

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NO. 2025.29

**A BYLAW TO ADOPT AMENDMENT NO. 28 TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA
(3819 MCRAE PARK ROAD - 4348-010-006-08701-0000)**

WHEREAS Section 22(1) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended provides that a person or public body may request a Council to amend its Official Plan;

AND WHEREAS Section 17(22) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, provides for the adoption of an amendment to an Official Plan;

AND WHEREAS in accordance with Section 17(15) and Regulation 543/06, a public meeting was held on December 9, 2024 with respect to this amendment;

NOW THEREFORE, the Council of the Corporation of the Township of Ramara hereby enacts as follows:

1. That Amendment No. 28 to the Official Plan of the Township of Ramara constituting the text and Schedule "A", is hereby adopted.
2. That the Clerk is authorized to forward Amendment No. 28 to the County of Simcoe as required under Section 17(31) and to provide such notice as required by Section 17(13) of the *Planning Act*.
3. That this By-law shall come into force and effect on the day of the passing thereof and this Amendment comes into force and effect as the official plan approved in accordance with Section 17 of the *Planning Act*.

**BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 12 DAY OF MAY, 2025.**

The Corporation of the
Township of Ramara

BASIL CLARKE, MAYOR

JENNIFER CONNOR, CLERK

Status: Passed

AMENDMENT NO. 28
TO THE
OFFICIAL PLAN OF THE
TOWNSHIP OF RAMARA

AMENDMENT NO. 28 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Official Plan Amendment is to re-designate the Subject Lands from “Highway Commercial” to “Highway Commercial Special Policy” according to Schedule A – Land Use Plan. The Official Plan Amendment would permit the outdoor storage of recreational vehicles on a site-specific basis on the subject lands.

2. Location

This Amendment is specific to the Subject Lands legally described as North Part of Lot 24 Concession 8, in the former Township of Mara, known municipally as 3819 McRae Park Road.

3. Basis of Amendment

This Amendment would re-designate the Subject Lands from the ‘Highway Commercial’ designation to a site specific ‘Highway Commercial’ designation to facilitate the use of the property for an outdoor recreational vehicle storage facility. The site-specific designation seeks to add an outdoor recreational vehicle storage facility in the Highway Commercial designation on a site-specific basis.

The Provincial Planning Statement “PPS” 2024, provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Planning Statement states that Planning authorities may only permit non-agricultural uses in prime agricultural areas subject to specific criteria.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No. 28 to the Official Plan of the Township of Ramara.

1. Schedule 'A' entitled "Land Use Plan" of the Official Plan of the Township of Ramara is hereby amended by redesignating lands located in North Part of Lot 24 Concession 8, in the Township of Ramara (the former Township of Mara) from "Highway Commercial" to "Highway Commercial Special Policy" as shown on Schedule "A" attached hereto.
2. That section 9.10 is hereby amended by adding a special policy, as follows:

9.10.8.2 North Part of Lot 24 Concession 8 (Mara) (3819 McRae Park Road)

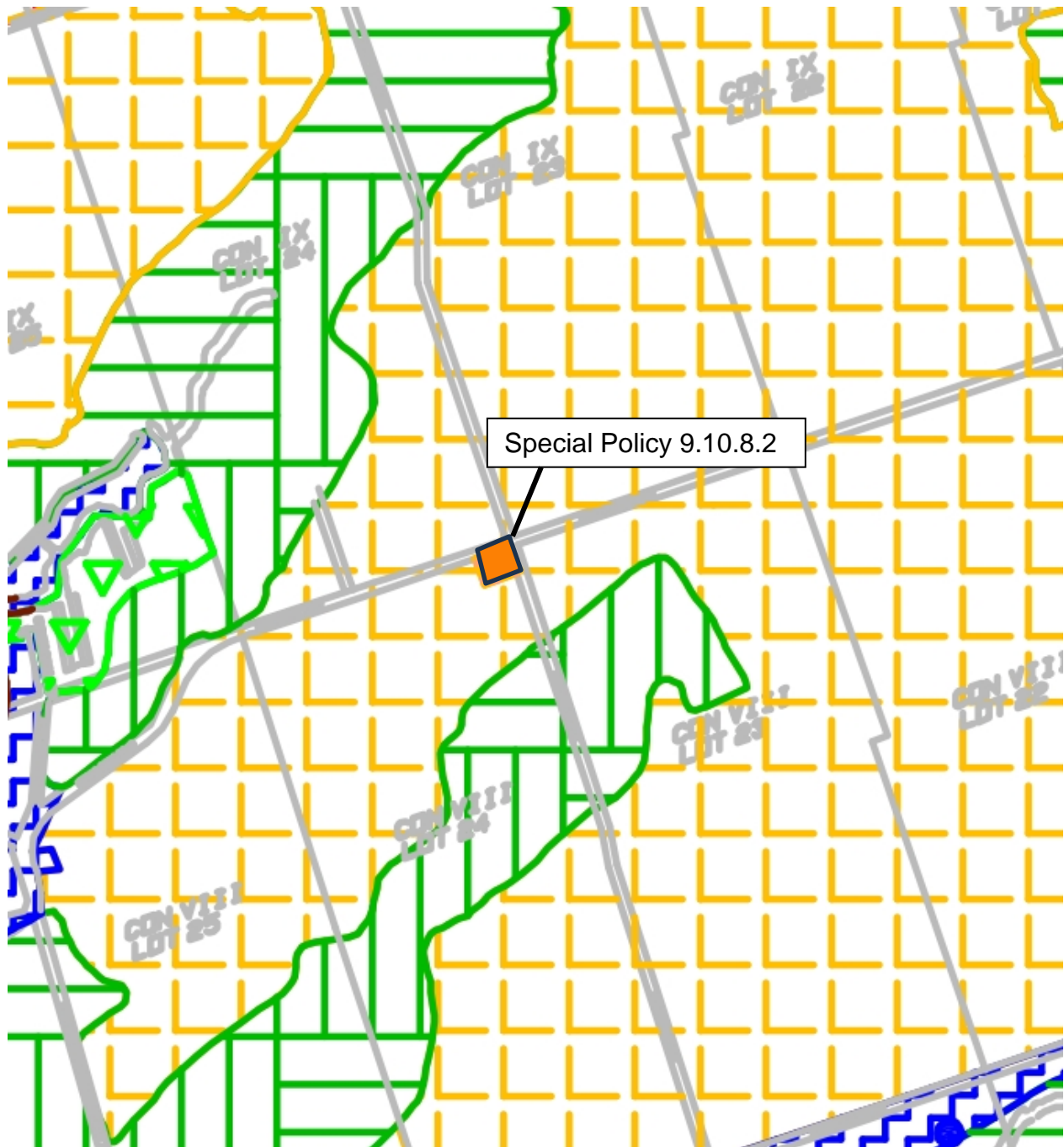
"Notwithstanding Section 9.10.2 within the lands designated "Highway Commercial" and identified as Special Policy 9.10.8.2 on Schedule 'A' of this Plan, an outdoor recreational vehicle storage facility is an additional permitted use."

Amendment No. 28 shall be implemented by means of a Zoning By-law passed pursuant to the provisions of Section 34 of the *Planning Act*.

The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the implementation of this amendment.

**“Schedule A” to Amendment No. 28 of the
Township of Ramara Official Plan**

Schedule A - Land Use Plan



PART C – THE APPENDIX

The following appendices do not constitute part of Amendment No. 28, but are included as information supporting the Amendment.

1. Minutes of the Statutory Public Meeting dated December 9, 2024.
2. Staff Reports BP-58-24 and BP-12-25 from the Township of Ramara dated December 9, 2024 and April 28, 2025 respectively.
3. Report from the Applicant's Planning Consultant (Morgan Planning and Development Inc) updated March 21, 2025.

PART C
SECTION 1
MINUTES OF THE STATUTORY
PUBLIC MEETING
DECEMBER 9, 2024



Special Council Minutes

Monday, December 9, 2024 - 9:30 AM

Hybrid - Council Chambers & Zoom

The Special Council of the Township of Ramara was called to order on Monday, December 9, 2024, at 9:30 AM, with the following members present:

PRESENT:

Mayor Basil Clarke
Deputy Mayor Keith Bell
Councillor Ward 1 David Snutch
Councillor Ward 3 Dana Tuju
Councillor Ward 4 Joe Gough
Councillor Ward 5 Sherri Bell

ABSENT:

Councillor Ward 2 Jennifer Fisher

ALSO PRESENT:

Chief Administrative Officer Robin Dunn
Legislative & Community Services Director/Clerk Jennifer Connor
Deputy Clerk Amber McDonald
Legislative Services Coordinator Madison Detta
Recreation and Community Services Supervisor Justine Bayne
Community Standards, Recreation & Facilities Manager Jon Popple
Admin Support/Customer Care Rebecca Carrick
Business, Communications & Community Engagement Manager
Ashley Watson
Director of Infrastructure Josh Kavanagh
Director Fire & Rescue Services/Fire Chief Tony Stong
Director of Financial Services/Treasurer Manon Higgins
Manager of Human Resources/Health & Safety Brittany Wilson
Building/Planning Director/CBO Walied Zekry
Planner Jennifer Stong

1 OPENING OF THE MEETING

2 ADOPTION OF AGENDA

21. Agenda and Additions dated December 9th, 2024

Resolution Number CR.120.24

Moved by Joe Gough

Seconded by Dana Tuju

That the agenda dated December 9th, 2024 be adopted as presented.

CARRIED.

3 DISCLOSURE OF PECUNIARY INTEREST

4 PUBLIC MEETINGS

41. PUBLIC MEETING

Zoning By-law Amendment File Z-4/24
131 Courtland Street (Whitney)

The Township Planner advised that the purpose of the application was to amend the current zoning of VR/VC/VIN-(H) to Village Residential Special Policy (VR-xx) to require a minimum rear yard setback of 15 metres for all buildings and structures. The increased setback is the result of a mitigation recommendation through an Environmental Impact Study submitted with Consent Files B-4/24 and B-5/24 to create two new residential lots. The applications were granted provisional consent, a condition of consent included an implementing zoning by-law amendment to establish the required setback for the buffer zone to the adjacent woodland.

Comments of no concern were received from the Township's Building, Infrastructure and Fire Department. Lake Simcoe Region Conversation Authority provided comments with no concerns.

Highlights from Staff Report BP-55-24 were reviewed with Council. Staff opined that the proposal is consistent with and/or conforms to applicable planning policy.

There were no public agencies or residents present at the meeting. There were no questions from Council.

Resolution Number CR.121.24

Moved by Joe Gough

Seconded by Sherri Bell

THAT Council receive Report BP-55-24 dated December 9, 2024 regarding the Zoning By-law Amendment File Z-4/24;

AND THAT subject to any comments received at the Public Meeting, the Zoning By-law Amendment as written be forwarded to the next Council meeting on December 9, 2024 for consideration.

CARRIED.

42. Public Meeting Report

Official Plan Amendment and Zoning By-law Amendment
OP-4/24 & Z-5/24
3819 Mcrae Park Road

The Township Planner advised that the purpose of the applications is to amend the current official plan and designation of the property to allow for the year round storage of 33 recreational vehicles with reduced front, rear, exterior and interior sideyard setbacks. The proposed setbacks to the storage spaces are 5 metres for front yard where the zoning by-law requires 10 metres, 5.4 metres for the exterior side yard, where the zoning by-law requires 10 metres, 2 metres for the rear yard setback where the zoning by-law requires 10 metres,

and 2 metres for the interior side yard where the zoning by-law requires 5 metres. The current HC-1 zoning of the property permits the winter only for storage of a maximum of 20 boats in addition to other Highway Commercial permitted uses which this application proposes to intensify.

Report BP-58-24 outlines the review of the application including comments and outstanding concerns from Infrastructure, Building and the Planning Departments. Comments from the County of Simcoe were received summarizing the requirements in their Official Plan to allow for a non-agricultural use within a prime agricultural area. The Lake Simcoe Region Conversation Authority provided comments of no concern with the application.

Mr. Randy Richer, 4180 Glencoe Beach Road provided written comments of concern regarding sightlines, current use of the property, fence locations and safety of the intersection.

The Township Planner advised that Township staff have met with the applicant's planning consultant to discuss any outstanding planning policy, setback reductions and site development concerns. As a result of these conversations the applicant's planning consulting is working to refine the proposal and address the concerns with a subsequent submission.

Staff recommended the application be returned to staff to allow the applicant time to address the concerns with a subsequent report and recommendation being provided to Council when available.

