of the proposal at the conceptual review stage, noting that the existing mutual entrance was considered legal non-conforming. The

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County advised that a formal mutual entrance permit be established through the lot creation process. This has been obtained and is included as **Attachment 4 – County Entrance Permit**.

Recommendation Summary:

Upon review of the applications, the supporting materials, circulation comments, and applicable planning policies and legislation, it is the opinion of staff that the application satisfies the applicable provisions of the *Planning Act*, Provincial, Upper-tier and local planning policies.

This report recommends that the Committee of Adjustment grant Provisional Consent under Consent File B-2/26 and approval of Minor Variance File A-6/26, **subject to the conditions** outlined below:

Consent Conditions:

1. THAT the Applicant and/or Owner satisfy all financial requirements of the Township of Ramara for final consent issuance, including the payment of outstanding taxes and the payment of Cash-in-Lieu of Parkland;
2. THAT the Applicant and/or Owner provide an electronic copy of a draft Reference Plan for the parcel to be severed, prepared by an Ontario Land Surveyor, together with the associated legal description prepared by a Solicitor, to the satisfaction of the Township of Ramara;
3. THAT the Applicant and/or Owner provide payment of Development Charges for the dwelling on the severed lands; and
4. Approval of Minor Variance File A-6/26.

Minor Variance Condition:

1. Approval of Minor Variance File A-6/26 shall only apply to the retained lands associated with Consent File B-2/26.

Rationale:

Provisional Consent is required before Final Consent can be granted to ensure that all conditions are satisfied prior to the legal ability to register the new lots. Under Section 53(43) *Planning Act*, the Applicant or Owner is allotted a two-year period to fulfil all conditions of Provisional Consent.

- **Consent Condition 1** is required to ensure that any outstanding taxes are paid. The Township has a Cash-in-Lieu of Parkland Bylaw, which provides that for any new lot created, a percentage of land may be conveyed, or a cash payment may be required. For waterfront lots, the applicable financial requirement is \$1,700 per lot.
- **Consent Condition 2** requires the provision of a registerable legal description for the parcel to be conveyed, along with the applicable Reference Plan for the severed lands. These materials are required for the issuance of the Certificate of Official, which is necessary to complete the conveyance of land title.

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- **Consent Condition 3** requires the payment of applicable development charges for the severed lands, as the creation of a new lot triggers development charge obligations, with the existing dwelling becoming the principal dwelling on a newly created parcel.
- **Consent Condition 4** requires the approval of the minor variance for the reduction in frontage of the severed lot so it meets the Zoning Bylaw.
- **Minor Variance Condition 1** clarifies that the Minor Variance approval applies only in connection with the proposed severance.

A summary of the planning analysis is below.

Planning Analysis:

Permitted Uses:

The proposed lot creation allows for the continuation of existing residential uses, which are permitted within Rural Settlement Areas under provincial, upper-tier, and local planning policy frameworks. The Provincial Planning Statement, 2024 (PPS) directs growth and development to settlement areas. Section 2.5.2 states:

“In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”

Similarly, the County OP designates the property “Settlement” and its policies reinforce settlement areas as appropriate locations for residential development. Section 3.5.8 provides:

“Settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted... Residential, commercial, industrial, institutional, and recreational land uses shall be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use.”

The property is designated Rural Settlement Area in the Ramara OP. Section 7.7.2 identifies permitted uses within this designation, which include single detached dwellings and accessory uses, consistent with the existing and proposed use of the property. The property is zoned Hamlet in the Zoning Bylaw, which permits detached dwellings, accessory dwellings, and accessory uses. The proposed severance does not introduce new or non-conforming land uses and maintains residential uses that are expressly permitted by all applicable provincial, county, and local planning policies, as well as by the local zoning bylaw.

Character & Compatibility:

The subject property is situated within an established residential area, where surrounding uses are predominantly low-density residential. The proposed lot creation maintains this existing land use pattern and does not introduce new or incompatible uses. As such, the character of the area will not be impacted as a result of the proposed lot creation.

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The PPS supports residential development within settlement areas that makes efficient use of land and contributes to complete, healthy communities. Section 2.2.1(c) states:

“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by... promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation...”

In addition, Section 2.5.1(c) of the PPS provides that:

“Healthy, integrated and viable rural areas should be supported by... accommodating an appropriate range and mix of housing in rural settlement areas.”

At the local level, Section 7.7.1 of the Ramara OP states that the purpose of the Rural Settlement Area designation is:

“To accommodate small-scale residential and non-residential development within existing settlement areas.”

The proposed lot creation represents small-scale residential development within an existing settlement area and does not increase the number of dwelling units beyond what is already established on the site. No changes to building form, scale, or use are proposed as part of this application, and no new land use conflicts are introduced.

Accordingly, the proposal is compatible with surrounding residential uses, maintains the existing character of the area, and conforms with applicable provincial and local planning policies relating to character and compatibility.

Transportation Systems & Access:

The proposed lot and the retained lot have frontage on an open public road, with legal access via the entrance permit shown in **Attachment 4 – County Entrance Permit**.

Section 3.2.2. of the PPS states “Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.” The proposed severance maintains a shared entrance on the arterial road, optimizing access efficiency and minimizing additional curb cuts.

The proposed lot and retained lot abut an arterial road under Schedule F of the Ramara OP. Section 5.8 speaks to Road Transportation policy, with Section 5.8.5. stating:

“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.”

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The County of Simcoe is the ultimate authority in regard to the application for the lots to be separated in terms of whether the road frontage is appropriate for access purposes and have granted a mutual access entrance permit. Section 3.3.4 of the County OP states:

“Lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this Plan and the County of Simcoe, the Province of Ontario, or local municipalities...”

The proposed lot creation makes efficient use of existing road infrastructure, maintains a single shared access to the arterial road, and complies with County access requirements. As such, the proposal conforms with the transportation and access policies of the provincial, upper-tier and local plans.

Sewage, Water & Stormwater Management:

The property contains two existing dwelling units, each serviced by a private on-site sewage system, with water supply drawn from the Severn River. Municipal servicing is currently not available to the property. Provincial, upper-tier, and local planning policies permit residential development on private servicing where site conditions are suitable, and long-term impacts can be appropriately managed.

The PPS supports the use of individual on-site services where municipal services are not available. Section 3.6.4 states:

“Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and 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...”

The County OP similarly permits individual on-site servicing in settlement areas for infilling or minor rounding out of existing development where municipal services are not feasible. Section 4.7.6 states:

“Individual on-site sewage services and 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. In settlement areas, these services may only be used for infilling or minor rounding out of existing development.”

The proposed lot creation is considered infill development and continues an existing residential use pattern. The existing private sewage and water services are capable of independently servicing the severed and retained lots without the need for expansion or intensification beyond current conditions. As such, the proposal satisfies the servicing policies of the upper-tier authority.

With respect to stormwater management, Section 4.5.7 of the County OP requires that post-development drainage conditions match pre-development flows and encourage the use of on-site measures. Drainage for both the severed and retained lands can be independently maintained, as

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demonstrated through the submitted **Attachment 3 – Lot Grading Plan** ensuring no adverse off-site impacts.

The Ramara OP further supports private servicing and on-site stormwater management in Rural Settlement Areas. Section 5.1.1 permits water supply from surface water resources, subject to provincial regulations, while Section 5.2.10(b) allows individual on-site wastewater services where site conditions are suitable for long-term use with no negative impacts, stating:

“Wastewater treatment options in Rural Settlement Areas shall include... 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.”

Section 5.4.1.10 of the Ramara OP outlines a range of stormwater management measures that may be implemented on individual lots. The severed lot contains a retaining wall that assists in directing surface drainage, along with a swale on each proposed lot along the proposed interior lot boundary. These features ensure stormwater is privately managed and appropriately conveyed in accordance with applicable policy requirements.

Accordingly, the proposal conforms to the sewage, water, and stormwater management policies of the provincial, upper-tier and local plans.

Natural Heritage & Natural Hazards:

The proposed applications seek to create a new residential lot to separate two existing dwellings on one property. No new construction or site alteration is proposed, and no disturbance to natural features is required because of the severance. Any future development would remain subject to the provisions of the Zoning Bylaw and the requirements of the *Ontario Building Code*.

The PPS requires that natural heritage features be protected for the long term (Section 4.1.1) and that development be directed away from areas of natural or human-made hazards where risks to public health, safety, or property may occur (Section 5.1.1).

Similarly, the County OP requires development to occur in a manner that protects human life and property from hazards such as flooding and erosion under Section 4.5.4. and supports the protection of water resources and aquatic systems under Section 4.5.1 The property is not identified within a floodplain or otherwise identified as hazardous lands. All existing buildings are already established on the site, and the proposed lot creation does not introduce new development, alter drainage patterns, or create or exacerbate natural hazards. As no site disturbance is proposed, the natural heritage and hazard policies of the PPS and County OP are satisfied.

At the local level, Section 6.2 of the Ramara OP contains Natural Heritage policies. Section 6.2.6.2 provides that an Environmental Impact Study is not required for existing lots of record where no new development, no expansion of the existing development footprint, and no zoning change is proposed, provided that applicable conditions are met. As the proposed severance applies to existing

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development, does not require a zoning change, and does not introduce any new site impacts, an Environmental Impact Study is not required.

Comprehensive Policy Goals:

The proposed lot creation is consistent with the provincial planning vision to prioritize growth and development within urban and rural settlement areas. *Chapter 1: Introduction* of the PPS outlines this vision, with paragraph 5 on page 1 stating:

“Growth and development will be prioritized within urban and rural settlements that will, in turn, support and protect the long-term viability of rural areas, local food production, and the agri-food network.”

By recognizing and formalizing existing residential development within a Rural Settlement Area, the proposal directly implements this provincial direction.

The proposal is also consistent with the overarching goals of the County OP. Section 1.3 identifies broad objectives intended to guide land use planning and development across the County, including, but not limited to:

- Implementing growth management to achieve quality of life outcomes and efficient, cost-effective municipal servicing and land use;
- Positively influencing the creation of built environments that contribute to complete, healthy communities and enhance quality of life for residents of all ages and abilities; and
- Promoting socially and physically accessible rural and urban communities.

The proposed lot creation supports these objectives by efficiently utilizing existing serviced residential lands, reinforcing an established settlement pattern, and maintaining compatibility with the surrounding built environment.

At the local level, the Ramara OP identifies a housing goal under Section 3.2 to provide an optimum pattern of land use that offers a variety and choice of housing consistent with population projections and demographics. Specifically, Section 3.2.8 seeks to:

“Encourage residential development, including lot creation and infill, to facilitate an appropriate range and mix of housing in Rural Settlement Areas, with consideration given to locally appropriate rural characteristics, scale of development, and the provision of appropriate service levels.”

The proposed lot creation advances this objective under the Ramara OP by facilitating infill residential development that respects the existing rural settlement character and maintains appropriate servicing levels. Accordingly, the proposal aligns with and supports the comprehensive policy goals established at the provincial, county, and local levels.

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Planning Act – Minor Variance 4 Tests:

Section 45(1) of the *Planning Act*, R.S.O. 1990, C, P.13, as amended states that the Committee of Adjustment may authorize variances to a zoning bylaw if in its opinion the proposal is minor in nature; is desirable for the appropriate development or use of the land, building or structure; if in the opinion of the committee the general intent and purpose of the bylaw and of the Official Plan, if any, are maintained.

The variance request through Minor Variance File A-6/26 is considered concurrently with Consent File B-2/26 and will have the effect of varying the minimum lot frontage requirement of the retained lot proposed.

The four tests are reviewed below:

Test #1: Is the proposal in keeping with the general intent and purpose of the Zoning Bylaw?

The Zoning Bylaw, as amended establishes minimum lot frontage requirements that vary by zone category. Section 14.(2)(a) requires a minimum lot frontage of 30 metres for the creation of a new residential parcel within the Hamlet zone. This requirement is intended to ensure safe vehicular access, orderly development, and parcels of sufficient size and configuration to accommodate residential uses and required services. While the proposed retained lot does not independently meet this frontage standard, both the severed and retained lots are of sufficient size and configuration to independently support residential use, consistent with the intent of the Hamlet designation. In this case, these objectives are achieved through the existing mutual access, legal frontage, and the ample size and depth of the retained parcel.

Section 14.(1) of the Zoning Bylaw permits detached dwellings, accessory dwellings, and accessory uses within the Hamlet zone. Any future construction on the subject lands would remain subject to the applicable zoning provisions under Section 14.(2), as well as relevant Accessory Use provisions under Section 2, and Parking Regulations under Section 3. No relief from these provisions is proposed or anticipated as a result of the severance.

The Hamlet zone does not prescribe minimum or maximum lot area requirements; however, the yard provisions are intended to ensure that a parcel's size and shape can accommodate development that conforms to setbacks and the *Ontario Building Code*. Due to the unique configuration of the property, both the severed and retained parcels will maintain legal lot frontage through a shared legal access, consistent with Section 2.(11)(a) of the Zoning Bylaw, which provides for development on lots with registered access to an improved public street.

No relief is required from the minimum yard setback, building height, parking, or accessory use provisions of the Zoning Bylaw. This proposal maintains the existing residential development pattern on the property and the existing driveways show that access is achievable. Legal vehicular access is provided via the County of Simcoe road system, ensuring safe and appropriate access consistent with the intent of the frontage provisions.

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Accordingly, the proposed variance maintains the general intent and purpose of the Zoning Bylaw.

Test #2: Is the proposal in keeping with general intent and purpose of the Official Plan(s)?

Section 7.7.5 of the Ramara OP states that:

“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.”

The proposed lot creation is permitted in the Rural Settlement Area designation. The proposal is classified as infill development since the existing land areas are developed, with no new construction proposed as part of the applications.

As outlined in the Planning Analysis above, the proposal maintains conformity with the County OP and Ramara OP, including policies related to permitted use, servicing, access, stormwater management, and compatibility. Further, it confirms that comprehensive policy goals are satisfied.

The Ramara OP and the County OP do not prescribe minimum frontage requirements in the Rural Settlement Area or Settlement designations. The requested frontage reduction for the retained lot does not detract from the proposal’s demonstrated conformity with the County OP and the Ramara OP, including policies related to compact settlement, access, compatible infill, and the efficient use of existing infrastructure. The proposal represents appropriate infill development within an established settlement area.

Test #3: Is the requested variance desirable for the appropriate development or use of the subject lands, building or structure?

The requested variance is desirable as it enables two existing residential areas, which currently function independently, to be recognized as separate legal parcels. The subject lands already operate as two distinct residential properties, each with a separate dwelling, independent septic systems, and separate internal driveway access, with stormwater managed on site.

The proposed severance represents an appropriate land use pattern that aligns with long-established development on the site, avoids unnecessary demolition or reconfiguration. Further, the proposed severance results in two viable residential parcels within a Rural Settlement Area. The variance facilitates infill development that is consistent with surrounding built form and applicable land use planning policy objectives, with legal access achieved despite the requested reduction in lot frontage.

Test #4: Is the requested variance minor in nature?

Although the retained lot frontage is less than required by the Zoning Bylaw, the proposed use remains permitted, and the retained parcel will maintain a substantial lot area of approximately 2.05

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acres. Given the unique configuration of the property and the presence of an existing mutual access, achieving the 30-metre frontage requirement is not critical to the lot's functionality.

The intent of the minimum frontage provision – to ensure safe access and adequate development potential – is satisfied through the existing legal access, ample lot area, and established development pattern on the site.

The variance is minor in nature from a land use planning perspective, as it will not result in adverse impacts. No new development, servicing demand, or access points are proposed, and the variance does not alter the permitted use of the lands or create deficiencies related to servicing or setbacks. The reduced frontage does not affect the functionality of the lot or result in land use conflicts within the surrounding area.

Staff Planning Opinion:

This proposal has been evaluated against the applicable Provincial, upper tier, and local planning policy framework, as well as requirements under the *Planning Act*. Should the Committee find it appropriate to approve Consent File B-2/26 in conjunction with Minor Variance File A-6/26, the following reasons can be provided:

- The proposal is consistent and/or does not conflict with the *Provincial Planning Statement, 2024*;
- The proposal conforms to the *County of Simcoe Official Plan, 2016*, and *Township of Ramara Official Plan, 2025*;
- The proposal conforms to the *Township of Ramara Zoning Bylaw #2005.85*, as amended, provided Minor Variance File A-6/26 is successfully approved to grant relief from the minimum lot frontage provision, considering that the lot still maintains sufficient frontage onto a public road; and
- The application satisfies the four tests under Section 45(1) of the *Planning Act*.

Accordingly, staff maintain their recommendation for approval, **subject to the conditions** identified in this report:

Consent Conditions:

1. THAT the Applicant and/or Owner satisfy all financial requirements of the Township of Ramara for final consent issuance, including the payment of outstanding taxes and the payment of Cash-in-Lieu of Parkland;
2. THAT the Applicant and/or Owner provide an electronic copy of a draft Reference Plan for the parcel to be severed, prepared by an Ontario Land Surveyor, together with the associated legal description prepared by a Solicitor, to the satisfaction of the Township of Ramara;
3. THAT the Applicant and/or Owner provide payment of Development Charges for the dwelling on the severed lands; and
4. Approval of Minor Variance File A-6/26.

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Minor Variance Condition:

- 1. Approval of Minor Variance File A-6/26 shall only apply to the retained lands associated with Consent File B-2/26.

Alternatives:

The Committee could amend the suggestion motion, defer or deny the applications.

Strategic Priority Areas:

Do the recommendations of this report advance the Strategic Priority Areas of the Township?

- Yes
 No
 N/A

Which Priority Area(s) does this report support?

- Service Excellence
- Sustainable Infrastructure
- Community Connection
- Strategic Growth

Recommended Action:

THAT the Committee of Adjustment receive report BP-15-26 dated June 9, 2026;
AND THAT Consent Application File B-2/26 and Minor Variance File A-6/26 be approved with the recommended conditions.

Attachments:

- [Attachment 1 - Site Plan Sketch](#)
- [Attachment 2 - Planning Justification Report](#)
- [Attachment 3 - Lot Grading Plan](#)
- [Attachment 4 - County Entrance Permit](#)
- [Attachment 5 - Sand Mantle Confirmation](#)
- [Attachment 6 - Site Visit Photographs](#)
- [Attachment 7 - Notice of Hearing](#)

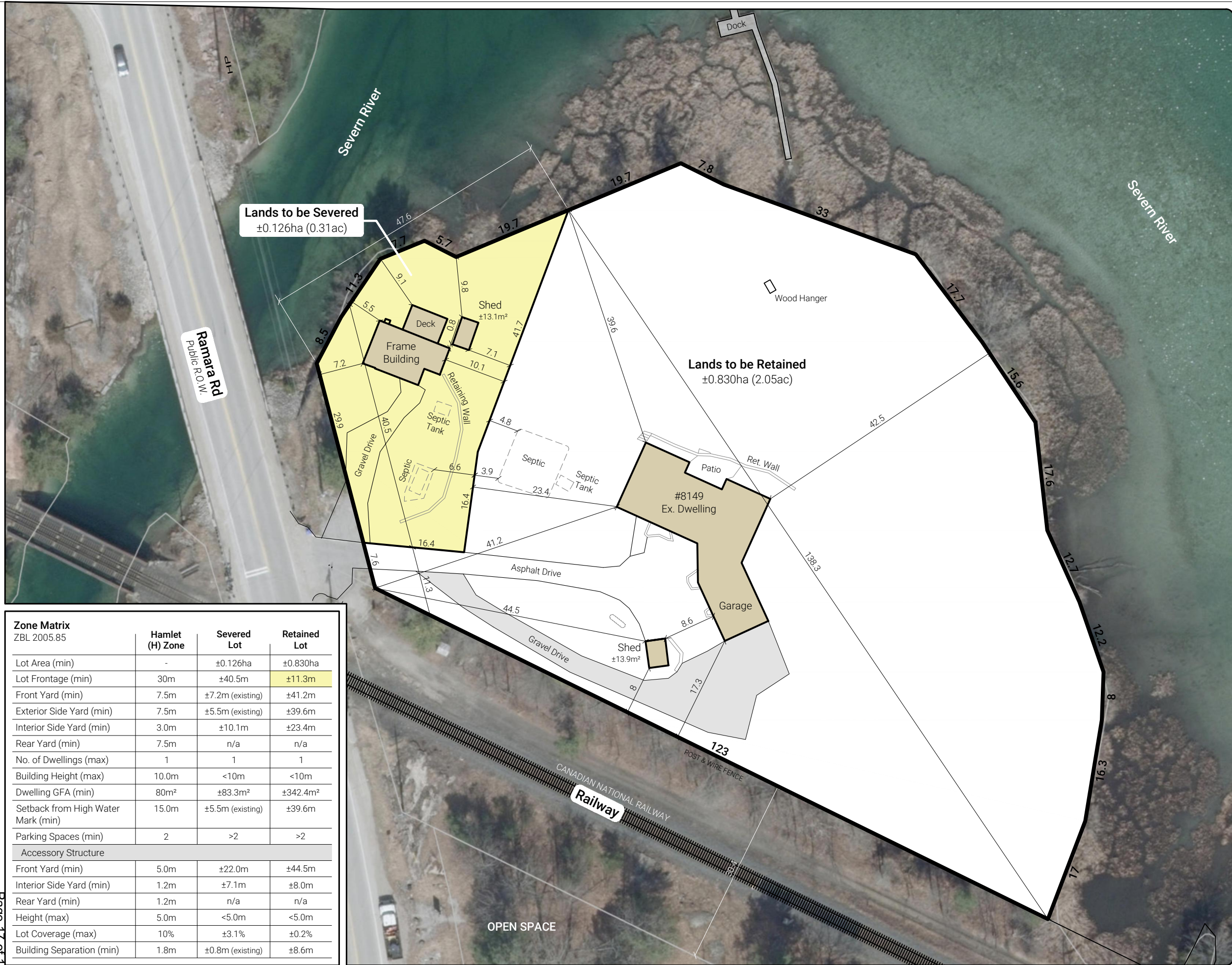
Reviewed By:

CONSENT FILE B-2/26 & MINOR VARIANCE FILE A-6/26

Requesting consent to sever a new lot and relief from the minimum lot frontage provision for the retained lands.

8149 Rama Road (Khehra)

| Approved By: | Department: | Status: |
|---|----------------------------------|---------------------------|
| <i>Jennifer Stong, Planner</i> | Building and Planning | Approved - 22 May 2026 |
| <i>Laura Pye, General Manager of Development and Infrastructure</i> | Building and Planning | Approved - 25 May 2026 |



Lands to be Severed
±0.126ha (0.31ac)

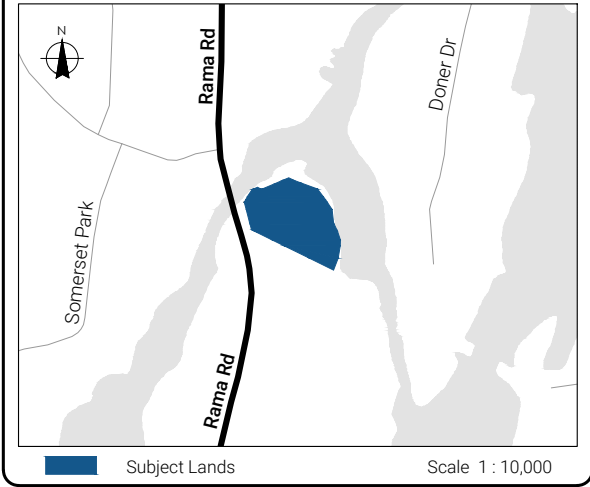
Lands to be Retained
±0.830ha (2.05ac)

Ramara Rd
Public R.O.W.

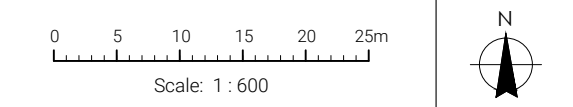
| Zone Matrix ZBL 2005.85 | Hamlet (H) Zone | Severed Lot | Retained Lot |
|------------------------------------|--------------------|---------------------|----------------------|
| Lot Area (min) | - | ±0.126ha | ±0.830ha |
| Lot Frontage (min) | 30m | ±40.5m | ±11.3m |
| Front Yard (min) | 7.5m | ±7.2m (existing) | ±41.2m |
| Exterior Side Yard (min) | 7.5m | ±5.5m (existing) | ±39.6m |
| Interior Side Yard (min) | 3.0m | ±10.1m | ±23.4m |
| Rear Yard (min) | 7.5m | n/a | n/a |
| No. of Dwellings (max) | 1 | 1 | 1 |
| Building Height (max) | 10.0m | <10m | <10m |
| Dwelling GFA (min) | 80m ² | ±83.3m ² | ±342.4m ² |
| Setback from High Water Mark (min) | 15.0m | ±5.5m (existing) | ±39.6m |
| Parking Spaces (min) | 2 | >2 | >2 |
| Accessory Structure | | | |
| Front Yard (min) | 5.0m | ±22.0m | ±44.5m |
| Interior Side Yard (min) | 1.2m | ±7.1m | ±8.0m |
| Rear Yard (min) | 1.2m | n/a | n/a |
| Height (max) | 5.0m | <5.0m | <5.0m |
| Lot Coverage (max) | 10% | ±3.1% | ±0.2% |
| Building Separation (min) | 1.8m | ±0.8m (existing) | ±8.6m |

SEVERANCE SKETCH

8149 Rama Road
Part of Lot 6, Concession 5 Southern Division
Township of Ramara, County of Simcoe



- LEGEND**
- Subject Lands
Lot Area: ±0.957ha (2.36ac)
Lot Frontage: ±51.8m
 - Lands to be Severed
Lot Area: ±0.126ha (0.31ac)
Lot Frontage: ±40.5m
 - Lands to be Retained
Lot Area: ±0.830ha (2.05ac)
Lot Frontage: ±11.3m



Note: This drawing is for discussion purposes only. Boundary to be verified by an O.L.S.

Source: County of Simcoe interactive map.

Drawn By: A.M. Date: April 14, 2026 File No: 1601

MORGAN
PLANNING & DEVELOPMENT
Phone: (705) 327-1873 Website: morganplanning.ca
101-21 Matchedash Street South, Orillia, ON, L3V 4W4

DRAFT



Consent and Minor Variance Application *Planning Justification Report*

| | |
|-------------------|--|
| To: | Township of Ramara |
| Attention: | Jennifer Stong, Senior Planner |
| From: | Lauren Arsenault, BA CPT |
| Date: | April 7, 2026 Revised: April 15, 2026 |
| Our File No.: | PN 1601 |
| Delivered: | Delivered by Email |
| Subject Property: | 8149 Rama Road, Township of Ramara MORGAN Planning & Development Inc. (705) 327-1873 / larsenault@morganplanning.ca |

1.0 INTRODUCTION

MORGAN Planning & Development Inc. ('MP&D') has been retained by the property owners of 8149 Rama Road, in the Township of Ramara to assist in obtaining concurrent Consent and Minor Variance approvals to facilitate the creation of one new lot for residential development. The purpose of the Consent Application is to sever the property into two parcels to separate two existing dwellings. A Minor Variance application is required to recognize a reduced lot frontage for the retained lot.

This report provides an overview of the existing conditions of the property, the proposed development (lot creation), summarizes the proposed Consent and Minor Variance applications and provides an analysis of the applicable planning policies in support of the applications.

2.0 LOCATION AND DESCRIPTION OF LAND

The subject property is known municipally as 8149 Rama Road, in the Township of Ramara. The property is located within the Rural Settlement Area of Washago and lies within the Williams Treaties (1923) and Treaty no. 20 (1818) lands.

The subject property is located on the end of a peninsula of land that is surrounded by the Severn River, where the CN Railway intersects Rama Road. The subject property is approximately 2.34 acres in size (0.95 hectares) or 9500 m² in area with 37.5 m of frontage on Rama Road. The property has 120 m of frontage along the railway and the lands are separated by post and wire fence.

The subject property is developed with two dwellings that are serviced by separate septic systems and draw water from the river. The first dwelling is one-storey, 4500 sq. ft or 420 m² with an attached garage. An asphalt driveway provides access from Rama Road which widens near the front of the house and also provides access to a shed. Behind the shed the driveway turns to gravel and loops back out onto the paved portion. There is a small dock on the property which provides access to the Severn River.

The second dwelling was built over 50 years ago, before the main dwelling and became accessory to the residential use once the main dwelling was built. The secondary dwelling on the property is one-storey, approximately 1000 sq. ft or 93 m² with an attached deck. There is also a second shed accessory to the secondary dwelling. Both dwellings are serviced by separate septic systems.

The majority of the subject property is densely vegetated with a mix of hardwood and coniferous trees, excluding the developed areas. There is unevaluated wetland located at the far east corner of the property. The shoreline is largely undeveloped and has been kept in its natural state. **Appendix 1** of this report provides site photos of the property.

Figure 1 below provides the location of the subject property, with Figure 2 providing aerial imagery of the lands as of 2024 (County of Simcoe Interactive Mapping).

Figure 1 Location of Subject Property

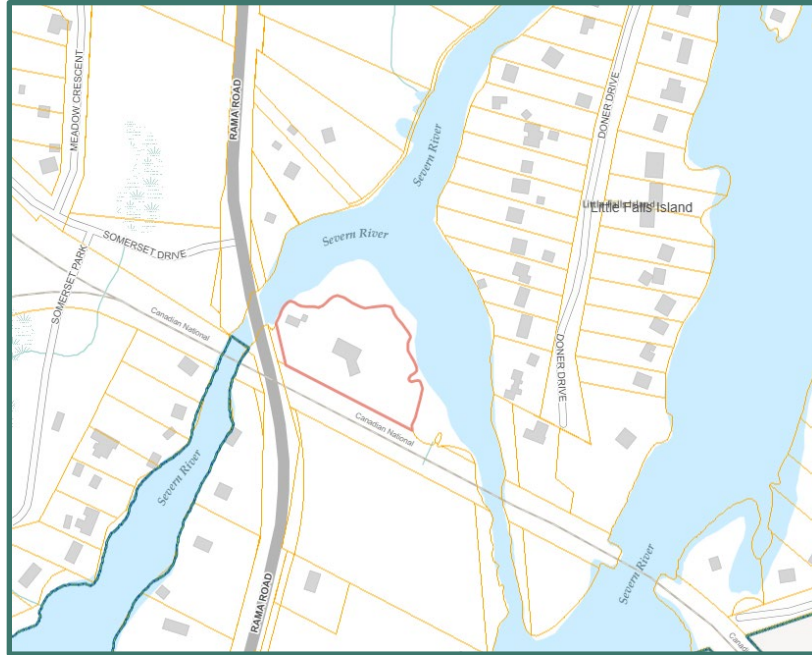


Figure 2 Aerial Imagery of Subject Lands



The surrounding uses are categorized as follows, and illustrated on **Figure 3** below:

- North: *The subject property is bound to the north by the Severn River, which also wraps around the east and west of the property. On the opposite bank of the river are shoreline residential properties.*
- East: *East of the subject property is a small dam which manages water levels on the Trent-Severn Waterway.*
- South: *The southern portion of the property is bound by the CN Rail line.*
- West: *The subject property is bound to the west by Rama Road, which crosses the Severn River over a bridge a little further north passed the front lot line.*

Figure 3 Surrounding Land Uses



3.0 OVERVIEW OF PROPOSAL AND PLANNING INSTRUMENTS

3.1 Overview of Proposal

A formal Pre-consultation Meeting with Township and County Staff was undertaken by the property owners. Meeting Minutes and written comments were received November 3rd 2025.

The Consent application seeks to create a new residential lot to separate two existing residential uses on the subject property. The resultant lot fabric will have two separately conveyable lots each with a single detached dwelling and individual septic system. Access to the properties is provided via a mutual entrance off of Rama Road, and no changes to the existing driveways are proposed.

The boundary for the proposed severed lands encompasses the existing structures which serve the secondary dwelling, including: the septic tank and bed, a retaining wall, the existing dwelling, attached deck, and accessory shed, as well as the existing driveway.

A Minor Variance application is required to permit reduced frontage on a municipally maintained road for the proposed retained lands.

The proposed severance sketch is illustrated in **Figure 4** below, with a full copy included within this submission.

Figure 4 Excerpt from Severance Sketch



3.2 Planning Instruments

3.2.1 Consent Application

In order to facilitate the proposed lot creation a Consent application is required. The application will seek to sever the portion of lands in the west corner of the subject property to separate the two dwellings on the property. The severed and retained lands will remain in its current condition, with no proposed new or modified buildings or structures.

Table 1 below provides the proposed lot fabric statistics to result from the Consent application.

Table 1 Proposed Lot Fabric

| Proposed Lot | Lot Area | Lot Frontage |
|--------------|-------------------|--------------|
| Retained Lot | 0.83 ha (2.05 ac) | 11.3 m |
| Severed Lot | 0.12 ha (0.31 ac) | 40.5 m |

3.2.2 Minor Variance Application

In order to facilitate the proposed severance, the application submitted herein proposes the following minor variance(s):

1. *Notwithstanding Section 14.2. a) a minimum lot frontage of 11.3 metres for the proposed retained lot is permitted;*

A zoning compliance matrix is provided in the following table, with the zoning provisions that require relief highlighted:

Table 1 Zoning Matrix

| Zone Matrix – 8149 Rama Road | | | |
|-------------------------------------|---------------------|--------------------------|-----------------------|
| ZBL Provisions 'Hamlet (H)' Zone | Required/ Permitted | Severed Lands | Retained Lands |
| Lot Area (Min) | n/a | 0.12 ha (0.31 ac) | 0.83 ha (2.05 ac) |
| Lot Frontage (Min) | 30 m | 40.5 m | 11.3 m |
| Front Yard (Min) | 7.5 m | ±7.2 m (Existing) | ±41.2 m |
| Exterior Side Yard (Min) | 7.5 m | ±5.5 m (Existing) | ±39.6 m |
| Interior Side Yard (Min) | 3.0 m | ±10.1 m | ±23.4 m |
| Rear Yard (Min) | 7.5 m | n/a | n/a |
| No. of Dwellings (Max) | 1 | 1 | 1 |
| Building Height (Max) | 10.0 m | <10 m | <10 m |
| Dwelling GFA (Min) | 80 m ² | ±83.3 m ² | ±342.4 m ² |

| Zone Matrix – 8149 Rama Road | | | |
|-------------------------------------|---------------------|-------------------|----------------|
| ZBL Provisions 'Hamlet (H)' Zone | Required/ Permitted | Severed Lands | Retained Lands |
| Setback from High Water Mark (Min) | 15.0 m | ±5.5 m (Existing) | ±39.6 m |
| Parking spaces (Min) | 2 | >2 | >2 |
| Accessory Structure | | | |
| Front yard (min) | 5.0 m | ±22.0m | ±44.5m |
| Interior Side Yard (min) | 1.2 m | ±7.1m | ±8.0m |
| Rear Yard (min) | 1.2 m | n/a | n/a |
| Height (max) | 5.0 m | <5.0m | <5.0m |
| Lot Coverage (max) | 10% | ±3.1% | ±0.2% |
| Building Separation (min) | 1.8 m | ±0.8m (Existing) | ±8.6m |

4.0 APPLICABLE PLANNING DOCUMENTS – OVERVIEW

The subject property is identified in the applicable planning policy documents as follows:

| Policy Document | Designation/ Zone |
|---|------------------------------|
| Provincial Planning Statement | <i>Settlement Area</i> |
| County of Simcoe Official Plan | <i>Settlements</i> |
| Township of Ramara Adopted Official Plan (2025) | <i>Rural Settlement Area</i> |
| Township of Ramara Zoning By-law | <i>Hamlet (H)</i> |

The following subsections provide a detailed analysis of the above noted designations and zones as they pertain to the proposed application.