Jonathan Pauk, Senior Planner at Morgan Planning and Development Inc was present and provided an overview of the application to Council. The presentation demonstrated that the subject property is located south of Highway 12 in close proximity to area marinas and a Provincial Park. Mr. Pauk outlined that the property currently contains vehicles parked adjacent the lot lines, where the proposal seeks to increase the setbacks to the lot lines in an attempt to bring the site into conformity. The proposal intends to utilize the existing entrances, the property is fenced with chain link fencing and the applicant is open to moving a portion of the fence to improve sightlines. The application seeks to recognize the commercial nature of the property within the prime agricultural area, while allowing for an intensification of the current permitted use. Mr. Pauk confirmed there is no intention to stack vehicles, one vehicle per space and will update the application in accordance with the new Provincial Planning Statement 2024 and address any outstanding planning policy, department and public comments.

Mayor Clarke provided an opportunity to the public to ask questions.

Mr. Randy Richer, 4180 Glencoe Beach Road, was present in the Council Chambers. In his opinion the current operation causes navigation difficulties of the intersection due to the fencing. Mr. Richer requested that Council respect the setback requirements of the zone. He noted that currently there are a variety of automobiles, piles of wood and a tractor stored on the property and

requested that a definition be provided for the types of recreational vehicles intended to be stored on site. He also noted that the policies should be written to require 33 vehicles instead of spaces, citing concerns of stacking up to 8 snow mobiles in one space.

Mr. Pauk confirmed the owner does not intend to store more than 1 vehicle per space, and that they are currently investigating options to increase the setbacks to be more in conformity with the current provisions of the zone.

Mr. Paul Pitblado, 4118 Glencoe Beach Road, was present in the Council Chambers. He question if the setbacks will be pulled back all the way to the 10 metre requirement, including the fence. He also requested for clarification on what types of recreational vehicles will be stored on site.

Mr. Pauk confirmed that the zoning by-law does not regulate fences, however the applicant is agreeable to respecting the sight triangles. He confirmed that he is working with the applicant to review options to increase the setbacks. Mr. Pauk acknowledged that the site is currently operating in non-compliance, appreciating that there are vehicles stored on site that would be otherwise not categorized as recreational vehicles. He confirmed that the role of Morgan Planning Development Inc is to work with the applicant to bring the site into conformity with the zoning by-law. He agreed that the application can be amended to confirm and define the permitted vehicles to be stored on site.

Mr. Pitblado noted that there are advertising signs on the fence that impact sight lines.

Mr. Randy (Roland) Whitten, 4126 Glencoe Beach Road was present in the Council Chambers. He concurred with the previous comments by his neighbours. He also wanted to note that the existing entrances are quite close to the intersection which is causing issues when vehicles are waiting to get into the lot and vehicles are travelling on the roadways. He suggested that an increase in setbacks could allow more space for vehicles to wait and asked that the entrance locations be reviewed.

Mayor Clarke provided Council the opportunity to ask questions.

Councillor Snutch asked if a height restriction for the recreational vehicles could be incorporated to ensure there are no stacking of vehicles stored on site. The Township Planner confirmed that currently there are no height restrictions on recreational vehicles in the Zoning By-law.

Councillor Snutch asked Mr. Pauk if the parking on this site is in collaboration or competition with the surrounding marinas. Mr. Pauk was unsure if there were arrangements made with marinas and took not to answer the question once an answer was provided by the applicant.

Councillor Snutch asked why the setbacks were being amended with the

Zoning By-law Amendment application versus application through Minor Variance at the Committee of Adjustment. The Township Planner confirmed that the amendments to the setback requirements were included with the zoning by-law and official plan amendment applications for efficiency, noting that since the use is currently not permitted an amendment is required, the use and setbacks would be reviewed holistically versus separating the application into two separate reviews.

Councillor Snutch asked how many vehicles are currently stored on site. The number of vehicles currently on site is unknown.

Councillor Bell asked if the site could be organized to ensure that recreational vehicles with greater heights be placed away from the intersection to allow for optimal sight lines. She further noted that since the Township does not have a by-law regulating signs she anticipates that regulating the placement of signs would not be possible.

Councillor Tuju asked if the applicant intends to pave the site. Mr. Pauk confirmed there are no plans to pave the site.

Councillor Snutch asked if the zoning by-law amendment could regulate the placement of signs on the fences. The Township Planner advised she would investigate and report back.

Mr. Randy Richer added that the reduced height in recreational vehicles won't help with sightlines and asked that the road setbacks of 10 metres be respected.

Resolution Number CR.122.24

Moved by Keith Bell

Seconded by Joe Gough

THAT Council receive Report BP-58-24 dated December 9, 2024 regarding files OP-4/24 and Z-5/24;

AND THAT the application be deferred back to staff for further processing to allow the owner time to address outstanding comments.

CARRIED.

43. PUBLIC MEETING REPORT Zoning By-law Amendment File Z-6/24 4195 Mcrae Park Road (Healy)

The Township Planner advised that the purpose of the application was to amend the current zoning of 'Rural' on a portion of the property to 'Shoreline Residential' and 'Natural Area Protection'. Consent applications B-12/24, B-13/24 and B-14/24 were granted provisional consent on December 3, 2024 to allow for the creation of three lots within the area subject to the amendment for residential purposes. The areas subject to the consent will be zoned 'Shoreline Residential', with a vegetative protection zone on the property to be zoned 'Natural Area Protection' to protect the significant woodland and wetlands on

PART C
SECTION 2
REPORTS FROM TOWNSHIP
BP-58-24 & BP-12-25
DECEMBER 9, 2024 & APRIL 28, 2025



Staff Report #BP-58-24

Meeting: Special Council - 09 Dec 2024

Staff Contact: Jennifer Stong, Planner

Subject: Public Meeting Report
Official Plan Amendment and Zoning By-law Amendment
OP-4/24 & Z-5/24
3819 Mcrae Park Road

Suggested Motion

That Council receive Report BP-58-24 dated December 9, 2024 regarding files OP-4/24 and Z-5/24; And That the application be deferred back to staff for further processing to allow the owner time to address outstanding comments.

Background & Discussion

Concurrent applications for amendments to the Township's Official Plan and Zoning By-law were received on September 20, 2024. The applications were deemed complete on October 16, 2024; notice of complete application and public meeting was issued on October 21, 2024, and circulated in accordance with Provincial Legislation. This notice is attached to this report as **Attachment 1**.

The following reports and documents were submitted in support of the applications and are affixed to this report:

- Agricultural Impact Assessment, Beacon Environmental Limited, September 19, 2024
- Planning Justification Report, Morgan Planning and Development Inc, September 19, 2024
- Site Plan, Morgan Planning and Development Inc, April 3, 2024
- Draft Amendments prepared by Morgan Planning and Development Inc, October 17, 2024

The property legally described as Part North Half of Lot 24, Concession 8, Mara is known municipally as 3819 Mcrae Park Road. The property is located on the south west corner of the intersection of Muley Point Road and Mcrae Park Road, and is 0.9 acres (0.37 hectares) in size. Surrounding land uses are agriculture, with a residential lot directly abutting to the south which contains a single family residential dwelling.

The subject property is currently designated Highway Commercial in the Township of Ramara Official Plan, and Agriculture in the County of Simcoe Official Plan. The property has a site specific Highway Commercial zoning of HC-1. Permitted uses on the property according to the current zoning include an eating establishment, arts and crafts establishment, motor vehicle service station and an additional use of winter boat storage for a maximum of 20 boats. The property is subject to Site Plan Approval for all uses listed as permitted uses. Site Plan Approval is an application under Section 41 of the Planning Act and therefore consistency with Provincial Policy and conformity with provincial plans (or non-conflict) are required as part of the approval.

Public Meeting Report
 Official Plan Amendment and Zoning By-law Amendment
 OP-4/24 & Z-5/24
 3819 Mcrae Park Road

The property was created by severance in 1975 to allow for, according to the file, separate ownership of a commercial operation on site at the time. The subject property successfully obtained a zoning by-law amendment in 1986 from Agriculture to Highway Commercial (C1-6) to allow for the use of the property for one dwelling unit contained within a portion of a non-residential building and permitting only the following non-residential uses: a restaurant and public uses. In 1989 the property successfully obtained an additional amendment to the C1-6 zoning to allow for the permitted use of a convenience store and the winter storage of a maximum of 20 boats.

The history of the property file indicates the site was used as a single storey restaurant with accessory dwelling. According to Township records the restaurant was demolished in 2011. From a review of aerial photography, it appears the property remained vacant until, according to Township records, 2022 when the site was altered by the importation of gravel, and subsequent storage of recreational vehicles. Township By-law Enforcement visited the site in June 2022, and the owner began the pre-consultation process with the Township in August 2023 to legalize the development.

During pre-consultation it was identified that the use established for outdoor storage of recreational vehicles and other vehicles on site did not conform to the Township of Ramara Official Plan and was not permitted in the Township Zoning By-law. Representatives from the Lake Simcoe Region Conservation Authority, County of Simcoe and Township of Ramara were present for the meeting. Required documents in support of an Official Plan and Zoning By-law Amendment included a detailed site plan, planning justification report and agricultural impact assessment.

The proposed amendments as written would permit the year-round storage of 33 recreational vehicles, with reduced front yard, rear yard, exterior and interior side yard setbacks to accommodate the additional storage. The draft amendments as written by Morgan Planning and Development Inc are attached to this report as **Attachment 2**.

The proposed amendments to the setbacks are shown in Table 1 below:

Table 1 – Setback Reduction Requests for Z-5/24

Setback	Zoning Bylaw Requirement	Proposed	Reduction
Front Yard Setback (Muley Pt Road)	10 metres	5 metres	5 metres
Exterior Sideyard Setback (McRae Park Road)	10 metres	5.4 metres	4.6 metres
Rear Yard Setback	10 metres	2 metres	8 metres
Interior Sideyard Setback	5 metres	2 metres	3 metres

Circulation and Comments

The application and supporting documents were circulated to Township departments, County and LSRCA October 10th, 2024 to assist in deeming the application complete. LSRCA, County and all applicable agencies were circulated on October 21st, 2024 through the Notice of Complete

Public Meeting Report
 Official Plan Amendment and Zoning By-law Amendment
 OP-4/24 & Z-5/24
 3819 Mcrae Park Road

Application and Public Meeting . A comprehensive commenting package was supplied to the owner on November 21, 2024. The owner has met with Township staff to review the comments, staff will continue to work with the applicant to resolve the concerns raised. The comments package is attached to this report as **Attachment 3**.

In summary, the following comments were provided by the following departments.

The Fire Department raised concern with the proposed decrease in setbacks, bringing specific attention to the reduced setback to the adjacent residential parcel to the south, noting that non-vegetative areas for the sake of mitigating fire spread to adjacent properties would be required.

The Infrastructure Department cited concerns regarding sightlines, storm water drainage and proposed snow storage locations.

The Planning Department raised concerns regarding reducing setbacks for outdoor storage with minimal buffer area proposed between adjacent land uses and more specifically from the abutting residential lot, additional comprehensive review and justification in the agricultural impact assessment is required.

The Lake Simcoe Region Conservation Authority advised that consistency with Section 5.2 of the Provincial Planning Statement has been demonstrated and confirmed the property is not regulated and therefore will not require a permit.

The County of Simcoe summarized the criteria required to be met by both the Provincial Planning Statement and County of Simcoe Official Plan in order to permit the establishment of a non-agricultural use within a prime agricultural area.

Enbridge gas provided comments of no concern.

Comments from the Public

A written submission was received by Mr. Randy Richer, 4180 Glencoe Beach Road, as a result of circulation for Public Meeting. The comments note in the author's opinion that the fence is located too close to the road identifying difficulties turning due to the fence and storing of trailers. They also asked for clarification as to why the storage facility is located in agricultural lands and remarked that there are more than boats and trailers being stored as stated in the application, noting that the corner is "unsightly and out of place" with the adjoining agricultural properties.

Policy Review

Planning Act

Section 2 of the Planning Act states that the Council or a municipality or local board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest.

Public Meeting Report
 Official Plan Amendment and Zoning By-law Amendment
 OP-4/24 & Z-5/24
 3819 Mcrae Park Road

These items include but are not limited to:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the protection of the agricultural resources of the Province;
- (h) the orderly development of safe and healthy communities;
- (p) the appropriate location of growth and development.

Section 3(5) of the Planning Act states that a decision of the council of a municipality in respect of the exercise of any authority that affects a planning matter shall be consistent with policy statements issued under Section 3(1) and conform with the provincial plans that are in effect on that date, or shall not conflict with them.

Section 22(1) of the Planning Act states that if a person or public body requests council to amend its official plan, the council shall forward a copy of the request and the information and material required to the appropriate approval authority and hold a public meeting.

Section 34(10) of the Planning Act authorizes applications for amendment to the zoning by-law. The Township of Ramara currently uses Zoning By-law 2005.85, as amended.

Provincial Planning Statement (PPS 2024)

The Provincial Planning Statement is a policy issued under Section 3(1) of the Planning Act, coming into effect on October 20, 2024. Provincial Planning Statement (2024) replaces the previous Provincial Policy Statement (2020) and The Growth Plan for the Greater Golden Horseshoe. The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. The document notes that municipal official plan are the more important vehicles for implementation of the Provincial Planning Statement for achieving comprehensive, integrated and long-term planning.

Section 4.3 of the PPS 2024 states that planning authorities are required to use an agricultural system approach based on provincial guidance to maintain and enhance a geographically continuous agricultural land base. Prime agricultural areas shall be designated and protected for long-term use for agriculture. Section 4.3.2 states that permitted uses in prime agricultural areas include agricultural uses, agriculture-related uses and on-farm diversified uses.

Section 4.3.5 advises that planning authorities may only permit non-agricultural uses in prime agricultural areas for:

- a. The extraction of mineral, petroleum resources and mineral aggregate resources; or
- b. Limited non-residential uses, provided that the following are demonstrated:
 - 1. The land does not comprise a specialty crop area;
 - 2. The proposed use complies with the minimum distance separation formulae;
 - 3. There is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and
 - 4. Alternative locations have been evaluated, and
 - i. There are no reasonable alternative locations which avoid prime agricultural areas; and
 - ii. There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands

Public Meeting Report
 Official Plan Amendment and Zoning By-law Amendment
 OP-4/24 & Z-5/24
 3819 Mcrae Park Road

The owner engaged the services of Beacon Environmental to undertake an Agricultural Impact Assessment for the proposed site. The Agricultural Impact Assessment was authored in comparison to PPS 2020. To address items 1 and 2 above, the AIA confirms that the lands do not comprise of a specialty crop area and a minimum distance separation is not required due to the proposed use.

The AIA defers to review of item 3 to the Planning Justification Report authored by Morgan Planning and Development Inc. The Planning Justification Report states that the property as zoned permits a variety of highway commercial uses in the Township of Ramara Official Plan. It states the amendment would permit an outdoor storage facility that is needed in the area due to the nearby marinas and Mara Provincial Park further down Mcrae Park Road. The report advises that the demand for this use is demonstrated by its existing use and the need for the owner to accommodate an additional 13 storage spaces. It further states that the demonstrated need within the planning horizon is evident due to the owner needing to expand their business on a year-round basis.

Although required in item 4 above, the AIA did not review any alternative locations due to the fact that the property is an “undeveloped gravel parking area” and is presently disturbed with no existing agricultural use. The report states “The use of an alternative location would require disturbance to agricultural lands and continued use of the property is appropriate.” It is important to note, that the gravel parking area was established without appropriate planning approvals and therefore the evaluation of alternative sites is required. Additionally, the subject property is within an area of site plan control, and establishment of a use on the property would be subject to the review of PPS 2024 including an evaluation of the appropriateness of the development on the site.

The subject property is located within the agricultural designation of the County of Simcoe Official Plan, and is slated for Agricultural designation in the Township of Ramara draft Official Plan. Prime agricultural areas are identified by the Agricultural designation on Schedule 5.1 and shall be protected for long-term use for agriculture.

Lake Simcoe Protection Plan

The properties are located within the boundary of the Lake Simcoe Protection Plan, a Provincial Plan established in 2009 for the protection, improvement/restoration to the ecological health of the Lake Simcoe Watershed.

The application as proposed does not fall under the definition of major development in the Lake Simcoe Protection Plan. Further no Natural Heritage Features have been identified on site.

The property is not regulated by the Lake Simcoe Region Conservation Authority and no hazards are mapped on site.

County of Simcoe Official Plan

Public Meeting Report
 Official Plan Amendment and Zoning By-law Amendment
 OP-4/24 & Z-5/24
 3819 Mcrae Park Road

The subject property is located within the Agricultural Designation according to Schedule 5.1 of the County of Simcoe Official Plan. This Agricultural designation identifies the Prime Agricultural Areas and shall be protected for long-term use for agriculture.

Section 3.6.12 provides for criteria that must be satisfied in order to permit a non-agricultural use in a prime agricultural area. These criteria include:

b) limited non-residential uses, through a site-specific *local municipal* official plan amendment, provided that all of the following are demonstrated:

1. the land does not comprise a *specialty crop area*;
2. the proposed use complies with the *minimum distance separation formulae*;
3. there is an identified need within the planning horizon provided for in this *Plan* for additional land to be designated to accommodate the proposed use;
4. alternative locations have been evaluated, and
 - i. there are no reasonable alternative locations which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands;
5. the proposed use requires minimal site alteration, as determined through pre-consultation with the *local municipality* and the approval authority;
6. the proposed use shall be compatible with the surrounding agricultural uses or in a location that is separated from the primary agricultural operations by physical features and demonstrated to cause minimal disruption to surrounding area;
7. the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby *settlement areas*;
8. the proposed use complies with all other applicable provisions of this *Plan*; and
9. applications for non-*agricultural uses* must be supported by adequate technical assessment to ensure that appropriate services for the proposed use can be provided.

Impacts from any new or expanding non-*agricultural uses* on surrounding agricultural operations and existing land uses are to be mitigated to the extent feasible. *Local municipalities* shall utilize site plan control to regulate the impact of non-*agricultural uses* in *prime agricultural areas*."

The County of Simcoe was circulated notice of these applications and provided comments highlighting the requirement for the municipality to be satisfied that the above noted criteria has been demonstrated.

Items 1, 2, 3 and 4 mirror the policies in PPS 2024. The AIA states in a review of item 5 that the site is presently disturbed and the proposal requires minimal grading or site alteration. The existing gravel parking area was established without appropriate planning approvals and therefore the application should be considered against the land previous to the importation of gravel and grading.

In the AIA, Item 6 which requires the proposed use to be compatible with the surrounding agricultural uses or in a location that is separated from the agricultural operations by physical features. The report states that "the proposed use of the subject property is (a) continued commercial use that has historically been compatible with surrounding agricultural uses." Only a portion of this site was historically used commercially, therefore the expansion is considered new and should be reviewed as such.

Public Meeting Report
 Official Plan Amendment and Zoning By-law Amendment
 OP-4/24 & Z-5/24
 3819 Mcrae Park Road

Township of Ramara Official Plan

The property is currently designated Highway Commercial in the Township of Ramara Official Plan 2003. The purpose of the Highway Commercial designation is to accommodate small area and individual commercial activities that are located on main roads and at intersections to provide convenient access and exposure. Land uses include eating establishments, motor vehicle service stations, convenience commercial establishment, arts and craft establishment.

Upon review of the property file and planning application history, the historic restaurant establishment on the property was recognized through the Highway Commercial designation. The zoning currently permits the winter only storage of up to 20 boats. The amendment as submitted seeks to permit the year-round outdoor storage of up to 33 recreational vehicles. Outdoor storage is currently only permitted in the Industrial designation.

Township of Ramara Zoning By-law

The Township of Ramara Zoning By-law zones this property as “Highway Commercial Special Policy 1” or “HC-1”. The permitted uses include eating establishment, convenience retail establishment, motor vehicle service station and a special policy that permits the additional use of the winter only storage of 20 boats. As previously mentioned, amendments were successfully obtained in 1986 and 1986 and included as supplemental information attached to this report.

The minimum setbacks in the Highway Commercial zone are 10 metres for each the front, rear and exterior side yard, and 5 metres for the interior side yard setback. By definition, this lot has frontage on Muley Point Road with the exterior side yard abutting Mcrae Park Road. The interior lot line is then the southern lot line that abuts the property currently used for residential purposes known as 4482 Muley Point Road.

Section 2.(22) of the Township of Ramara Zoning By-law provides policy for outdoor storage in the zones in which it is permitted. It states that the outdoor storage may not be located within any required front or side yard. It also notes that it must be visually screened from the street and any abutting land zoned for residential or institutional uses by a buffer strip.

Section 2.(5) states buffer strips must have a minimum width of 2 metres abutting a lot line. It also states that the buffer strip shall consist of a continuous unpierced hedgerow of evergreens or shrubs, a solid privacy fence, solid wall or an earth berm (or combination of). The buffer strip must be a minimum of 1.6 metres in height immediately adjacent to the lot line where the buffer strip is required, for example an interior side yard. The Agricultural Impact Assessment undertaken by Beacon Environmental has also suggested visual screening be established on the front and exterior side yards, including such as improved fencing, and plantings of low dense woody vegetation as a physical barrier.

Public Meeting Report
 Official Plan Amendment and Zoning By-law Amendment
 OP-4/24 & Z-5/24
 3819 Mcrae Park Road

As proposed, there is concern regarding the reduced setbacks with respect to sightlines, compatibility and storm water management. The reduced setback will result in the recreational vehicles being brought closer to the roadway and lot lines than any structure is permitted in the area. The reduced setbacks pose concerns for the ability to install buffer strips, particularly without impeding sightlines adjacent the road allowances as this is a corner lot. The reduction in setbacks also allows for additional lot coverage with gravel, which will require preliminary storm water management calculations to support this reduction.

The development proposal will be subject to Site Plan Approval, however in order to support the reduction in the minimum setbacks, it must be demonstrated that the site development is feasible and appropriate in order to support the reduction.

Next Steps for Policy Review

The owner, their supporting professionals and staff will continue to discuss PPS policy and the policies contained within the County of Simcoe Official Plan and Township of Ramara Official Plan and Zoning By-law to resolve outstanding items of concern.

Recommendations:

The purpose of this public meeting is to afford the public and Council an opportunity to learn about the application and provide comments. Staff will be gathering the comments and questions received, and will continue to work with the applicant. It is recommended that the applications be deferred back to staff for further processing to afford the owner time to address all outstanding comments. Once all outstanding comments are addressed, a final review and analysis of the applications in the context of provincial and municipal policy with a recommendation will be provided to Council for consideration.

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?

- ☐ Workforce that is skilled and motivated
- ☒ Community that is involved and engaged
- ☐ Operations and services that are defined, prioritized and sustained
- ☒ Growth is planned, promoted and fostered

Recommended Action:

That Council receive Report BP-58-24 dated December 9, 2024 regarding files OP-4/24 and Z-5/24;

Public Meeting Report
 Official Plan Amendment and Zoning By-law Amendment
 OP-4/24 & Z-5/24
 3819 Mcrae Park Road

And That the application be deferred back to staff for further processing to allow the owner time to address outstanding comments.

Attachments:

[Attachment 1 - Notice of Complete App and Public Meeting 2024-10-21 \(OP-4-24 and Z-5-24\) \(2\)](#)

[Attachment 2 - Draft Amendments submitted](#)

[Attachment 3 - Comments pkg - First Review OP4Z5-24 \(3819McraePkRd\) \(1\)](#)

[Supplemental - Site Maps and Planning Policy 3819Mcrae](#)

[Supplemental - Site Plan - \(Morgan Planning\)](#)

[Supplemental - Agricultural Impact Assessment \(Beacon Environmental\)](#)

[Supplemental - Planning Justification Report \(Morgan Planning\)](#)

[Supplemental - Zoning Amendment 1986 \(C1-6\)](#)

[Supplemental - Zoning Amendment 1989 \(C1-6\)](#)

Reviewed By

Approved By:	Department:	Status:
<i>Walied Zekry, Building/Planning Director/CBO</i>	Building and Planning Department	Approved - 03 Dec 2024
<i>Jennifer Connor, Legislative & Community Services Director/Clerk</i>	Council/COW Agenda Circulation (Staff)	Approved - 04 Dec 2024
<i>Robin Dunn, Chief Administrative Officer</i>	Council/COW Agenda Circulation (Staff)	Approved - 04 Dec 2024



Staff Report #BP-12-25

Meeting: Regular Council - 28 Apr 2025

Staff Contact: Jennifer Stong, Planner

Subject: Recommendation Report
Official Plan Amendment and Zoning By-law Amendment Files OP-4/24 & Z-5/24
(3819 McRae Park Road - 9575464 Canada Inc)

Suggested Motion

THAT Report BP-12-25 - Recommendation Report - Official Plan Amendment and Zoning By-law Amendment Files OP-4/24 & Z-5/24 (3819 McRae Park Road - 9575464 Canada Inc) be received;

AND THAT Files OP-4/24 & Z-5/24 (3819 McRae Park Road - 9575464 Canada Inc) be approved.