4.1 *The Planning Act* R.S.O. 1990

The following table (following page) provides an overview of how the proposed development has regard for the Provincial Interest as outlined in Section 2 of the *Planning Act*:

| Section 2 of the <i>Planning Act</i> (Provincial Interest) | |
|---|---|
| <i>The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,</i> | |
| | Morgan Planning Comment: |
| <i>(a) the protection of ecological systems, including natural areas, features and functions;</i> | The proposed development (lot creation) does not propose any new built form or site alteration. |

| | |
|---|--|
| <i>(b) the protection of the agricultural resources of the Province;</i> | Not applicable. |
| <i>(c) the conservation and management of natural resources and the mineral resource base;</i> | The subject property is surrounded by the Severn River, the enclosed application does not propose any new built form or structural development therefor it is anticipated there will be no negative impact on the Severn River. |
| <i>(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</i> | Not applicable. |
| <i>(e) the supply, efficient use and conservation of energy and water;</i> | The existing dwellings are each serviced by separate septic and water systems. Water is drawn from the river. These are typical servicing standards for the area. |
| <i>(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</i> | The existing dwellings will continue to be serviced by local communication services and waste management systems. Both dwellings pull water from the river, and each have appropriately sized septic systems. |
| <i>(g) the minimization of waste;</i> | Not applicable. |
| <i>(h) the orderly development of safe and healthy communities;</i> | The proposed severed and retained lots are appropriately sized for their respective uses. The proposed severed and retained lots will continue to share an entrance from Rama Road (County Road 44). The subject property abuts a rail line, the proposed development is not considered a sensitive land use by CN rail and therefore does not require any additional studies or plans. As noted previously, the enclosed application does not propose any further structural development. |
| <i>(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;</i> | Not applicable. |
| <i>(j) the adequate provision of a full range of housing, including affordable housing;</i> | The proposed development will separate the two existing residential dwellings making them separately conveyable for future sales. |
| <i>(k) the adequate provision of employment opportunities;</i> | Not applicable. |

| | |
|---|--|
| <i>(l) the protection of financial and economic well-being of the Province and its municipalities;</i> | The proposed development will add one new residential parcel to the Township's tax base. |
| <i>(m) the co-ordination of planning activities of public bodies;</i> | The Township of Ramara has been consulted on the proposed development. |
| <i>(n) the resolution of planning conflicts involving public and private interests;</i> | There do not appear to be any conflicts between public and private interests. |
| <i>(o) the protection of public health and safety;</i> | There are no anticipated concerns with respect to public health and safety. |
| <i>(p) the appropriate location of growth and development;</i> | The proposed development is located within the settlement area of Washago, can be adequately serviced and is compatible with surrounding land uses. |
| <i>(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;</i> | The proposed development is located within the settlement area of Washago, within walking and cycling distance of many businesses and services. |
| <i>(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;</i> | The development does not propose any built form other than what is already existing. The proposed severed and retained lots are appropriately sized. |
| <i>(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate</i> | Not applicable. |

It is the professional opinion of the undersigned that the enclosed application, and resulting development, has regard for the applicable provincial interests outlined within the *Planning Act*.

4.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS, 2024) provides policy direction on matters related to land use planning and sets the policy foundation for regulating the development and use of all land in the province. The subject property is located within the Township of Ramara and is identified as Settlement Area under the Provincial Planning Statement ('PPS').

The most directly applicable policy areas regarding the proposed development are reviewed below (following page).

Section 2.2 Housing

- Policy 2.2.1.b) 2 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating:*
- *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

Section 2.3 Settlement Areas and Settlement Area Boundary Expansions

- Policy 2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

MP&D Comment: The creation of one residential lot from an existing lot within the settlement area of Washago can be considered redevelopment. The proposed redevelopment will separate the two existing residential dwellings, making them separately conveyable for future sales. The proposed redevelopment can also represent intensification, providing an additional residential parcel within the settlement area, where growth is to be directed.

Section 4.1 Natural Heritage

Section 4.1.1 Natural features and areas shall be protected for the long term

Section 4.1.4 a) Development and site alteration shall not be permitted in:
a) significant wetlands in Ecoregions 5E, 6E and 7E1

MP&D Comment: The enclosed applications do not propose any further structural development or site alteration. Therefore, there are no anticipated impacts on natural heritage features on or adjacent to the subject property including unevaluated wetlands and the Severn River.

It is the professional opinion of the undersigned that the enclosed application, and resulting development, is consistent with the policy direction provided by the Provincial Planning Statement.

4.3 County of Simcoe Official Plan

The subject property is designated *'Settlements'* within the County of Simcoe Official Plan ('CSOP'), as per Schedule 5.1 – Land Use Designations. The Settlements designation is intended to be the primary areas for population and employment growth throughout the County.

The objectives of the Settlements designation include the following:

- Focusing population and employment growth and development within Settlements;
- Developing a compact urban form that promotes the efficient use of land and provision of services;
- Developing mixed uses as strong and vibrant central places and to create healthy settlements;
- Promoting development forms and patterns which minimize land consumption and servicing costs and;
- Promoting healthy, complete, and accessible communities in close proximity to amenities, support services, and transit.

Subdivision of land by way of consent is permitted within the 'Settlements' designation for permitted uses, and subject to the objectives and policies of the County Plan in accordance with section 3.3.2.

The most directly applicable policy areas of the CSOP affecting the proposed development are reviewed below.

Section 3.2 Population and Employment Projections/Allocations

Section 3.2.4 The majority of population and employment growth will be directed to settlement areas with full municipal water services and municipal sewage services and that limited growth will be permitted in settlement areas that are serviced by other forms of water and sewage services.

MP&D Comment: The subject property is located in Washago, which is an unserved settlement area. The existing dwellings on the subject property are both serviced by individual septic systems and pull water from the river.

Section 3.3. General Development Policies

Policy 3.3.2 Subdivision of land by plan of subdivision or consent, or plans of condominium, are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies.

MP&D Comment: The creation of one new residential lot by way of consent from the subject property would conform to the objectives of the Settlements designation as described above. The proposed development will provide efficient use of land, allowing for the separation of two existing, privately serviced dwellings, focusing growth within the settlement area.

Policy 3.3.4 Lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this Plan and the County of Simcoe, the Province of Ontario, or local municipalities. Exceptions may occur in plans of condominium where the condominium development has access to a public highway. Subject to local municipal bylaws and official plans lots may be created on existing private roads or water only access.

MP&D Comment: Both the proposed severed and retained lands have frontage on and share an entrance off on Rama Road (County Road 44). No changes to the existing entrance or driveways are proposed through the enclosed application.

Section 4.8 *Transportation*

4.8.32 Entrance permits to County Roads may generally be obtained for approved uses on existing lots, if no entrance currently exists and if safety and drainage matters can be adequately addressed, and for new municipal roads which intersect with County Roads. New entrances shall not be permitted to individual residential lots created on County Roads following June 30, 1996, except in settlement areas designated in Official Plans and in accordance with the requirements of the County Entrance By-law regulating access to County Roads.

MP&D Comment: The enclosed application does not propose a new entrance for the severed parcel as the secondary dwelling is already accessible via an existing entrance. A mutual entrance permit from the County which recognizes the proposed severed lot was approved January 16th 2026, and has been included in the application submission package.

It is anticipated that a mutual entrance agreement will be required as a condition of consent to legalize access for both the severed and retained parcels.

Section 3.15 Source Protection

Policy 3.15.12 The local municipal Risk Management Official, or other qualified individual through the Clean Water Act, shall be responsible for determining when an existing or future land use or activity is, or may be, a significant drinking water threat.

MP&D Comment: The subject property is located within a Surface Water Intake Protection Zone and Highly Vulnerable Aquifer. The existing conditions of the lands are intended to remain through the enclosed application, as no site alteration or further development of any buildings or structures on the property is proposed. Therefore, there are no anticipated threats to drinking water.

It is the professional opinion of the undersigned that the enclosed application, and resulting development, conforms with the applicable policies of the County of Simcoe Official Plan.

4.4 Township of Ramara Official Plan 2025

The Township of Ramara Official Plan establishes the policy framework to guide future growth and development within the Township. The subject property is designated *'Rural Settlement Area'* within the Town of Ramara Official Plan ('OP') – Schedule A1 – Land Use.

The purpose of the 'Rural Settlement Area' designation is to accommodate small scale residential and non-residential development within existing settlement areas. Single detached dwellings are permitted uses in the 'Rural Settlement Area' designation. Section 4.1.2.2 of the OP outlines objectives for Settlement Areas and further specifies that Rural Settlement Areas are: *"Settlements that 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."*

Section 7.7.5 of the Official Plan allows for lot creation in the 'Rural Settlement Area' designation subject to aligning with settlement area objectives and meeting policy for lot creation as outlined in section 4.1, 5.0 and 6.1.9 of the plan. Infill development is encouraged provided that the proposed development is in keeping with the existing character and planned land uses of the area. The most directly applicable policy areas of the OP affecting the proposed development are reviewed below.

Section 5.1 Water Supply

Policy 5.1.10 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.*

MP&D Comment: Both dwellings on the proposed severed and retained lands have private water supply systems that pull water from the river. The enclosed application does not propose any changes to the existing servicing of the dwellings.

Section 5.2 Wastewater Treatment

Policy 5.2.10 *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.*

MP&D Comment: Both dwellings on the proposed severed and retained lands have individual private septic systems. The enclosed application does not propose any changes to the existing servicing of the dwellings.

The proposed lot creation has been reviewed based on criteria set forth in section 5.1.12 of the OP, which is outlined in the following table:

| Section 6.1.9 – Lot Creation | |
|--|--|
| Policy | MP&D Response |
| <p>1. <i>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.</i></p> | <p>A review of all applicable policy, including the Planning Act, the Provincial Planning Statement, the County’s Official Plan and the Township’s Official Plan and Zoning By-law has been outlined throughout this report. The proposed creation of one new lot that is already developed with a dwelling and appropriate servicing is not anticipated to interfere with the health, safety, convenience, accessibility for persons with disabilities, and welfare of the inhabitants of the Township.</p> |

| | |
|---|---|
| <p>2. <i>Technical consents are permitted:</i></p> <ul style="list-style-type: none"> a. <i>To create or alter any easement or right-of-way;</i> b. <i>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;</i> | Not applicable |
| <p>3. <i>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.</i></p> | Not applicable |
| <p>4. <i>Proposed lots to be created by consent or plan of subdivision shall comply with the following provisions:</i></p> <ul style="list-style-type: none"> a. <i>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;</i> b. <i>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</i> c. <i>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.</i> | The proposed severed lot has frontage on Rama Road (County Road 44) and will utilize an existing entrance on the County Road. The minor variance seeks relief from a number of provisions related to the existing development of the proposed severed lands and to allow for a reduced front lot frontage on the proposed retained lands. |
| <p>5. <i>Proposed lots to be created by plan of condominium shall comply with the policies of</i></p> | Not applicable |

| | |
|--|--|
| <p><i>the applicable land use designation as set out in Section 7 of this Plan and the implementing Zoning By-law.</i></p> | |
| <p>6. <i>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.</i></p> | Not applicable |
| <p>7. <i>Conditions of Approval that are required by the approval Authority shall conform to this Plan and the implementing Zoning Bylaw and may apply to the proposed severed and retained lots and to the plan of subdivision.</i></p> | It is anticipated that a 'mutual entrance agreement' will be required to be registered on title for both the proposed severed and retained parcels as a condition of consent along with all other standard conditions. |
| <p>8. <i>Where a lot or 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 Bylaw.</i></p> | The proposed severed parcel was designed to meet the zone standards of the Hamlet (H) Zone. |
| <p>9. <i>Outside of the settlement areas, limited residential development may be created by consent provided the following are satisfied:</i></p> <p style="padding-left: 40px;"><i>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</i></p> | Not applicable |

| | |
|---|--|
| <p><i>considerations or as required for new agricultural lands;</i></p> <p><i>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</i></p> <p><i>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.</i></p> | |
|---|--|

It is the professional opinion of the undersigned that the enclosed application, and resulting development, conforms with the applicable policies of the Township of Ramara Official Plan 2003.

4.5 Township of Ramara Zoning By-law (2003-60)

The subject property is zoned '*Hamlet (H)*' within the Township of Ramara Zoning By-law. A single detached dwelling is a permitted use in this zone.

As illustrated within Section 3.2, Table 1 of this report, the retained lot will not comply with the required frontage for the Hamlet (H) Zone, and therefore a Minor Variance is required to recognize the reduced frontage. A detailed analysis of the proposed variance and regard for the Zoning By-law is provided within Section 5.0 of this report.

5.0 FOUR TESTS OF A MINOR VARIANCE

In formulating the planning rationale for any Minor Variance application, the applicant and the approval authority must consider the following 4 tests as per Section 45(1) of the *Planning Act*:

1. *Is the variance minor when considering the impact on adjacent properties and/or uses?*
2. *Is the variance desirable for the appropriate development of the land?*
3. *Is the general intent and purpose of the zoning by-law maintained?*
4. *Is the general intent and purpose of the official plan maintained?*

The following tables provides a detailed planning analysis which addresses each of the proposed variances.

| <p>Section 14.2 <i>Provisions for Detached Dwelling</i></p> <p>Minimum Lot Frontage (Proposed Retained)</p> | <p>Planning Justification</p> |
|---|---|
| <p>Is the variance minor in nature?</p> | <p>The proposed retained lot will have 11.3 metres of frontage on Ramara Road, whereas the Zoning By-law requires 30 meters. The frontage is measured by the horizontal distance between the side lot lines at a point equal to the setback of the required minimum front yard depth. In this case the frontage is measured 7.5 metres back from the front lot line.</p> <p>The retained lands have enough frontage to accommodate the existing asphalt driveway giving access to the main dwelling.</p> <p>For these reasons, it is the opinion of the undersigned that the variance is minor in nature.</p> |
| <p>Is the variance desirable for the development or use of the land?</p> | <p>The proposed lot configuration allows for both severed and retained properties to keep the existing driveways separated on each lot. This results in a reduce frontage for the retained lands, however the entirety of the driveway is encompassed within the lot boundary.</p> <p>It is anticipated that as a condition of consent that both the severed and retained lands will enter into a mutual entrance agreement that will legalize the shared access and therefore provide assurance of access to both properties in the future when the lands may have separate ownership.</p> <p>For these reasons, it is the opinion of the undersigned that the variance is desirable for the existing use of the land.</p> |

| | |
|---|--|
| <p>Is the general intent and purpose of the Zoning By-law maintained?</p> | <p>The intent of the minimum frontage provision within the Township’s Zoning By-law is to ensure lots have sufficient frontage along municipally maintained roads to ensure enough space for safe access and appropriately proportioned lots to accommodate the use.</p> <p>The proposed retained lot is already developed with a single detached dwelling and driveway providing access to an entrance on Rama Road. The existing entrance which splits into two driveways, to serve the main dwelling and secondary dwelling has functioned without issue since the establishment of two dwellings on the property.</p> <p>It is anticipated that as a condition of the consent that both the proposed severed and retained lands will need to enter into a mutual entrance agreement that will be registered on title of both properties.</p> <p>For these reasons, it is the opinion of the undersigned that the variance maintains the general intent and purpose of the Zoning By-law.</p> |
| <p>Is the general intent and purpose of the Official Plan maintained?</p> | <p>The Township’s Official Plan notes that minimum lot frontages will be established in the Township’s Zoning By-law. Section 5.1.12.4. 1 states that:</p> <p><i>Any proposed lot must have safe access and frontage on an open public road (County, Province or Township) that conforms with the standards of the road authority.</i></p> <p>The proposed severed lot has obtained a mutual entrance permit from the County of Simcoe to ensure shared access to the existing entrance on Rama Road. A second entrance onto Rama Road would pose a safety concern as there would not be sufficient distance to the rail line to the south and bridge to northwest.</p> <p>For these reasons, it is the opinion of the undersigned that the variance maintains the general intent and purpose of the Official Plan.</p> |

5.0 PUBLIC CONSULTATION

In accordance with Provincial and Township requirements, notice of the application will be issued by the Township to property owners within 60 metres of the subject property detailing the date, time and attendance options for the statutory public hearing.

6.0 CONCLUSION

The Consent application seeks to facilitate the creation of one residential parcel and separate the two existing dwellings on the property.

The Minor Variance application seeks relief for a reduced frontage for the proposed retained lands, to facilitate the concurrent Consent application.

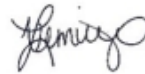
It is the professional planning opinion of the undersigned that the enclosed applications and resulting development: has regard for applicable Provincial interests; is consistent with the Provincial Planning Statement; conforms with the County of Simcoe and Township of Ramara Official Plans; complies with the Township of Ramara Zoning By-law; meet the four tests of a minor variance; and, represents good land-use planning.

We trust this submission is complete and respectfully request that it be considered by the Committee of Adjustment at the next available meeting.

Respectfully submitted,
MORGAN Planning & Development Inc.



Lauren Arsenault, BA CPT
Planner



Victoria Lemieux, RPP MCIP
Associate Planner

Appendix 1

Site Photos

Photo 1 Entrance to properties



Photo 2 Driveway to proposed severed lot (existing secondary dwelling)

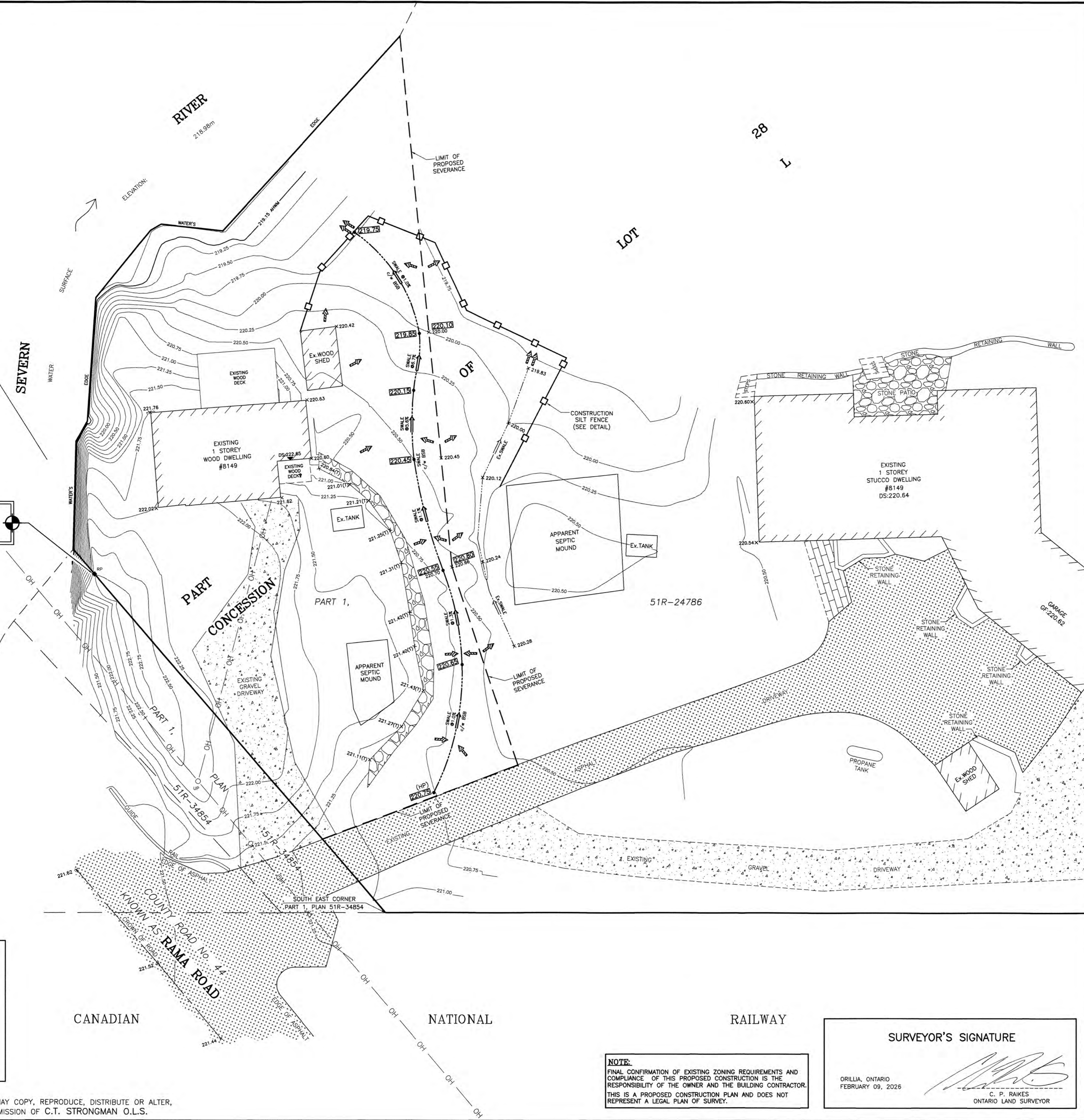


Photo 3 Driveway to proposed retained lot (existing main dwelling)



Photo 4 Secondary dwelling, proposed interior side yard, shed setback





KEY PLAN (NOT TO SCALE)

NOTES:

ALL ELEVATIONS ARE GEODETIC REFERRED TO GNSS OBSERVATIONS USING THE REAL TIME NETWORK (RTN), GNSS VERTICAL DATUM HTV2 (HEIGHT TRANSFORMATION VERSION 2.0).

DISTANCES AND ELEVATIONS SHOWN HEREON ARE METRIC AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

TOPOGRAPHIC INFORMATION BASED ON FIELD WORK COMPLETED ON NOVEMBER 11, 2025.

TBM - TOP OF ROCK POST, LOCATED APPROXIMATELY 34.96 METRES NORTH OF THE SOUTH EAST CORNER OF PART 1, PLAN 51R-34854, HAVING AN ELEVATION OF 222.74m.

BOUNDARY INFORMATION IS DERIVED FROM A PLAN OF SURVEY BY C. T. STRONGMAN SURVEYING LTD., OLS DATED JULY 14, 2022 (DRAWING D-4260).

LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES.

DIMENSIONS AND ELEVATIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE SURVEYOR.

PLEASE NOTE THAT THE FIELD OBSERVATIONS WERE ACQUIRED DURING MODERATE WINTER CONDITIONS AND DUE TO SNOW ACCUMULATION, SOME FEATURES MIGHT NOT BE MEASURED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO A SPLASH PAD OR APPROVED EQUIVALENT TO SAFE RELEASE.

SIDELINE GRADES OF ABUTTING PROPERTIES ARE TO REMAIN AS EXISTING.

MAXIMUM CONTINUOUS LANDSCAPED SIDE SLOPES NOT TO EXCEED 3:1.

ALL DISTURBED AREAS TO BE SODDED OR SEEDDED OVER 75mm OF TOPSOIL.

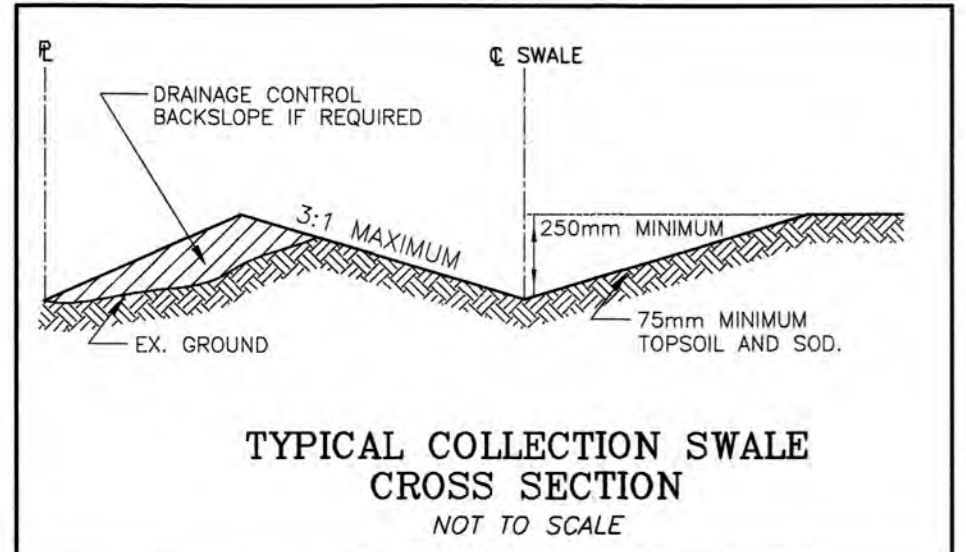
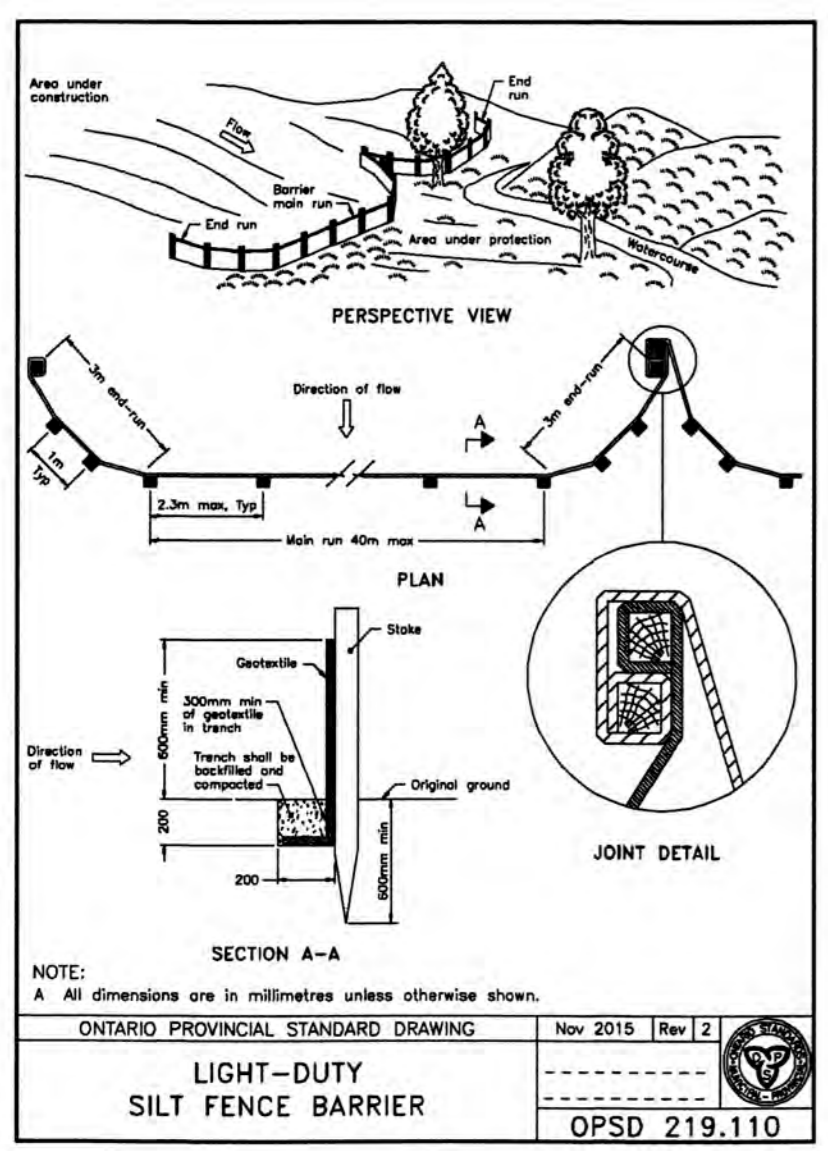
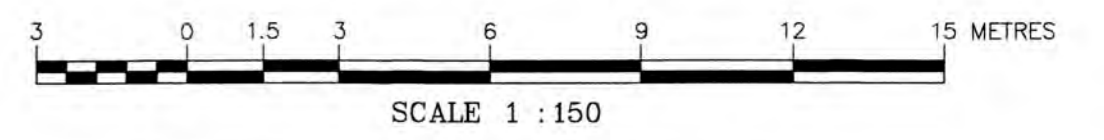
SURFACE DRAINAGE TO BE DIRECTED AWAY FROM THE BUILDING TO EXISTING AND PROPOSED SIDE YARD SWALES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT (E.G. SILT FENCE).

| NO. | DD/MM/YY | DESCRIPTION | C.P.R. BY |
|-----|----------|---------------------------------------|-----------|
| 1 | 09/02/26 | LOT GRADING PLAN RELEASED FOR COMMENT | |

LEGEND:

- ◆ DENOTES BENCHMARK
- -| SURVEY MONUMENT FOUND
- RP -| ROCK POST
- UP -| UTILITY POLE
- OH- -| OVERHEAD WIRES
- GF -| GARAGE FLOOR ELEVATION
- DS -| DOOR SILL ELEVATION
- ▲ -| ENTRANCE
- -| RIVER FLOW DIRECTION
- ⇨ -| GROUND SURFACE FLOW DIRECTION
- ⇨ -| PROPOSED SWALE FLOW DIRECTION
- HP -| SWALE HIGH POINT
- BSB -| BACKSLOPE BERM
- c/w -| COMES WITH
- AHWM -| AVERAGE HIGH WATER MARK
- Ex. -| EXISTING
- ×228.15 -| EXISTING GRADE
- 253.20 -| PROPOSED GRADE



NOTE:

FINAL CONFIRMATION OF EXISTING ZONING REQUIREMENTS AND COMPLIANCE OF THIS PROPOSED CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER AND THE BUILDING CONTRACTOR. THIS IS A PROPOSED CONSTRUCTION PLAN AND DOES NOT REPRESENT A LEGAL PLAN OF SURVEY.

SURVEYOR'S SIGNATURE

[Signature]

C. P. RAIKES
ONTARIO LAND SURVEYOR

ORILLIA, ONTARIO
FEBRUARY 09, 2026



LOT GRADING PLAN
OF #8149 RAMA ROAD
PART OF LOT 28, CONCESSION L
(GEOGRAPHIC TOWNSHIP OF RAMA)
TOWNSHIP OF RAMA
COUNTY OF SIMCOE
PREPARED FOR: AJMER KHEHRA

FILE: DK12777_L0
DRAWN: D. KOEKOEK
CHECKED: C. P. RAIKES, OLS

C.T. STRONGMAN SURVEYING LTD. DWG. NO. E-4245
ONTARIO LAND SURVEYORS
86 Coldwater St. E. L3V-1W7
Phone (705) 329-0765 Fax (705) 329-0764
email: info@ctsurvey.ca
a Division of Dearden And Stanton Ltd.

ORILLIA - ONTARIO

SHEET 1 of 1



County of Simcoe
Transportation and
Engineering
1110 Highway 26,
Midhurst, Ontario L9X 1N6

Main Line (705) 726 9300
Toll Free 1 866 893 9300
Fax (705) 726-9832
Web: simcoe.ca



January 16, 2026

VIA EMAIL

Morgan Planning and Development
C/O Ajmer Khehra



Dear Mam:

RE: ENTRANCE PERMIT #4529 – SUPPLEMENTAL CONDITIONS

Enclosed is your approved Mutual Access Entrance Permit for 8149 Rama Road (PT LOT 28 and Concession L, Township of Ramara). Please be advised the Applicant is responsible for obtaining any approvals which may be necessary for the installation of this entrance, which may include: Utilities, the Department of Fisheries and Oceans, Ministry of Natural Resources, Local Conservation Authorities, etc.

- **The finished grade of the entrance is to be no higher than the existing shoulder, so not to run water onto the County Road.**
- **Plantings, headwalls or structures of any design are not allowed within the County right-of-way.**

If you should have any questions, please do not hesitate to contact the undersigned at (705) 726-9300 x1345.

Yours truly,

Supneet Singh,
Engineering Technician II

Attachment: 1



County of Simcoe
 Transportation and
 Engineering
 1110 Highway 26,
 Midhurst, Ontario L9X 1N6

Main Line (705) 726 9300
 Toll Free 1 866 893 9300
 Fax (705) 726-9832
 Web: simcoe.ca



IN ACCORDANCE WITH
 BY-LAW NO. 5544

THIS PERMIT IS ISSUED TO: Ajmer Khehra

ENTRANCE PERMIT NO. # 4529

| | | | | | |
|--|--|---|--|---|--|
| ADDRESS: 8149 Rama Road L0K 2B0, Rama, ON | | 911 ADDRESS: Same | | | |
| FOR AN ENTRANCE FROM Lot: Pt Lot 28 | PLAN OR CONCESSION No.: Concession L | TOWNSHIP/TOWN; Ramara | COUNTY; Simcoe | ON TO COUNTY ROAD No.: 44 | |
| CLASSIFICATION OF PERMIT: <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> FARM <input type="checkbox"/> FIELD <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> MULTI-UNIT RESIDENTIAL <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> MUTUAL ACCESS <input type="checkbox"/> PUBLIC ROAD <input type="checkbox"/> TEMPORARY ENTRANCE <input type="checkbox"/> PAVE AN EXISTING ENTRANCE | | | | | |
| AS A MEANS OF ACCESS TO A (DETAILED DESCRIPTION OF TYPE OF ESTABLISHMENT): RESIDENTIAL PROPERTY | | | | | |
| AND SUCH ENTRANCE SHALL NOT BE USED AS A MEANS OF ACCESS TO ANY TYPE OF ESTABLISHMENT OTHER THAN THAT DESCRIBED HEREIN. | | | | | |
| <input type="checkbox"/> CONSTRUCT A PAVED ENTRANCE | <input type="checkbox"/> RELOCATE AN EXISTING ENTRANCE | <input type="checkbox"/> CONSTRUCT A TEMPORARY ENTRANCE | <input type="checkbox"/> CONSTRUCT AN UNPAVED ENTRANCE | <input type="checkbox"/> CHANGE THE CLASSIFICATION OF AN ENTRANCE | <input type="checkbox"/> CHANGE THE DESIGN OF AN EXISTING ENTRANCE |
| | | | | <input checked="" type="checkbox"/> CONFIRM ENTRANCE | |
| APPROVED MATERIAL: Existing | APPROVED WIDTH OF ENTRANCE: Existing | APPROVED SIZE OF PIPE OR CULVERT: N/A | EXPIRY DATE: December 31, 2026 | | |
| <u>CONDITIONS:</u> * See supplemental conditions. | | | | | |

SIGNED Supneet Singh
 Supneet Singh, Engineering Technician II

DATED AT **MIDHURST**, THIS **16th** DAY OF **January 2026**

THIS PERMIT IS ISSUED UNDER THE AUTHORITY VESTED IN THE COUNTY ENGINEER BY COUNTY OF SIMCOE BY-LAW NO. 5544 AND REGULATIONS PURSUANT HERETO AND IS SUBJECT TO THE CONDITIONS ATTACHED HERETO.

PERMIT NO. 4529

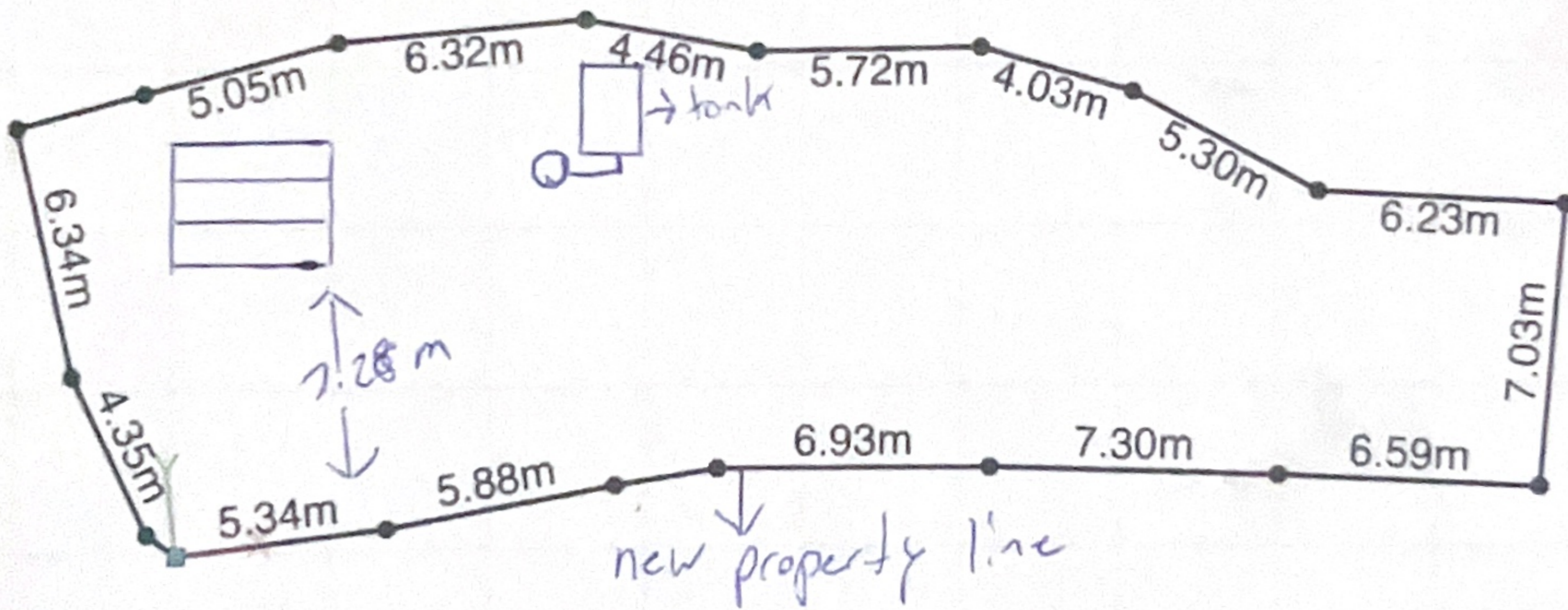
This permit is subject to the following conditions and to any supplementary conditions established by the County of Simcoe at the time of issue.