Background & Discussion

Council held a statutory public meeting on December 9, 2024 under Sections 17 and 34 of the *Planning Act* to consider applications OP-4/24 and Z-5/24. At the public meeting, Council received Report [BP-58-24](#) which outlined the processing of the applications to date and comments received from the public and applicable agencies.

The purpose and effect of the applications is to permit the year round storage of up to 33 recreational vehicles on the subject property known municipally as [3819 McRae Park Road](#). The property is currently zoned with a site specific Highway Commercial Special Provision 1 (HC-1) which permits the winter storage of up to 20 boats as an additional permitted use. At the public meeting, the application, which was supported by an Agricultural Impact Assessment, Planning Justification Report, Site Plan and Draft amendments was deferred back to staff for further processing to allow the owner and applicant time to address the outstanding comments.

The proposed amendments as written at the time, would have permitted the year-round outdoor storage of 33 recreational vehicles, with reduced front yard, rear yard, exterior and interior side yard setbacks to accommodate the outdoor storage.

The Zoning By-law amendment included requests for reductions in the following yards:

Setback	Zoning Bylaw Requirement	Proposed	Reduction
Front Yard Setback (Muley Pt Road)	10 metres	5 metres	5 metres
Exterior Sideyard Setback (McRae Park Road)	10 metres	5.4 metres	4.6 metres
Rear Yard Setback	10 metres	2 metres	8 metres
Interior Sideyard Setback	5 metres	2 metres	3 metres

Recommendation Report

Official Plan Amendment and Zoning By-law Amendment Files OP-4/24 & Z-5/24
(3819 McRae Park Road - 9575464 Canada Inc)

Concerns were raised from Township Fire, Infrastructure and Planning Departments regarding the proposed decrease in the required yards for the storage of the recreational vehicles, site lines and buffers, storm water drainage and snow storage locations. Township and County Planning staff also requested additional comprehensive review and justification in the agricultural impact assessment to demonstrate conformity with the County Official Plan and consistency with the Provincial Planning Statement.

Comments were received from the following residents/constituents at the public meeting or as a result of circulation:

- Mr. Randy Richer, 4180 Glencoe Beach Road
- Mr. Paul Pitblado, 4118 Glencoe Beach Road
- Mr. Randy (Roland) Whitten, 4126 Glencoe Beach Road

Comments were generally related to concerns regarding the reduced setbacks, sightlines, the number and type of vehicles planned to be stored on site, ingress and egress to the site. There were concerns regarding the stacking of recreational vehicles within the storage spaces proposed.

At the conclusion of the public meeting, Council resolved as follows:

"THAT Council receive Report BP-58-24 dated December 9, 2024 regarding files OP-4/24 and Z-5/24;

AND THAT the application be deferred back to staff for further processing to allow the owner time to address outstanding comments."

CARRIED

Site Concept Refinement:

Since the public meeting, staff and the applicant have been working to refine the site plan and amendments for the proposal. The original and update site concepts plans at attached for this report as Attachment 1. The number of recreational vehicles permitted to be stored on site has reduced from 33 to 30. The front, exterior and side yard setbacks of the Highway Commercial zone are no longer proposed to be amended for the storage of recreational vehicles. The rear yard setbacks for the storage of recreational vehicles is proposed to be reduced to 5 metres from the 10 metres required in the current zoning (increase from the original request of 2 metres).

The table below outlines the current zoning, original proposal and refined proposal provisions in the Zoning By-law.

Recommendation Report

Official Plan Amendment and Zoning By-law Amendment Files OP-4/24 & Z-5/24
(3819 McRae Park Road - 9575464 Canada Inc)

Zoning Provision	HC-1 Zoning	Original Proposal	Refined Proposal
Permitted use	20 winter storage of boats	33 recreational vehicles year-round	30 recreational vehicles year-round
Minimum Front yard	10 metres	5 metres	10 metres
Minimum Interior side yard	5 metres	2 metres	5 metres
Minimum Exterior side yard	10 metres	5.4 metres	10 metres
Minimum Rear yard	10 metres	2 metres	5 metres

The refined amendment explicitly notes "Parking for the outdoor storage of recreational vehicles shall be provided at a rate of 1 space per recreational vehicle and/or loaded single trailer"

The amendment defines the type of recreational vehicles permitted to be stored on site explicitly in the specific zone: "For the purposes of the "HC-1" Zone, a "Recreational Vehicle" shall include trailers, motorized mobile homes, truck campers, watercrafts, boats, and multiple small watercrafts stored in a single space loaded onto a single trailer."

It has been confirmed that the Zoning By-law Amendment cannot regulate the height of the trailers.

As a result of the refinements to the site plan and draft amendment, outstanding comments have been addressed regarding the site development. Items such as stormwater management and buffer planting will be reviewed as part of the Site Plan Application for the site development.

Planning Policy

As identified in Staff Report BP-58-24, County and Township staff requested further justification based on the historical use and alteration to the site, and demonstration of consistency with PPS 2024 and conformity with the County of Simcoe Official Plan (SCOP); specifically as it relates to the supporting of non-agricultural uses in prime agricultural areas. The Planning Justification Report originally submitted with the application did not undertake an evaluation of alternative sites as required in Section 4.3.5 of the PPS and Section 3.6.12 of the County of Simcoe Official Plan. Updated Planning Justification Reports were submitted by Morgan Planning and Development Inc. on January 30, 2025 and March 21, 2025. The updated Planning Justification Reports generally address outstanding comments and concerns from a planning policy perspective.

The final Planning Justification Report, dated March 21, 2025 provides an evaluation of alternative sites/areas within 2.5 kilometres of the subject property. This evaluation rules out other sites without agricultural zonings demonstrating that none of the identified sites are more appropriate than the subject site. The zoning on these alternative sites varies from Village Commercial (VC), Destination Commercial (DC), Village Residential/Village Commercial/Village Institutional (VR/VC/VIN-H) and are located outside of the prime agricultural area and designation.

While the Agricultural Impact Assessment and Planning Justification Report do not explicitly perform an evaluation of other potentially "reasonable alternative locations in prime agricultural areas with lower priority agricultural lands" as required in the PPS and SCOP, Township staff have reviewed the area and have concluded this test is satisfied. The size of the existing lot and historical disturbance (when the site was a restaurant) compared to adjacent agricultural properties, coupled with the

Recommendation Report

Official Plan Amendment and Zoning By-law Amendment Files OP-4/24 & Z-5/24

(3819 McRae Park Road - 9575464 Canada Inc)

information provided in the Agricultural Impact Assessment; it is evident that there are no reasonable alternative locations with agricultural zoning within the prime agricultural area that would better suit the proposed use.

Based on the review of the updated supporting Planning Justification Report, outstanding comments have been addressed regarding consistency with the Provincial Planning Statement and conformity with the County of Simcoe Official Plan.

Conclusion

Based on the refinements made to the site plan and the draft amendments, outstanding matters are considered addressed. Staff are of the professional planning opinion that the approval of the applications as amended, have regard for matters of Provincial Interest, have demonstrated consistency with the Provincial Planning Statement 2024 and conform to the County and Township Official Plan.

The draft amendments are provided as Attachments 2 and 3 to this report; staff recommend that the amendments be forwarded to Council for adoption and approval.

Alternatives

Council could alter or deny the amendment

Financial Information

none perceived

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

Policy Implications:

The amendments will result in a site specific Official Plan Policy and Zoning for the subject property to permit the year round outdoor storage of up to 30 recreational vehicles on site.

Recommendation Report

Official Plan Amendment and Zoning By-law Amendment Files OP-4/24 & Z-5/24
(3819 McRae Park Road - 9575464 Canada Inc)

Recommended Action:

THAT Report BP-12-25 - Recommendation Report - Official Plan Amendment and Zoning By-law Amendment Files OP-4/24 & Z-5/24 (3819 McRae Park Road - 9575464 Canada Inc) be received;
AND THAT Files OP-4/24 & Z-5/24 (3819 McRae Park Road - 9575464 Canada Inc) be approved.

Attachments:

[Attachment 1 - Site Plans - Original and Updated \(3819 McRae Pk Rd\)](#)

[Attachment 2 - Official Plan Amendment - 3819McraePkRd2025-04-17](#)

[Attachment 3 - Draft ZBA 3819McraePkRd2025-04-17](#)

Reviewed By

Approved By:

*Walied Zekry,
Building/Planning
Director/CBO*

*Jennifer Connor,
Legislative &
Community Services
Director/Clerk*

*Gayle Jackson, Chief
Administrative Officer*

Department:

**Building and
Planning
Department**

**Council/COW
Agenda Circulation
(Staff)**

**Council/COW
Agenda Circulation
(Staff)**

Status:

Approved - 17
Apr 2025

Approved - 22
Apr 2025

Approved - 22
Apr 2025

Zone Matrix ZBL 2005.85	Highway Commercial (HC-1) Zone	Proposed HC-## Zone
Permitted Use	Winter Boat Storage (20 boats max)	Storage Spaces (33 spaces max)
Lot Area (min)	-	±0.376ha (0.93ac)
Lot Frontage (min)	40.0m	±56.5m
Building Height (max)	10.0m	n/a
Landscaped Open Space (min)	20%	±20%
Buffer Strip (min)	2.0m	2.0m
Gross Floor Area (max)	500.0m ²	n/a
Outdoor Storage		
Front Yard (min)	10.0m	5.0m
Side Yard (min)	5.0m	2.0m
Exterior Side Yard (min)	10.0m	5.4m
Lot Coverage (max)	40% (outdoor storage)	±39.5%



CONCEPT PLAN

3819 McRae Park Rd
Part of Lot 24, Concession 8
Township of Ramara, County of Simcoe

Scale 1 : 50,000

LEGEND

- Subject Lands
- Proposed Storage Spaces for Recreational Vehicles
- Existing Fence
- Gravel Area
- Landscaped Open Space
- Existing Trees

0 5 10 15m
Scale: 1 : 400

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 3, 2024 File No: 1399

MORGAN
PLANNING & DEVELOPMENT

98 Tecumseth Street, Orillia, ON, L3V 1Y2 Phone: (705) 327-1873 jmorgan@morganplanning.ca

Page 122 of 154

Zone Matrix ZBL 2005.85	Highway Commercial (HC-1) Zone	Proposed HC-## Zone
Permitted Use	Winter Boat Storage (20 boats max)	Storage Spaces (30 spaces max)
Lot Area (min)	-	±0.376ha (0.93ac)
Lot Frontage (min)	40.0m	±56.5m
Building Height (max)	10.0m	n/a
Landscaped Open Space (min)	20%	±38.3%
Buffer Strip (min)	2.0m	5.0m
Gross Floor Area (max)	500.0m²	n/a
Landscape Buffer Strip (min)	2.0m	5.0m
Outdoor Storage		
Front Yard (min)	10.0m	10.0m
Side Yard (min)	5.0m	5.0m
Exterior Side Yard (min)	10.0m	10.0m
Lot Coverage (max)	40% (outdoor storage)	±35.8%



CONCEPT PLAN

3819 McRae Park Rd
Part of Lot 24, Concession 8
Township of Ramara, County of Simcoe

Scale 1 : 50,000

LEGEND

- Subject Lands
- Proposed Storage Spaces for Recreational Vehicles
- Existing Fence
- Gravel Area
- Landscaped Open Space
- Existing Trees

Scale: 1 : 400

Note: This drawing is for discussion purposes only. Boundary to be verified by an O.L.S. Signage to be installed to indicate prosecution for violation of trespassing. Plantings of low dense woody vegetation to be provided in landscape open space areas.

Source:	County of Simcoe interactive map.	
Drawn By:	A.M.	Date: December 17, 2024
		File No: 1399

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

Page 123 of 154

PART C
SECTION 3 – PLANNING JUSTIFICATION REPORT FROM
APPLICANT’S PLANNING CONSULTANT, MARCH 21, 2025



Planning Justification Report

Official Plan Amendment and Zoning By-law Amendment Applications

3819 McRae Park Road, Township of Ramara

<i>To:</i>	Jennifer Stong, Planner, Township of Ramara
<i>From:</i>	Joshua Morgan, RPP & Jonathan Pauk, HBASc., MSc., MCIP, RPP
<i>Date:</i>	September 19, 2024 (Updated March 21, 2025)
<i>Our File No.:</i>	PN 1399
<i>Delivered:</i>	Electronically

1.0 INTRODUCTION

MORGAN Planning & Development Inc. ("MP&D") was retained by the Owner, Krish Vadivelu, to seek land use planning approvals for the property municipally addressed as 3819 McRae Park Road in the Township of Ramara.

This Planning Justification Report has been prepared in support of proposed Official Plan Amendment and Zoning By-law Amendment applications and corresponding Site Plan Approval application to facilitate the development of the subject property with an outdoor recreational vehicle storage area that is comprised of a gravel parking area, landscape buffering and property fencing. The proposal also includes thirty (30) surface parking spaces for the parking of recreational vehicles.

This report provides the following:

- A general description of the Subject Lands, existing conditions, surrounding uses and nearby developments to provide an understanding of the physical and locational context.
- A description of the proposed development and its design elements.
- A summary of the Agricultural Impact Assessment (AIA) prepared to support the proposal.

- A description of the proposed planning instruments to amend the Township of Ramara's Official Plan and Zoning By-law to implement the redevelopment.
- A review of the existing regulatory framework and an assessment of the proposed development's consistency and conformity with Provincial and Township policies, regulations, and guidelines.

MP&D first met with Township Staff on March 8, 2024, at a formal Pre-Consultation Meeting to discuss the initial development proposal and confirm conditions for the submission of an Official Plan Amendment and Zoning By-law Amendment application and corresponding Site Plan Approval application on the Subject Lands (File No. 2023-PC-13).

During the pre-consultation meeting, Township staff confirmed that the following items would be needed for to complete both a Zoning By-law Amendment and an Official Plan Amendment application:

- Planning Justification Report
- Conceptual Site Plan
- Agricultural Impact Assessment
- Application Fees
- Application Form

Together, these reports and studies provide for the comprehensive assessment and justification for the development of the subject property. This Report provides justification for relevant planning policy and regulations applicable to the proposal in support of the Official Plan Amendment and Zoning By-law Amendment applications to permit the proposed development.

Based on the review and analysis contained herein, this report concludes with our opinion that the proposed amendments are consistent with the Provincial Planning Statement, conforms to the County of Simcoe Official Plan and conforms to the general development policies of the Township of Ramara's Official Plan.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject property has a history associated with the use of the lands dating back to the mid to late 1970 where it was once used as a restaurant.

The property is currently used for the storage of recreational vehicles and has a total area of approximately 0.37 hectares (0.9 acres). The property has approximately 66 metres of frontage along McRae Park Road and 56 metres of frontage onto Muley Point Road. The property is located at the southwest intersection of McRae Park Road and Muley Point Road.

A location map that identifies the Subject Lands within the context of the Township of Ramara is included in this report as **Figure 1**. An aerial photograph showing the subject property and surrounding uses is included in this report as **Figure 2**.

The area surrounding the subject property is characterized by a mix of vacant land and agricultural uses. The subject property is located a key intersection of McRae Park Road and Muley Point Road which provides access to near various commercial uses, notably Marina del Rey, Starpoint Marina and McRae Point Provincial Park.

The subject property is currently designated Highway Commercial in the Township's Official Plan which permits a variety of commercial activities that are located on main roads and at intersections to provide convenient access and exposure. The subject property is currently zoned Highway Commercial Exception One (HC-1) which currently permits the winter storage of 20 boats, in addition to the variety of commercial as-of-right uses in the Highway Commercial Zone.

3.0 PROPOSED DEVELOPMENT

3.1 Development Concept

The subject is proposed to be developed with an outdoor recreational vehicle storage facility. The proposed development is to be accessed via two existing entrances, one connecting to McRae Point Road and the second from Muley Point Road.

Thirty (30) surface parking spaces are proposed to accommodate various recreational vehicles such as watercrafts and camping trailers. There are no buildings, structures, water or wastewater services proposed as part of the development of the subject property.

As mentioned, the subject property is located the key intersection of McRae Park Road and Muley Point Road which provides access to Marina del Rey, Starpoint Marina and McRae Point Provincial Park. The owner of the property has experienced an influx in demand for the storage of boats and trailers for users of the marina and the Provincial Park.

3.2 Proposed Official Plan Amendment

An Official Plan Amendment is being sought to permit the proposed development on the subject property. The property is currently designated 'Highway Commercial' in the Township of Ramara Official Plan ("Township OP"). The Township OP currently contemplates areas and individual commercial activities that are located on main roads and at intersections to provide convenient access and exposure.

The Township's Official Plan does not identify outdoor recreational vehicle storage facilities as a permitted use within the Highway Commercial designation and therefore the proposed Official Plan Amendment seeks to add this as a permitted use on a site-specific basis. The Official Plan

Amendment would provide the policy basis for the site-specific Zoning By-law Amendment for the establishment of 30 storage spaces for various recreational vehicles on a year-round basis.

3.3 Proposed Zoning By-law Amendment

A Zoning By-law Amendment is being sought to permit the proposed development on the subject property. The property is currently zoned “Highway Commercial Exception One (HC-1)” by the Township of Ramara Zoning By-law (“Township ZBL”). The site-specific zoning currently permits winter boat storage for a maximum of 20 boats.

The Official Plan Amendment would provide the policy basis for the site specific ZBA for the establishment of 30 storage spaces for various recreational vehicles on a year-round basis. The proposed ZBA also seeks to permit a reduced rear yard setback of 5 metres to the outdoor parking spaces, whereas 10 metres is required.

The Proposed ZBA seeks to re-zone the subject property to a site-specific Highway Commercial Zone to permit 30 storage spaces for various recreational vehicles on a year-round basis.

4.0 SUPPORTING STUDIES AND REPORTS

4.1 Agricultural Impact Assessment

The subject property is located within a Prime Agricultural Area by virtue of the subject property being designated “Agricultural” in the County of Simcoe Official Plan. It is the intent of the Agricultural designation to protect agricultural lands from fragmentation and nuisances from non-agricultural related uses.

An Agricultural Impact Assessment has been prepared by Beacon Environmental which assessed the impact on the agricultural viability of the subject lands as part of the agricultural land base in the Township of Ramara and the County of Simcoe.

The proposed location of the outdoor storage area is not situated on lands that are currently in agricultural production. The proposed development will not take lands out of agricultural production. The conclusions of the report are summarized as follows:

- The soils associated with the subject property are Class 1, prime agricultural land. Other than Class 1 soils, the subject property does not have any other characteristics that would classify it as a prime agricultural area.
- The property is not within a specialty crop area.
- There have not been any recent upgrades or agricultural investments on the property, as the property is not used agriculturally. Therefore, no agricultural investments would be impacted by continuing the present use of the property.

- An MDS assessment is not required, as the surrounding agricultural lands would have no impact on either the present storage use or the proposed expansion to the storage use.
- OMAFRA uses several criteria when considering agricultural priority.

The continued use of the subject property for storage of RVs and boats and the existing condition of the property (gravel parking area) can be considered a low priority agricultural area. This opinion has been reached for the following reasons:

- The existing non-agricultural use of the subject property;
- The location of the subject property within close proximity of various commercial uses, including Marina del Rey, Starpoint Marina, and McRae Point Provincial Park;
- There have been no capital investments in agricultural infrastructure on the subject property in comparison to other lands in the surrounding area; and
- Due to the small size of the subject property, any form of crop production will be limited as agricultural farming equipment will be constricted in the ability to maneuver and turn within the small site.

A copy of the AIA has been included in the application submission.

5.0 PLANNING ANALYSIS

The following sections of the Planning Justification Report provides a review and assessment of the land use policy and regulatory framework related to the property and the proposed redevelopment. Each subsection describes the applicable policies and regulations and describes how the Official Plan and Zoning By-law amendments are consistent with and implement Provincial and local policy.

5.1 Planning Act

The Planning Act is the provincial legislation which establishes the framework for land use planning in Ontario, and effectively describes how land uses may be controlled, and who may control them. A Zoning By-law Amendment is proposed to recognize the existing landscape supply yard and outdoor recreational vehicle storage.

An Official Plan Amendment and Zoning By-law Amendment are proposed to facilitate the expansion of the existing use. The OPA is to be considered in accordance with the provisions outlined in Section 17 and Section 22 of the Planning Act. The ZBA is to be considered in accordance with the provisions outlined in Section 34 of the Planning Act.

Section 2 of the Planning Act provides matters of provincial interest. The following table describes how the provincial interests are being achieved by the applications.

Matter of Provincial Interest	Response
(a) the protection of ecological systems, including natural areas, features and functions;	Most of the Site can be characterized as actively maintained lands associated with the existing outdoor recreational vehicle storage area. There are no mapped natural heritage features on or adjacent to the subject property.
(b) the protection of the agricultural resources of the Province;	<p>The property is designated Agriculture in the County of Simcoe Official Plan.</p> <p>The property is designated Highway Commercial by the Township of Ramara Official Plan, and zoned Highway Commercial Exception One (HC-1) by the Township's Zoning By-law.</p> <p>Notwithstanding that the subject property is not in agricultural use, and Agricultural Impact Assessment has been prepared by Beacon Environmental which determined there have been no capital investments in agricultural infrastructure on the subject property in comparison to other lands in the surrounding area. In addition, due to the small size of the subject property, any form of crop production will be limited as agricultural farming equipment will be constricted in the ability to maneuver and turn within the small site.</p>
(c) the conservation and management of natural resources and the mineral resource base;	The subject property is not located within an identified resource area.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	The subject property is within an area of existing disturbance.
(e) the supply, efficient use and conservation of energy and water;	The existing and proposed outdoor storage area does not require water or wastewater services and is not anticipated to have an impact on the supply or use of water in the area.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The existing and proposed outdoor storage area does not require connection to communication, sewage or water services and does not require municipal waste services. The subject property is accessed by a municipally maintained road.
(g) the minimization of waste;	The proposed use does not generate waste as there are no buildings or structures proposed.

(h) the orderly development of safe and healthy communities;	The Site is designated for commercial development by the Township Official Plan and zoned for commercial development by the Township's Zoning By-law. The proposal represents logical and orderly development.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	As there are no buildings or structures proposed there are no negative impacts anticipated with respect to site accessibility matters.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	Not applicable.
(j) the adequate provision of a full range of housing, including affordable housing;	Not applicable – commercial development.
(k) the adequate provision of employment opportunities;	The modest expansion of the existing use will both directly and indirectly support employment opportunities within the Township.
(l) the protection of the financial and economic well-being of the Province and its municipalities;	The modest expansion of the existing highway commercial use will promote economic development in the Township.
(m) the co-ordination of planning activities of public bodies;	The Township of Ramara has been consulted on the proposal and will be involved in the consideration of the applications and the delivery of services.
(n) the resolution of planning conflicts involving public and private interests;	There do not appear to be any conflicts between public and private interests.
(o) the protection of public health and safety;	There are no anticipated concerns with respect to public health and safety and the proposed development will be further reviewed through the Township's site plan control process.
(p) the appropriate location of growth and development;	The property is currently zoned and designated for highway commercial uses and the expansion to the existing use will contribute towards the planned function of the rural area in the Town.
q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The site has access to a municipality-maintained road network.
(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,	The proposal will facilitate the continued use of the property that is well designed and one that has been designed with consideration of topography and enhancement of the existing vegetation through landscaped areas on site.

accessible, attractive and vibrant;	The existing use has been designed with consideration of the surrounding landscape and existing rural development, and is intended to foster economic development in the Township.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate	It is not anticipated that the applications or the proposed site alterations will have any impact on greenhouse gas emissions or the changing climate.

Section 3 (5) (a) of the *Planning Act* requires that decisions affecting planning matters must be consistent with policy statements and conform to provincial plans that are issued under the Act. The Provincial Planning Statement (PPS) 2024 applies to the proposed development and is considered below in Section 5.2.

5.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) is a policy statement issued under the authority of section 3 of the Planning Act which came into effect on October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. Land use Planning decisions are required to be consistent with the Provincial Planning Statement.

The PPS provides a vision and the policy framework for matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land in Ontario and is the statement of the government’s policies on land use planning, and is intended to provide policy direction on land use matters which are in the Provincial interest. All land use planning decisions are required to be consistent with the PPS.