1. This Entrance Permit is subject to all Municipal By-Laws.
2. Work on the construction or alteration of an entrance must not be started before an Entrance Permit for the work has been issued by the County.
3. Construction of infrastructure and structures related to the use for which a permit is granted must be started within six months of the date of issue of this permit, or the permit shall be void and shall be cancelled by the County.
4. All works related to or forming a part of an entrance shall be carried out in accordance with the approved plans and specifications and subject to the approval of the County. The Owner of the property shall bear all expense related thereto.
5. Trees, shrubs etc. on the Right of Way of a County Road must not be cut or trimmed without the written permission of The County and such cutting or trimming may only be done under the direct supervision of the County or its duly authorized agent; where it is necessary to cut or trim trees on property adjacent to a County road, the Applicant must make the necessary arrangements with the property Owners and must bear all expenses in connection therewith, including any damages occasioned as a result of such cutting or trimming.
6. Each entrance must be designed, constructed and maintained in a manner that prevents surface water from the entranceway and/or the adjoining property from being discharged via the entrance on the County road.
7. The Applicant is responsible for the construction, marking and maintenance of the detours required and for maintaining safety measures for the protection of the public during the construction of any works in respect to an entrance.
8. The design and specifications of an entrance must not be changed without the approval of the County. If the Owner of a property desires to change the design of an entrance or add curbs, gutters, etc., an application to do so must be submitted to the County for approval.
9. The use or purpose of an entrance must not be changed in a manner that changes the classification of the entrance. Improper use of an entrance may result in cancellation of the Permit therefore. If the Owner of a property desires to change the classification of an entrance, an application to do so must be submitted to the County for approval.
10. The Owner of a property served by an entrance shall maintain each entrance to his property in accordance with the requirements of the County.
11. If there is an expiry date named on this Permit and a further term is desired, an application for the renewal of the Permit shall be made to the County before the expiry date named in this Permit. A further term may be approved or refused by the County.
12. If this permit expires and is not renewed for any reason, all work constructed, maintained or operated under this Permit shall, if the County so directs be removed without expense to the County and the County road shall be left in as good of condition as it was before the said works were installed or constructed.
13. This permit must not be assigned or transferred from one Owner to another. Each new Permit is subject to the conditions applying at time of issue.
14. An entrance permit may be cancelled at any time for breach of the regulations or conditions of the Permit or for such reasons as the County in its discretion deems proper.
15. If during the life of this Permit any By-Laws or regulations adopted which affect the rights and privileges herein granted, the said By-Laws or regulations shall be applicable to this Permit from the date on which they come into force

JOBS : AJMER SEPTIC : PLAN VIEW

93.71m (380.56m²)

Created on 30 Apr. 2026



measured with
moasure











8149

814

Notice

1-1-21
CN
Dale Budy





8149

8149





8149

Public Hearing for Proposed Consent & Minor Variance

Notice is hereby given that the Committee of Adjustment of the Township of Ramara will be holding a Public Hearing to consider a proposed Consent pursuant to the provisions of Sections 53 and 45(1) of the *Planning Act*, R.S.O., c.P.13, as amended, being APPLICATION NO.'s **B-2/26 & A-6/26**

| Date and Time | Meeting Location |
|---|---|
| Tuesday, May 5, 2026, Commencing at 9:30 A.M. | Council Chambers (2297 Highway 12, Brechin) and Zoom Platform |

Owner(s): Ajmer & Rajbir Khehra
Agent: MORGAN Planning & Development Inc. (c/o Lauren Arsenault)
Subject Lands: 8149 Rama Road, legally described as RAMA CON L PT LOT 28 RP;51R24786 PARTS 1 AND 3 PT;PART 2

Purpose and Effect:

Applications have been submitted by MORGAN Planning & Development Inc. on behalf of Ajmer and Rajbir Khehra, owners, requesting Consent (File B-2/26) to sever one new lot and a concurrent Minor Variance (File A-6/26) requesting relief from the minimum lot frontage provision for the retained lands.

The proposed lot and retained lands are as follows:

| Proposed Lot | Proposed Lot Frontage | Proposed Lot Area |
|--------------|-----------------------|---------------------------------|
| Severed | 40.5 m | ~1360 m ² (~0.31 ac) |
| Retained | 11.3 m | ~8300 m ² (~2.05 ac) |

This proposal will require the following variance to *Ramara Zoning Bylaw #2005.85*, as amended:

| Section | Description | Zoning Bylaw Requirement | Proposed | Variance |
|-----------|---------------------------------|--------------------------|----------|----------|
| 14.(2)(a) | Minimum Lot Frontage (retained) | 30.0 m | 11.3 m | 28.7 m |

Current Zoning and Official Plan Designation:

The subject property is located within the “**Rural Settlement Area**” designation of the *Ramara Official Plan*, 2025, and is zoned “**Hamlet (H)**” according to the *Ramara Zoning Bylaw #2005.85*, as amended.

A notice of this Application has been sent to all property owners within 60 metres of the subject property and to the appropriate officials and agencies according to Ontario Reg. 197/96 and Ontario Reg. 200/96 under the *Planning Act*, R.S.O. 1990, c. P.13.

This Notice has been sent to you for your information and does not require any response unless you wish to make one.

Any Person or Agency may attend and provide representation at the meeting and/or make written representation prior to the meeting either in support of, or in opposition to the proposed consent and variance.

If you wish to attend the Zoom meeting, please send request by email no later than **May 4, 2026** to planning@ramara.ca to ensure the meeting invite can be sent to you.

If You Wish to Be Notified of the decision of the Township of Ramara Committee of Adjustment in respect of the proposed applications, you must submit a **written request** to the Township of Ramara Committee of

Adjustment at planning@ramara.ca or PO Box 130, Brechin ON L0K 1B0. This will also entitle you to be advised of a possible Ontario Land Tribunal (OLT) hearing. Even if you are the successful party, you should request a copy of the decision since the Township of Ramara Committee of Adjustment decision may be appealed to the Ontario Land Tribunal (OLT) by the applicant or another member of the public. Notwithstanding the above, subsections 53(19) and 45(12) of the *Planning Act* define the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

A Copy of the Decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the Hearing and to those who have made a written request to the Secretary Treasurer.

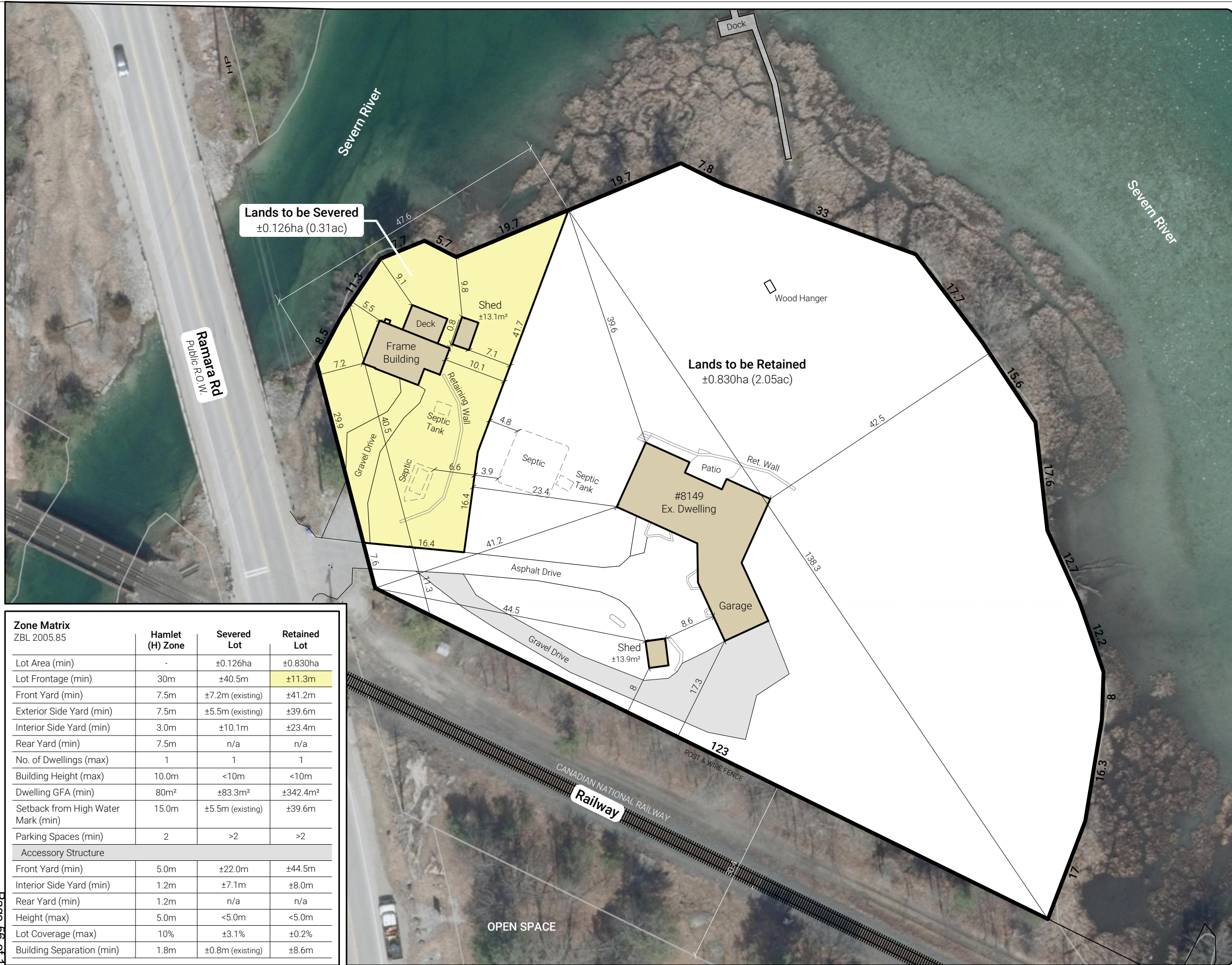
If a Person or Public Body has the Ability to Appeal the Decision of Ramara Committee of Adjustment in respect of the proposed consent or minor variance to the Ontario Land Tribunal but does not make written submissions to Ramara Committee of Adjustment before it gives or refuses to give a provisional consent or variance approval, the Tribunal may dismiss the appeal.

Dated at the Township of Ramara this 20th Day of April 2026.

| | |
|---|---|
| Secretary Treasurer | Planning Department |
| P. 705-484-5374 ext. 222 E. kbarker@ramara.ca | P. 705-484-5374 ext. 238 E. planning@ramara.ca |

Location Map:

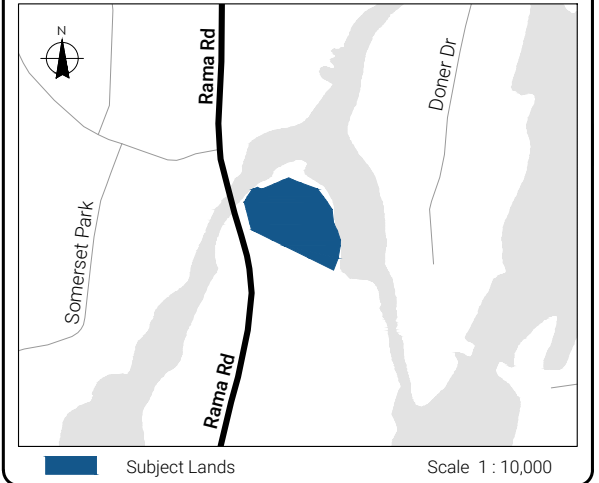




SEVERANCE SKETCH

8149 Rama Road

Part of Lot 6, Concession 5 Southern Division
Township of Ramara, County of Simcoe

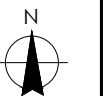
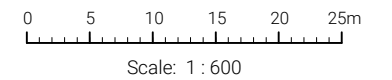


LEGEND

- Subject Lands
Lot Area: ±0.957ha (2.36ac)
Lot Frontage: ±51.8m
- Lands to be Severed
Lot Area: ±0.126ha (0.31ac)
Lot Frontage: ±40.5m
- Lands to be Retained
Lot Area: ±0.830ha (2.05ac)
Lot Frontage: ±11.3m

| Zone Matrix ZBL 2005.85 | Hamlet (H) Zone | Severed Lot | Retained Lot |
|---------------------------------------|--------------------|------------------|-----------------|
| Lot Area (min) | - | ±0.126ha | ±0.830ha |
| Lot Frontage (min) | 30m | ±40.5m | ±11.3m |
| Front Yard (min) | 7.5m | ±7.2m (existing) | ±41.2m |
| Exterior Side Yard (min) | 7.5m | ±5.5m (existing) | ±39.6m |
| Interior Side Yard (min) | 3.0m | ±10.1m | ±23.4m |
| Rear Yard (min) | 7.5m | n/a | n/a |
| No. of Dwellings (max) | 1 | 1 | 1 |
| Building Height (max) | 10.0m | <10m | <10m |
| Dwelling GFA (min) | 80m² | ±83.3m² | ±342.4m² |
| Setback from High Water Mark (min) | 15.0m | ±5.5m (existing) | ±39.6m |
| Parking Spaces (min) | 2 | >2 | >2 |
| Accessory Structure | | | |
| Front Yard (min) | 5.0m | ±22.0m | ±44.5m |
| Interior Side Yard (min) | 1.2m | ±7.1m | ±8.0m |
| Rear Yard (min) | 1.2m | n/a | n/a |
| Height (max) | 5.0m | <5.0m | <5.0m |
| Lot Coverage (max) | 10% | ±3.1% | ±0.2% |
| Building Separation (min) | 1.8m | ±0.8m (existing) | ±8.6m |

DRAFT



Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: County of Simcoe interactive map.

Drawn By: A.M. Date: April 14, 2026 File No: 1601



Phone: (705) 327-1873 Website: morganplanning.ca
101-21 Matchedash Street South, Orillia, ON, L3V 4W4



Staff Report #BP-17-26

Meeting: Committee of Adjustment - 09 Jun 2026

Staff Contact: Karissa Barker, Planning Technician

Subject: MINOR VARIANCE FILE A-16/25
Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

Suggested Motion

THAT the Committee receives Staff Report No. BP-17-25 dated June 9, 2026, as information;
AND THAT Minor Variance File A-16/25 be approved with the recommended conditions.

Background & Discussion

At the January 13, 2026 Committee of Adjustment meeting, Resolution No. CA-02-2026 established:
THAT the Committee of Adjustment receive Staff Report No. BP-50-25 dated January 13, 2026; and
THAT Minor Variance File A-16/25 be deferred for six months to allow the Applicant and/or Owner time to address concerns related to potential shoreline hazards.

Staff Report [BP-50-25](#) affixed as **Attachment 1** recommended deferral to ensure that applicable local, upper-tier, and provincial hazard policies could be verified. The noted report was otherwise supportive of the proposed development.

Attachment 2 - Site Plan, Floor Plans & Elevations was submitted by the Applicant on May 22, 2026. The submission includes elevation data relative to the established highwater level for Lake Couchiching and the proposed elevations of the dwelling.

The Conservation Authority establishes the average highwater for Lake Simcoe at 219.15 masl (metres above sea level). This value is then applied to Lake Couchiching for the purposes of establishing the average highwater mark level. The elevation drawings in **Attachment 2** show that the existing framing elevation is at 220.349 metres and that the proposed dwelling steel beam foundation elevation is at 220.786 metres. Based on this information, both the existing dwelling and the proposed addition are situated more than 1 metre above the identified highwater level. The submitted materials indicate that the proposed development is not located at or below the highwater level, and incorporates additional vertical separation from potential flooding conditions.

While the legal non-conforming dwelling is proposed to be expanded, it is also being set 0.91 metres further back from the Lake Couchiching shoreline than its existing location. With the additional confirmation of the building elevation compared to the highwater level, the proposal does not appear

MINOR VARIANCE FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

to create or aggravate shoreline hazards. Based on the information received, staff are satisfied that the proposal does not pose increased risk related to shoreline hazards and that the proposal is consistent with applicable provincial and local natural hazard policies.

Accordingly, it is the opinion of staff that the application satisfies the requirements of the *Planning Act* and applicable planning policy provided in report BP-50-25. Staff recommends that the Committee approve the application, subject to the **recommended conditions** outlined below:

1. THAT approval of Minor Variance/Permission File A-16/25 be in substantial conformity with the materials submitted with the Application;
and
2. THAT the approval of Minor Variance File A-16/25 shall not be construed as permitting the enclosure of the deck area within the minimum setback to the average highwater mark, nor shall it allow for its use as habitable space.

Rationale:

- **Condition 1** ensures that the approval is limited to the scope, location, and design reviewed by Staff and the Committee of Adjustment.
- **Condition 2** expressly confirms that the variance does not permit human habitation or the enclosure of the decking within the average highwater mark setback, as this would change the merits of the approval. The decking has been considered closer to the average highwater mark under Section 45(1) of the *Planning Act*, with permission to expand the legal non-conforming dwelling toward the north interior lot line considered under Section 45(2).

Alternatives

The Committee could amend the suggested motion, defer or deny the application.

Strategic Priority Areas:

Do the recommendations of this report advance the Strategic Priority Areas of the Township?

- Yes No N/A

Which Priority Area(s) does this report support?

- Service Excellence
 Sustainable Infrastructure
 Community Connection
 Strategic Growth

MINOR VARIANCE FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

Recommended Action:

THAT the Committee receives Staff Report No. BP-17-25 dated June 9, 2026, as information; AND THAT Minor Variance File A-16/25 be approved with the recommended conditions.

Attachments:

[Attachment 1 - BP-50-25](#)

[Attachment 2 - Site Plan, Floor Plans & Elevations](#)

Reviewed By

| Approved By: | Department: | Status: |
|---|----------------------------------|---------------------------|
| <i>Jennifer Stong, Planner</i> | Building and Planning | Approved - 25 May 2026 |
| <i>Laura Pye, General Manager of Development and Infrastructure</i> | Building and Planning | Approved - 29 May 2026 |



Staff Report #BP-50-25

Meeting: Committee of Adjustment - 13 Jan 2026

Staff Contact: Karissa Barker, Planning Technician

Subject: MINOR VARIANCE/PERMISSION FILE A-16/25
 Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
 (1022 Bird Island)

Suggested Motion

THAT the Committee of Adjustment receive Staff Report No. BP-50-25 dated January 13, 2026;

AND THAT Minor Variance/Permission Application A-16/25 be deferred until the Applicant and/or Owner submits and obtains acceptance of a Shoreline Hazard Risk Impact Assessment prepared by a Qualified Professional, demonstrating compliance with provincial and local land use planning natural hazard policy.

Background & Discussion

Minor Variance/Permission Application File A-16/25 has been submitted by Robert Stierner of Stierner Engineering on behalf of Jennifer and Mike Shirakawa, owners of 1022 Bird Island.

Permission under Section 45(2) of the *Planning Act* is required to construct approximately 25.2 square metre addition to the north side of the existing dwelling, which is proposed to be relocated further from the average highwater mark.

Minor Variances under Section 45(1) of the *Planning Act* are requested in order to extend the existing non-conforming deck closer to the average highwater mark, totaling 40 square metres of decking.

The proposal requires the following variances to *Township of Ramara Zoning By-law #2005.85*, as amended:

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

| Section(s) | Description | Zoning Bylaw Requirement | Proposed | Variance |
|-------------------------|--|--------------------------|--|----------|
| 15.(2)(f) | "Setback from highwater mark of... Lake Couchiching..." | 15.0 m | 9.0 m (Addition to Dwelling) | 6.0 m |
| 2.(37) 15.(2)(f) | "...unenclosed ...decks ...steps... covered or uncovered, that are attached to a building... may project into any required yard a maximum distance of 1.5 metres... provided that the floor of any deck... is not more than 2.0 metres above finished grade." "Setback from highwater mark of... Lake Couchiching..." | 13.5 m | 4.8 m (Decking Extension (SW Corner)) | 8.7 m |
| 2.(37) 15.(2)(f) | (see above column text) | 13.5 m | 5.9 m (Decking Expansion along dwelling– West Yard) | 7.6 m |

The subject lands are:

- Municipally known as 1022 Bird Island, legally described as PLAN 444 LOT 4 ISLAND BIRD.
- Designated "Shoreline Residential" in the *Township of Ramara Official Plan* and is designated "Greenlands" in the *County of Simcoe Official Plan*.
- Zoned "Shoreline Residential (SR)" under the *Township of Ramara Zoning By-law #2005.85*, as amended.
- Located on Bird Island, which is an existing developed shoreline residential area on Lake Couchiching, across from Owassa Point, created by Plan 444, Bird Island Plan of Subdivision.

The surrounding lands on Bird Island are zoned "Shoreline Residential" and the nearest public water access point to the subject lands is the municipal boat launch, located at the west end of Fern Resort Road.

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

The subject Application is supported by the following documents which can be found in the attachments to this report:

- Site Plan (Attachment 1)
- Floor Plan & Elevations (Attachment 2)
- Photographs of Dwelling & Existing Decks (Attachment 3)

Existing & Proposed Development:

The existing legal non-conforming dwelling and decks on site encroach the minimum setback to the average highwater mark. The decks are located on the north and west sides of the dwelling. The existing site plan can be found in “Attachment 1”. “Attachment 1” demonstrates the proposal which includes:

- the relocation of the existing dwelling back approximately 1 metre from the lake
- an addition to the dwelling, which replaces the existing deck on the north side of the house; and
- a proposed deck extension on the west side of the dwelling.

According to historical data, the dwelling was constructed in approximately 1946, with a footprint of approximately 63 square meters. The existing septic system is located within the rear yard.. There are two sheds located on the property, approximately 2.7 and 4.2 square metres each. The west yard shoreline curves gently toward the north yard and then significantly landward at the southwest corner.

The proposed addition to the dwelling is replacing the existing deck on the north side of the dwelling. As the Application proposes expanding the dwelling without encroaching further into the average highwater mark than currently exists, an Application for Permission under Section 45(2) of the *Planning Act* is required. Additionally, a Minor Variance under Section 45(1) of the *Planning Act* is needed to expand the water-facing deck on the west side of the dwelling toward the northwest and southwest corners. The proposed decking is projecting further into the average highwater mark than currently exists.

Circulation Comments Received:

The proposal Notice of Hearing was circulated by staff on December 23, 2025, in accordance with the *Planning Act*, found in “Attachment 4.” Comments received are as follows:

Ramara Building Department:

The Chief Building Official commented “No concerns from the building department – a new septic system was installed in the summer of 2025, spoke to contractor at that time regarding this project.”

The Building Department anticipates a formal Building Permit Application for the proposed project upon proof of approval of the subject Minor Variance/Permission.

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

Public Comments:

On December 31, 2025, Nancy Maunu of 1025 Bird Island provided written comment of support of the subject Application, found in "Attachment 5."

On January 2, 2026, Bruce and Shelly Mitchell of 1030 Bird Island provided written comment of support of the subject Application, found in "Attachment 6."

No further comments were received at the time of authoring this report.

Policy & Legal Foundations of Land Use Planning:

The *Planning Act* is Ontario's primary legislation that governs land use planning. It sets out the rules and processes for official plans, zoning bylaws, subdivisions, and development approvals to ensure orderly growth and consistency with provincial policy.

The *Provincial Planning Statement, 2024 (PPS 2024)* is the province-wide policy for all land use planning matters, including goals, priorities and permitted uses of land use designation categories that all local official plans and zoning bylaws.

Local official plans, including the *County of Simcoe Official Plan* (Upper Tier Municipality) and the *Township of Ramara Official Plan* (Lower Tier Municipality) establish further area-specific policies on making land use planning decisions, managing resources, protecting the environment, and setting a structure for guiding growth and development, in conjunction with applicable provincial plans and other applicable legislation, such as the *Planning Act*.

In addition to applicable policies, the local zoning bylaw enforces the local official plans by outlining permitted land uses, and identifying setbacks, height restrictions, and maximum lot coverages for building projects, as well as new lot size and frontage requirements. The *Township of Ramara Zoning Bylaw #2005.85*, as amended is the local zoning bylaw applicable to Ramara.

Following a comprehensive review of applicable policy, it is the position of staff that further information is required to verify the proposal fully satisfies applicable local provincial policy, and to demonstrate that the project meets the requirements of the *Planning Act*.

The Planning Analysis below reviews the subject Application against the legislated requirements under the *Planning Act*, applicable planning policy, as well as the zoning bylaw permitted uses and provisions. This report will conclude with a recommended action to the Committee of Adjustment that the Committee defers the Application as presented until further information becomes available.

Planning Analysis Executive Summary:

Consistence & Conformity:

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

The proposed relocation and expansion of the dwelling over the existing northerly deck (Permission Application) and expansion of west decking (Minor Variance) maintain and enhance the character of the existing residential island subdivision, satisfying Section 4.3.1 of the *Ramara Official Plan*. Section 4.3.1. endeavors to maintain the character of shoreline residential communities. A single detached dwelling is a permitted use under local and official plans, as per 3.8.15 of the *County of Simcoe Official Plan*; 9.7.2 of the *Ramara Official Plan*, and as per 2.6.1.c) of the *Provincial Planning Statement, 2024*. Further, this proposal conforms to permitted uses, height, site coverage, and yard provisions (apart the requested encroachment).

The existing dwelling includes a private sewage system recently installed in 2025. No additional units are proposed – only a rebuild and modest expansion to support the permitted residential use. Decking replacement accommodates a more functional dwelling size compared to the current approximately 63 square metre dwelling (circa 1946); the west-side expansion provides a similar amount of decking compared to the existing two decks. The proposal does not represent overdevelopment. The modest deck expansion occurs within an already disturbed footprint and does not encroach beyond the existing residential use.

Section 4.1.1. of the *PPS 2024* provides that natural features and areas shall be protected for the long term. The subject lands are within an established shoreline residential area. A natural heritage evaluation is not requested as the proposal does not alter land use and occurs primarily within an existing disturbed area.

Outstanding Policy to be Confirmed:

For safety reasons, provincial, county, and local policies collectively restrict development in erosion hazard areas, except for minor additions or passive uses. However, the policy may allow the proposed development, where the development is supported by successful technical studies, as per *Policy 5.2.8* of the *PPS 2024*, stating “Development and site alteration may be permitted in those portions of hazard lands where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a. development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- b. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c. new hazards are not created and existing hazards are not aggravated; and
- d. no adverse environmental impacts will result.”

A qualified professional must prepare a Shoreline Hazard Risk Impact Assessment to confirm compliance with floodproofing, protection works, safe access, and to ensure no new or aggravated hazards or environmental impacts.

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

Staff's confirmation of the Application's consistency and conformity cannot be provided without the Application producing further evidence that natural hazards will not be created or aggravated as a result of constructing close to the Lake Couchiching shoreline, and that mitigation measures are included.

Planning Analysis – Legislation:

Planning Act, R.S.O. 1990, c. P.13, as amended:

Subsection 3.(5) of the *Planning Act* requires that decisions exercised by applicable authorities that affect a planning matter, including the Committee of Adjustment, shall be consistent with the applicable provincial plans issued under Subsection 3.(1) that are in effect on the date of the decision, or otherwise shall not conflict with them.

Permission Application Criteria under the *Planning Act*:

In considering an Application for the enlargement or extension of what has been determined to be a legal non-conforming building and/or structure under Section 45(2)(a) of the *Planning Act*, the Committee of Adjustment must be satisfied the following:

1. Whether the proposal is appropriate for the orderly development of the land;
2. Whether the proposal triggers any adverse impacts to the surrounding lands and neighbourhood.

Permission Criteria #1: Is the proposal appropriate for the orderly development of the land?

The Application proposes relocating and expanding the existing dwelling from its current setback of approximately 8.1 metres to achieve a new setback of 9 metres from the average highwater mark, thereby increasing the distance from the shoreline. The dwelling's increased distance from the shoreline is desirable for the appropriate and orderly development of the land.

While this increased setback is generally desirable and represents an improvement over existing conditions, staff are unable to confirm the proposed addition is appropriate without further information being submitted. In order to be consistent with applicable policy, including Section 5.2.8. of the *PPS 2024*, as well as the local official plans natural hazard policies, a Shoreline Hazard Risk Impact Assessment should accompany the Application to verify that any potential hazards are safely addressed, that no new hazards are created, and that existing hazards are not aggravated.

Constructing near the shoreline poses hazards such as flooding, wave uprush, and erosion, which can undermine structural stability and threaten property and human safety. Under provincial and local policy, an assessment of risks is required to verify these hazards are identified and mitigated before development proceeds.

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
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This first criterion remains unverified at present, pending further information.

Permission Criteria 2: Does the proposal trigger any adverse impacts to the surrounding lands and neighbourhood?

The use is compatible with the surrounding Shoreline Residential zone land uses permitted on Bird Island. Neighbouring sites are not foreseen to be impacted in terms of residential use continuing on the lands. The use is compatible with surrounding SR-zoned properties and maintains the character of the shoreline residential area.

It is staff's opinion that this second criterion is satisfied.

4 Tests of a Minor Variance – *Planning Act, R.S.O. 1990, c. P.13:*

The proposed expansion of the existing dwelling has been reviewed in the above *Planning Act* Permission Criterion, while the Minor Variances requested for the proposed deck expansions are reviewed further below under the Four Tests of a Minor Variance per Section 45(1) of the *Planning Act*. Section 45(1) states that the Committee of Adjustment may authorize variances to a zoning bylaw if in its opinion is desirable for the appropriate development or use of the land, building or structure; if in the opinion of the committee the general intent and purpose of the bylaw and of the official plan, if any, are maintained.

Test #1: Is the proposal in keeping with the general intent and purpose of the zoning bylaw?

The residential use of the proposed deck expansion is permitted under the lots SR zone category, per Section 15(1). The proposal conforms to the required yard setbacks, height restrictions, and maximum lot coverages, while relief is sought from the average highwater mark due to the size of the existing site and location of the dwelling.

Section 1.(4) of the *Ramara Zoning Bylaw* requires that development be in conformity with applicable law, including that "... a building permit shall be required for all buildings and structures in accordance with the Building Code Act...." The relocation and expansion of the existing dwelling is proposed to be brought slightly closer to the existing septic tank. However, the building is proposed to be *Ontario Building Code* compliant, with over 1.5 metres distance from the septic tank.

Section 2.18 of the *Ramara Zoning Bylaw* states "Notwithstanding anything to the contrary, new development and/or site alteration shall not be permitted within the farthest landward limit of Lake Couchiching and Lake Simcoe as determined by:

- (a) the portion of the dynamic beach hazard defined as the greater of 15 metres or local conditions; in addition the 100-year flood level plus 5.0 metres or 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;

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

- (c) the erosion hazard defined as the greater of the stable slope plus a 15.0 metre erosion allowance or an erosion allowance of 15.0 metres from the lakeward break in the slope or according to local conditions;”

In order for this proposal to be in general conformity with Section 2.(18) quoted above, hazard identification and mitigation is to be demonstrated. It is the opinion of staff that as the Application has been submitted without a supporting Shoreline Hazard Assessment, the first test has not been satisfied.

Test #2: Is the proposal in keeping with general intent and purpose of the local official plans?

Permitted Uses and Land Use Compatibility:

The subject property is designated “Shoreline Residential” according to the *Ramara Official Plan* and is designated “Greenlands” per the *County of Simcoe Official Plan*.

Section 4.3 of the *Ramara Official Plan*, objectives for Shoreline Residential areas, including the objective under Section 4.3.1. to “Recognize the importance of shoreline residential areas along lakes and rivers not associated with settlement areas for both seasonal and year-round occupancies, and endeavor to maintain the character of shoreline residential communities.”

Section 9.7.2. of the *Ramara Official Plan* permits the use of a single-family dwelling and accessory uses, and Section 3.8.15 viii of the *County of Simcoe Official Plan* also allows for the proposed use, stating “Outside of settlement areas... the following uses may be permitted in the Greenlands designation or on adjacent lands as described in Section 3.3.15:

- vii. Outdoor passive recreational uses; and
- viii. ...residential dwelling units on lots which were approved prior to the approval date of this policy (May 9, 2016).”

In terms of land use and compatibility, this proposal conforms to permitted residential uses and character objectives under above noted Policies 4.3.1. and 9.7.2. of the *Ramara Official Plan* and 3.8.15 viii. of the *County of Simcoe Official Plan*. The proposal is compatible with the surrounding SR zoned lots on the island, and the rebuild/minor expansion maintains and enhances the residential character of the lands, thereby enhancing the character of the area.

Natural Heritage and Natural Hazards:

A minor encroachment to the existing non-conforming highwater mark setback is required to facilitate the proposed expansion of the existing deck on the west side of the dwelling, projecting further into the setback in the areas of expansion due to the shoreline’s irregular shape. In terms of natural heritage policies, the environmental impact predates this Application. The site is an existing developed lot of record with legal non-conforming structures within the highwater mark setback and the residential usage, dating back to 1946.

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

A buffer from the shoreline is usually required for new construction as both local official plans generally prohibit development within shoreline and erosion hazard limits to prevent impacts on land, neighbouring properties, subsurface water flows, and structural integrity. Section 4.5 of the *County of Simcoe Official Plan* outlines resource conservation policies, including natural hazard policies, and Section 5.2.5 of the *Ramara Official Plan* provides hazard policies that the Application must satisfy.

The *County Official Plan* provides under Section 4.5.9. b) that “Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards...” Additionally, Shoreline Residential Area objectives under Section 4.3 of the *Ramara Official Plan*, include Section 4.3.6. to “Minimize conflicts between shoreline residential areas and natural hazards and natural areas” and Section 4.3.7. to “Minimize the threat to life and the destruction of property from flooding, wave uprush, and other natural hazards.”

To determine if the requested proposal is appropriate in terms of the local natural hazard policies, assessment of possible shoreline hazards is required to accompany the Application to satisfy Section 4.5.4 of the *County Official Plan* which states “Development in the County shall occur in a manner that will protect human life and property from water related hazards such as flooding and erosion. Flood plain management shall occur on a watershed management basis giving due consideration to the upstream, downstream, and cumulative effects of development.”

Additionally, the assessment is required to address Section 5.2.5.4 of the *Ramara Official Plan* which states “New development and/or site alteration may be permitted in hazardous lands and hazardous sites other than those established by Sections 5.2.5.2 and 5.2.5.3, if the following criteria are satisfied:

- a. the hazards can be safely addressed and the development and site alteration is 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;”

Additionally, Section 4.5.15 of the *County Official Plan* states “Where there is a One Zone Concept in place, uses which may be permitted in the flood plain subject to the approval of the regulatory agencies include:

- a) open space for public or private recreation and related structures;
- ...
- d) additions to existing structures;
- e) replacement structures on existing lots subject to local official plan policies, and satisfactory engineering studies;
- ...”

Based on the above, the proposed development may be permitted given that it is replacing a dwelling on an existing lot of record created for residential use under the SR zone, including an

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

addition to the dwelling, provided it is demonstrated that new hazards are not created and existing hazards are not aggravated. Staff advise that the proposal as presented is not in full keeping with general intent and purpose of the local official plans due to the outstanding assessment of possible shoreline hazards.

Test #3: Is the requested variance desirable for the appropriate development or use of the subject lands, building or structure?

This test duplicates the first criterion under Section 45(2)(a) of the *Planning Act*, addressed earlier in this report. Due to the existence of potential hazards within the setback to the average highwater mark, this test cannot be confirmed until a Shoreline Hazard Risk Impact Assessment demonstrates conformity with Policy 5.2.8 of the *Provincial Planning Statement, 2024*, Policy 4.5.4 of the *County of Simcoe Official Plan Section*, and Policy 5.2.5.4 of the *Ramara Official Plan*.

Test #4: Is the requested variance minor in nature?

The requested variances are modest in scope and do not represent overdevelopment relative to existing conditions. The property is created for residential use by Plan of Subdivision, the existing dwelling and decks have been used for the last approximately 80 years, and a replacement with upgrades is an overall improvement to the lands.

However, the *Planning Act* legislates under Section 3.(5) that decisions on Applications under the *Act* shall be consistent with the *PPS 2024*. Without the submission of a Shoreline Hazard Risk Impact Assessment, it cannot be confirmed that there are no negative impacts from the increase in encroachment to the average highwater mark.

Until the local and provincial natural hazards policies are addressed further, Staff are unable to confirm that the subject Application is minor in nature.

Conclusion:

Based on the comprehensive planning analysis conducted against applicable provincial and local policy, staff conclude that the Committee of Adjustment should defer the Application until such a time that the Application is re-submitted with an accompanying Shoreline Hazard Risk Impact Assessment prepared by a qualified professional that satisfies all land use planning requirements.

Rather than imposing the assessment as a condition of approval, deferral is recommended for the Committee of Adjustment's decision since deferral protects the Applicant/Owner from the potential need for an additional Minor Variance. The assessment could be unsuccessful or require an alternate site design which could trigger additional variances, resulting in re-application and additional costs.

Alternatives

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

The Committee could amend the suggested motion, approve or deny the Application.

Strategic Priority Areas:

Do the recommendations of this report advance the Strategic Priority Areas of the Township?

- Yes No N/A

Which Priority Area(s) does this report support?

- Service Excellence
- Sustainable Infrastructure
- Community Connection
- Strategic Growth

Recommended Action:

THAT the Committee of Adjustment receive Staff Report No. BP-50-25 dated January 13, 2026;

AND THAT Minor Variance/Permission Application A-16/25 be deferred until the Applicant and/or Owner submits and obtains acceptance of a Shoreline Hazard Risk Impact Assessment prepared by a Qualified Professional, demonstrating compliance with provincial and local land use planning natural hazard policy.