The PPS broadly identifies that healthy, livable and safe communities are sustained by, among other matters, promoting efficient development and land use patterns, accommodating a range and mix of land uses, and promoting cost effective development patterns.

The subject property is located within the “Agricultural” designation as illustrated on Schedule 5.1 to the County of Simcoe Official Plan. Conversely, the property is designated and zoned Highway Commercial by the Township of Ramara. The Township zoning and designation is reflective of the historical highway commercial uses that were present on the property.

In accordance with the policy context of the PPS, the Site is considered to be located in a Rural Area and in a prime agricultural area. . The PPS identifies a Rural Area to be a *system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.*

Section 2.5 of the PPS contains policies that apply to Rural Areas and recognizes that rural areas are important to the economic success of the Province and that healthy, integrated and viable rural areas should be supported by the following as it relates to the proposed development:

- a) building upon rural character, and leveraging rural amenities and assets;*
- d) using rural infrastructure and public service facilities efficiently;*
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.*

Development will utilize rural infrastructure including the existing transportation network and will promote the continued diversification of the economic rural land base within the Township. The proposed development provides for a recreational vehicle storage use and economic opportunities by facilitating a commercial type of use. The development is compatible with the rural landscape as landscaped open areas are provided around the perimeter of the lot and the use of the property is not proposed to change from what is existing and permitted in the Zoning By-law. The proposed development does not require on-site services, and does not require the uneconomical expansion of Infrastructure.

Section 4 of the PPS speaks to the wise use and management of resources.

Section 4.1.8 of the PPS states that development and site alteration shall not be permitted on adjacent lands to natural heritage features, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. It is noted that a mapped evaluated wetland known as the Joyland Beach Wetland is located approximately 150 metres to the southeast of the subject property, and therefore an Environmental Impact Study is not required since it is located more than 120 metres away. The development on the subject property is not expected to result in direct and/or indirect impacts to the identified natural heritage features and associated functions.

Section 4.3 provides policies for Agriculture. Prime agricultural areas are defined as areas where prime agricultural lands predominate and shall be protected for long-term use for agriculture. As previously mentioned, the property is designated Agricultural by the County of Simcoe Official Plan and by virtue of this designation, a review and analysis of Section 4.3 of the PPS which pertains to agricultural uses, has been completed. It is noted however, and important to preface that the subject property does not contain any existing agricultural uses, is not in agricultural production, does not propose to remove any lands from agricultural production and has historically been used for highway commercial uses.

Section 4.3 of PPS identifies that long-term economic prosperity is, among other matters, supported by promoting opportunities for economic development and promoting opportunities for sustainable tourism development. The proposed development contributes to the economic development of the municipality as it will facilitate the continued use of the property for an established local business that provides recreational vehicle storage spaces to the community.

The general policies for Agricultura are set out in Section 4.3.1 of the PPS. Section 4.3.1.1 states that *planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.* The proposed application does not remove any agricultural land that is currently in agricultural production and will ensure the long-term prosperity of the agricultural land base in the Township. In addition, an Agricultural Impact Assessment has been prepared by Beacon Environmental which assessed the impact on the agricultural viability of the subject lands as part of the agricultural land base. The AIA identified that proposed location of the outdoor storage area is not situated on lands that are currently in agricultural production. The proposed development will not take lands out of agricultural production.

Section 4.3.5 contains policies that apply to non-agricultural uses in prime agricultural areas. Section 4.3.5.1 states that planning authorities may only permit non-agricultural uses in prime agricultural areas for:

a) extraction of minerals, petroleum resources and mineral aggregate resources; or

Not applicable.

b) limited non-residential uses, provided that all of the following are demonstrated:

1. the land does not comprise a specialty crop area;

The subject property is not located in a specialty crop area and has been historically used for highway commercial uses.

2. the proposed use complies with the minimum distance separation formulae;

In accordance with Guideline #10 of the *Minimum Distance Separation Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks* document, “*Amendments to rezone or redesignate land already zoned or designated for a non-agricultural use, shall only need to meet the MDS I setbacks if the amendment(s) will permit a more sensitive land use than existed before.*” As the historic use of the property was for a commercial use (restaurant) and is now used for a less sensitive use in the form of outdoor storage with no buildings or structures proposed, an MDS I or II calculation is not required.

3. *there is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and*

The subject property is zoned and designated to permit a variety of highway commercial uses in the Township's Official Plan. The applications do not propose to remove any land from the Agricultural designation. The Official Plan Amendment and Zoning By-law Amendments would permit an outdoor storage facility that has a demonstrated need to be located in an area of nearby marinas and Mara Provincial Park that requires users to store their recreational vehicles when not in use.

The need for the proposed non-agricultural use is demonstrated as it provides an outdoor storage use that services the specific geographic market and area of the Township. The demand for the product or service has been demonstrated by the existing use of the property and the need for the property owner to accommodate an additional ten (10) storage spaces on a year-round basis. The demonstrated need within the planning horizon is illustrated by virtue of the property owner needing to expand their business on a year-round basis.

4. *alternative locations have been evaluated, and*
 - i. *there are no reasonable locations which avoid prime agricultural areas; and*
 - ii. *there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.*

The proposed outdoor storage use is not located on agricultural land that is in, nor was previously in agricultural production, since circa 1978. An Agricultural Impact Assessment has been prepared by Beacon Environmental which determined there have been no capital investments in agricultural infrastructure on the subject property in comparison to other lands in the surrounding area. In addition, due to the small size of the subject property, any form of crop production will be limited as agricultural farming equipment will be constricted in the ability to maneuver and turn within the small site. There are no reasonable alternative locations which avoid prime agricultural area as the existing use must continue to occur at the current location or the business would have to be moved. This is not feasible. There are no reasonable alternative locations with lower priority agricultural land as this would require the business to be moved, which is not feasible.

In addition to the analysis prepared by Beacon Environmental, our office assessed various sites that are zoned to permit boat storage within a 2.5 kilometre radius of the subject lands. Please refer to Figure 6. Based on this review, an evaluation of available vacant sites within the 2.5 kilometre radius has been undertaken based on active MLS (Multiple Listing Service) real estate listings. Based on our review, there are no sites that are vacant, and available for sale within the radius identified in **Figure 6**. The following Table summarizes the subject properties located within 2.5 kilometres of the subject lands to assess the suitability of these alternative sites/areas which corresponds with **Figure 6**.

Table 2 – Alternative Locations Summary

Property No.	Address	Zoning	Current/Intended Use	Notes
1	5330 Highway 12	VR/VC/VIN(H)	Developed with an existing single detached dwelling.	Not suitable for boat storage given existing development.
2	5290 Highway 12	VR/VC/VIN(H)	Developed with an existing single detached dwelling.	Not suitable for boat storage given existing development.
3	5236 Highway 12	VR/VC/VIN(H)	Developed with an existing gas station	Not suitable for boat storage given existing development.
4	5210 Highway 12	VC	Developed with Leska's Meat & Delivatessen and a Roadside Eatery.	Not suitable for boat storage given existing development.
5	5174 Highway 12	VC	Developed with Pam's Place Workwear	Not suitable for boat storage given existing development.
6	5118 Highway 12	VR/VC/VIN(H)	Developed with an existing single detached dwelling.	Not suitable for boat storage given existing development.
7	5102 Highway 12	VR/VC/VIN(H)	Developed with an existing single detached dwelling.	Not suitable for boat storage given existing development.
8	5092 Highway 12	VR/VC/VIN(H)	Developed with an existing single detached dwelling.	Not suitable for boat storage given existing development.
9	5004 Highway 12	VR/VC/VIN(H)	Developed with an existing single detached dwelling.	Not suitable for boat storage given existing development.
10	4897 Muley Point Road	VC-9	Vacant.	Prohibitively small and difficult to access given its frontage on a Provincial Highway and the associated setbacks.
11	4523 Orkney Heights	VR/VC/VIN(H)	Developed with an existing single detached dwelling.	Only the rear of the property is zoned VR/VC/VIN(H), and it is not suitable for boat

				storage given existing development.
12	4475 Orkney Heights	VR/VC/VIN(H)	Vacant.	Not suitable for boat storage given dense tree cover, site access and presence of watercourse connecting to both unevaluated and evaluated wetlands.
13	Roll: 434801000656900	VR/VC/VIN(H)	Vacant. The majority of the subject property appears to be in agricultural production.	Not suitable for boat storage given presence of evaluated wetland, watercourse and active agricultural use.
14	4651 Plum Point Road	VR/VC/VIN(H)	Agricultural use. The majority of the subject property appears to be in agricultural production.	Not suitable for boat storage given existing development, active agricultural use and presence of evaluated wetland.
15	4164 Bayview Avenue	DC/RU	Marina del Ray	Not suitable for boat storage given existing development and presence of evaluated wetland.
16	3952 McRae Park Road	DC-14(H) and NAP	Starport Marina	Not suitable for boat storage given existing development and presence of evaluated wetland.

Moreover, all of these sites are unsuitable due to their size, location, or other relevant characteristics. The agricultural lands surrounding the subject lands are not identified as a speciality crop area and the subject lands are subject to a special zoning provision to recognize the existing use and are not currently in agriculture. The proposal will not change the existing condition and are highly disturbed.

Furthermore, it is noted that there is no existing agricultural infrastructure on the subject property and due to the small size of the property it is anticipated that agricultural production will be limited as the maneuverability of agricultural equipment would be limited. In addition, due to the small

land parcel size and fragmentation of the property, the property exhibits low agricultural productivity.

Section 4.3.5.2 states that, *impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.* An Agricultural Impact Assessment has been prepared by Beacon Environmental which assessed the impact on the agricultural viability of the subject lands as part of the agricultural land base in the Township of Ramara and the County of Simcoe. The proposed location of the outdoor storage area is not situated on lands that are currently in agricultural production. The proposed development will not take lands out of agricultural production. Furthermore, the AIA concluded that the continued use of the subject property for storage of RVs and boats and the existing condition of the property (gravel parking area) can be considered a low priority agricultural area given the existing non-agricultural use of the subject property due to the small size of the subject property, any form of crop production will be limited as agricultural farming equipment will be constricted in the ability to maneuver and turn within the small site.

Section 5 of the PPS contains policies relating to protection public health and safety. Section 5.1 of the PPS contains policies related to directing development away from natural or human made hazards. In accordance with Section 5.1 of the PPS the subject property is located outside of hazardous lands and hazardous sites and not affected by a dynamic beach hazard, flooding hazard or erosion hazard. The proposed development is not abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations or contamination, all in accordance with Section 5.3.

In summary, the PPS permits non-agricultural uses in prime agricultural areas subject to meeting certain criteria. The overall intent of the agriculture policies within the PPS is to protect prime agricultural areas. It is our opinion that the proposed development would not result in the loss of agricultural lands, and are consistent with the policy framework for non-agricultural uses within prime agricultural areas. The proposed OPA and ZBA are consistent with the requirements of Section 4.3.5.1 of the PPS for the establishment of non-agricultural uses in prime agricultural areas. Further the proposal does not introduce a new use into the prime agricultural area. The intent of Section 4.3.5.1 is not to prevent successful businesses from expanding at their current locations.

Based on the above analysis, the Official Plan Amendment and Zoning By-law Amendment applications are consistent with the policies of the Provincial Planning Statement.

5.3 County of Simcoe Official Plan

The County of Simcoe Official Plan (“County OP”) is the upper tier planning document that guides planning policy and development on a regional basis. At a broad level, the County OP seeks to

protect the County's natural and cultural heritage, wisely manage resources, and promote efficient growth which achieves a high lifestyle quality, coordinate land use planning among lower tier municipalities and other jurisdictions, provide opportunities for economic development, and promote and enhance public health and safety.

The County OP is intended to play a critical role in guiding growth and development in the County of Simcoe over the next 20 years and provides a framework for coordinated planning with adjacent municipalities, agencies and other levels of government.

Within the County OP, the Subject Property is designated 'Agriculture' on Schedule 5.1 (**Figure 3**). It is noted the subject property does not contain an existing agricultural use, is not in agricultural production, does not propose to remove any lands from agricultural production and has historically been developed with highway commercial uses. Furthermore, the subject property is designated and zoned for Highway Commercial uses at the local level. Notwithstanding this, an evaluation of the Agricultural policy context has been provided below.

Section 3.3.14 contains policies regarding the Minimum Distance Separation Formulae (MDS). Following a review of the Province's MDS guideline, it has been concluded that the requirement to complete a MDS I assessment does not apply for the reasons stated in Section 5.2 of this Report.

Section 3.6 of the County OP contains the objectives of the Agricultural designation, which include:

3.6.1 To protect the resource of prime agricultural lands and prime agricultural areas, while recognizing the inter-relationship with natural heritage features and areas and ecological functions, by directing development that does not satisfy the Agricultural policies of this Plan to Settlements and the Strategic Settlement Employment Areas and Economic Employment Districts and directing limited uses that are more suitable to the Rural designation accordingly.

3.6.2 To enable the agricultural industry to function effectively in prime agricultural areas by minimizing conflicting and competing uses while accommodating uses and facilities which support the agricultural economy in accordance with the Planning Act and the Farm Practices Protection Act and its successors.

3.6.3 To ensure the availability and sustainability of prime agricultural areas for long-term use for agriculture and support a diversified agricultural economy.

3.6.4 To promote a sustainable local food system that enhances opportunities for food, agriculture and agriculture-related businesses and/or producers to deliver products locally.

The subject property is currently designated and zoned for highway commercial uses in the Township Official Plan and Zoning By-law, a location intended for future commercial growth and development. The adjacent agricultural lands will be protected as the proposed development does

not remove any agricultural land from production and will continue to be separated from adjacent agricultural operations. The proposed use will not conflict or compete with the adjacent agricultural uses as demonstrated by the AIA prepared in support of the application.

Section 3.6.10 of the County of Simcoe Official Plan states that, *development in prime agricultural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and the natural heritage system and cultural features*. As mentioned, the AIA identified that there have been no capital investments in agricultural infrastructure on the subject property and due to the small size of the subject property, any form of crop production will be limited as agricultural farming equipment will be constricted in the ability to maneuver and turn within the small site.

Section 3.6.12 contains policies which permit limited non-residential uses through a site-specific location municipal Official Plan Amendment, subject to demonstrating the following criteria as summarized in Table 2.

Table 2 – Summary of Limited Non-Agricultural Use Criteria

Policy 3.6.12	Conformity
a) extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with the appropriate policies of this Plan, Provincial policy statements issued under the Planning Act and Provincial plans; or	The proposed OPA and ZBA is not for the extraction of mineral aggregate resources. This policy is not applicable.
b) limited non-residential uses, through a site-specific local municipal official plan amendment, provided that all of the following are demonstrated: 1. the land does not comprise a specialty crop area;	A site specific local municipal Official Plan Amendment has been applied for to facilitate the proposed use. The subject property is not located in a specialty crop area and has been historically used for highway commercial uses.
2. the proposed use complies with the minimum distance separation formulae;	As mentioned in Section 5.2 of this Report, the historic use of the property was for a commercial use (restaurant) and is now used for a less sensitive use in the form of outdoor storage with no buildings or structures proposed. An MDS I or II calculation is not required.
3. there is an identified need within the planning horizon provided for in this Plan for additional land to be designated to accommodate the proposed use;	The subject property is zoned and designated to permit a variety of highway commercial uses in the Township of Ramara's Official Plan and Zoning By-law and does not propose to remove any land from the Agricultural designation.

	<p>The need for the proposed non-agricultural use is demonstrated as it provides an outdoor storage use that services the specific geographic market and area. The demand for the product or service has been demonstrated by the existing use of the property and the need for the property owner to accommodate an additional ten (10) storage spaces on a year-round basis</p>
<p>4. alternative locations have been evaluated, and i. there are no reasonable alternative locations which avoid prime agricultural areas; and ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands;</p>	<p>The immediate surrounding area is considered 'prime agricultural area'. The additional recreational vehicle parking spaces at this location is necessary to enable the business to accommodate additional parking on site. The proposed outdoor storage use is not located on agricultural land that is in, nor was previously in agricultural production, since circa 1978. An Agricultural Impact Assessment has been prepared by Beacon Environmental which determined there have been no capital investments in agricultural infrastructure on the subject property in comparison to other lands in the surrounding area. In addition, due to the small size of the subject property, any form of crop production will be limited as agricultural farming equipment will be constricted in the ability to maneuver and turn within the small site.</p> <p>As detailed in Section 4.1 of this Report, a review of the various key sites that are similarly zoned to permit boat storage within a 2.5 kilometre radius of the subject lands was undertaken, as illustrated in Figure 6 and Table 2. The subject property does contain areas which are not considered prime agricultural making it possible to locate the facility outside of prime agricultural capable lands which is the intent of this policy.</p> <p>Furthermore, it is noted that there is no existing agricultural infrastructure on the subject property and due to the small size of</p>

	<p>the property it is anticipated that agricultural production will be limited as the maneuverability of agricultural equipment would be limited. In addition, due to the small land parcel size and fragmentation of the property, the property exhibits low agricultural productivity.</p> <p>There are no reasonable alternative locations which avoid prime agricultural area or with lower priority agricultural land as the additional parking spaces must occur at the current location or the business would have to be moved. This is not feasible.</p>
5. the proposed use requires minimal site alteration, as determined through pre-consultation with the local municipality and the approval authority;	The subject property is currently developed with an existing outdoor storage use and the proposed expansion requires minimal grading, site alteration and does not require the importation of large quantities of soil.
6. the proposed use shall be compatible with the surrounding agricultural uses or in a location that is separated from the primary agricultural operations by physical features and demonstrated to cause minimal disruption to surrounding area;	As previously mentioned, the subject property was historically developed with an existing commercial use and now hosts an outdoor storage use. The location of the subject property is separated from the primary agricultural operations on the abutting lands. Furthermore, the applications do not seek to establish a new use on the subject property, but rather an increase in the number of parking spaces on a year round basis. The proposed use is not anticipated to disrupt or hinder agricultural operations on the adjacent properties.
7. the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby settlement areas;	The subject property is not located within a logical expansion of a nearby settlement area.
8. the proposed use complies with all other applicable provisions of this Plan; and	As demonstrated in this section of the report the applications conform to the policies of the County of Simcoe Official Plan.
9. applications for non-agricultural uses must be supported by adequate technical assessment to ensure that appropriate services for the proposed use can be provided.	There are no building or structures proposed and on-site servicing is not required. An Agricultural Impact Assessment has been prepared in support of the applications which

	concludes there have been no capital investments in agricultural infrastructure on the subject property in comparison to other lands in the surrounding area. In addition, due to the small size of the subject property, any form of crop production will be limited as agricultural farming equipment will be constricted in the ability to maneuver and turn within the small site.
--	--

As detailed in Table 2, the Proposed Development is permitted as a non-agricultural use in prime agricultural area, based on satisfying the policy requirements of Section 3.6.12 of the County OP. The proposed use conforms to the criteria and will promote the long-term diversity and viability of rural economic activities in a manner compatible with the rural character. The additional parking spaces are to be contained on the subject property and do not require an expansion of the business off-site.

Section 3.6.12 also identifies that, *impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and existing land uses are to be mitigated to the extent feasible. Local municipalities shall utilize site plan control to regulate the impact of non-agricultural uses in prime agricultural areas.* Following the Official Plan and Zoning By-law Amendment applications, a Site Plan Control application is required.

Section 4.7 contains policies related to sewage and water services. It is noted that no new buildings or structures are proposed that would require the establishment of an individual on-site water or wastewater services.

Overall, the County OP seeks to protect agriculture lands for long-term use. As previously mentioned, that the subject property does not contain an existing agricultural use, is not in agricultural production, does not propose to remove any lands from agricultural production and has historically been developed as highway commercial uses.

The AIA prepared in support of the OPA and ZBA applications concluded that there have been no capital investments in agricultural infrastructure on the subject property in comparison to other lands in the surrounding area. In addition, due to the small size of the subject property, any form of crop production will be limited as agricultural farming equipment will be constricted in the ability to maneuver and turn within the small site.

It is our opinion that the Official Plan Amendment and the Zoning By-law Amendment applications conform to the policies of the County of Simcoe Official Plan.

5.4 Township of Ramara Official Plan

The subject property is located within the Township of Ramara, and as such is subject to the policies contained within the Township of Ramara Official Plan (the “Township OP”). Within the Township OP, the subject property is designated ‘Highway Commercial’ in accordance with Schedule A – Land Use Plan, as shown in **Figure 4**.

In accordance with Schedule B (Roads Plan) of the Official Plan, Muley Point Road is identified as a Township Collector Road and McRae Park Road is identified as a Township Road.

Section 9.10 of the Township OP contains policy direction for the Highway Commercial designation.

Section 9.10.1 states that the purpose of the Highway Commercial designation *is to accommodate small area and individual commercial activities that are located on main roads and at intersections to provide convenient access and exposure*. The OPA and ZBA applications would enable an existing business to modestly expand its operation and to provide its service on an year round basis.

Section 9.10.2 identifies the permitted uses in the Highway Commercial designation. Outdoor recreational vehicle storage facilities are not identified as a permitted use within the Highway Commercial designation and therefore the proposed Official Plan Amendment seeks to add this as a permitted use on a site-specific basis. The site-specific zoning permits winter boat storage for a maximum of 20 boats. The Official Plan Amendment would provide the policy basis for the site specific ZBA for the establishment of 30 storage spaces for various recreational vehicles on a year-round basis.

Section 9.10.3 states that Highway Commercial designations *shall be limited to a Provincial Highway, County Road, and are preferred at the intersection of a Township Road with a Provincial Highway or County Road to achieve access to the Township Road*. The subject property has a longstanding Highway Commercial designation resulting from the historic use of the property and is located at the intersection of two Township roads and is directly south of Highway 12.

Section 9.10.5 of the Township OP Contains criteria which must be satisfied when considering an official plan amendment within the highway commercial designation. These include:

9.10.5.1 The creation of new or expanded Highway Commercial areas shall be considered by an Official Plan Amendment.

9.10.5.2 Any proposed Official Plan Amendment shall be subject to the objectives and policies of this Plan and in particular Section 6.6.

9.10.5.3 A detailed planning study shall be submitted to the Township by the proponent with each application that clearly establishes how the objectives and policies of this Plan are satisfied.

9.10.5.4 Any new or expanded Highway Commercial area shall be subject to a specific Zoning Bylaw Amendment.

The OPA does not propose the creation of a new or expanded highway commercial area, rather It seeks to add an additional permitted use to the existing designation of the property. An analysis of the objectives outlined in Section 6.6 has been provided below. An implementing site specific ZBA seeks to permit 30 storage spaces for various recreational vehicles on a year-round basis.

Section 3.3 of the Township Official Plan contains the goals and objectives of the Official Plan.

Section 3.3.1 speaks to Land Use and Compatibility with the goal of providing for *a diversity of land use activities throughout the Township that are generally harmonious and compatible*. The objectives for achieving this goal include, considering the potential for conflict between land uses; establishing policies, regulations and guidelines that provide for adequately sized parcels of land that are capable of supporting land uses; and considering the impacts of growth on natural area features and functions, community well-being and economic development.

The proposed expansion to the existing recreational vehicle storage use will remain compatible with the surrounding land uses. The potential conflicts between agricultural uses and residential uses will be mitigated by the establishment of landscaped buffer areas. The proposed expansion to the existing use does not emit noise, dust or emissions that would have a negative impact on neighbouring properties.

Section 3.3.5 of the Official Plan sets out the goals and objectives for commercial activities within the Township with the goal of providing the Township with a varied commercial economy that will serve the needs of the permanent and seasonal residents of the area as well as the traveling public.

The Commercial objectives include the following:

- 1. Provide opportunities for retail, personal service, office and other business to locate in the settlements primarily serving the needs of the residents of the settlement and the surrounding rural area.*
- 2. Provide for the needs of the traveling and visiting public, within the development areas of the Township.*
- 3. Provide a range of locations for economic activities.*
- 4. Provide for commercial development in the core areas of designated settlements*

As mentioned, the subject property is located the key intersection of McRae Park Road (Township Road) and Muley Point Road (Collector Road) which provides access to Marina del Rey, Starpoint

Marina and McRae Point Provincial Park by residents in the area as well as the travelling public. The OPA and ZBA applications will assist the Township in providing a range of economic activities and the continued use of a local business that has been established in the community. The OPA and ZBA applications conform to the objectives of the Highway Commercial designation.

Section 3.3.10 provides the goal for Natural Resources, such as Agriculture, which states *To protect and preserve productive agricultural land to the greatest extent possible and recognize the essentially rural nature of the Township.*

Although located within the Agricultural designation in the Township's Official Plan, the subject property does not contain an existing agricultural use, is not in agricultural production and does not propose to remove any lands from agricultural production.