Attachments:

- [Attachment 1 - Site Plan](#)
- [Attachment 2 - Floor Plan & Building Elevations](#)
- [Attachment 3 - Photographs \(Dwelling & Existing Decks\)](#)
- [Attachment 4 - Notice of Hearing](#)
- [Attachment 5 - Supportive Comment \(1025 Bird Island, Maunu\)](#)
- [Attachment 6 - Supportive Comment \(1030 Bird Island, Mitchell\)](#)

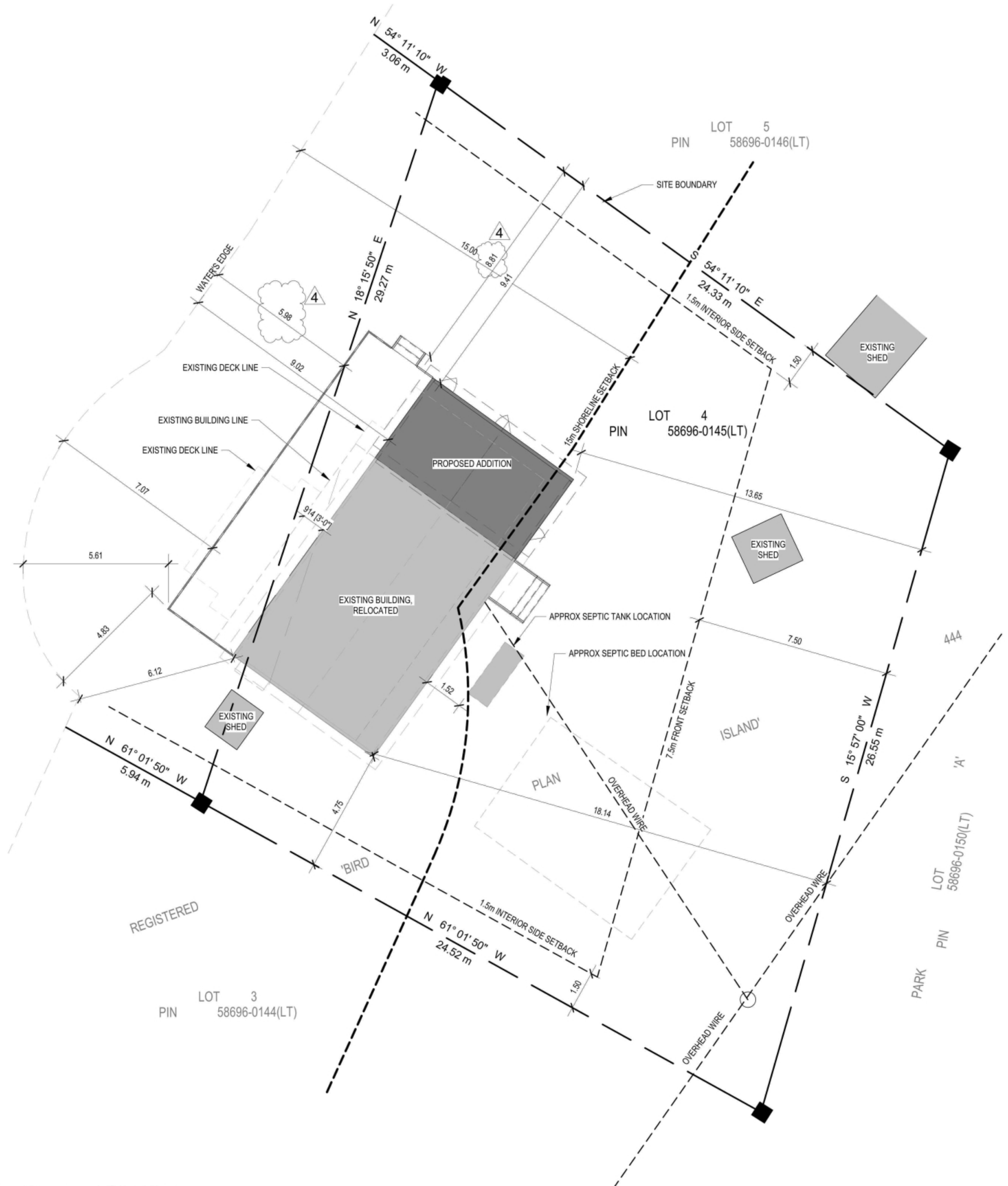
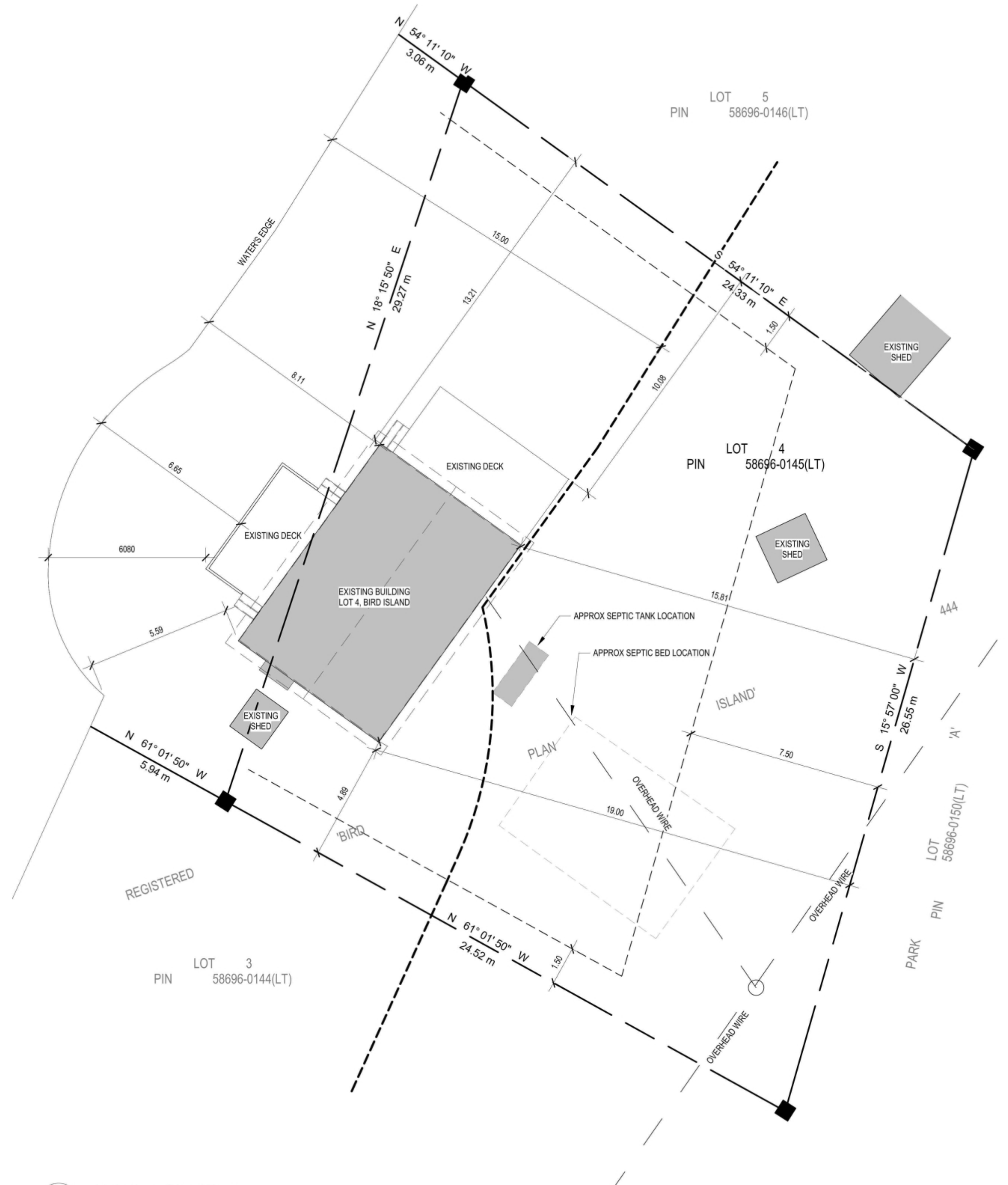
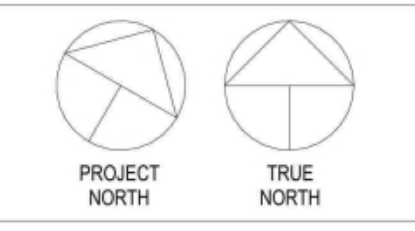
Reviewed By

| | | |
|--|--|--|
| Approved By: <i>Jennifer Stong, Planner</i> <i>Laura Pye, General Manager of Development and Infrastructure</i> | Department: Building and Planning Building and Planning | Status: Approved - 06 Jan 2026 Approved - 07 Jan 2026 |
|--|--|--|

MINOR VARIANCE/PERMISSION FILE A-16/25

Requesting relief from the maximum yard projection provision and minimum setback to the average highwater mark for a proposed addition to the dwelling and expansion of decking.
(1022 Bird Island)

The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work.



1 Existing Site Plan
1 : 125

2 Proposed Site Plan
1 : 125

| SITE DATA/ZONING BY-LAW MATRIX - ZONE SR (SHORELINE RESIDENTIAL) | | | | |
|--|----------|--|--|---|
| ITEM | REQ'D | EXISTING | PROPOSED | COMMENTS |
| FRONT YARD SETBACK | 7.5m | 15.81m | 13.65m | |
| HIGH WATER/WATERS EDGE SETBACK | 15m | 5.59m (BUILDING) 6.08m (STRUCTURE-DECK) | 6.12m (BUILDING) 4.83m (STRUCTURE-DECK) | RELOCATE EXISTING BUILDING 914387 FARTHER FROM SHORELINE |
| SIDE YARD SETBACK | 1.5m | 4.89m | 4.75m | |
| LOT COVERAGE | 30% MAX. | 10.6% 63m ² - COTTAGE 2.7m ² +4.2m ² - SHEDS | 14.5% 88.5m ² - COTTAGE 2.7m ² +4.2m ² - SHEDS | LOT AREA: 659m ² PROPOSED BUILDING ADDITION: 25.5m ² |
| BUILDING HEIGHT | 10m MAX. | 3.4m | 3.4m | |

| NO. | DESCRIPTION | YYYY.MM.DD |
|-----|----------------|------------|
| 4 | IV REV | 2025-12-11 |
| 3 | MINOR VARIANCE | 2025-11-25 |
| 2 | CLIENT REVIEW | 2025-11-17 |
| 1 | CLIENT REVIEW | 2025-11-05 |

REVISION SCHEDULE



sei
STIEMER ENGINEERING INC
25 Saunders Rd - Unit 1, Barrie, Ontario, L4N 9A7
P: 705.797.0042 F: 705.797.0030

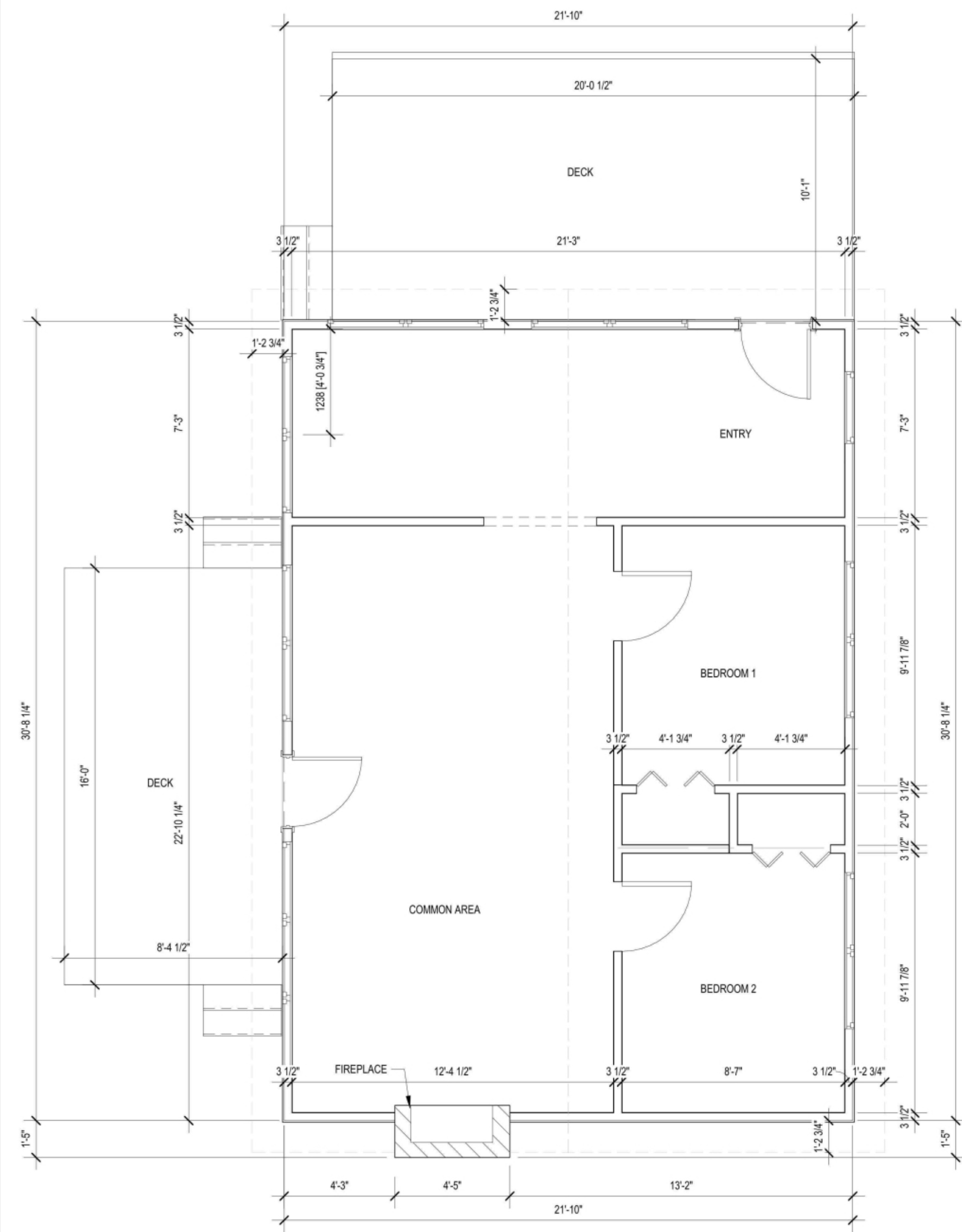
These documents not valid for construction unless seal has been signed



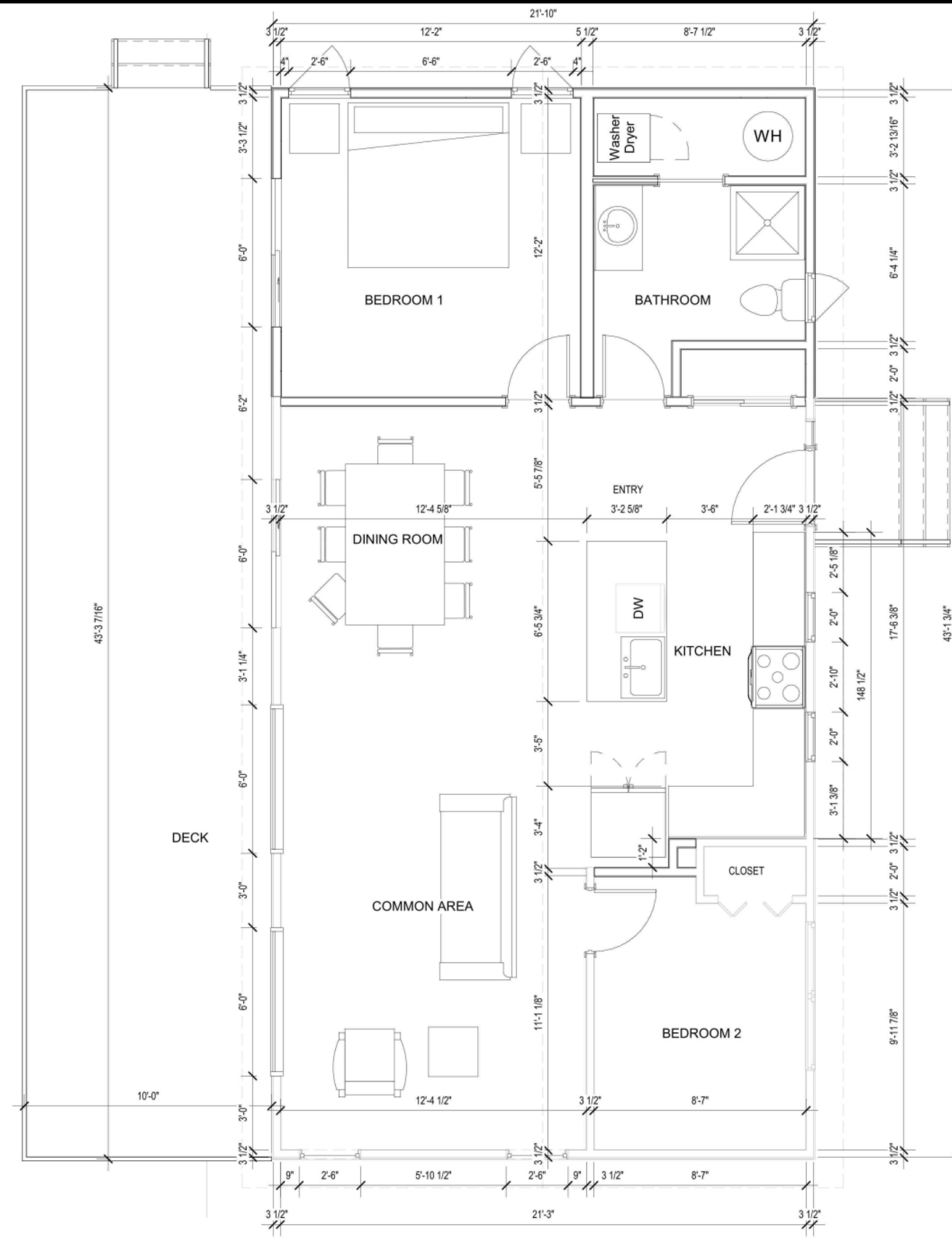
PROJECT
COTTAGE RENOVATIONS
LOT 4, BIRD ISLAND
RAMARA, ON

DRAWING TITLE
SITE PLANS

| DRAWN | CHECKED | YYYY.MM.DD | SCALE |
|-------------|-------------|------------|--------------|
| DE/DL | RMS | 2025.10.14 | As indicated |
| PROJECT NO. | DRAWING NO. | | |
| 25.073 | SP1.0 | | |



1 Existing Ground Floor Plan
1 : 48



2 Proposed Ground Floor Plan
1 : 48

The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work

ABBREVIATIONS

- A.BOLT = ANCHOR BOLT
- ALT. = ALTERNATE
- ARCH = ARCHITECTURAL
- @ = AT
- BL = BOTTOM LOWER LAYER
- BLDG = BUILDING
- B. BOT = BOTTOM
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- LLH = LONG LEG HORIZONTAL
- LLV = LONG LEG VERTICAL
- MAX = MAXIMUM
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- ML = MIDDLE LAYER
- m = METRE
- N/C = NOT IN CONTRACT
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- R = RADIUS
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| | | |
|-----|----------------|------------|
| 3 | MINOR VARIANCE | 2025-11-25 |
| 2 | CLIENT REVIEW | 2025-11-17 |
| 1 | CLIENT REVIEW | 2025-11-05 |
| NO. | DESCRIPTION | YYYY.MM.DD |

REVISION SCHEDULE



sei
STIEMER ENGINEERING INC
25 Saunders Rd - Unit 1, Barrie, Ontario, L4N 9A7
P: 705.797.0042 F: 705.797.0030

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PROJECT
COTTAGE RENOVATIONS
LOT 4, BIRD ISLAND
RAMARA, ON

DRAWING TITLE
FLOOR PLANS

| | | | |
|-------------|-------------|------------|--------|
| DRAWN | CHECKED | YYYY.MM.DD | SCALE |
| DE/DL | RMS | 2025.10.14 | 1 : 48 |
| PROJECT NO. | DRAWING NO. | | |
| 25.073 | A1.1 | | |

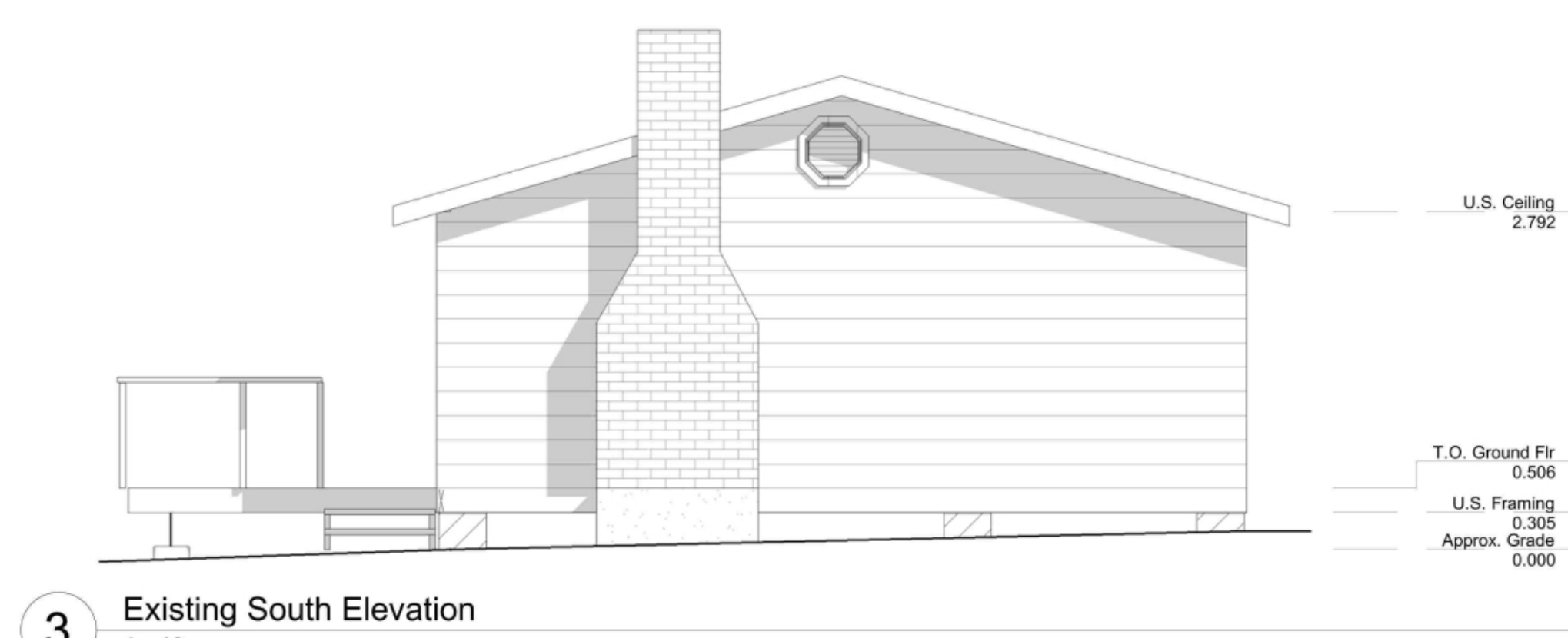
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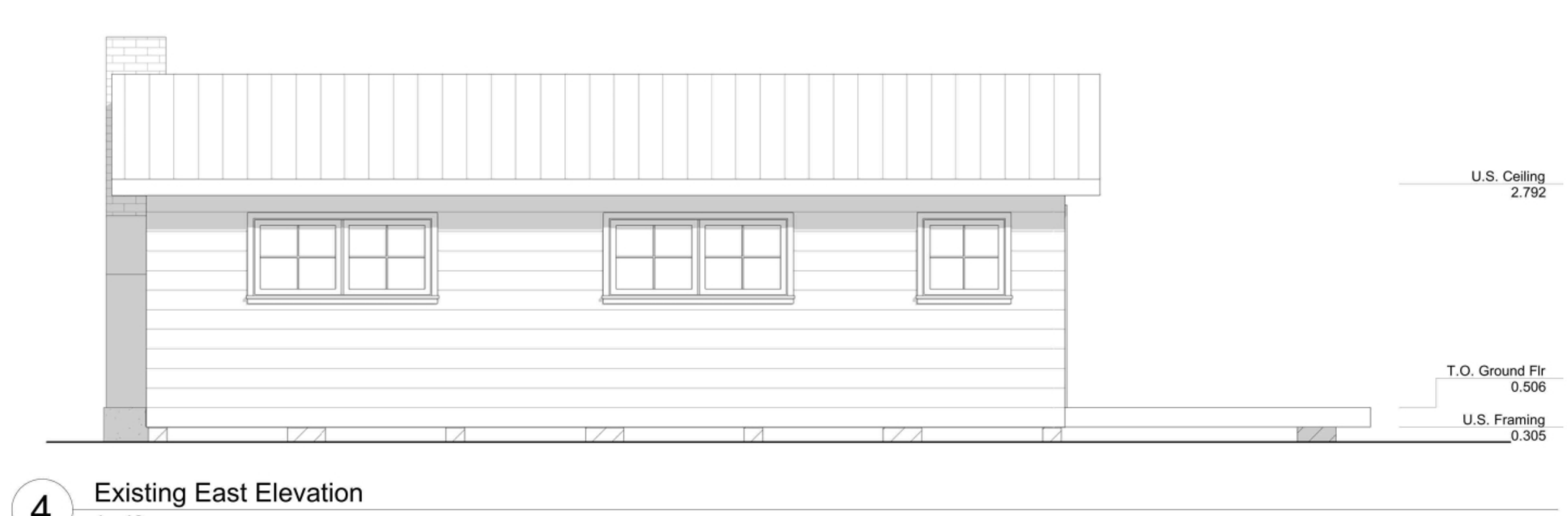
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1 : 48



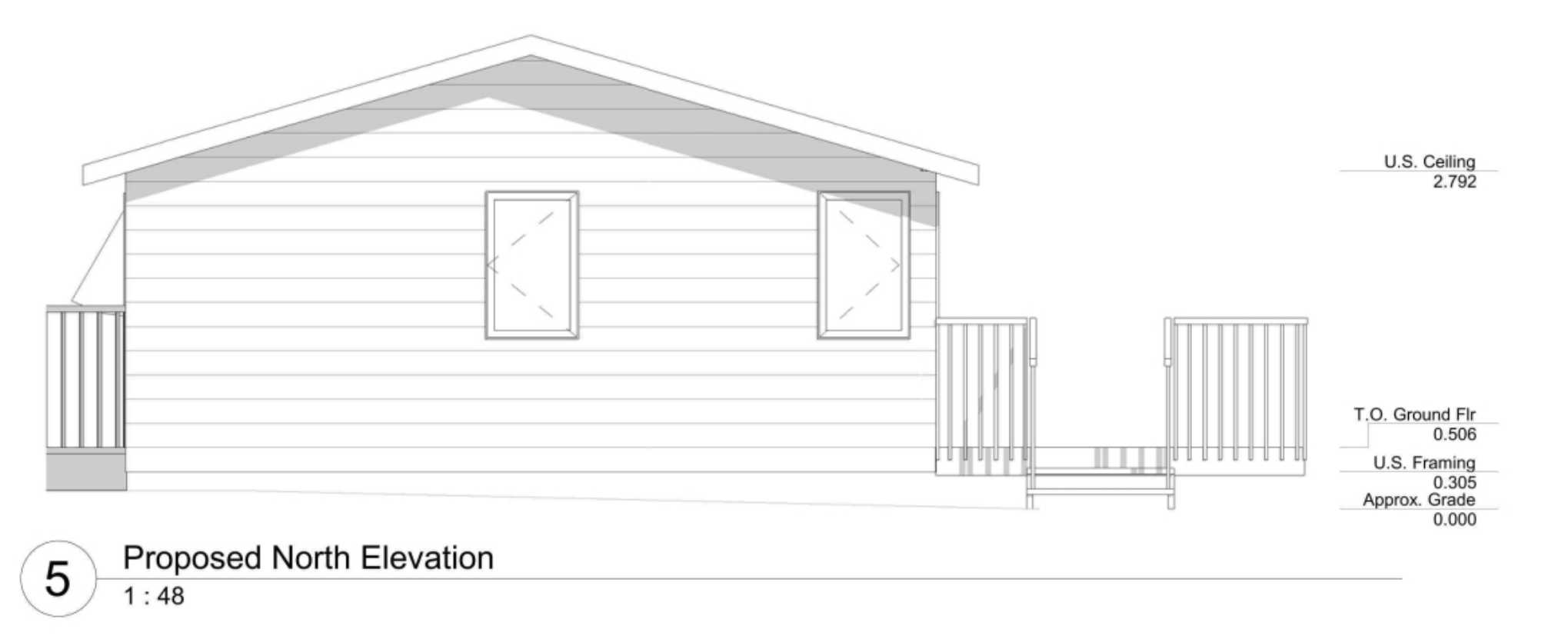
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1 : 48



3 Existing South Elevation
1 : 48



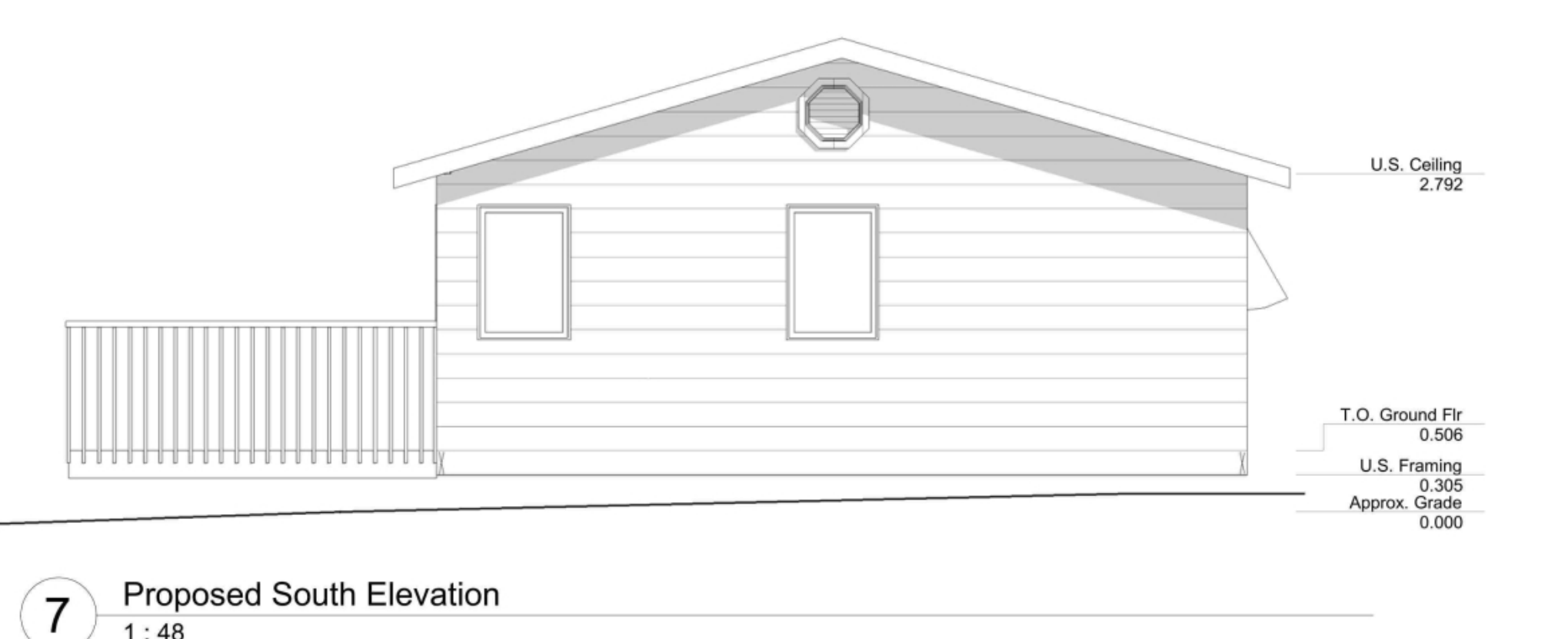
4 Existing East Elevation
1 : 48



5 Proposed North Elevation
1 : 48



6 Proposed West Elevation
1 : 48



7 Proposed South Elevation
1 : 48



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PROJECT
COTTAGE RENOVATIONS
LOT 4, BIRD ISLAND
RAMARA, ON

DRAWING TITLE
ELEVATIONS

| | | | |
|-------------|-------------|------------|--------|
| DRAWN | CHECKED | DATE | SCALE |
| DE/DL | RMS | 2025.10.14 | 1 : 48 |
| PROJECT NO. | DRAWING NO. | | |
| 25.073 | A3.1 | | |















Public Hearing for Proposed Minor Variance/Permission

Pursuant to Section 45(1) & (45)2 of the *Planning Act R.S.O., c.P.13, as amended*

Notice is hereby given that the Committee of Adjustment of the Township of Ramara will be holding a Public Hearing to CONSIDER a proposed Minor Variance/Permission Application pursuant to the provisions of Section 45(1) & 45(2) of the *Planning Act, R.S.O., c.P.13, as amended*:

| Hearing Date and Time | | Hearing Location |
|--|---|---|
| Tuesday, January 13, 2026, Commencing at 9:30 A.M. | | Council Chambers (2297 Highway 12, Brechin) and Zoom Platform |
| Application File No. | A-16/25 | |
| Applicant: | Robert Stiemer (Stiemer Engineering) | |
| Subject Lands: | Municipally known as 1022 Bird Island and legally described as PLAN 444 LOT 4 ISLAND BIRD | |
| Owner: | Jennifer Shirakawa and Mike Shirakawa | |

Purpose and Effect:

Minor Variance/Permission Application File A-16/25 has been submitted by Robert Stiemer of Stiemer Engineering on behalf of Jennifer and Mike Shirakawa, owners of 1022 Bird Island.

Permission is requested to construct approximately 25.2 m² addition to the existing dwelling, converting and expanding the existing deck. This includes relief from the maximum yard projection provision and permission to expand the existing deck on along the length of the dwelling.

Minor Variances are requested in order to extend the existing non-conforming deck closer to the average highwater mark, totalling 40 m² of decking.

The proposal requires the following variances to Ramara Zoning By-law #2005.85, as amended:

| Section(s) | Description | Zoning Bylaw Requirement | Proposed | Variance |
|-------------------------|--|--------------------------|--|----------|
| 15.(2)(f) | “Setback from highwater mark of... Lake Couchiching...” | 15.0 m | 9.0 m (Addition to Dwelling) | 6.0 m |
| 2.(37) 15.(2)(f) | “...unenclosed ...decks ...steps... covered or uncovered, that are attached to a building... may project into any required yard a maximum distance of 1.5 metres... provided that the floor of any deck... is not more than 2.0 metres above finished grade.” “Setback from highwater mark of... Lake Couchiching...” | 13.5 m | 4.8 m (Decking Extension (SW Corner)) | 8.7 m |
| 2.(37) 15.(2)(f) | (see above column text) | 13.5 m | 5.9 m (Decking Expansion along dwelling– West Yard) | 7.6 m |

Current Zoning and Official Plan Designation:

The subject property is located within the “**Shoreline Residential**” designation of the *Township of Ramara Official Plan*, the “**Greenlands**” designation of the *County of Simcoe Official Plan* and is zoned “**Shoreline Residential (SR)**” according to the *Township of Ramara Zoning Bylaw #2005.85, as amended*.

This Notice has been sent to you for your information and does not require any response unless you wish to make one.

Any Person or Agency may attend and provide representation at the meeting and/or make written representation prior to the meeting either in support of, or in opposition to the proposed minor variance/permission application.

If you wish to attend the Zoom meeting, please send request by email no later than **January 12, 2026**, to planning@ramara.ca to ensure the meeting invitation can be sent to you.

If You Wish to Be Notified of the Committee's decision in respect of the proposed application, you must **submit a written request** to the Secretary-Treasurer of the Township of Ramara Committee of Adjustment at: planning@ramara.ca or PO Box 130, Brechin ON L0K 1B0. This will also entitle you to be advised of a possible Ontario Land Tribunal (OLT) hearing. Even if you are the successful party, you should request a copy of the decision since the Township of Ramara Committee of Adjustment decision may be appealed to the Ontario Land Tribunal (OLT) by the applicant or another member of the public.

If a Person or Public Body has the Ability to Appeal the Decision of the Committee of Adjustment in respect of the proposed application to the Ontario Land Tribunal but does not make written submissions to the Secretary-Treasurer before the Committee gives or refuses to give a provisional minor variance/permission, the Tribunal may dismiss the appeal.

Notwithstanding the above, subsection 45(12) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

A Copy of the Decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the Hearing and to those who have made a written request to the Secretary Treasurer.

Additional Information relating to the proposed minor variance/permission is available from the Planning Department **by email or phone** during regular office hours (9:00 a.m. to 4:30 p.m. Monday to Friday). Please contact Karissa Barker, Secretary Treasurer at (705) 484-5374 ext. 222, planning@ramara.ca

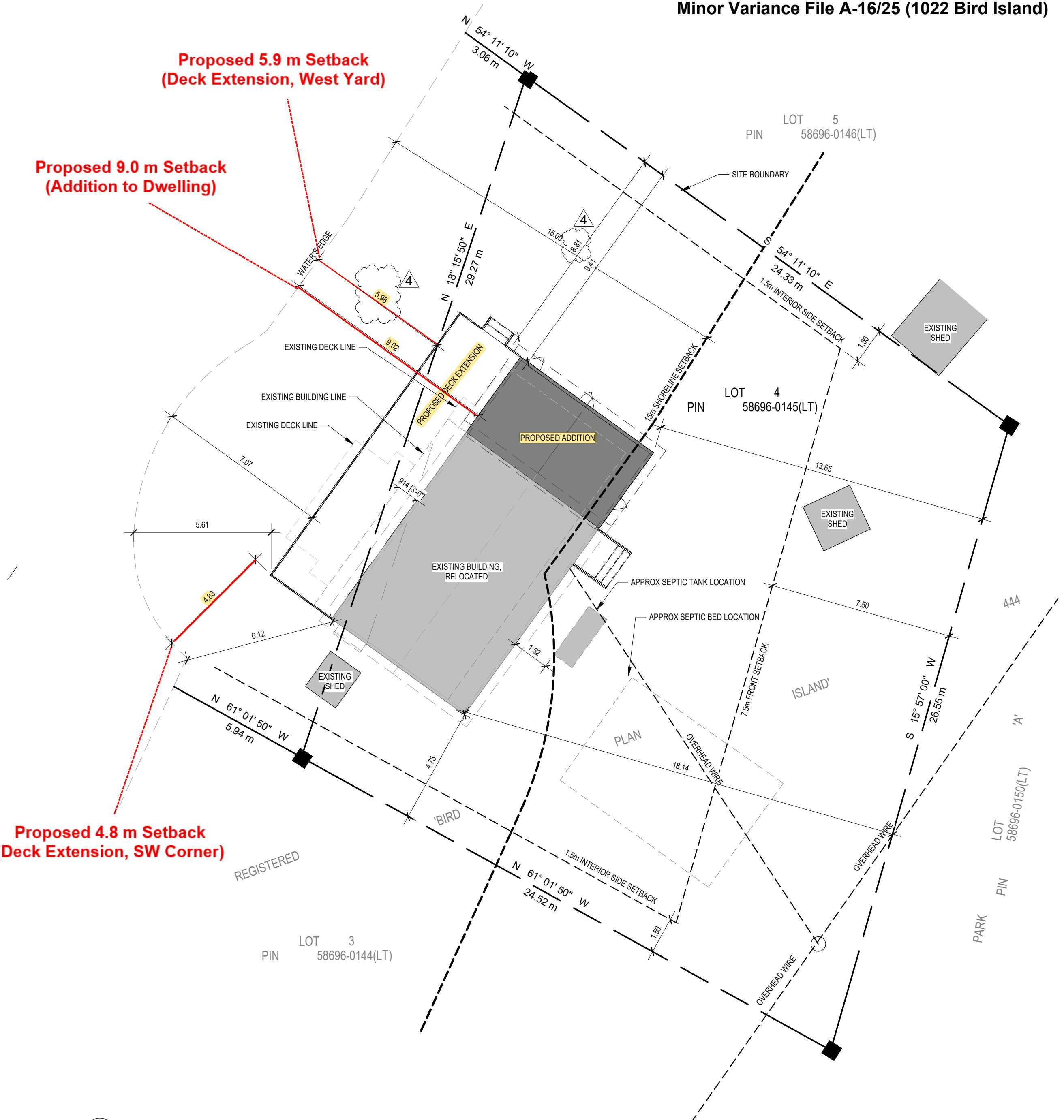
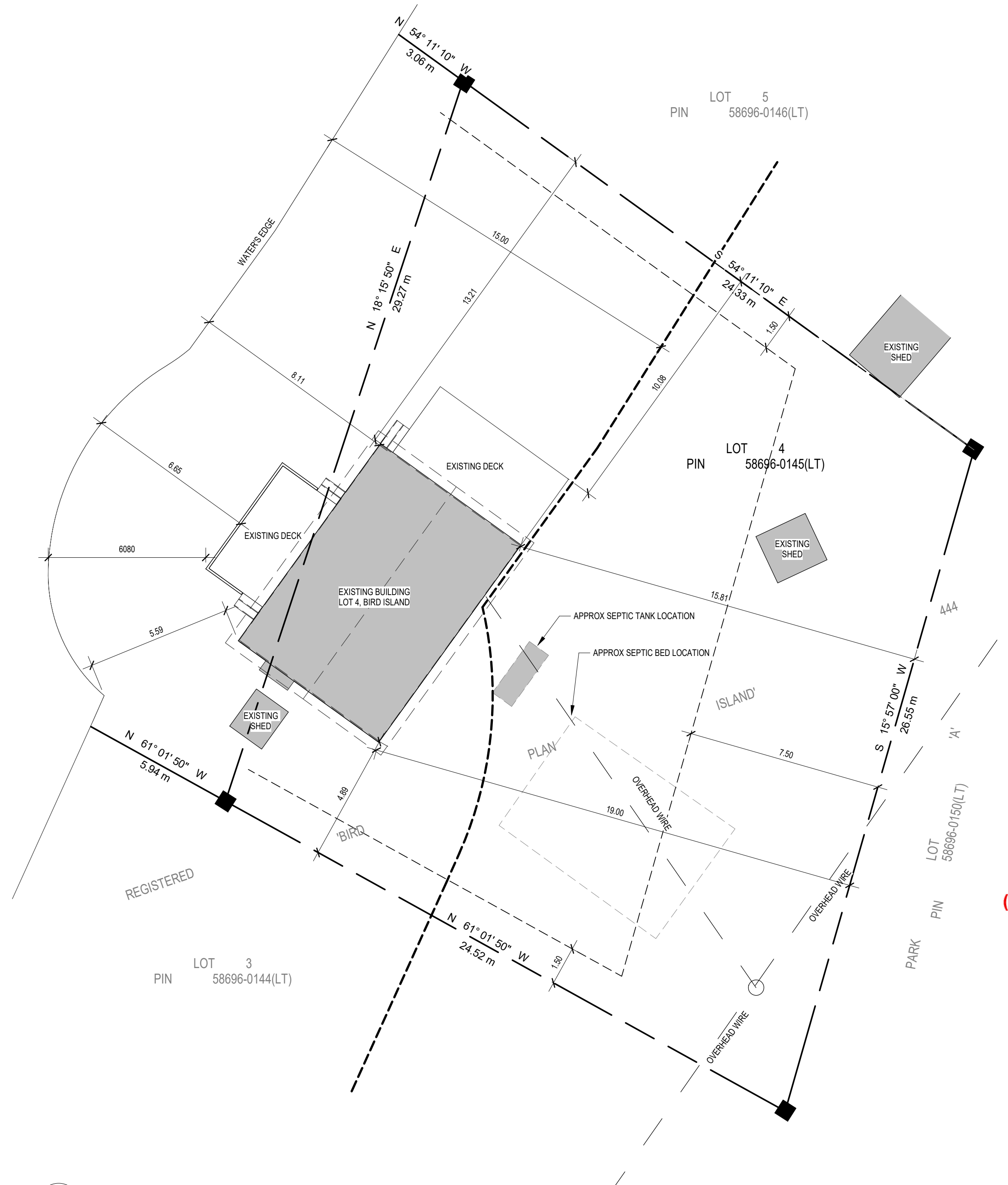
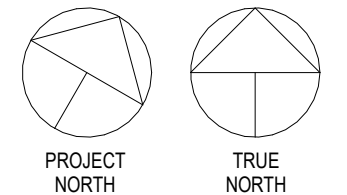
Dated at the Township of Ramara this 23rd Day of December 2025

| | |
|---|---|
| Karissa Barker, Secretary-Treasurer | Planning Department |
| P. 705-484-5374 ext. 222 E. kbarker@ramara.ca | P. 705-484-5374 ext. 238 E. planning@ramara.ca |

Location Map:



The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work.



1 Existing Site Plan
1 : 125

2 Proposed Site Plan
1 : 125

| SITE DATA/ZONING BY-LAW MATRIX - ZONE SR (SHORELINE RESIDENTIAL) | | | | |
|--|----------|--|--|---|
| ITEM | REQ'D | EXISTING | PROPOSED | COMMENTS |
| FRONT YARD SETBACK | 7.5m | 15.81m | 13.65m | |
| HIGH WATER/WATERS EDGE SETBACK | 15m | 5.59m (BUILDING) 6.08m (STRUCTURE-DECK) | 6.12m (BUILDING) 4.83m (STRUCTURE-DECK) | RELOCATE EXISTING BUILDING 914367 FARTHER FROM SHORELINE |
| SIDE YARD SETBACK | 1.5m | 4.89m | 4.75m | |
| LOT COVERAGE | 30% MAX. | 10.6% 63m ² - COTTAGE 2.7m ² +4.2m ² - SHEDS | 14.5% 88.5m ² - COTTAGE 2.7m ² +4.2m ² - SHEDS | LOT AREA: 659m ² PROPOSED BUILDING ADDITION: 25.5m ² |
| BUILDING HEIGHT | 10m MAX. | 3.4m | 3.4m | |

| NO. | DESCRIPTION | YYYY.MM.DD |
|-----|----------------|------------|
| 4 | IV REV | 2025-12-11 |
| 3 | MINOR VARIANCE | 2025-11-25 |
| 2 | CLIENT REVIEW | 2025-11-17 |
| 1 | CLIENT REVIEW | 2025-11-05 |

REVISION SCHEDULE



sei
STIEMER ENGINEERING INC
25 Saunders Rd - Unit 1, Barrie, Ontario, L4M 9A7
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PROJECT
COTTAGE RENOVATIONS
LOT 4, BIRD ISLAND
RAMARA, ON

DRAWING TITLE
SITE PLANS

| DRAWN | CHECKED | YYYY.MM.DD | SCALE |
|-------------|-------------|------------|--------------|
| DE/DL | RMS | 2025.10.14 | As indicated |
| PROJECT NO. | DRAWING NO. | | |
| 25.073 | SP1.0 | | |

From: [REDACTED]
To: [Planning](#)
Subject: Minor Variance
Date: December 31, 2025 7:39:06 PM

You don't often get email from nancymaunu60@gmail.com. [Learn why this is important](#)

Attention: Karissa Barker

I am sending you this email to let you know that 1025 Bird Island is in support of the Minor Variance Request put forth from Jennifer and Mike Shirakawa 1022 Bird Island.

Thank you,
Nancy Maunu

Township of Ramara

Committee of Adjustment

Proposed Minor Variance/Permission

File # A-16/25 1022 Bird Island

Karissa Barker, Secretary-Treasurer,

We, Shelly Mitchell / Bruce Mitchell together as joint property owners at 1030 Bird Island, want to be notified by the Committee of Adjustment as to the decision made with respect to the proposed application, file # A-16/25.

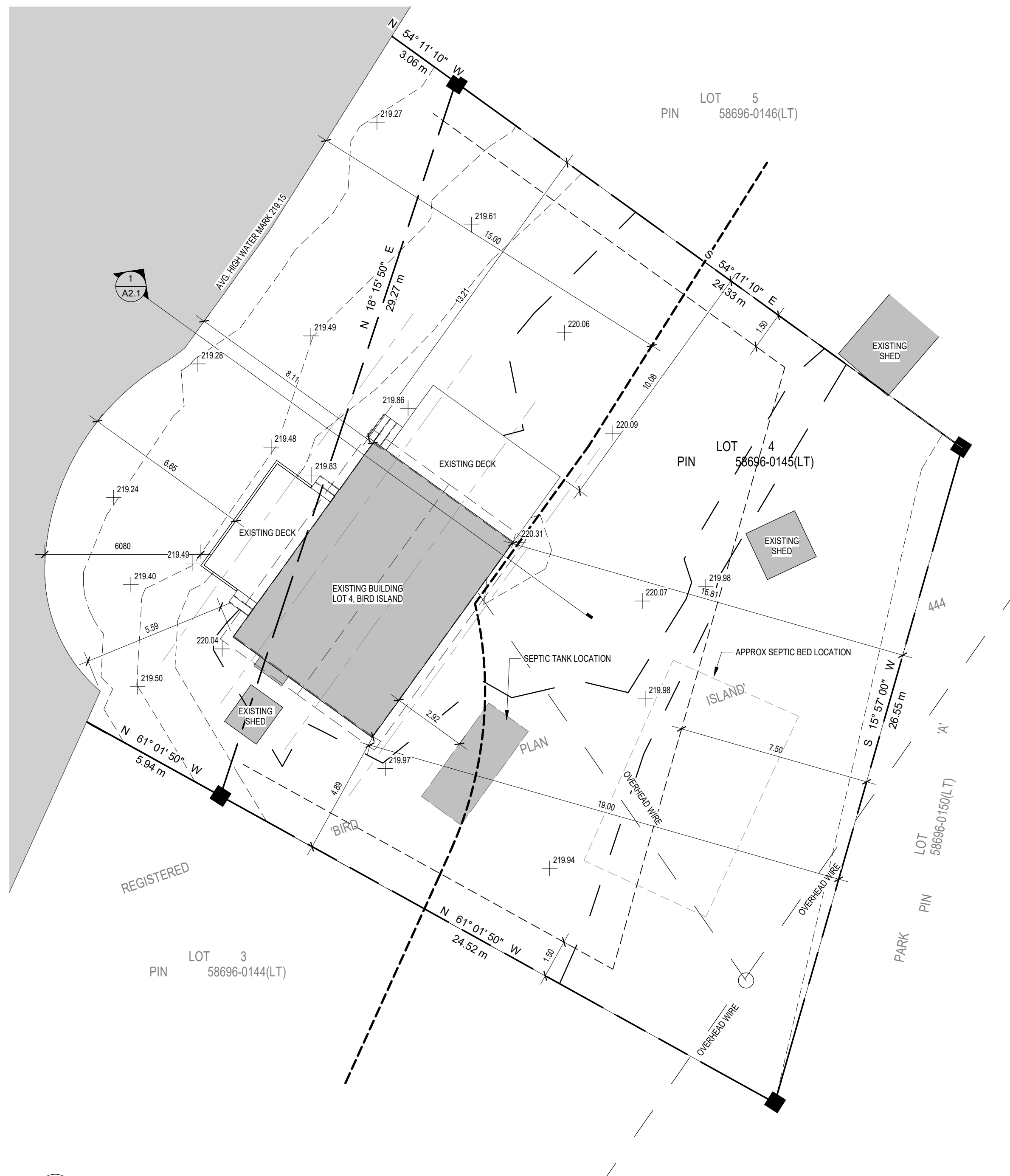
Regards,

Shelly Mitchell

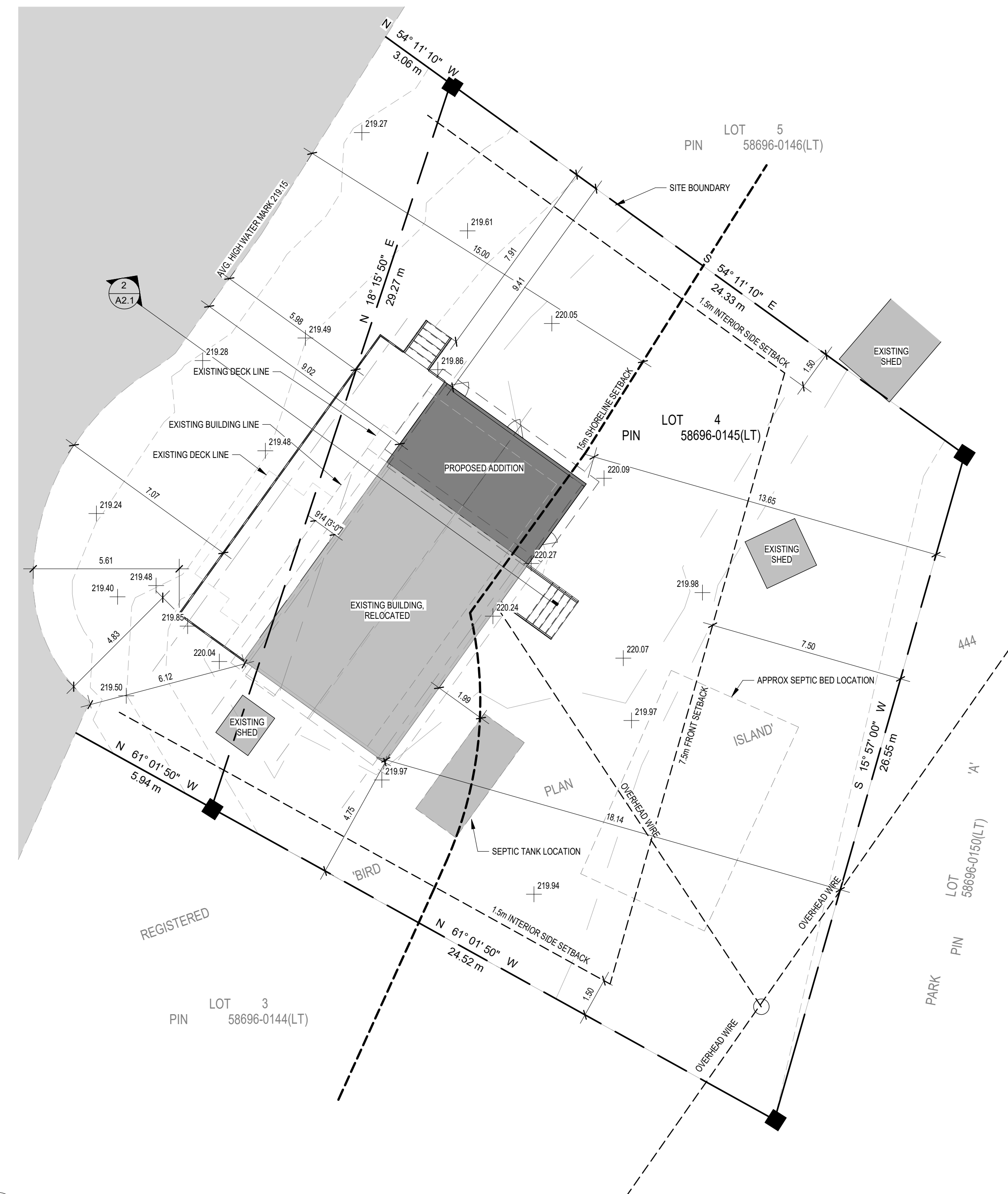
Bruce Mitchell

planning@ramara.ca

kbarker@ramara.ca



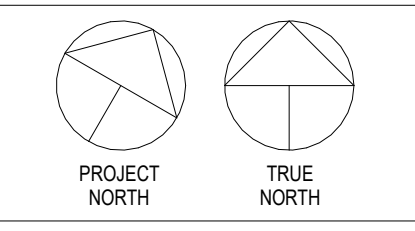
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|-----|----------------|------------|
| 6 | INV COMMENTS | 2026-05-22 |
| 5 | INV COMMENTS | 2026-05-19 |
| 4 | INV REV | 2025-12-11 |
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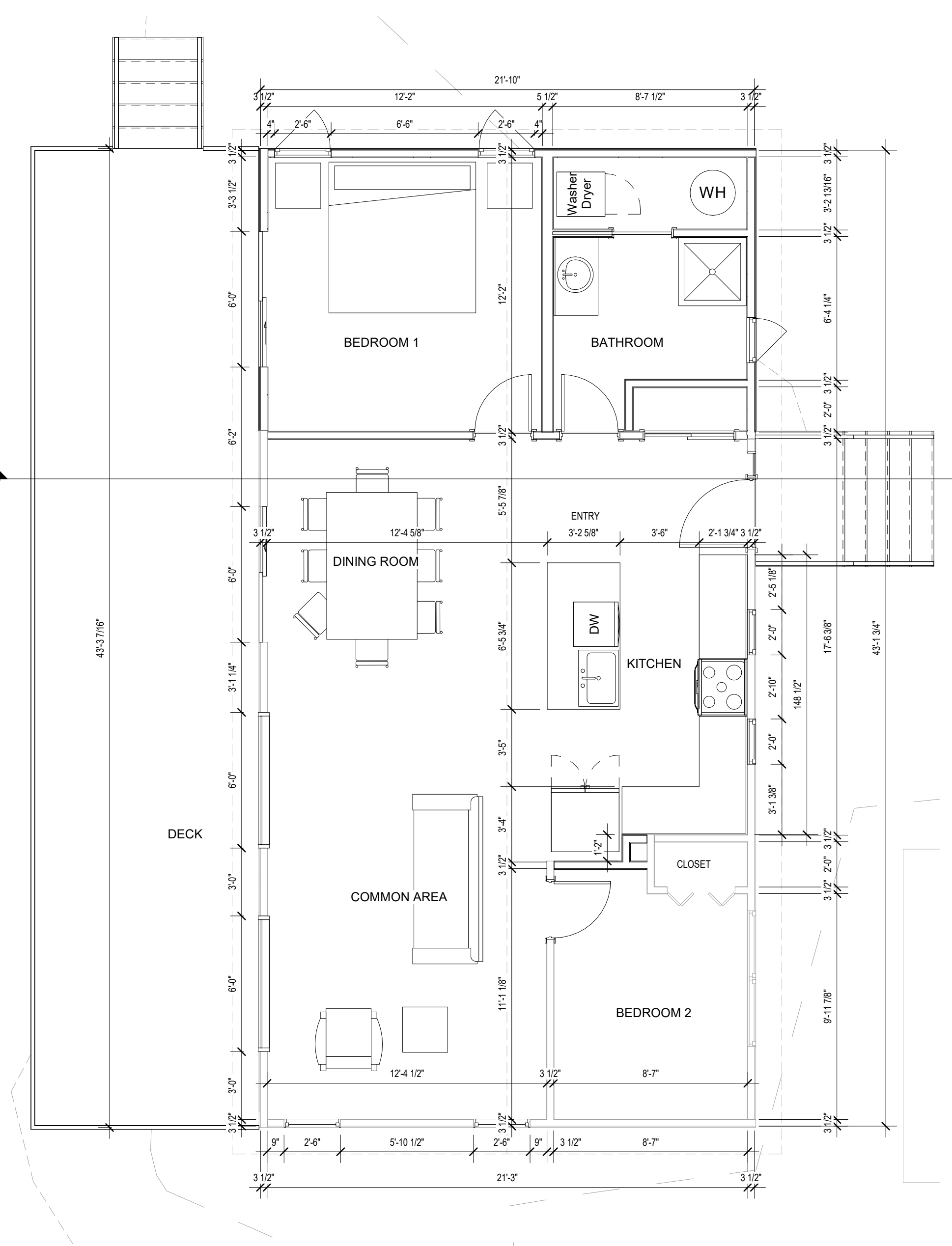
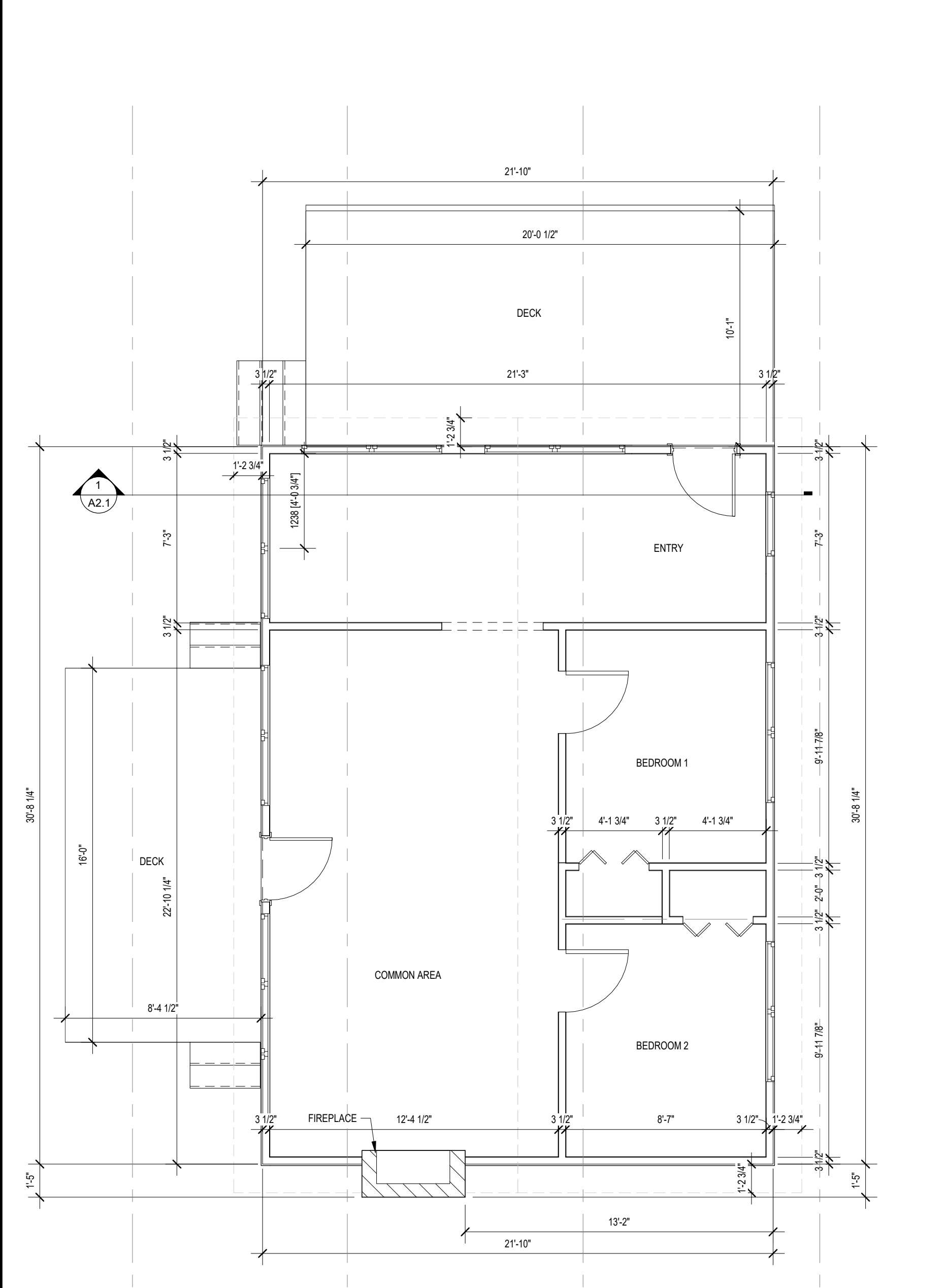


PROJECT
COTTAGE RENOVATIONS

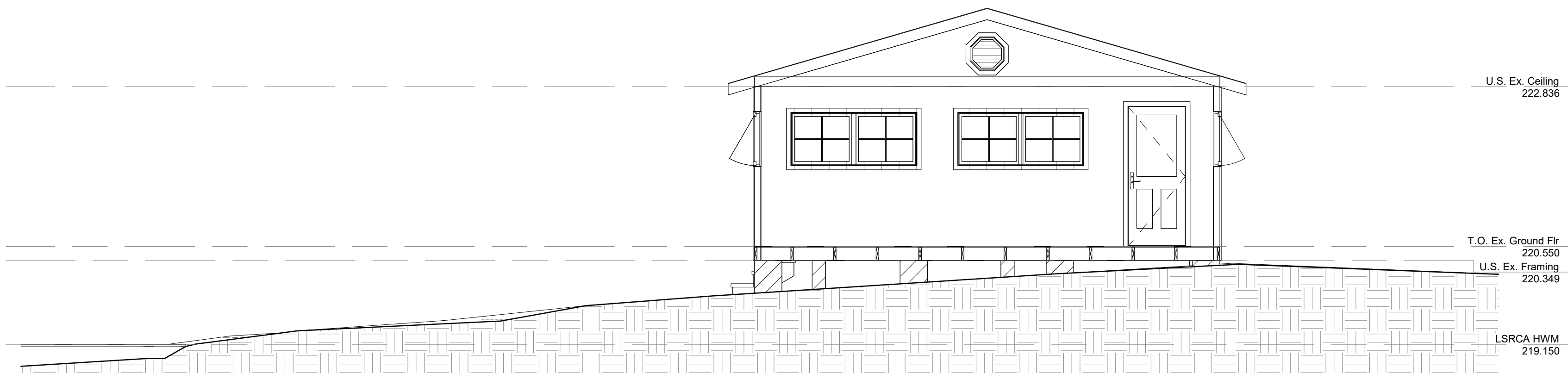
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RAMARA, ON

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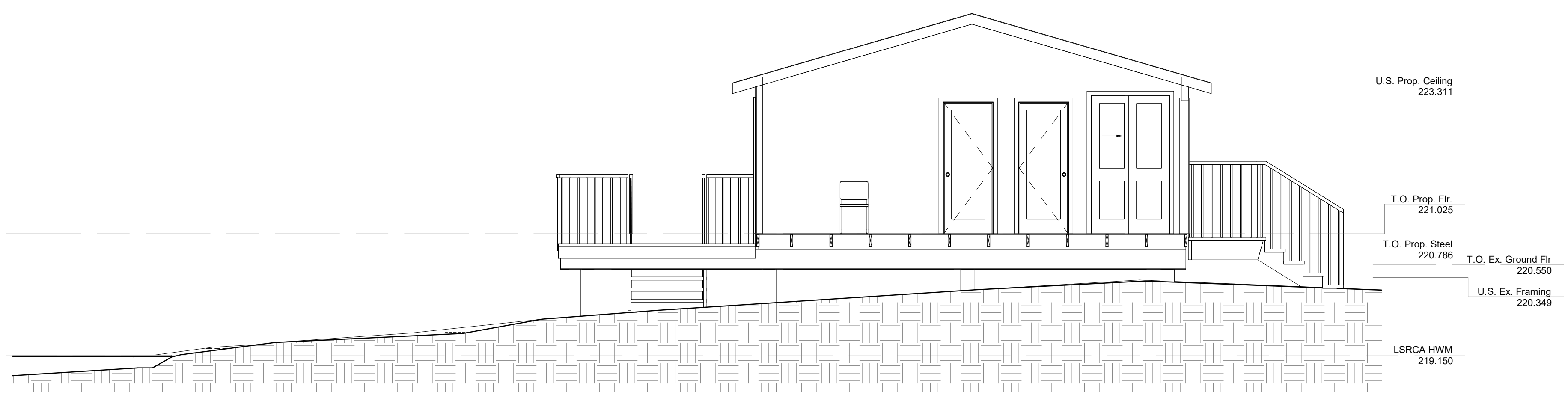
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| DE/DL | RMS | 2025.10.14 | 1 : 50 |
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| 25.073 | A1.1 | | |



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1 Existing Site Section
1 : 50



2 Proposed Site Section
1 : 50

| NO. | DESCRIPTION | YYYY.MM.DD |
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| 6 | MV COMMENTS | 2026-05-22 |
| 5 | MV COMMENTS | 2026-05-19 |

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PROJECT
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DRAWING TITLE
SITE SECTIONS

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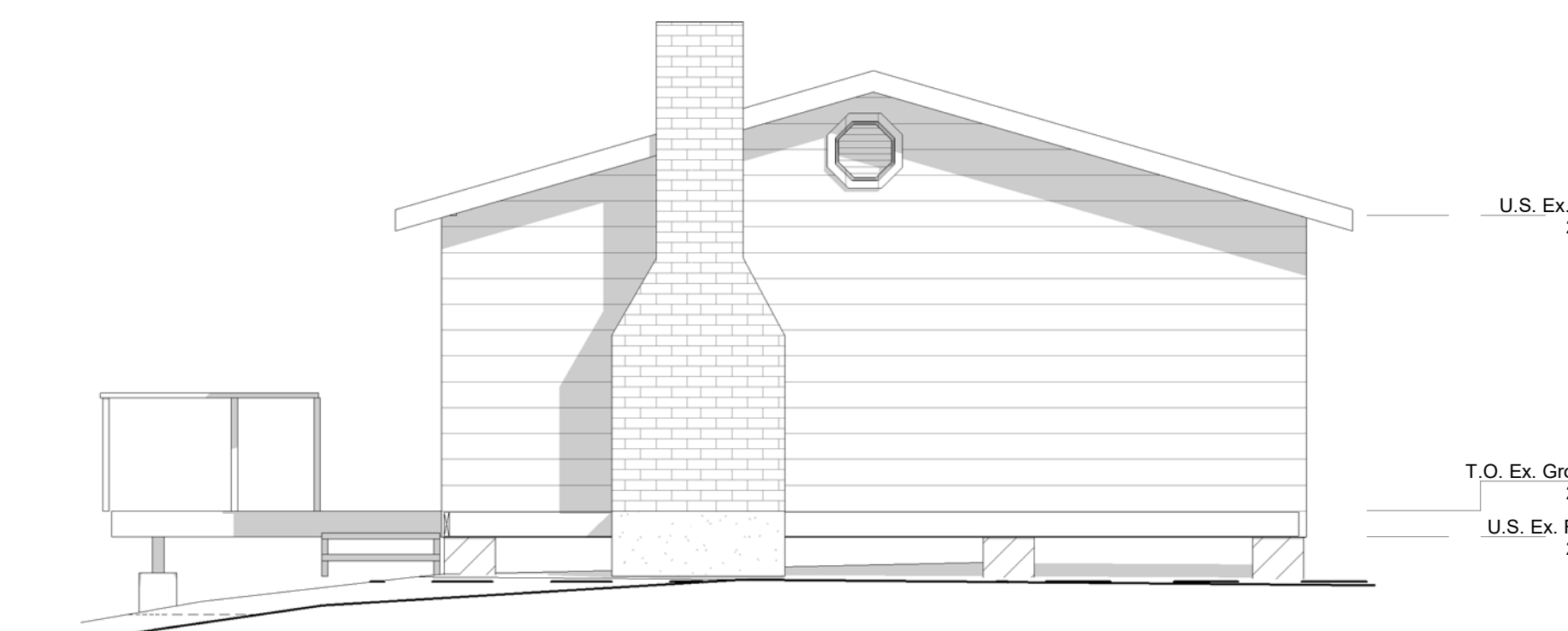
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1 Existing North Elevation
1 : 50



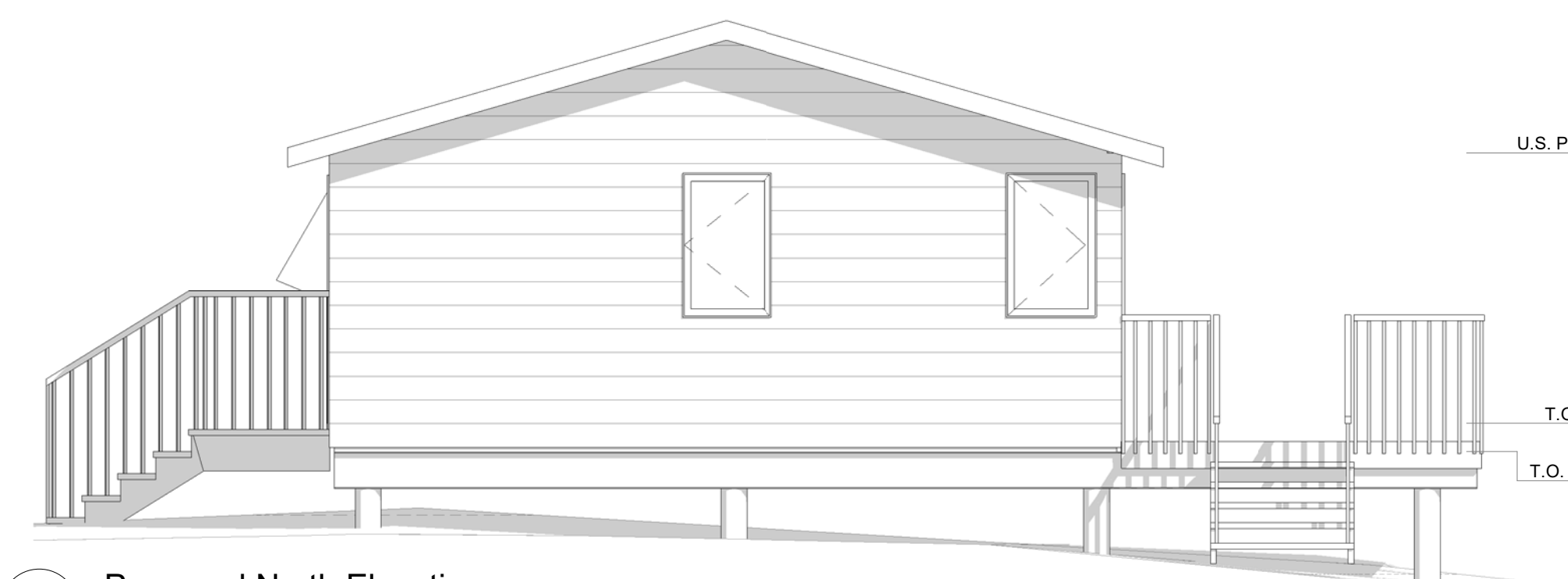
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1 : 50



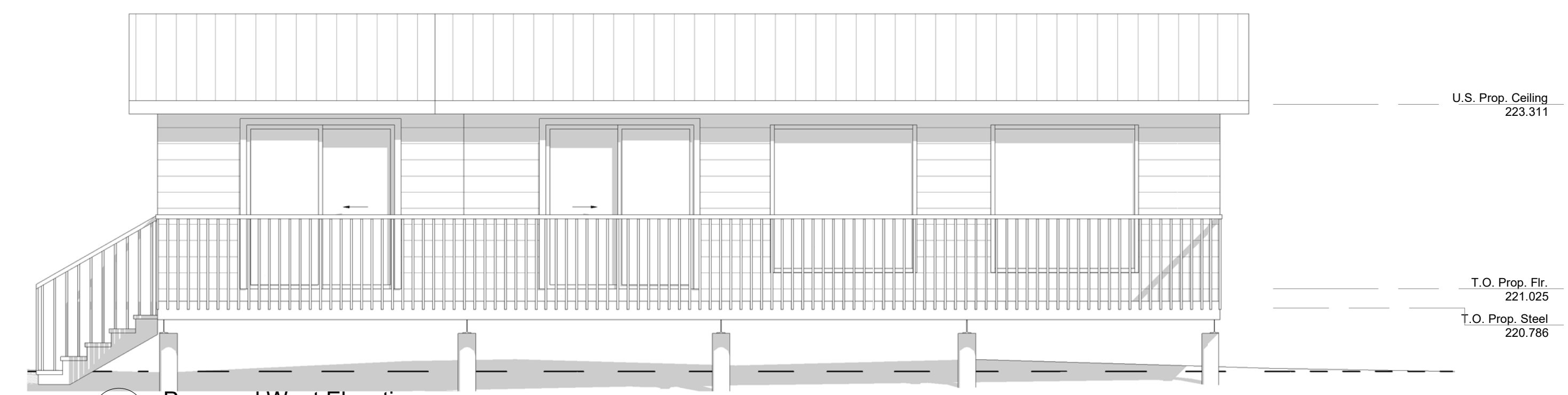
3 Existing South Elevation
1 : 50



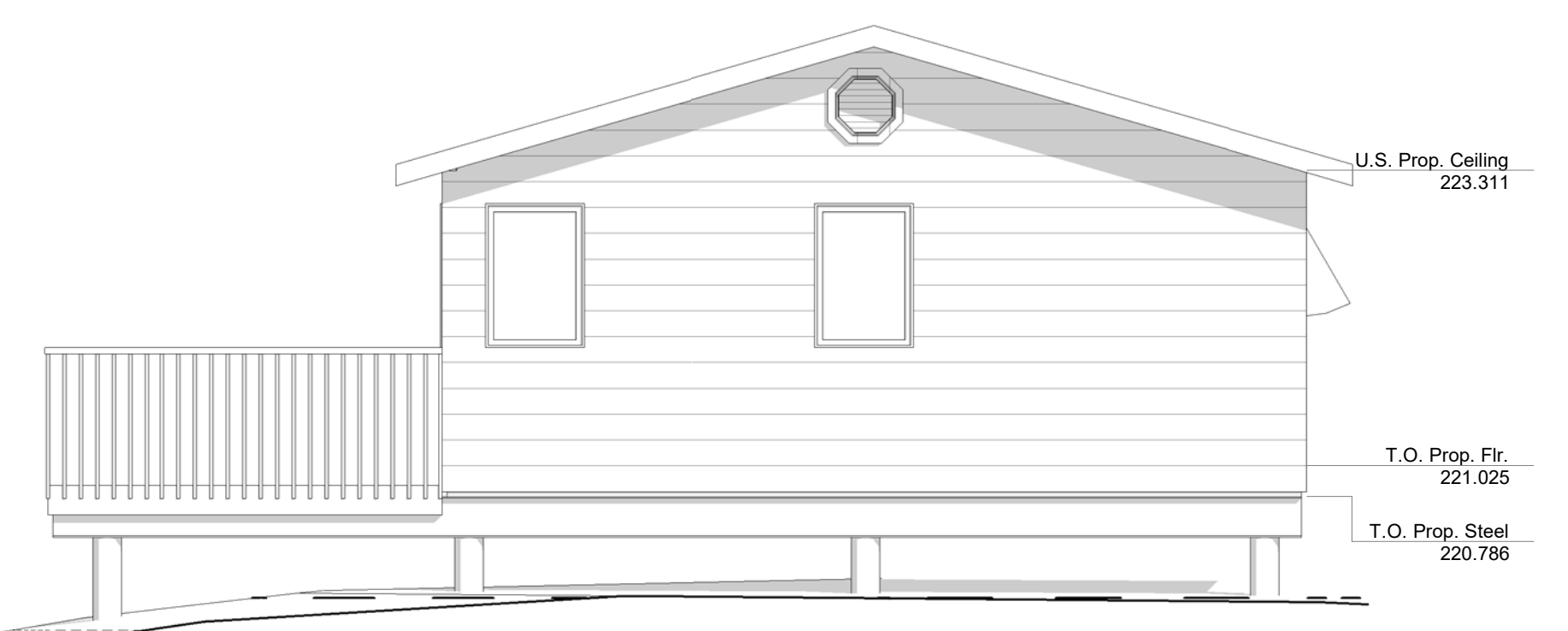
4 Existing East Elevation
1 : 50



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1 : 50



6 Proposed West Elevation
1 : 50



7 Proposed South Elevation
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8 Proposed East Elevation
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| BLDG | = | BUILDING |
| B.BOT | = | BOTTOM |
| BUL | = | BOTTOM UPPER LAYER |
| B.PL | = | BASEBEARING PLATE |
| CL | = | CLEAR |
| CONC | = | CONCRETE |
| CONT | = | CONTINUOUS |
| C.W | = | COMES/CONNECT WITH |
| C.JT | = | CONTROL/CONSTRUCTION JOINT |
| DET | = | DETAIL |
| DIAG | = | DIAGONAL |
| DM | = | DIAMETER |
| DNLS | = | DOWELS |
| E.BED | = | EXISTING BED ELEVATION |
| EE | = | EACH END |
| EF | = | EACH FACE |
| EL | = | ELEVATION |
| E.O.W. | = | END OF WALL |
| EQ | = | EQUAL |
| ES | = | EACH SIDE |
| E.T.O.W. | = | EXISTING TOP OF WALL ELEV. |
| EW | = | EACH WAY |
| EXIST | = | EXISTING |
| EXP. ANC | = | EXPANSION ANCHOR |
| EXP. JT | = | EXPANSION JOINT |
| EXT | = | EXTERIOR |
| FDN | = | FOUNDATION |
| FIN | = | FINISHED |
| FTG | = | FOOTING |
| GA | = | GAUGE |
| GALV | = | GALVANIZED |
| H. HORIZ | = | HORIZONTAL |
| INT | = | INTERIOR |
| JT | = | JOINT |
| KPa | = | KILOPASCAL |
| LG | = | LONG |
| LL | = | LIVE LOAD, LOWER LAYER |
| LLH | = | LONG LEG HORIZONTAL |
| LLV | = | LONG LEG VERTICAL |
| MAX | = | MAXIMUM |
| MIN | = | MINIMUM |
| ML | = | MIDDLE LAYER |
| m | = | METRE |
| NIC | = | NOT IN CONTRACT |
| NO. | = | NUMBER |
| NTS | = | NOT TO SCALE |
| OF | = | OUTSIDE FACE |
| OPNG | = | OPENING |
| PL | = | PLATE |
| PT | = | PRESSURE TREATED |
| R | = | RADIUS |
| REINF. | = | REINFORCE/REINFORCEMENT |
| REDD | = | REQUIRED |
| REV | = | REVISION/REVISED |
| RW | = | REINFORCE WITH |
| SDF | = | STEP DOWN FOOTING |
| SOG | = | SLAB ON GRADE |
| SPF | = | SPRUCE PINE FIR |
| T | = | TOP |
| U.N.O. | = | UNLESS NOTED OTHERWISE |
| W.W.M. | = | WELD WIRE MESH |

| 6 | INV COMMENTS | 2025-05-22 |
|-----|----------------|------------|
| 5 | INV COMMENTS | 2025-05-19 |
| 3 | MINOR VARIANCE | 2025-11-25 |
| 2 | CLIENT REVIEW | 2025-11-17 |
| 1 | CLIENT REVIEW | 2025-11-05 |
| NO. | DESCRIPTION | YYYY.MM.DD |

REVISION SCHEDULE



sei
STIEMER ENGINEERING INC
25 Saunders Rd - Unit 1, Barrie, Ontario, L4N 9A7
P: 705.797.0042 F: 705.797.0030

These documents not valid for construction unless seal has been signed



PROJECT
COTTAGE RENOVATIONS

LOT 4, BIRD ISLAND
RAMARA, ON

DRAWING TITLE
ELEVATIONS

| | | | |
|-------------|-------------|------------|--------|
| DRAWN | CHECKED | YYYY.MM.DD | SCALE |
| DE/DL | RMS | 2025.10.14 | 1 : 50 |
| PROJECT NO. | DRAWING NO. | | |
| 25.073 | A3.1 | | |



Staff Report #BP-18-26

Meeting: Committee of Adjustment - 09 Jun 2026

Staff Contact: Karissa Barker, Planning Technician

Subject: MINOR VARIANCE FILE A-7/26
 Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling.
 4150 Glen Cedar Drive

Suggested Motion

THAT the Committee of Adjustment receive Staff Report No. BP-18-26 published to the June 9, 2026, meeting agenda;
 AND THAT Minor Variance File A-7/26 be approved with the recommended conditions.

Background & Discussion

Minor Variance Application File A-7/26 has been submitted by Justin Sherry Design Studio on behalf of Olympus Capital Management, owner, to request relief from the maximum height of an accessory building to allow for the construction of an approximately 51.88 square metre garage with a proposed height of 6.08 metres. Relief is also requested to reduce the interior side yard setback on the western side of the dwelling to accommodate an approximately 0.32 square metre privacy wall.

This proposal will require the following variances to *Township of Ramara Zoning Bylaw #2005.85*, as amended:

| Section | Description | Zoning Bylaw Requirement | Proposed | Variance |
|-----------|---|--------------------------|----------|----------|
| 2.(1)7 | “Except as otherwise permitted herein, no accessory building or structure shall exceed 5.0 metres in height...” | 5.0 m | 6.08 m | 1.08 m |
| 15.(2)(d) | Minimum Interior Side Yard (West) | 1.5 m | 1.03 m | 0.47 m |

MINOR VARIANCE FILE A-7/26

Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling.

4150 Glen Cedar Drive

Submission Materials:

The following materials have been submitted with the Application:

- **Attachment 1 - Existing Survey;**
- **Attachment 2 - Site Plan;**
- **Attachment 3 - Conceptual Design Photos; and**
- **Attachment 4 - Garage Drawings.**

Property Information:

4150 Glen Cedar Drive is legally described as Concession 8 to 9, Plan 687, Lot 6, and is located within an established shoreline residential neighbourhood. The property fronts onto Glen Cedar Drive, a municipally assumed road, and abuts Lake Simcoe. The site is serviced by a private well and septic system. Currently, the property contains a single detached dwelling and a boathouse that were both constructed circa 1957.

The property is regulated by the Lake Simcoe Region Conservation Authority (LSRCA) and is within the boundaries of the *Lake Simcoe Protection Plan, 2009* (LSPP). It is designated Rural in the *County of Simcoe Official Plan, 2016* (County OP), and Shoreline Residential in the *Township of Ramara Official Plan, 2025* (Ramara OP). The property is zoned Shoreline Residential (SR) under *Township of Ramara Zoning Bylaw #2005.85*, as amended (Zoning Bylaw). Surrounding zoning within a 60-metre radius is primarily Shoreline Residential (SR), with a large Destination Commercial (DC) parcel located to the east containing a marina.

The proposed development demolishes the existing dwelling and boathouse; which are to be replaced with a new dwelling, boathouse, and detached garage.

Circulation Comments:

The application's Notice of Hearing, affixed as **Attachment 5**, was circulated on May 25, 2026, in accordance with the *Planning Act*, R.S.O. 1990, C, P.13, as amended, and *Ontario Regulation 200/96*.

On May 26, 2026, the Ramara Building Department advised that no openings are permitted in an exposed building face located less than 1.2 metres from the property line per Section 9.10.14.4., and it appears this being considered in the conceptual drawing.

No further comments were received at the time of authoring this report.

Recommendation Summary:

Staff have reviewed the application, its supporting materials, and applicable planning policies and legislation. Additionally, a site visit was conducted on May 26, 2026, and the Site Visit Photos are

MINOR VARIANCE FILE A-7/26

Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling.

4150 Glen Cedar Drive

included in **Attachment 6**. Staff are of the opinion that the application satisfies the requirements of the *Planning Act*, provincial, upper-tier and local planning policies.

This report recommends that the Committee of Adjustment approve this application, **subject to the following conditions:**

1. THAT approval of Minor Variance File A-7/26 be in substantial conformity with the materials submitted with the Application;
2. THAT the project's engineered Site Grading Plan required shall specifically address drainage associated with the dwelling wall extension for the privacy wall; and
3. THAT approval of Minor Variance File A-7/26 shall not be construed to permit any portion of the dwelling to encroach into the required west interior side yard setback, except for the proposed westward front extension associated with the privacy wall.

Rationale:

- **Condition #1** ensures that the variance is confined to the scope reviewed by staff and the Committee.
- **Condition #2** ensures that the dwelling wall extension associated with the privacy wall, which encroaches into the west interior side yard, demonstrates appropriate drainage that is contained on-site. While a Zoning & Grading Review Application is already required, this condition ensures that site-specific drainage impacts associated with the variance are appropriately addressed.
- **Condition #3** further clarifies that approval of the requested variance to the west interior side yard is exclusive to the dwelling extension for a privacy wall, and that it does not permit the entire dwelling to encroach into the west interior side yard setback.

Planning Analysis:

Provincial Plans:

The *Provincial Planning Statement, 2024 (PPS)* establishes rules for land use planning across the province.

Section 2.5 provides policy objectives for rural areas in municipalities. Section 2.5.1.a) states "Healthy, integrated and viable rural areas should be supported by... building upon rural character, and leveraging rural amenities and assets."

The proposed construction redevelops an existing residential lot within a rural area to establish an updated dwelling and boathouse, including the addition of a detached garage. Detached garages are common accessory buildings associated with residential uses in rural areas.

MINOR VARIANCE FILE A-7/26

Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling.

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Section 2.6 provides further policies for rural lands in municipalities. Residential development is permitted where appropriate servicing is available and where the proposed development is compatible with rural character, scale, and where adequate services are available. Section 2.6.1. c) states:

“On rural lands located in municipalities, permitted uses are... residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services.” Further, Section 2.6.2. states “Development that can be sustained by rural service levels should be promoted.”

As the property is privately serviced via well and septic, and has frontage on a municipally maintained road, Section 2.6.1.c) and Section 2.6.2. are satisfied. The proposal represents efficient use of an existing rural residential lot. Septic design will be confirmed at building permit stage.

The policies of the LSPP apply to this property. The LSPP was established to protect, improve, and restore the ecological health of the Lake Simcoe watershed. The lot's existing SR zone category was established in 2005, prior the LSPP becoming effective 2009. This confirms that the proposed development is permitted under Designated Policy 6.45.b. of this Plan, stating:

“Where a policy in this Chapter permits development or site alteration in relation to existing uses, the following policies apply... the construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date the Plan comes into effect...”

To ensure conformity with the policies of the LSPP, development measures such as the installation of silt fencing prior to construction, with inspections following rainfall events, and limiting vegetation removal, grading, and soil compaction to the minimum necessary, will be required. These measures are consistent with the erosion and sediment control and stormwater management objectives of Designated Policy 4.8 and are secured through the Township's Zoning & Grading Review Application process.

The proposed construction meets the Zoning Bylaw requirements for the setback from the average highwater mark. As the property is located within the regulatory jurisdiction of the LSRCA, the proposal is also subject to LSRCA permit review and approval. This is in addition to the Township's Zoning & Grading Review Application, both which are completed prior to the issuance of a Building Permit under the *Ontario Building Code*.

Based on the information received, the proposal is consistent and/or does not conflict with the applicable provincial plans, including the *Provincial Planning Statement, 2024*, and the *Lake Simcoe Protection Plan, 2009*.

Planning Act – Minor Variance 4 Tests:

Section 45(1) of the *Planning Act*, R.S.O. 1990, C, P.13, as amended states that the Committee of Adjustment may authorize variances to a zoning bylaw if in its opinion the proposal is minor in nature; is desirable for the appropriate development or use of the land, building or structure; if in the opinion

MINOR VARIANCE FILE A-7/26

Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling.

4150 Glen Cedar Drive

of the committee the general intent and purpose of the bylaw and of the Official Plan, if any, are maintained.

The four tests are reviewed below:

Test #1: Is the proposal in keeping with the general intent and purpose of the Zoning Bylaw?

The subject property is zoned Shoreline Residential (SR) in the Township's Zoning Bylaw. Detached dwelling, boathouse, and uses accessory to a permitted use are included within the permitted uses in Section 15.(1). Accessory uses to a detached dwelling includes a detached garage. The existing detached garage is setback 0.99 metres from the east interior lot line, where the new garage is proposed to be located 1.5 metres from the same lot line, meeting the required setback.

The application indicates that the proposed garage will function as an accessory structure, providing enclosed parking and secure storage space above. The additional height allows the garage to function effectively for parking and storage while maintaining conformity with the maximum lot coverage provisions in Section 15.(2)(i) and the accessory use lot coverage limits in Section 2.(1)9.

Section 2.(1)7. establishes a maximum accessory building height of 5 metres. Section 5 defines "height" based on roof style, meaning that different roof forms can yield different measured heights. The proposed garage, at approximately 51.88 square metres, represents a modest footprint that does not overwhelm the lot. Conceptual elevations in **Attachment 3** indicate that the proposed dwelling will be of similar height. The overall built form remains consistent with the character of the neighbourhood, and the garage meets all required setbacks.

Height limits for accessory buildings are primarily intended to ensure that such structures remain subordinate to the primary dwelling and do not create adverse massing or overlook impacts. The proposed garage remains visually subordinate to the new dwelling and does not introduce massing inconsistent with the surrounding shoreline residential context. Given the garage's interior location on the lot and its separation from neighbouring dwellings, the increased height is not anticipated to negatively impact adjacent properties. In staff's opinion, the requested height variance maintains the general intent of the Zoning Bylaw. It is noted that Section 2.(1)11 does not permit human habitation in accessory buildings unless established under other provisions of the Zoning Bylaw. Should an Additional Residential Unit be contemplated within the building in the future, it would be subject to review against the Zoning Bylaw provisions in effect at that time and must comply with the *Ontario Building Code*.

The application requests a reduction in the western interior side yard setback to an extension of the façade of the front wall of the dwelling. The front wall extension serves as a privacy screen, integrating mechanical equipment into the dwelling's design and reducing its visual impact from the street. This same reduced setback is intended to facilitate clearance to the water on the east side of the dwelling. Positioning the house to the western side of the lot allows the owner greater clearance for moving watercraft to the shoreline. The proposed detached garage is designed as a drive-through structure, allowing for increased clearance to facilitate access to the water for the transport of docks and boats.

MINOR VARIANCE FILE A-7/26

Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling.

4150 Glen Cedar Drive

The variance relates to a small extension of the dwelling's front wall for privacy purposes. The privacy wall forms part of the dwelling's structural massing and is not considered an Accessory Structure under Section 2.(1)4. Because it is an extension of the physical wall, it also does not fall within the relaxed setbacks to architectural features in 2.(3) of the Zoning Bylaw, although carries a similar appearance to a pilaster which is permitted under this section. Architectural features under Section 2.(3) of the Zoning Bylaw are permitted to project into a required yard a maximum of 0.6 metres. The privacy wall is proposed to project 0.47 metres to allow for a 1.03 metre interior setback.

Based on the review, staff are of the opinion that the proposed privacy wall, extending toward the west interior side yard, does not offend the intent of the Zoning Bylaw.

Test #2: Is the proposal in keeping with general intent and purpose of the Official Plan(s)?

The property is designated Shoreline Residential under the Ramara OP, and Rural according to the County OP. Section 7.8.2. of the Ramara OP, among other uses, permits the uses of a single detached dwelling and accessory uses within the Shoreline Residential designation. Limited residential development is permitted within the Rural Designation in accordance with Section 3.7.4.c) of the County OP. While the Official Plans do not prescribe accessory building heights or interior side yard setbacks which are implemented through the Zoning Bylaw; the residential use and accessory use to the residence are permitted under these Plans.

The new construction, including the detached garage and proposed dwelling privacy wall, is subject to a Zoning & Grading Review application to satisfy appropriate site drainage, and ensure all drainage is appropriately contained on site which is consistent with Section 5.4.1.9. of the Ramara OP. Noted Section 5.4.1.9 states:

“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.”

Both the County OP and Ramara OP encourage reinvestment in existing shoreline residential lots where development maintains community character and respects environmental constraints. An objective of the Rural designation per Section 3.7.1 of the County OP is to recognize, preserve and protect the rural character and promote long-term diversity and viability of rural economic activities. Further, Section 3.2.9. of the Ramara OP Shoreline Residential area objectives are to recognize the importance of shoreline residential areas, both seasonal and year-round populations, and maintain the character of shoreline residential communities.

A garage is a typical accessory use associated with a single detached dwelling in rural and shoreline residential areas. The slight wall extension of the dwelling does not create an abnormal appearance of the dwelling or deviate from the residential character of the building. The coordinated architectural design of the new dwelling, garage, and boathouse reinforces the established shoreline residential and rural character, satisfying County OP Section 3.7.1 and Ramara OP Section 3.2.9.

MINOR VARIANCE FILE A-7/26

Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling.

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The proposal represents reinvestment in an existing lot of record and maintains the low-density shoreline residential character envisioned by both Plans. It is staff's opinion that this proposal is in keeping with general intent and purpose of the *Ramara Official Plan, 2025*, and the *County of Simcoe Official Plan, 2016*.

Test #3: Are the requested variances desirable for the appropriate development or use of the subject lands, building or structure?

The requested increase in building height allows for a storage loft in the proposed garage while allowing the structure to maintain a compact building footprint. By expanding the garage vertically rather than horizontally, the proposal maintains appropriate setbacks from the septic system and avoids additional lot coverage impacts. The proposal is consistent with the established pattern of development in the surrounding area, where accessory structures are common and are used to support residential uses. A mix of attached and detached garages were observed on surrounding properties during staff's site visit on May 26, 2026. Attached and detached garages are also viewed on the GIS Interactive Mapping imagery, with a map photo screenshot provided below:



MINOR VARIANCE FILE A-7/26

Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling.

4150 Glen Cedar Drive

The height increase is functionally suitable to accommodate storage that would otherwise be difficult to locate elsewhere on the lot due to septic and driveway constraints. This allows the garage to remain compact and appropriately sited.

The reduced interior side yard setback applies only to a small extension of the dwelling's front wall serving as a privacy feature while contributing to the overall design of the dwelling. This feature enhances occupant privacy, and visual screening of mechanical equipment, without materially altering the overall placement of the proposed dwelling on the lot. The Zoning and Grading Review will ensure that drainage can be adequately managed on the western interior side yard of the lot.

Staff are of the opinion that the requested variances are appropriate for the orderly development of the subject lands.

Test #4: Are the requested variances minor in nature?

The variances are minor in terms of their numerical value and are not anticipated to result in negative impacts on surrounding properties. The 1.08 metre increase in maximum accessory building height is a modest increase considering the flat-roof design to accommodate storage while maintaining the property's character, parking capacity, lot coverage, and septic system setbacks.

The reduction in the west interior side yard setback from 1.5 metres to 1.03 metres represents a minor encroachment of approximately 0.47 metres and is limited to a small portion of the dwelling associated with a privacy wall. The proposed privacy wall extension of the dwelling's front façade has approximate dimensions of a 1.41 metre width, a 0.23 metre depth and a 4.97 metre height. Given its limited scope and function, this encroachment is not expected to result in adverse impacts on adjacent properties, including impacts related to access, drainage, or the area's character. The design of the privacy wall is inline with the permissions in the Zoning Bylaw in Section 2.(3) for architectural features. The project will undertake a Zoning & Grading Review Application to address appropriate site drainage. Other than the dwelling front wall extension for the proposed privacy wall, the dwelling and proposes uses meet requirements of the local and upper-tier Official Plans and the Zoning Bylaw.

Based on the above, staff are satisfied that the variances are minor in nature and will not result in negative impacts to the surrounding area.

Staff Planning Opinion:

The application has been evaluated against the applicable provincial, upper-tier, and local planning policy framework, as well as requirements under the *Planning Act*.

The proposed variances satisfy Section 45(1) of the *Planning Act* as they are minor, maintain the general intent of the Official Plans and Zoning Bylaw, and are desirable for the appropriate and orderly development of the lands.

MINOR VARIANCE FILE A-7/26

Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling.

4150 Glen Cedar Drive

Accordingly, staff maintain their recommendation for approval, subject to the conditions identified in this report:

1. THAT approval of Minor Variance File A-7/26 be in substantial conformity with the materials submitted with the Application;
2. THAT the project's engineered Site Grading Plan required shall specifically address drainage associated with the dwelling wall extension for the privacy wall; and
3. THAT approval of Minor Variance File A-7/26 shall not be construed to permit any portion of the dwelling to encroach into the required west interior side yard setback, except for the proposed westward front extension associated with the privacy wall.

Alternatives

The Committee could amend the suggestion motion, defer or deny the application.

Strategic Priority Areas:

Do the recommendations of this report advance the Strategic Priority Areas of the Township?

Yes

No

N/A

Which Priority Area(s) does this report support?

- Service Excellence
- Sustainable Infrastructure
- Community Connection
- Strategic Growth

Recommended Action:

THAT the Committee of Adjustment receive Staff Report No. BP-18-26 published to the June 9, 2026, meeting agenda;

AND THAT Minor Variance File A-7/26 be approved with the recommended conditions.

Attachments:

[Attachment 1 - Existing Survey](#)

[Attachment 2 - Site Plan](#)

[Attachment 3 - Conceptual Design Photo's](#)

[Attachment 4 - Garage Drawings](#)

[Attachment 5 - Notice of Hearing](#)

[Attachment 6 - Site Visit Photos](#)

MINOR VARIANCE FILE A-7/26

Requesting an increase in the maximum accessory height for a proposed garage, and reduction in the minimum interior side yard setback to a privacy wall on the dwelling.

4150 Glen Cedar Drive

Reviewed By

Approved By:

*Jennifer Stong,
Planner*

*Laura Pye, General
Manager of
Development and
Infrastructure*

Department:

**Building and
Planning**

**Building and
Planning**

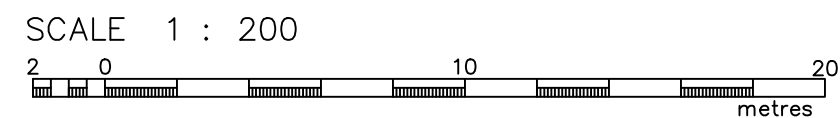
Status:

Approved - 27
May 2026

Approved - 29
May 2026

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF

LOT 6
REGISTERED PLAN 687
GEOGRAPHIC TOWNSHIP OF MARA
TOWNSHIP OF RAMARA
COUNTY OF SIMCOE



RUDY MAK SURVEYING LTD.

**SURVEYOR'S REAL PROPERTY REPORT
(PART 2) REPORT SUMMARY**

| |
|---|
| Description of Land |
| LOT 6, REGISTERED PLAN 687 GEOGRAPHIC TOWNSHIP OF MARA TOWNSHIP OF RAMARA, COUNTY OF SIMCOE Registered easements and/or Right-of-Ways |
| PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 74020-0018(LT). NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN. NOTE: EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC. AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS. |
| Boundary Issues |
| NONE. |
| Compliance with Municipal Zoning By-Laws |
| Not certified by this Report. |
| Additional Remarks |
| NOTE LOCATION OF FENCE, WELL, SEPTIC LID, UTILITY POLE, OVERHEAD WIRES, DRIVEWAY AND CONCRETE PLATFORM. |

THIS REPORT WAS PREPARED FOR JUSTIN SHERRY DESIGN STUDIO AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTES:

THIS PLAN DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS, CONSTRUCTION ACTIVITY, FROZEN GROUND, SNOW COVER, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES. RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 1°18'15" COUNTER-CLOCKWISE WAS APPLIED TO P1 AND P2.

ELEVATION NOTE:

ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD28:1978 (HTV2.0) DATUM.

BENCHMARK

SITE BENCHMARK#1 IS TOP OF THE IB LOCATED NEAR THE SOUTHWEST CORNER OF THE PROPERTY HAVING AN ELEVATION OF 219.62.

SITE BENCHMARK#2 IS TOP OF THE SSIB LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY HAVING AN ELEVATION OF 219.39.

LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES PLANTED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IT DENOTES IRON TUBE
- WIT DENOTES WITNESS
- (OU) DENOTES ORIGIN UNKNOWN
- (NI) DENOTES NO IDENTIFICATION
- (SOP) DENOTES SET ON PRODUCTION
- (1428) DENOTES C.T. STRONGMAN SURVEYING LTD.
- (P1) DENOTES REGISTERED PLAN 687
- (P2) DENOTES PLAN OF SURVEY BY C.T. STRONGMAN SURVEYING LTD. DATED NOVEMBER 10, 2010
- FF DENOTES FINISHED FLOOR
- X- DENOTES FENCING
- ⊙ DENOTES SEPTIC LID
- ⊙ DENOTES WELL
- ⊕ DENOTES UTILITY POLE
- OH- DENOTES OVERHEAD WIRES

WATER'S EDGE RADIAL TABLE

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| A-1 | N85°42'55"W | 4.7± |
| A-2 | N30°53'10"E | 6.7± |
| A-3 | N37°39'00"E | 11.7± |
| B-4 | N81°35'55"E | 9.2± |
| B-5 | N81°43'00"W | 7.0± |
| B-6 | N52°35'00"W | 4.9± |
| B-7 | N 2°40'40"W | 6.0± |

TIE DISTANCES NOTE:
ALL TIES SHOWN AS N, S, E AND W PROJECTING

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

© COPYRIGHT 2025, RUDY MAK SURVEYING LTD.

SSIB'S WERE PLANTED DUE TO PROXIMITY OF SUBSURFACE OBSTRUCTIONS.

REGISTERED

LOT 4

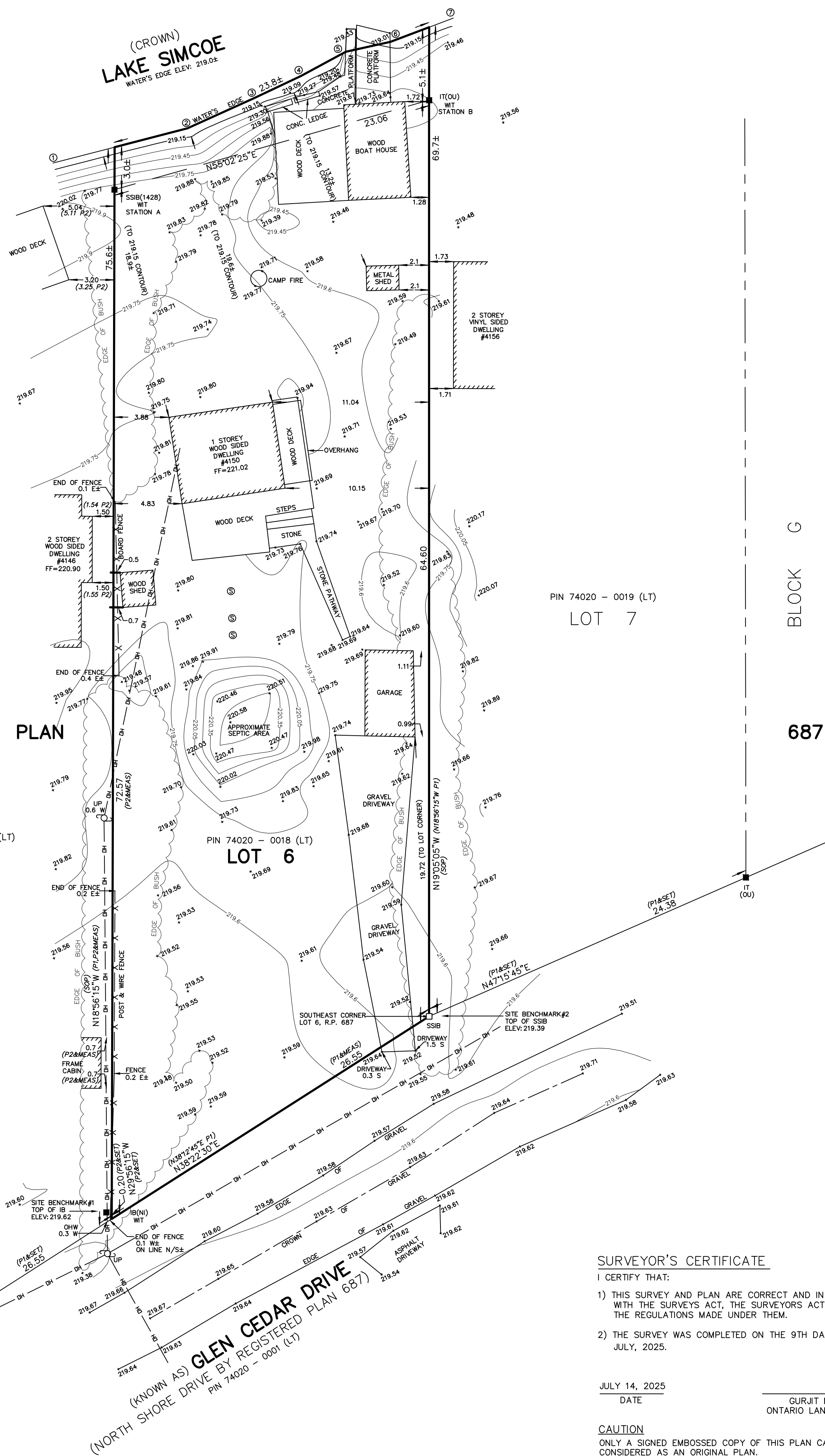
PIN 74020 - 0017 (LT)
LOT 5

PLAN

PIN 74020 - 0018 (LT)
LOT 6

PIN 74020 - 0019 (LT)
LOT 7

BLOCK C
687



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 9TH DAY OF JULY, 2025.

JULY 14, 2025
DATE
GURJIT MAHANT
ONTARIO LAND SURVEYOR

CAUTION
ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

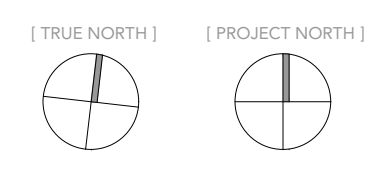
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V - 1 0 4 1 8 6

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

RUDY MAK SURVEYING LTD.
ONTARIO LAND SURVEYORS

732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: YZL CHECK BY: GM FILE No. 17469



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JUSTIN SHERRY 43529
[SIGNATURE] [B.C.I.N.]

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JUSTIN SHERRY DESIGN STUDIO 124208
[FIRM NAME] [B.C.I.N.]

ISSUE DATE
[1] ISSUED FOR COORDINATION 03.25.2026

REVISIONS
[1] - MM.DD.YYYY

SITE PLAN
[DRAWN BY] JADE SORIANI
[CHECKED BY] JUSTIN SHERRY
[SCALE] N.T.S.
[PROJECT NO.] 2025-026

4150 GLEN CEDAR DRIVE
RAMARA, ONTARIO

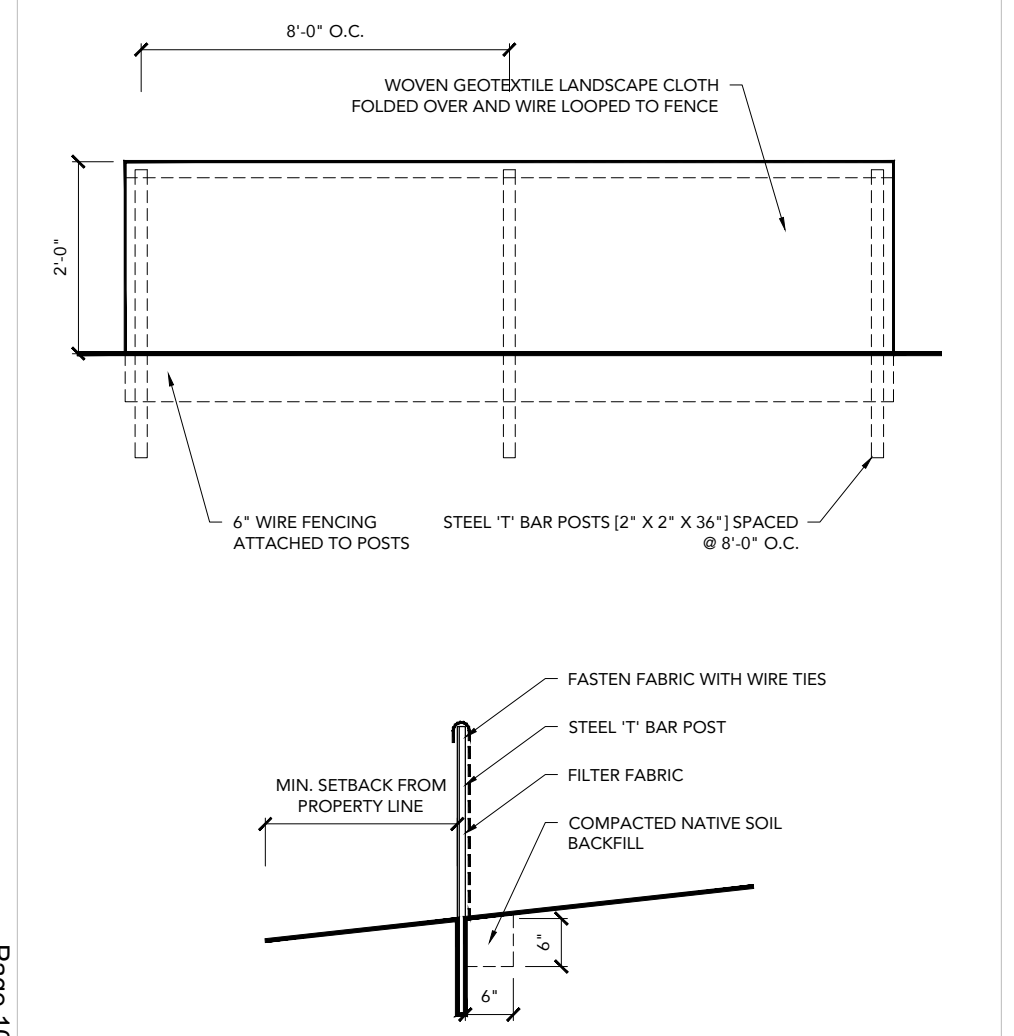
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[ZONING LEGEND]

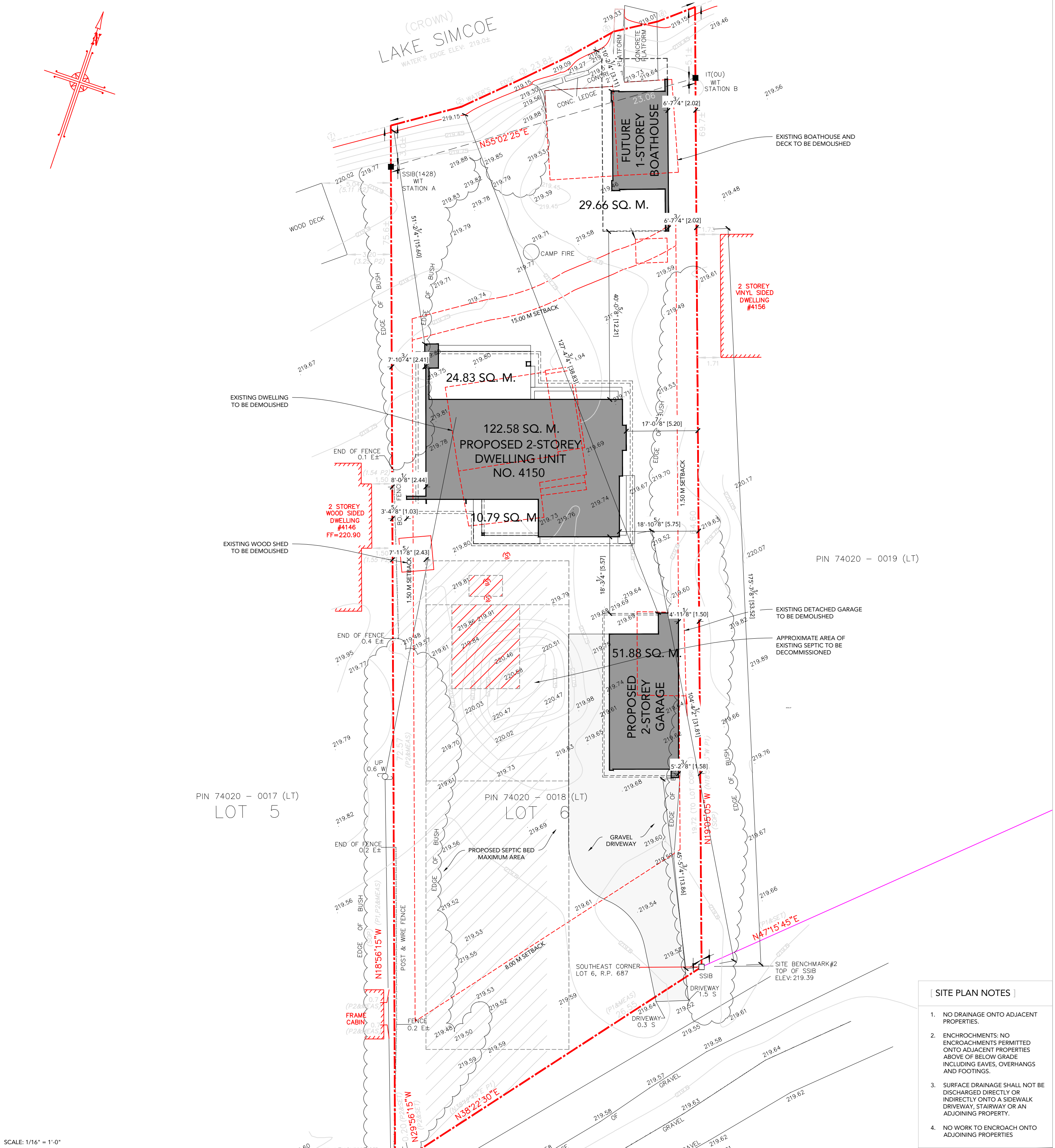
[DWELLING REQUIREMENTS]

| | | |
|---|-------------------------|---|
| ADDRESS: 4150 GLEN CEDAR DRIVE | ZONING: SR | |
| STANDARDS | PERMITTED | PROVIDED |
| LOT AREA [MIN.] | | 1603.98 SQ. M. |
| LOT FRONTAGE [MIN.] | 30.00 M | 23.06 M. |
| FRONT YARD SETBACK [MIN.] | 7.50 M | 31.81 M. |
| SIDE YARD SETBACK [MIN.] | 1.50 M. | 5.20 M. |
| SIDE YARD SETBACK ONE SIDE [MIN.] | 1.50 M. | 2.41 M. |
| A.H.W.M. SETBACK [MIN.] | 15.00 M. | 15.60 M. |
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| BUILDING HEIGHT [MAX.] | 10.00 M. | 7.17 M. |
| ADDITIONAL REQUIREMENTS [IF ANY]: | | |
| DETACHED GARAGE FRONT YARD SETBACK [MIN.] | 15.00 SQ. M. | 51.88 M2 |
| IF NOT MORE THAN 15.0 SQ. M. AND 3.00 M IN HEIGHT | 3.00 M | 6.08 M. |
| DETACHED GARAGE BUILDING HEIGHT [MAX.] | 5.00 M. | 6.08 M. |

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[SILT FENCING DETAIL]



SCALE: 1/16" = 1'-0"

[SITE PLAN]

**Extension of Dwelling
for Privacy Wall**



**6.08 m Garage
Height**



Proposed Dwelling - Rear
Elevation View



Proposed Dwelling - Additional
Rear Elevation View

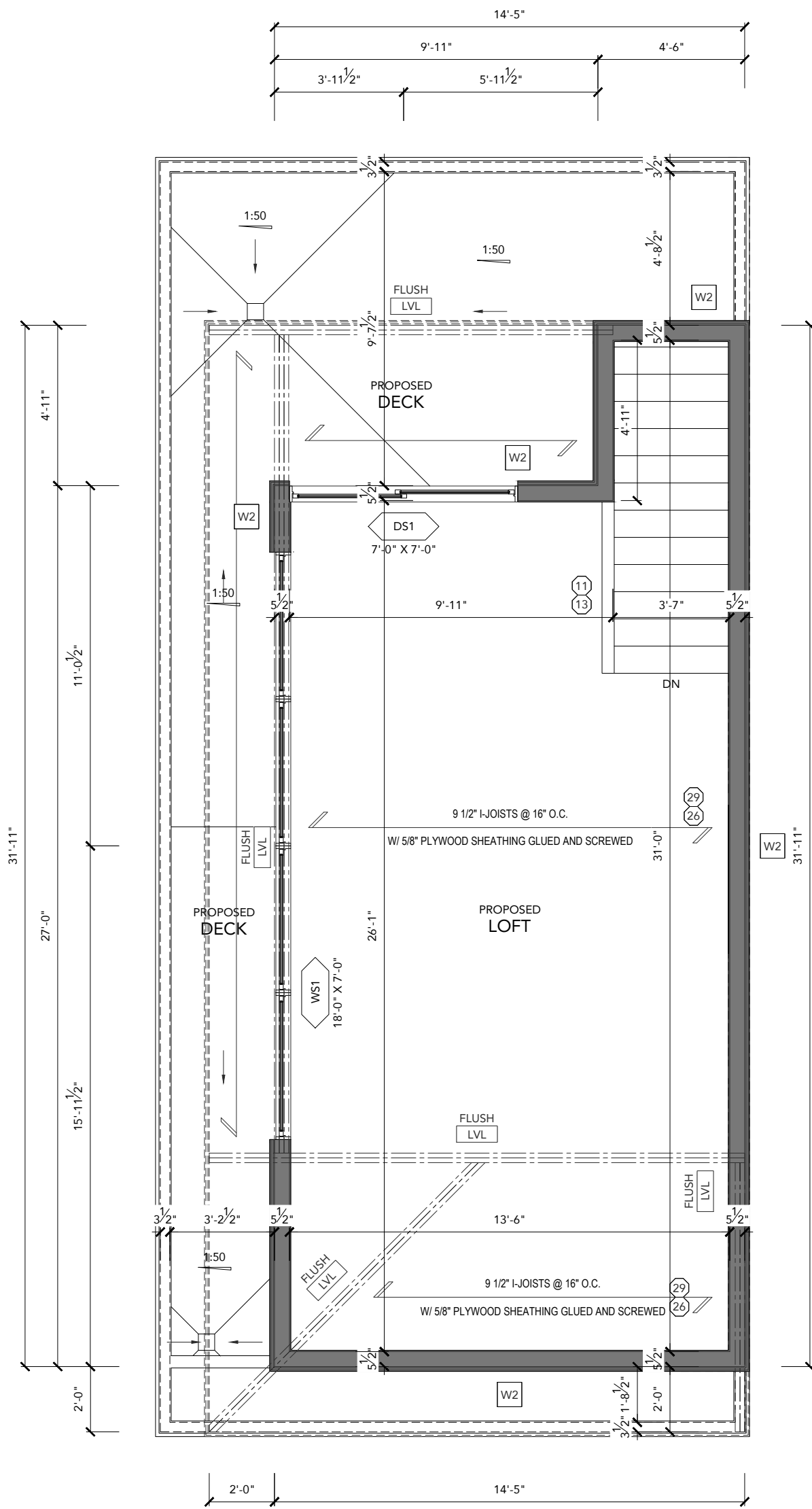
Extension of Dwelling
for Privacy Wall



Proposed Boathouse

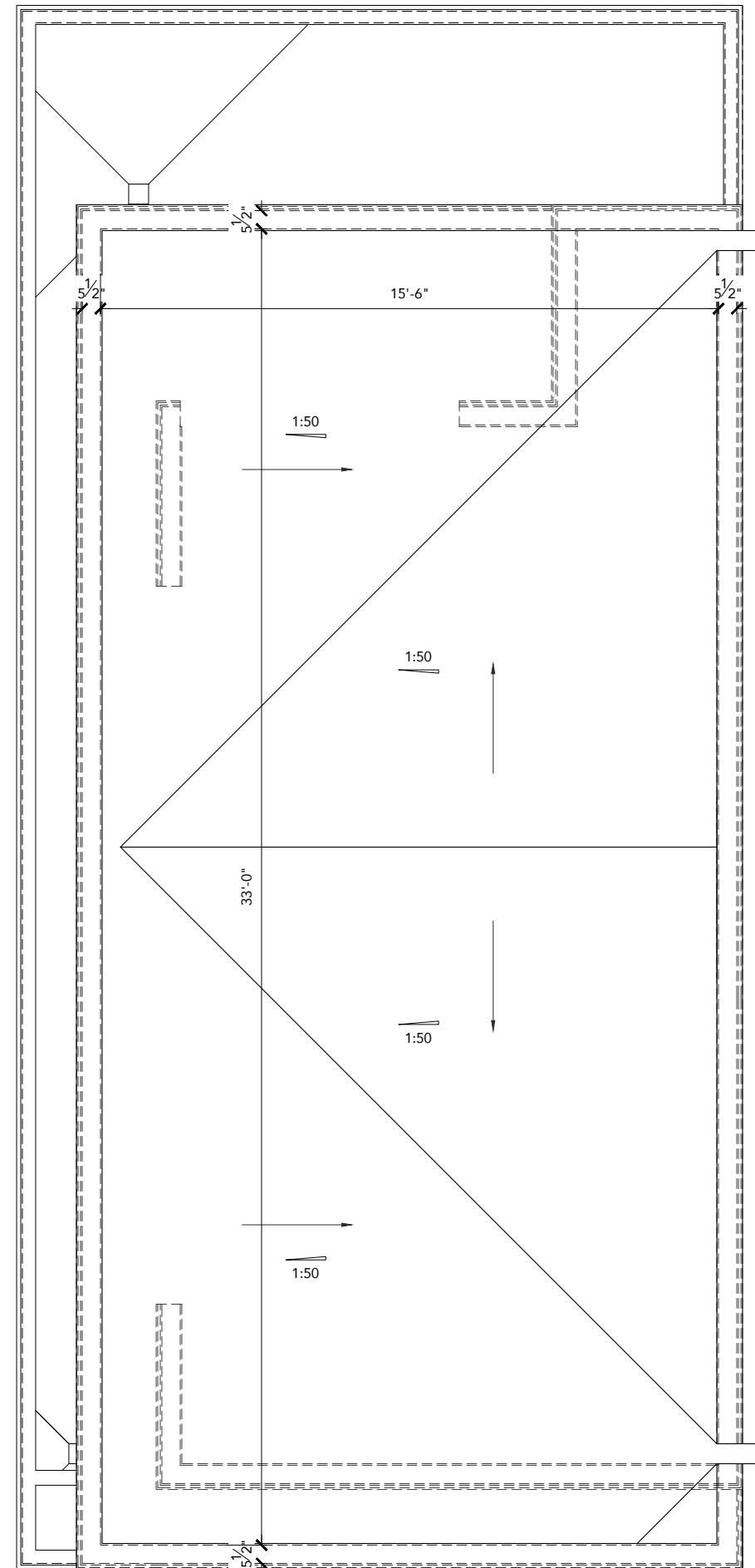
Proposed Dwelling

415.24 SQ. FT.



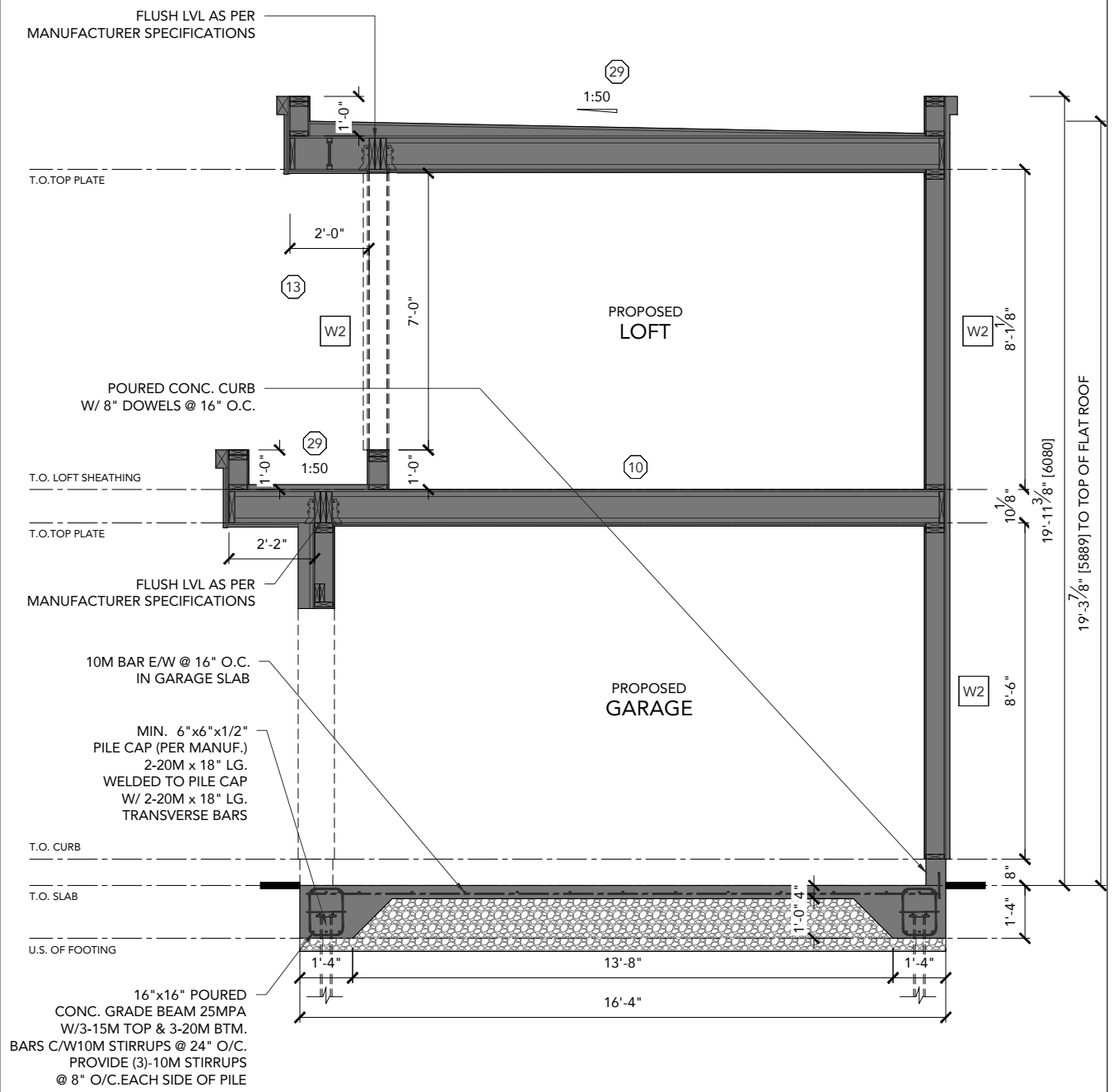
SCALE: 1/4" = 1'-0"

[LOFT PLAN]



SCALE: 1/4" = 1'-0"

[ROOF PLAN]



SCALE: 1/4" = 1'-0"

[BUILDING SECTION]

[TRUE NORTH] [PROJECT NORTH]

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ISSUE DATE

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REVISIONS

[1] - MM.DD.YYYY

GARAGE PLANS

[DRAWN BY] JADE SORIANI
[CHECKED BY] JUSTIN SHERRY
[SCALE] 1/4" = 1'-0"
[PROJECT NO.] 2025-026

4150 GLEN CEDAR DRIVE
RAMARA, ONTARIO

[PAGE NO.]

[G102]

[TRUE NORTH] [PROJECT NORTH]

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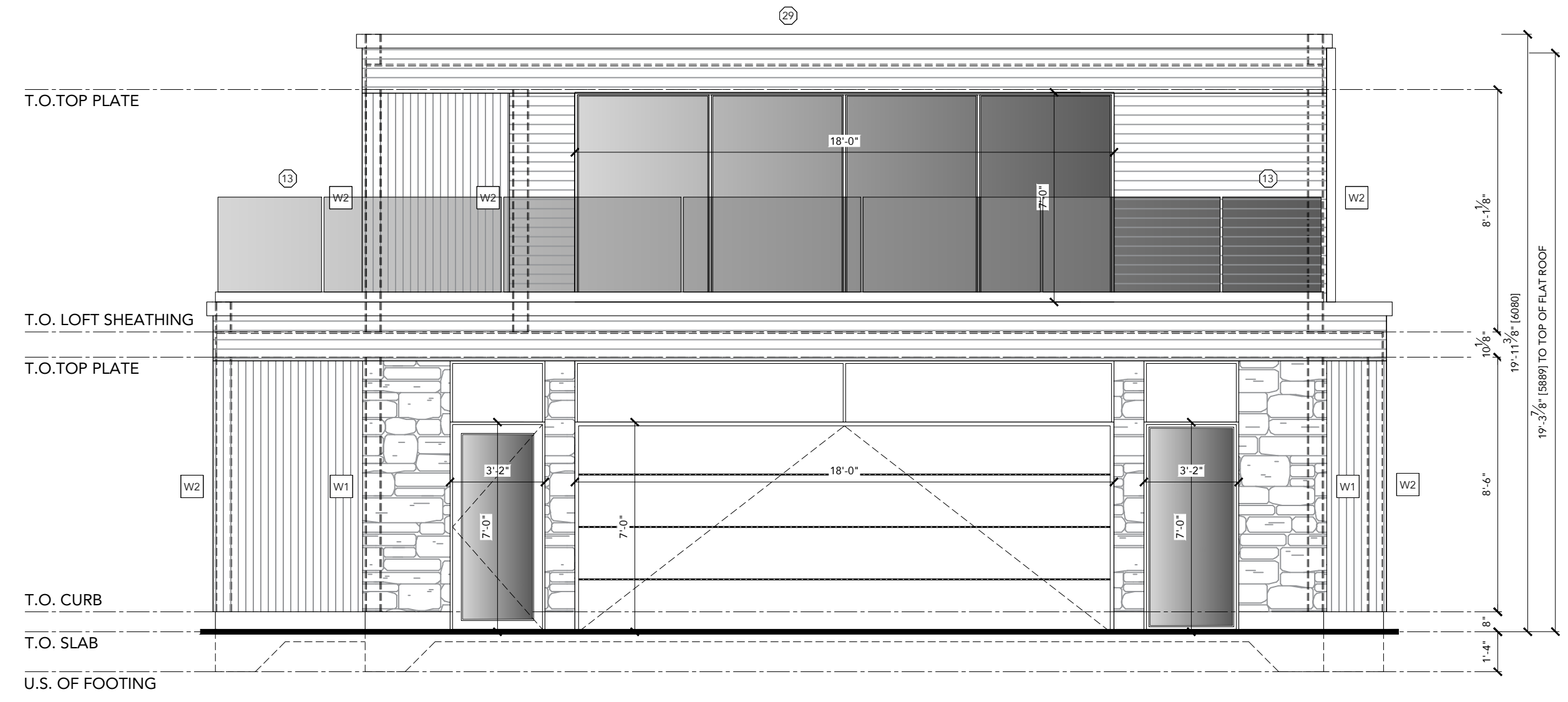
REVISIONS
[1] - MM.DD.YYYY

GARAGE ELEVATIONS
[DRAWN BY] JADE SORIANI
[CHECKED BY] JUSTIN SHERRY
[SCALE] 1/4" = 1'-0"
[PROJECT NO.] 2025-026

4150 GLEN CEDAR DRIVE
RAMARA, ONTARIO

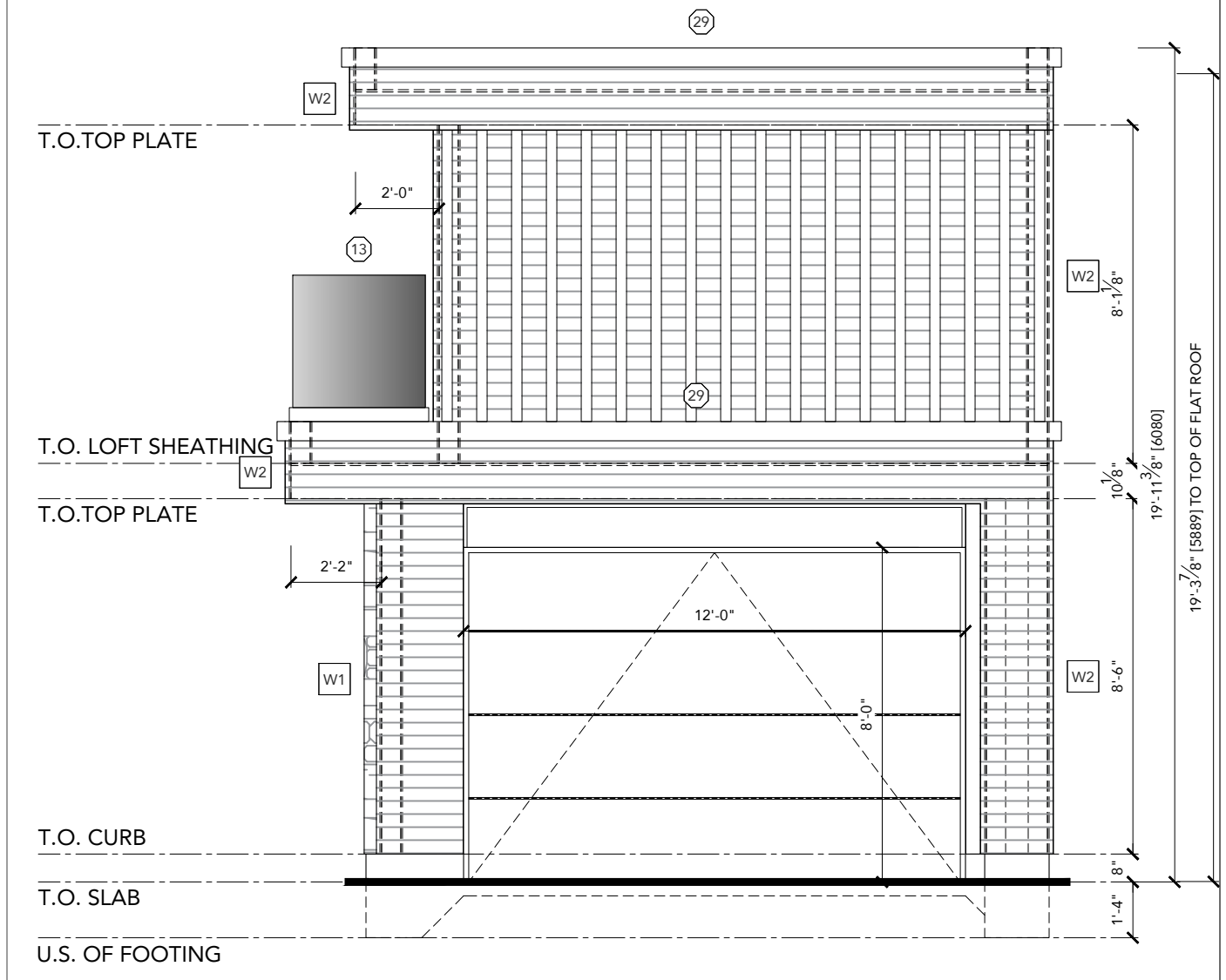
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[G201]



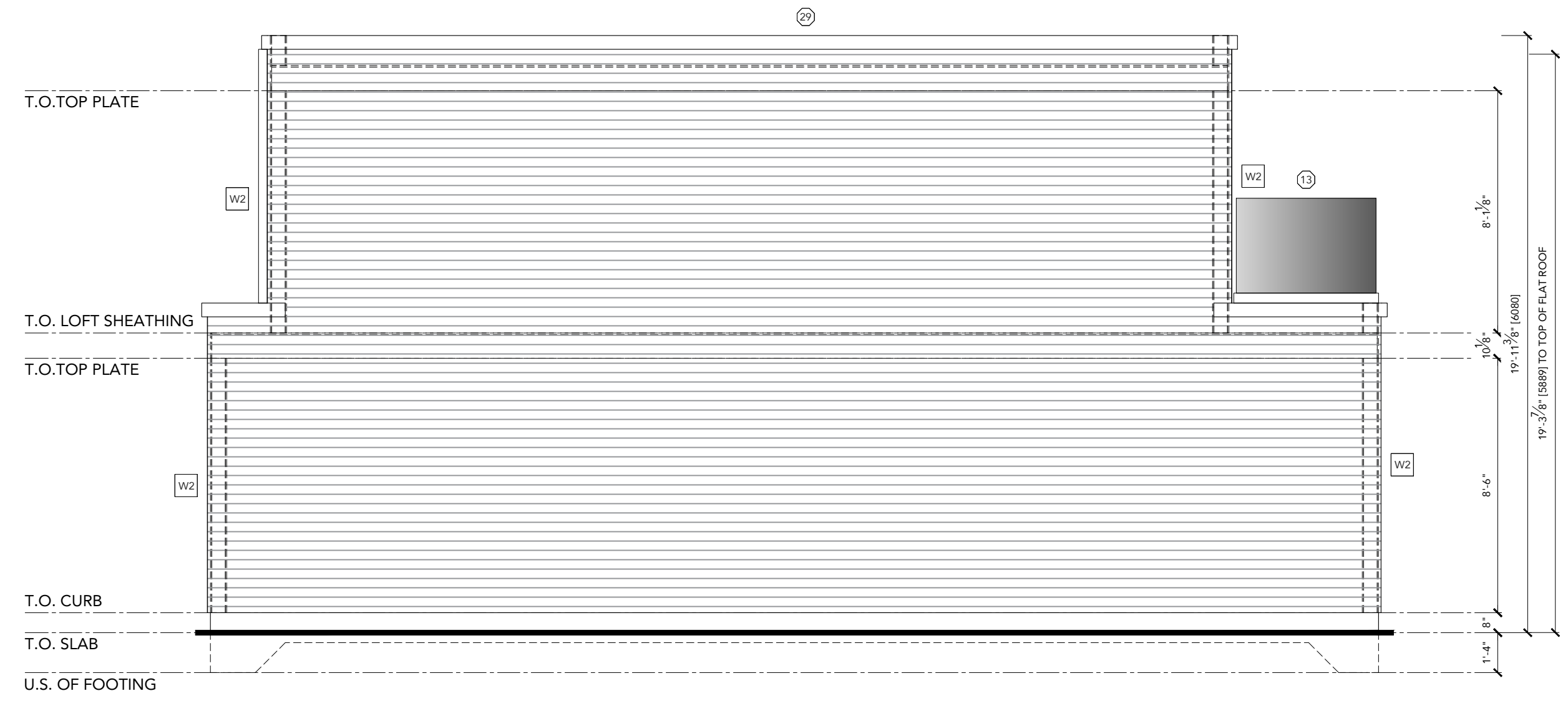
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[LEFT ELEVATION]



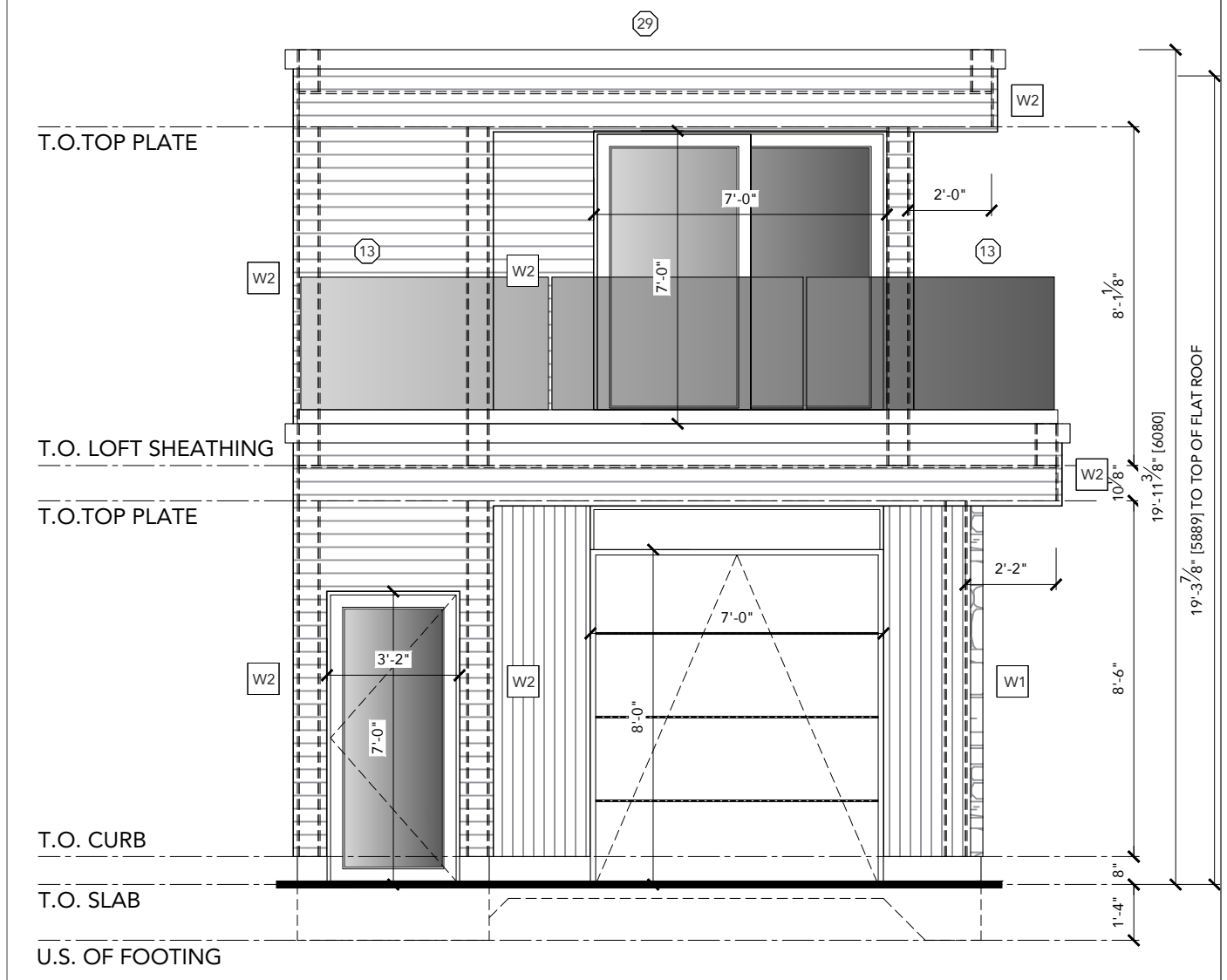
SCALE: 1/4" = 1'-0"

[REAR ELEVATION]



SCALE: 1/4" = 1'-0"

[RIGHT ELEVATION]



SCALE: 1/4" = 1'-0"

[FRONT ELEVATION]

Public Hearing for Proposed Minor Variance

Pursuant to Section 45(1) of the *Planning Act*, R.S.O., c.P.13, as amended

Notice is hereby given that the Township of Ramara Committee of Adjustment will be holding a Public Hearing to consider a proposed Minor Variance pursuant to the provisions of Section 45(1) of the *Planning Act*, R.S.O., c.P.13, as amended:

| Hearing Date and Time | | Hearing Location |
|--|---|---|
| Tuesday, June 9, 2026, Commencing at 9:30 A.M. | | Council Chambers (2297 Highway 12, Brechin) and Zoom Platform |
| Application File No. | A-7/26 | |
| Applicant: | Justin Sherry Design Studio (c/o Justin Sherry) | |
| Subject Lands: | 4150 Glen Cedar Drive, legally described as Con 8 To 9 Plan 687 Lot 6 | |
| Landowner: | Olympus Capital Management | |

Purpose and Effect:

A Minor Variance application has been submitted by Justin Sherry Design Studio on behalf of Olympus Capital Management, owner, to request relief from the maximum height of an accessory building to allow for the construction of an approximately 51.88 m² garage with a proposed height of 6.08 metres. Relief is also requested to reduce the interior side yard setback on the western side of the dwelling to accommodate an approximately 0.32 m² privacy wall.

This proposal will require the following variance to *Township of Ramara Zoning Bylaw #2005.85*, as amended:

| Section | Description | Zoning Bylaw Requirement | Proposed | Variance |
|-----------|---|--------------------------|----------|----------|
| 2.(1)7 | “Except as otherwise permitted herein, no accessory building or structure shall exceed 5.0 metres in height...” | 5.0 m | 6.08 m | 1.08 m |
| 15.(2)(d) | Minimum Interior Side Yard (West) | 1.5 m | 1.03 m | 0.47 m |

Current Zoning and Official Plan Designation:

The subject property is located within the “**Shoreline Residential**” designation of the *Township of Ramara Official Plan, 2025*, and is zoned “**Shoreline Residential (SR)**” according to the *Township of Ramara Zoning Bylaw #2005.85*, as amended.

A notice of this Application has been sent to all property owners within 60 metres of the subject property and to the appropriate officials and agencies according to Ontario Reg. 200/96 under the *Planning Act*, R.S.O., c.P.13, as amended.

This Notice has been sent to you for your information and does not require any response unless you wish to make one.

Any Person or Agency may attend and provide representation at the meeting and/or make written representation prior to the meeting either in support of, or in opposition to the proposed Minor Variance.

If you wish to attend the Zoom meeting, please send request by email no later than **June 8, 2026**, to planning@ramara.ca to ensure the meeting invite can be sent to you.

If a Person or Public Body has the Ability to Appeal the Decision of the Committee of Adjustment in respect of the proposed application to the Ontario Land Tribunal but does not make written submissions to the Secretary-Treasurer before the Committee gives or refuses to grant the Minor Variance, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must **make a written request** to the Secretary-Treasurer.

Notwithstanding the above, Subsection 45(12) of the *Planning Act*, R.S.O., c.P.13, as amended defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If You Wish to Be Notified of the decision of the Township of Ramara Committee of Adjustment in respect of the proposed application, you must **submit a written request** to the Secretary-Treasurer of the Township of Ramara Committee of Adjustment at planning@ramara.ca or PO Box 130, Brechin ON L0K 1B0. This will also entitle you to be advised of a possible Ontario Land Tribunal (OLT) hearing. Even if you are the successful party, you should request a copy of the Decision since the Township of Ramara Committee of Adjustment decision may be appealed to the Ontario Land Tribunal (OLT) by the applicant or another member of the public.

A Copy of the Decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel that completed the required sign-in sheet at the Hearing and to those who have made a written request to the Secretary-Treasurer.

Additional Information relating to the proposed Minor Variance is available from the Planning Department **by email or phone** during regular office hours (9:00 a.m. to 4:30 p.m. Monday to Friday).

Location Map:

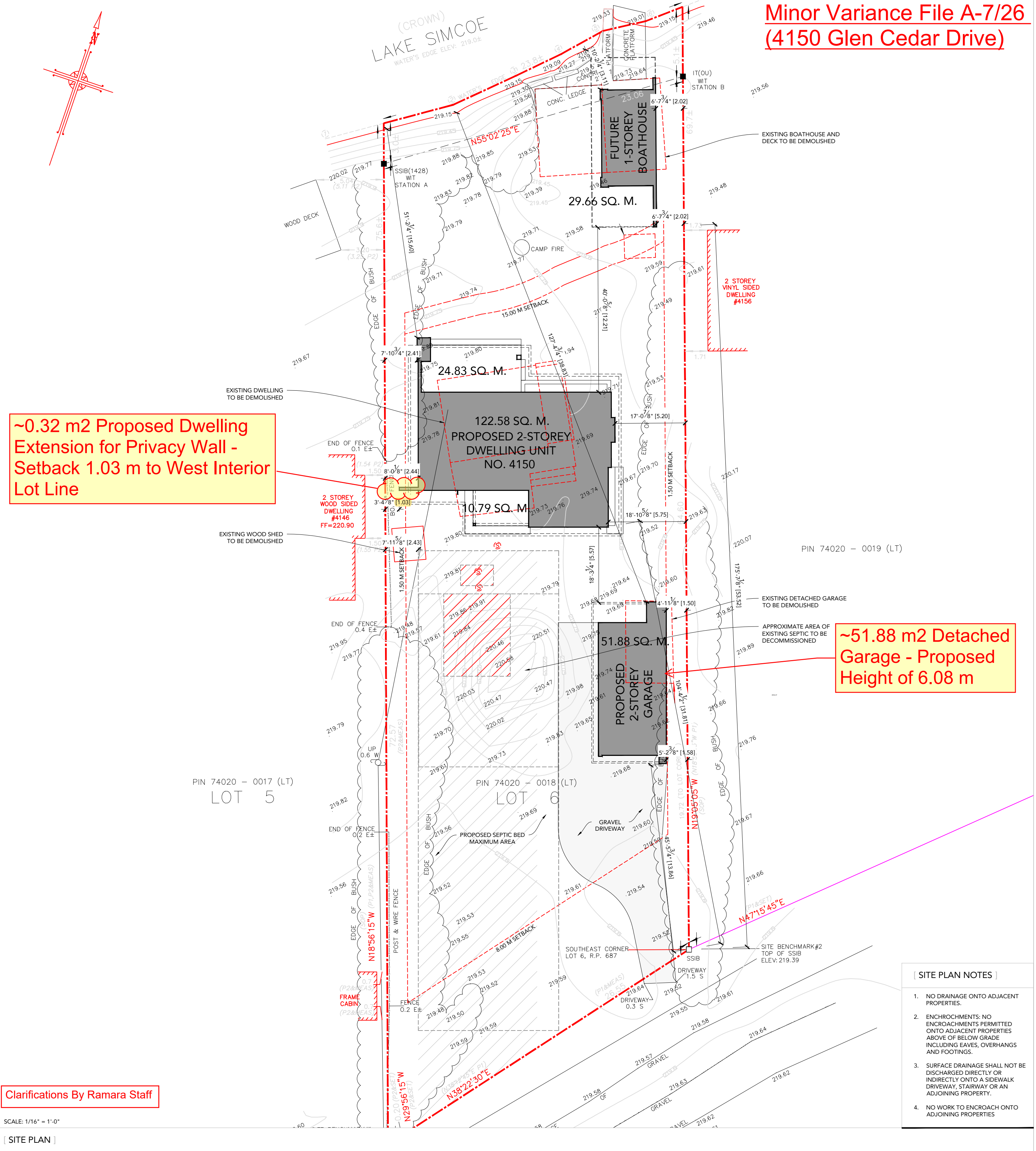


Dated at the Township of Ramara this 25th Day of May 2026.

| | |
|---|---|
| Secretary-Treasurer | Planning Department |
| P. 705-484-5374 ext. 222 E. planning@ramara.ca | P. 705-484-5374 ext. 238 E. planning@ramara.ca |

**Minor Variance File A-7/26
(4150 Glen Cedar Drive)**

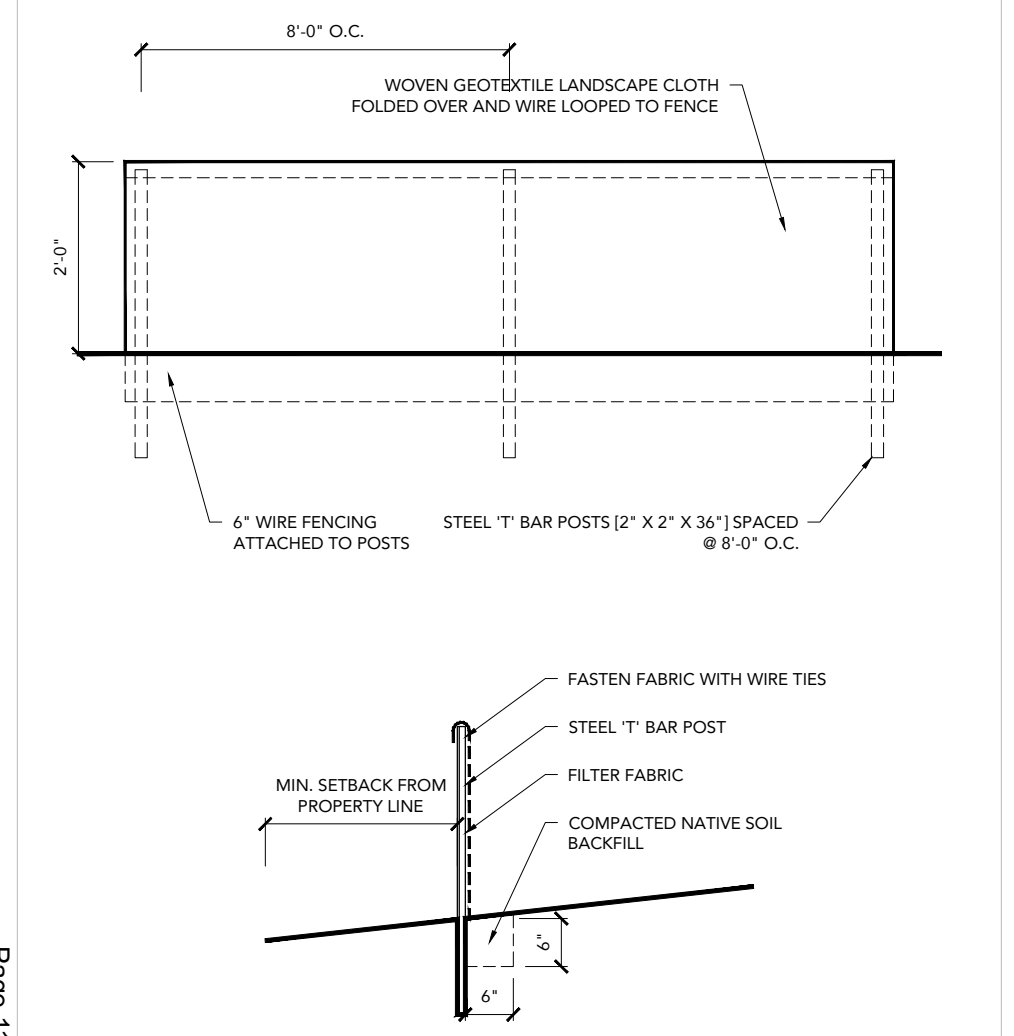
| [ZONING LEGEND] | | |
|---|-------------------------|---|
| [DWELLING REQUIREMENTS] | | |
| ADDRESS: 4150 GLEN CEDAR DRIVE | ZONING: SR | |
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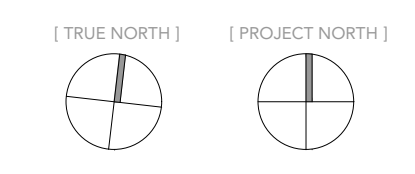
Clarifications By Ramara Staff

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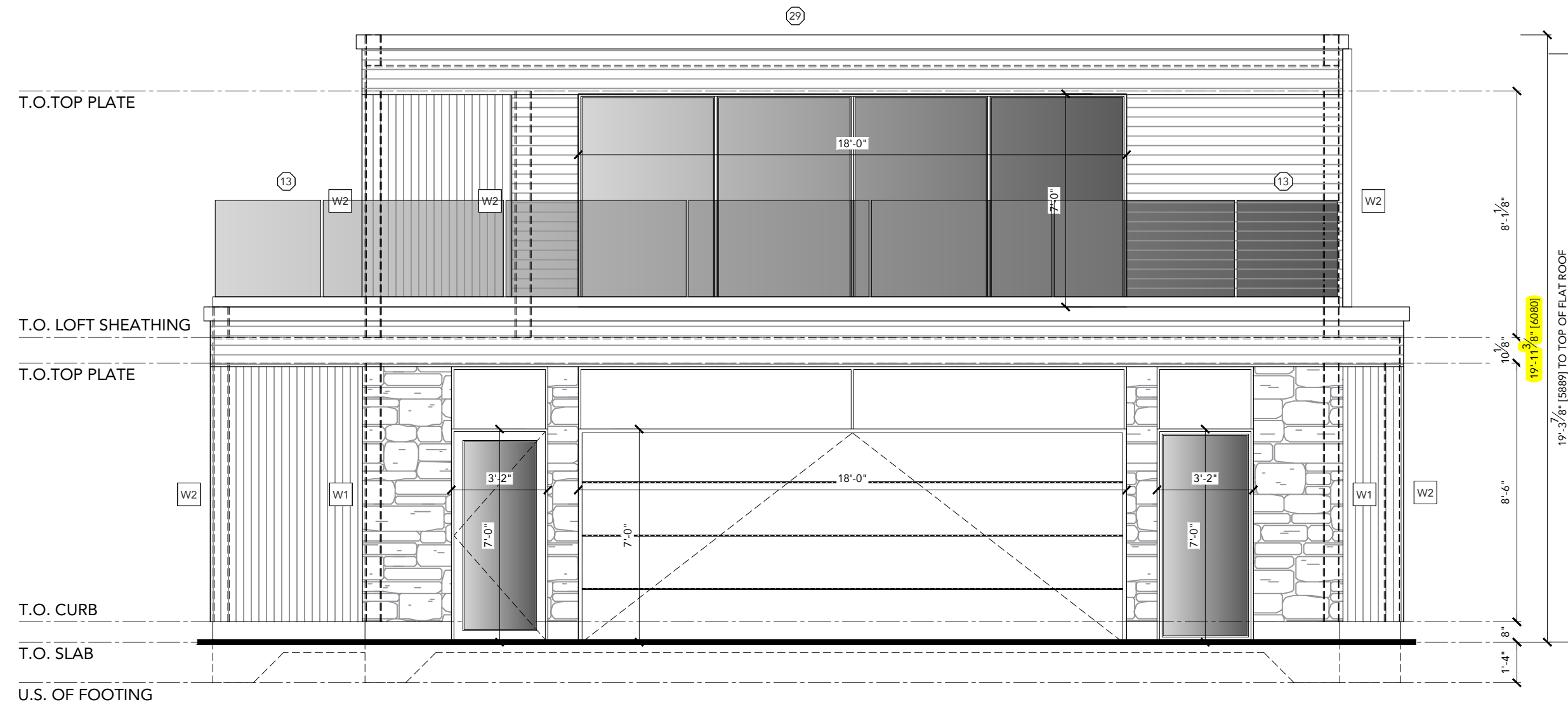
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4150 GLEN CEDAR DRIVE
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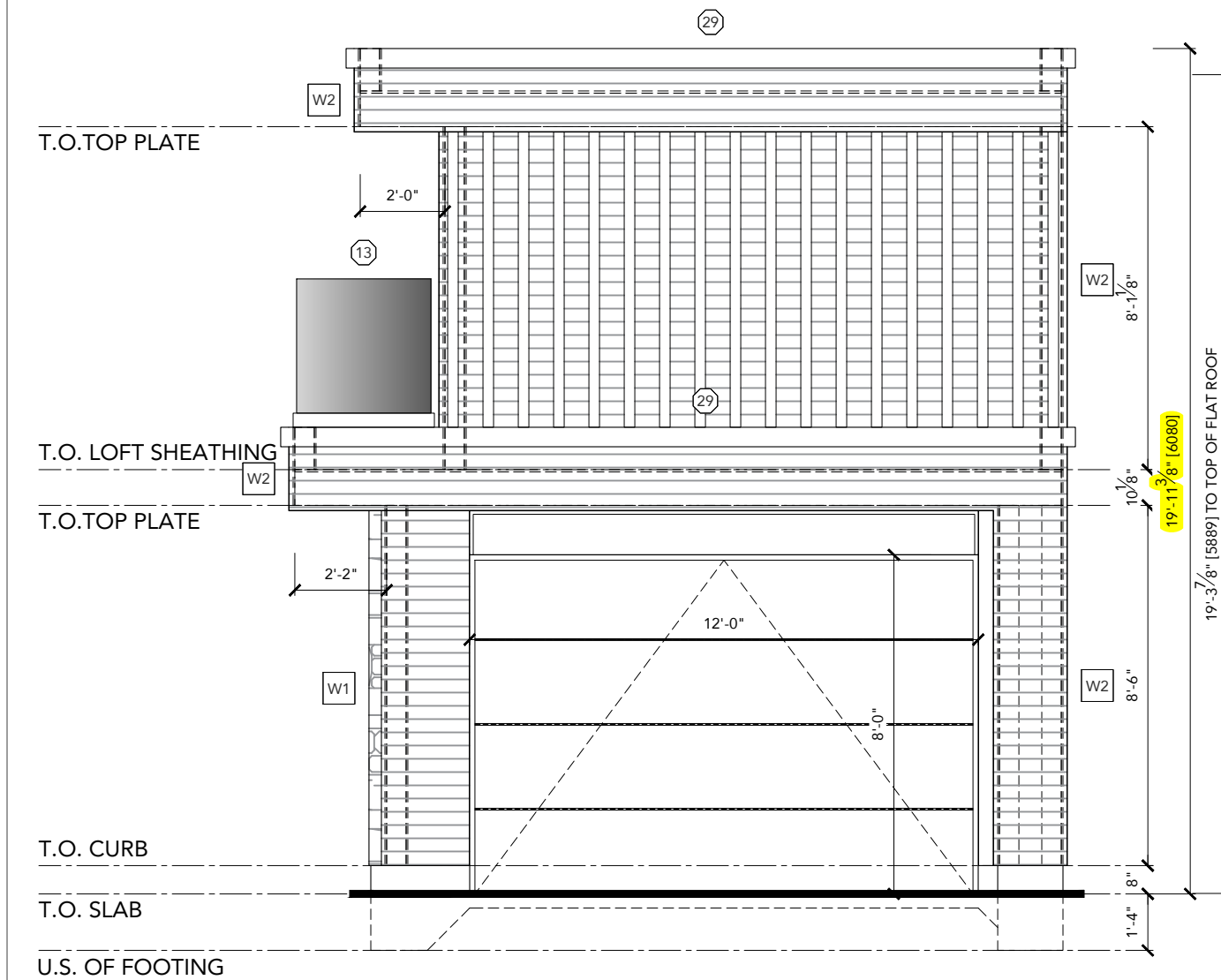
Minor Variance File A-7/26 (4150 Glen Cedar Drive)

Detached Garage Cross Section, Proposed Height of 6.08 m - Highlighted



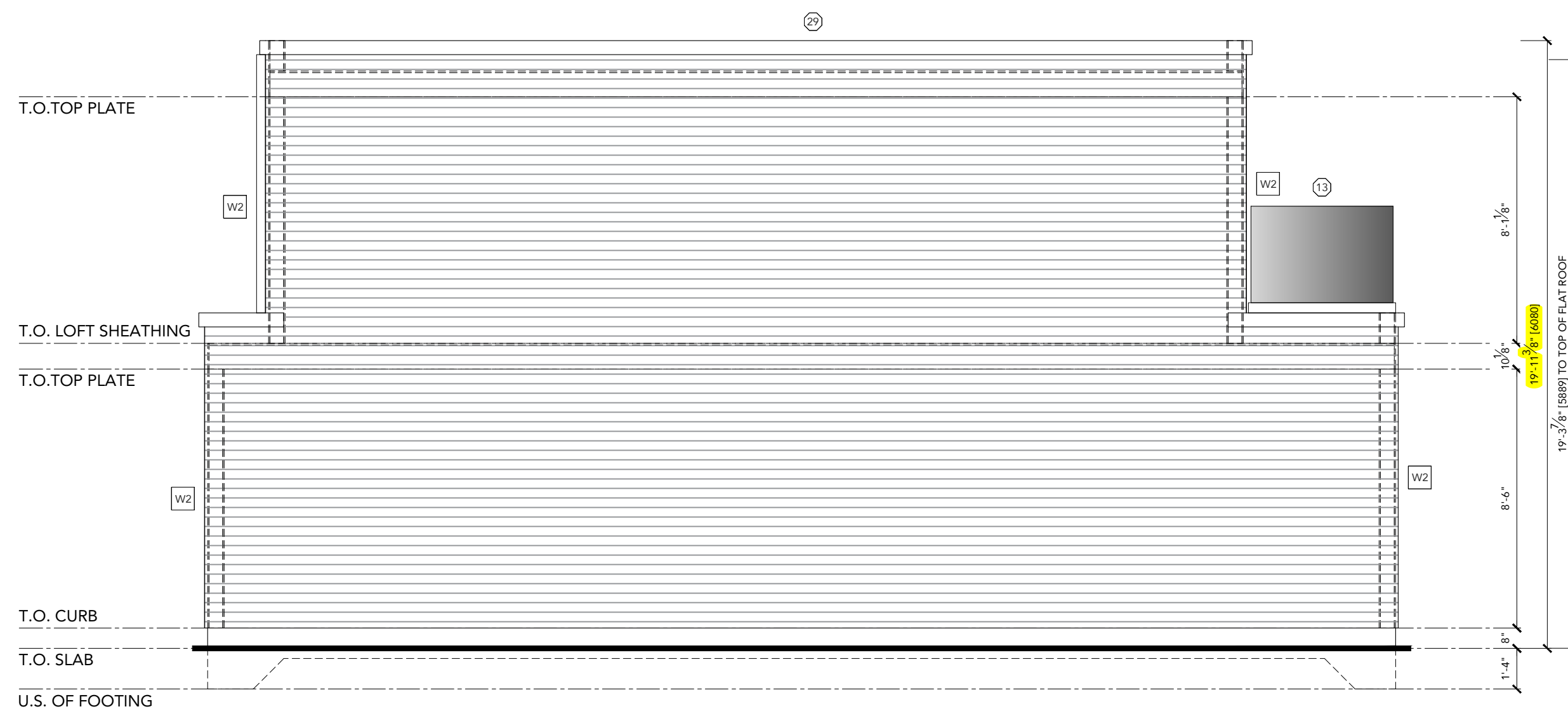
SCALE: 1/4" = 1'-0"

[LEFT ELEVATION]



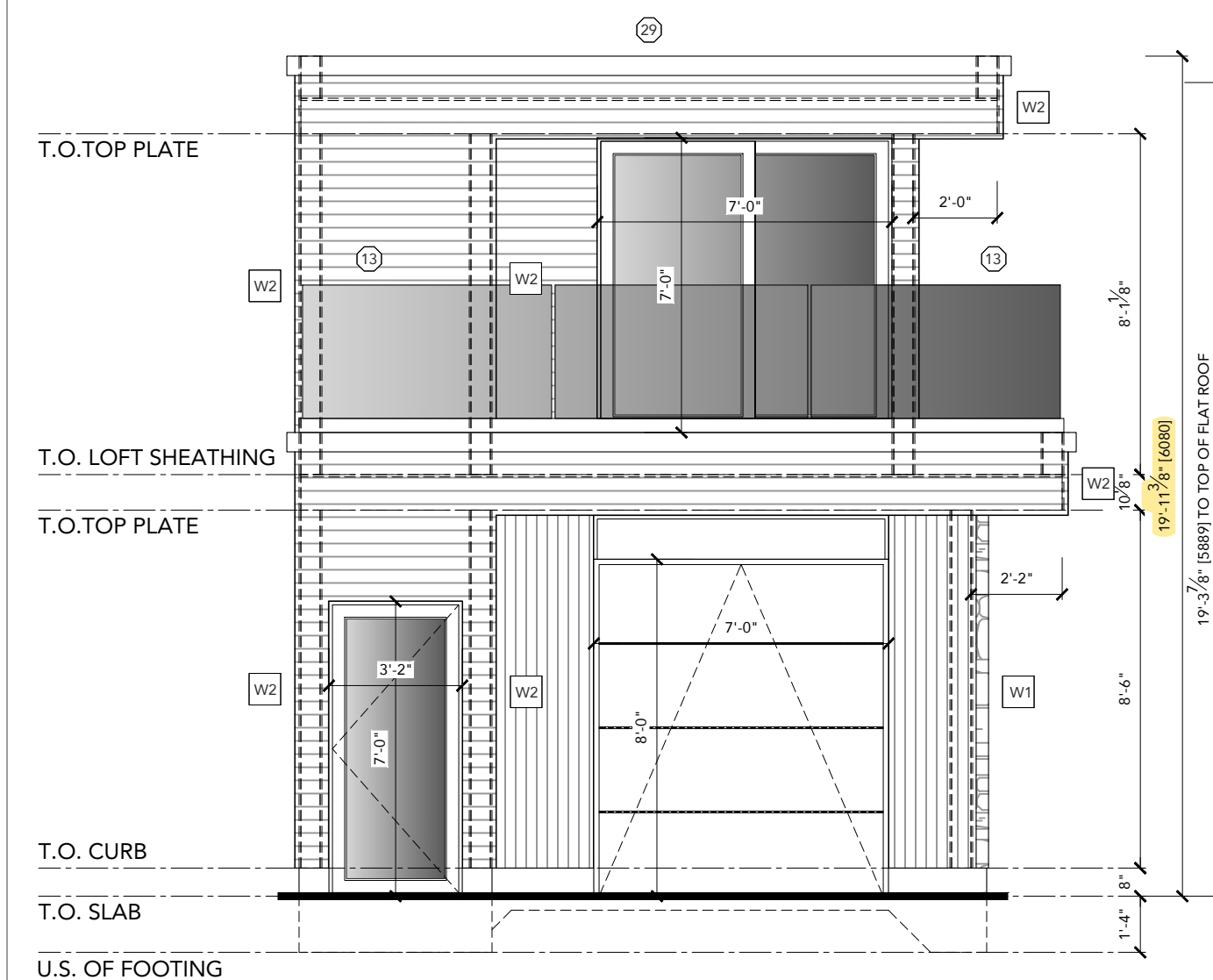
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[REAR ELEVATION]



SCALE: 1/4" = 1'-0"

[RIGHT ELEVATION]



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[FRONT ELEVATION]

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4150 GLEN CEDAR DRIVE
RAMARA, ONTARIO

[PAGE NO.]

[G201]

Clarifications By Ramara Staff

















Sent via e-mail: planning@ramara.ca

June 2, 2026

Municipal File No.: A-7/26
LSRCA File No.: MV-199592-052826

Jennifer Stong
Planner
P.O. Box 130
Brechin, ON L0K 1B0

Dear Ms. Stong,

Re: Application for Minor Variance
4150 Glen Cedar Drive
Township of Ramara
Owner: Olympus Capital Management
Applicant: Justin Sherry Design Studio (c/o Justin Sherry)

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner is proposing to construct a two-storey detached garage and a privacy wall on the west side of the dwelling. The Applicant/Owner is seeking relief from the following section of the Township of Ramara Zoning By-law #2005.85, as amended:

- **Section 2.(1)7** which requires a maximum height of 5 metres for an accessory building or structure, whereas the proposal is requesting a height of 6.08 metres;
- **Section 15.(2)(d)** which requires a minimum interior side yard setback of 1.5 metres, whereas the proposal is requesting a side yard setback of 1.03 metres.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Notice of Hearing (dated May 25, 2026)
- Elevation and Floor Plans prepared by Justin Sherry Design Studio (dated March 25, 2026)
- Topographic Survey prepared by Rudy Mak Surveying Ltd. (dated July 14, 2025)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Township of Ramara. The application has also been reviewed through our role as a public body

under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

Based on our review of the submitted information in support of the application, we have no objection to the approval of this application for Minor Variance. It is recommended that any approval of this application be subject to the following conditions:

- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$539;
- That the Applicant/Owner successfully obtain a permit from the LSRCA.

Site Characteristics

The subject land is approximately 0.16 hectares (0.39 acres) in area and is located north of Glen Cedar Drive and abuts Lake Simcoe within the Township of Ramara. The subject property is currently zoned ‘Shoreline Residential (SR)’ per the Township of Ramara Zoning By-law #2005.85, as amended.

Existing environmental mapping indicates the following:

- The subject property is entirely regulated by the LSRCA under Ontario Regulation 41/24 for shoreline flooding and erosion hazards.



Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS). There are identified natural hazards on the subject lands (floodplain, erosion hazard area). Based on the information submitted as part of this application, the proposal can

demonstrate consistency with 5.2 of the PPS. Specific floodproofing requirements will be addressed during the permit process.

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to the subject property. A permit from the LSRCA will be required prior to any development or site alteration. Please be advised that the garage will need to achieve dry passive floodproofing measures. Please contact LSRCA Regulations staff to scope the permit requirements.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Township of Ramara in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

Summary

Based on our review of the submitted information in support of this application, we have no objection to the approval of this application for Minor Variance.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 5.2 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to the subject site. A permit from the LSRCA will be required prior to any development or site alteration taking place;
3. **The Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$539.**

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned (j.lim@lsrca.on.ca).

Sincerely,



Jessica Lim
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)



Committee of Adjustment Minutes

Tuesday, April 14, 2026 - 9:30 AM
Hybrid - Council Chambers & Zoom

PRESENT: Dan Walker
Randy Warren
Tom Truax
Dan McMillan

ABSENT: Cloey Black

STAFF PRESENT: Jennifer Stong
Karissa Barker
Tahya Graham

1. OPENING OF THE MEETING

This Meeting is being streamed live on the Township of Ramara YouTube Channel. Be advised that by attending a public meeting of the Committee of Adjustment you are consenting to your image, voice and comments being recorded and will form part of the recording. The Chair, CAO and/or Secretary have the discretion and authority to terminate or interrupt the live streaming in exceptional circumstances where the content of debate is considered inappropriate to be published. Attendees are advised that they may be subject to legal action if their actions result in inappropriate behaviour or comments.

2. CHAIR'S INTRODUCTION

3. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

4. APPLICATIONS

4.1. MINOR VARIANCE FILE A-3/26

Requesting relief from the minimum setback to average highwater mark in order to legalize an existing deck extension.
7044 Beach Drive (Verner)

The Secretary-Treasurer highlighted the application purpose and effect, background, comments from circulation as outlined in staff report [BP-10-26](#) and suggested motions & conditions.

As per staff report [BP-10-26](#) staff recommend approval of the application, subject to the recommended conditions.

Recommended Conditions:

1. THAT approval of Minor Variance File A-3/26 be in substantial conformity with the materials submitted with the Application;
2. THAT approval of Minor Variance File A-3/26 shall not be construed as permitting the enclosure of the deck area within the minimum setback to the average highwater mark, nor shall it allow for its use as habitable space; and
3. THAT the portion of the rear attached deck encroaching further toward the average highwater mark at the south corner be removed or modified to conform with the approved plans.

Meeting Discussion:

Bob Clarke, an adjacent property owner at 7046 Beach Drive, addressed concerns regarding compliance with applicable zoning by-laws, specifically whether the existing deck encroaches beyond permitted limits. Mr. Clarke requested confirmation that the deck stairs would be relocated and asked that exact measurements and finalized plans be provided. He also sought clarification regarding the applicable setback requirements.

The Secretary-Treasurer provided clarification, noting that many dwellings in the area are more than 50 years old and are located within the High Water Mark (HWM), and are therefore considered legal non-conforming. Staff explained that the previous deck was located closer to the tree line, and that the newly constructed deck extends to a total length of approximately 69.66 metres. The portion of the deck identified as a “bump-out” is proposed to be removed. Staff confirmed that the stairs will be reconstructed in accordance with the conditions of the variance and relocated along the side of the dwelling rather than extending outward.

Further clarification was provided that the variance relates to a 10 metre setback from the High Water Mark. Staff explained that the deck had been constructed without a permit and that the purpose of the application is to address the existing construction and seek the necessary relief.

Committee members conducted site visits and expressed no concerns provided the bump-out is removed and the stairs are relocated as outlined. It was noted that the revised design would improve the overall appearance of the deck. Members commented that lake water levels in the area are stable and do not present additional concerns.

Resolution No. CA-12-2026

Moved by Dan Walker

Seconded by Tom Truax

THAT the Committee of Adjustment receive Staff Report No. BP-10-26 dated April 14, 2026;

AND THAT Minor Variance Application A-3/26 be approved with the recommended conditions.

CARRIED.

4.2. MINOR VARIANCE/PERMISSION FILE A-17/25

Requesting relief from the minimum front yard and interior side yard setbacks to expand a legal non-conforming garage with new access stairs.

2426 Lakeshore Drive (DM Partners Inc)

The Secretary-Treasurer highlighted the application purpose and effect, background, comments from circulation as outlined in staff report [BP-11-26](#) and suggested motions & conditions.

As per staff report [BP-11-26](#) staff recommend approval of the application, subject to the recommended conditions.

Recommended Conditions:

1. THAT Minor Variance File A-17/25 is subject to obtaining Zoning & Grading Review Application approval prior the Building Permit Application stage; and
2. THAT approval of Minor Variance File A-17/25 be in substantial conformity with the materials submitted with the Application.

Meeting Discussion:

Dara Taylor, Applicant and Owner was in attendance and indicated that there were no additional comments.

Member Walker advised that a site visit had been conducted and staff reports had been reviewed. No concerns were identified. It was noted that the application aligns well with surrounding neighbouring dwellings, and the comments raised by neighbouring property owners were understood.

Member Truax commented on the proposed height of the development and stated that there were no concerns.

Member Warren indicated that the staff report had been reviewed, however a site visit could not be conducted. It was noted that the narrow lot configuration presents challenges in meeting zoning provisions. No concerns were expressed with the application as presented.

Acting Chair McMillan confirmed that a site visit had been conducted and expressed no concerns with the permission and minor variance application. Support was noted for the proposed conditions related to drainage and grading.

Resolution No. CA-13-2026

Moved by Tom Truax

Seconded by Dan Walker

THAT the Committee of Adjustment receive report BP-11-26, dated April 14, 2026;
AND THAT Minor Variance/Permission File A-17/25 be approved with the recommended conditions.

CARRIED.

4.3. Minor Variance Application A-4/26
4616 Sideroad 25

Application to permit an Additional Residential Unit to be located closer to the street than the main dwelling to enable the construction of a new dwelling on the property.

The Secretary-Treasurer highlighted the application purpose and effect, background, comments from circulation as outlined in staff report [BP-12-26](#) and suggested motions & conditions.

As per staff report [BP-12-26](#) staff recommend approval of the application, subject to the recommended conditions.

Recommended Conditions:

1. That approval of Minor Variance File A-4/26 be in substantial conformity with the materials submitted with the Application;

Meeting Discussion:

Jeremy and Emily Dutka, property owners and applicants were present at the meeting.

The applicants confirmed that the existing primary dwelling is proposed to be converted to an Additional Residential Unit (ARU), and that a new primary dwelling would be constructed in compliance with the applicable zoning provisions in the rear yard.

Griffin and Taylor Allen, owners of 4614 Sideroad 25, raised concerns related to privacy impacts. It was noted that the proposed new primary dwelling would be located toward the rear of the lot, with the existing dwelling becoming an Additional Residential Unit in the front portion of the property. The neighbours inquired whether a privacy fence could be required along the property line. Additional concerns were raised regarding the angle and positioning of the existing dwelling, as well as safety concerns related to the driveway being located along the shared property line.

The Township Planner advised the Committee that the variance request before them pertains specifically to permitting the Additional Residential Unit in its proposed location. It was clarified that the proposed new primary dwelling meets the setback requirements of the Zoning By-law. Staff confirmed that the driveway is required to comply with the provisions of the Township's Entrance By-law. While recognizing that changes to neighbouring properties can be

unsettling, staff noted that the location of the primary dwelling is not the subject of the variance request. It was further explained that privacy fencing and buffer strips are only required where commercial uses abut residential uses. With respect to residential to residential properties, no buffering strip is required. While residents may install a fence on their own property in accordance with the Fence By-law, the Committee does not have the authority to require a privacy fence.

Member Warren expressed support for the application, noting the need for Additional Residential Units to address housing and rental demand.

Member Walker advised that a site visit had been conducted and staff reports reviewed, with no concerns identified. It was noted that the application follows the required procedures and expressed that neighbouring property owners may wish to work together regarding fencing arrangements.

Member Truax confirmed that a site visit had been conducted and acknowledged the neighbouring property owners' desire for a privacy fence. No concerns were expressed with the application.

Acting Chair McMillan confirmed that a site visit had been conducted and staff reports reviewed. It was reiterated that the Committee does not have jurisdiction to require a privacy fence and is in support of the application.

Resolution No. CA-14-2026

Moved by Randy Warren

Seconded by Tom Truax

That Committee of Adjustment receive Report BP-12-26 dated April 14, 2026 regarding Minor Variance Application A-4/26;

And That the Minor Variance be approved with the recommended condition.

CARRIED.

4.4. Minor Variance Application A-5/26

207 Florence Avenue

Variance from the average high water mark to a proposed second-storey deck to be built on a new home.

The Secretary-Treasurer highlighted the application purpose and effect, background, comments from circulation as outlined in staff report [BP-13-26](#) and suggested motions & conditions.

As per staff report [BP-13-26](#) staff recommend approval of the application, subject to the recommended conditions.

Recommended Conditions:

1. That approval of Minor Variance File A-5/26 be in substantial conformity with the materials submitted with the Application;
2. That the approval of Minor Variance File A-5/26 shall not be construed as permitting the enclosure of the deck, nor shall it allow for its use as habitable

space.

Meeting Discussion:

The applicant Ahmadreza Zadrad and property owner Ali Kajbaf were present at the meeting, with no further comments.

Member Truax advised that a site visit had been conducted and noted that the proposal involves the replacement of an existing building. It was stated that the application appears to meet Township approvals, and no concerns were present.

Member Walker expressed no concerns with the application.

Acting Chair McMillan confirmed that a site visit had been conducted. It was noted that the Lake Simcoe Region Conservation Authority (LSRCA) had provided comments and raised no concerns. The application was noted to meet the four tests for a minor variance and involves the replacement of an older building.

Resolution No. CA-15-2026

Moved by Randy Warren

Seconded by Tom Truax

That the Committee of Adjustment receive Report BP-13-26 dated April 14, 2026 regarding Minor Variance Application A-5/26;

And That the Minor Variance be approved with the recommended conditions.

CARRIED.

5. **ADOPTION OF MINUTES**

5.1. Minutes of the Committee of Adjustment meeting held on February 10, 2026.

Resolution No. CA-16-2026

Moved by Randy Warren

Seconded by Tom Truax

That the minutes of the February 10, 2026, Committee of Adjustment meeting be approved as presented.

CARRIED.

6. **UNFINISHED OR NEW BUSINESS**

7. **ADJOURNMENT**

7.1. **Resolution No. CA-17-2026**

Moved by Dan Walker

Seconded by Tom Truax

THAT the Committee of Adjustment meeting adjourn at 10:22 a.m.

CARRIED.

Dan McMillan, Acting Chair

Karissa Barker, Secretary-Treasurer

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