The AIA prepared in support of the OPA and ZBA applications concluded that the subject property is not designated by the Province as an area for specialty crops; there was no indication of recent upgrades or related investment into any existing agricultural infrastructure; and due to the small size of the subject property, any form of crop production will be limited as agricultural farming equipment will be constricted in the ability to maneuver and turn within the small site. The OPA and ZBA applications conform to the objectives of the Agricultural designation.

Overall, the proposed expansion of an existing highway commercial business will contribute to the planned function of the subject property through the provision of a commercial uses that provide for a recreational vehicle storage use on the property.

It is our opinion that the Official Plan Amendment and the Zoning By-law Amendment applications conform to the policies of the Township of Ramara's Official Plan.

5.5 Township of Ramara Zoning By-law

The subject property is zoned Highway Commercial Exception One (HC-1) as shown in **Figure 5**. The existing site-specific zoning permits the storage for up to 20 boats in the winter months only, as an additional use.

The ZBA seeks to rezone the subject property to the Highway Commercial Exception Zoning to enable the establishment of 30 storage spaces for various recreational vehicles on a year-round basis. The ZBA also seeks to permit a reduced rear yard setback of 5 metres to the outdoor parking spaces, whereas 10 metres is required.

The intent of the rear yard setback is to ensure appropriate separation from adjacent land uses, buildings and structures on adjacent parcels of land, and to maintain character of the area.

The setbacks provided on the proposed site plan comply with the minimum required front, interior and exterior setbacks to ensure appropriate separation from the road and to maintain character

of the area. Similarly, the intent of the interior side yard set back is to ensure appropriate separation from buildings and structures on adjacent parcels of land.

Although the rear yard setback that is proposed along the western lot line is less than what is required by the Township's Zoning By-law, it will not hinder the ability for the proposed development to achieve the separation from the adjacent agricultural use. Furthermore, a landscape buffer strip is provided along the west and south interior lot lines which help to ensure buffering and separation from the adjacent land uses.

The amendment to the Zoning By-law to permit an increased maximum number of storage spaces is appropriate for the reasons outlined in the Township's Official Plan Section of this Report.

As shown on the concept plan included as **Attachment 1**, the site plan includes snow storage locations, landscape open space around the perimeter of the site, fencing, a gravel parking area and the accommodation of a site triangle at the intersection of McRae Park Road and Muley Point Road. Based on the development attributes the requested amendment is considered appropriate.

6.0 CONCLUSION

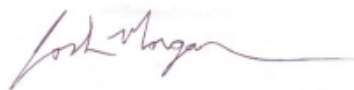
Based on the analysis outlined throughout this Report and the conclusions of the Agricultural Impact Assessment, it is our opinion that the Official Plan Amendment and the Zoning By-law Amendment applications which will enable a modest expansion of an existing highway commercial business represents good land use planning. This opinion has been reached for the following reasons:

- The applications have regard to the matters of provincial interest outlined in Section 2 of the *Planning Act*.
- The applications are consistent with the Provincial Planning Statement (2024).
- The applications conform with the County of Simcoe Official Plan;
- The applications conform with the Township of Ramara Official Plan.

Respectfully submitted,
MORGAN Planning & Development Inc.



Jonathan Pauk, HBASc., MSc., MCIP, RPP
Senior Planner



Joshua Morgan, RPP
Principal



Figure 1

LOCATION MAP

3819 McRae Park Road
Part of Lot 24, Concession 8
Township of Ramara, County of Simcoe

Official Plan Amendment No. 28

LEGEND

 Subject Lands

0 0.25 0.5 0.75 1.0 1.25km

Scale: 1 : 30,000



Source: 2023 aerial photo from the County of Simcoe interactive map.

Drawn By: A.M.

Date: July 3, 2024

File No: 1399

MORGAN
PLANNING & DEVELOPMENT

98 Tecumseth Street,
Orillia, ON, L3V 1Y2

Phone: (705) 327-1873
j.morgan@morganplanning.ca

May 12, 2025

Page 148 of 154



Figure 2

AERIAL PHOTO

3819 McRae Park Road
 Part of Lot 24, Concession 8
 Township of Ramara, County of Simcoe

Official Plan Amendment No. 28

LEGEND

 Subject Lands

0 5 10 15 20 25m

Scale: 1 : 600



Source: 2023 aerial photo from the County of Simcoe interactive map.

Drawn By: A.M.

Date: July 3, 2024

File No: 1399

MORGAN
 PLANNING & DEVELOPMENT

98 Tecumseth Street,
 Orillia, ON, L3V 1Y2

Phone: (705) 327-1873
 jmorgan@morganplanning.ca

May 12, 2025

Page 149 of 154



Figure 3

COUNTY OF SIMCOE LAND USE DESIGNATION

3819 McRae Park Road
Part of Lot 24, Concession 8
Township of Ramara, County of Simcoe

Official Plan Amendment No. 28

LEGEND

-  Subject Lands
-  Agricultural
-  Greenlands

0 100 200 300 400m

Scale: 1 : 10,000



Source: County of Simcoe Official Plan, Schedule 5.1, February 2023.

Drawn By: A.M.

Date: July 3, 2024

File No: 1399

MORGAN
PLANNING & DEVELOPMENT

98 Tecumseth Street,
Orillia, ON, L3V 1Y2

Phone: (705) 327-1873
jmcross@morganplanning.ca

Page 150 of 154

May 12, 2025

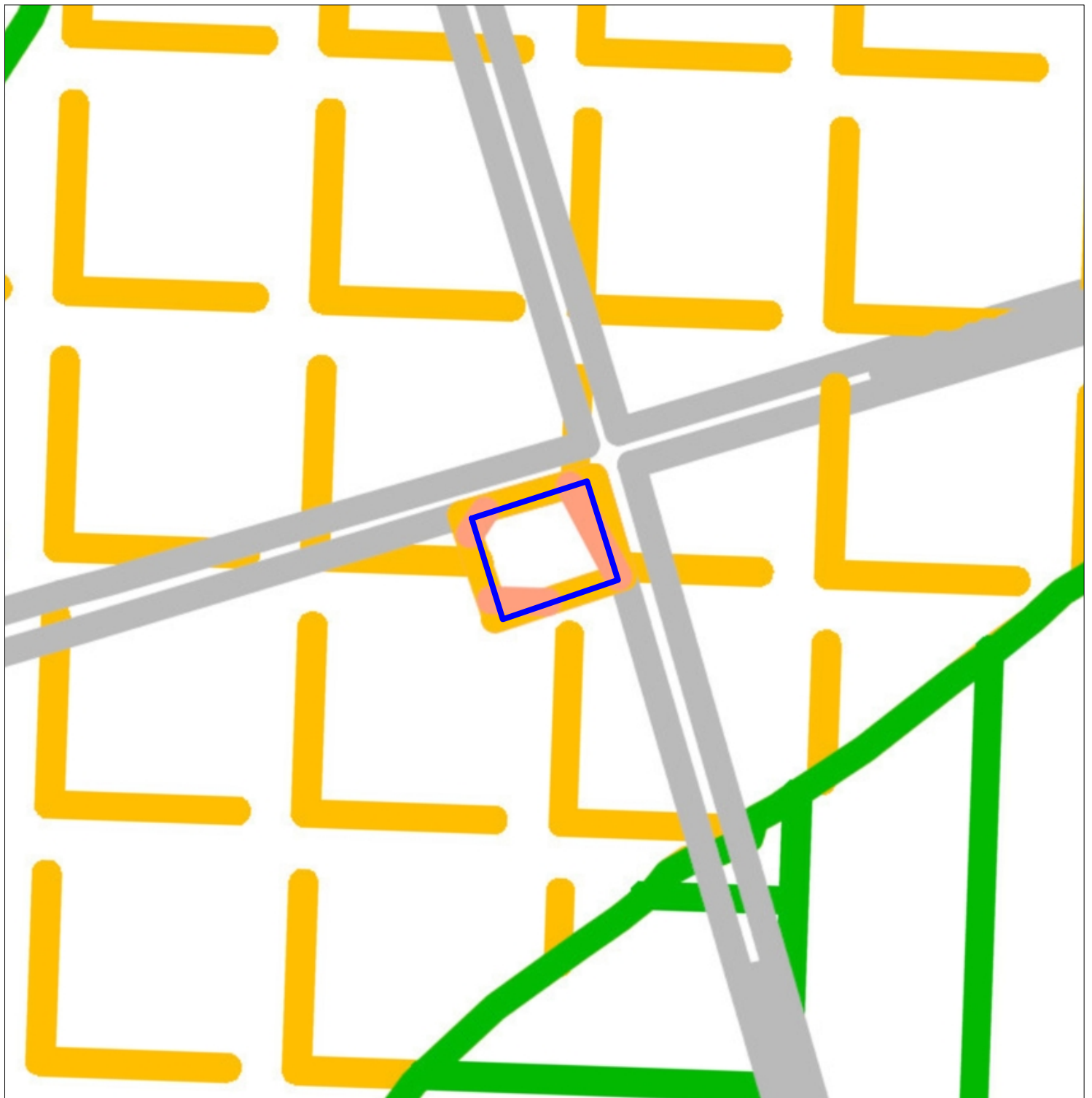




Figure 4

TOWNSHIP OF RAMARA LAND USE DESIGNATION

3819 McRae Park Road
Part of Lot 24, Concession 8
Township of Ramara, County of Simcoe

Official Plan Amendment No. 28

LEGEND

-  Subject Lands
-  Highway Commercial
-  Agriculture
-  Natural Area Protection

0 25 50 75 100 125m

Scale: 1 : 3,000



Source: Township of Ramara Official Plan, Schedule A - Land Use Plan, 2006.

Drawn By: A.M.

Date: July 3, 2024

File No: 1399

MORGAN
PLANNING & DEVELOPMENT

98 Tecumseth Street,
Orillia, ON, L3V 1Y2

Phone: (705) 327-1873
j.morgan@morganplanning.ca

Page 151 of 154

May 12, 2025



Figure 5

TOWNSHIP OF RAMARA ZONING BY-LAW

3819 McRae Park Road
Part of Lot 24, Concession 8
Township of Ramara, County of Simcoe

Official Plan Amendment No. 28

LEGEND

- Subject Lands
- HC** Highway Commercial
- AG** Agriculture
- NAP** Natural Area Protection

0 50 100 150m

Scale: 1 : 4,000



Source: Township of Ramara Zoning By-law 2005.85,
interactive map, July 2024.

Drawn By: A.M.

Date: July 3, 2024

File No: 1399

MORGAN
PLANNING & DEVELOPMENT

98 Tecumseth Street,
Orillia, ON, L3V 1Y2

Phone: (705) 327-1873
j.morgan@morganplanning.ca

Page 152 of 154

May 12, 2025

Zone Matrix		
ZBL 2005.85	Highway Commercial (HC-1) Zone	Proposed HC-## Zone
Permitted Use	Winter Boat Storage (20 boats max)	Storage Spaces (30 spaces max)
Lot Area (min)	-	±0.376ha (0.93ac)
Lot Frontage (min)	40.0m	±56.5m
Building Height (max)	10.0m	n/a
Landscaped Open Space (min)	20%	±38.3%
Buffer Strip (min)	2.0m	5.0m
Gross Floor Area (max)	500.0m²	n/a
Landscape Buffer Strip (min)	2.0m	5.0m
Outdoor Storage		
Front Yard (min)	10.0m	10.0m
Side Yard (min)	5.0m	5.0m
Exterior Side Yard (min)	10.0m	10.0m
Lot Coverage (max)	40% (outdoor storage)	±35.8%



CONCEPT PLAN

3819 McRae Park Rd
Part of Lot 24, Concession 8
Township of Ramara, County of Simcoe

Scale 1 : 50,000

LEGEND

- Subject Lands
- Proposed Storage Spaces for Recreational Vehicles
- Existing Fence
- Gravel Area
- Landscaped Open Space
- Existing Trees

Scale: 1 : 400

Note: This drawing is for discussion purposes only. Boundary to be verified by an O.L.S. Signage to be installed to indicate prosecution for violation of trespassing. Plantings of low dense woody vegetation to be provided in landscape open space areas.

Source: County of Simcoe interactive map.

Drawn By: A.M.	Date: December 17, 2024	File No: 1399
----------------	-------------------------	---------------

Phone: (705) 327-1873 Website: morganplanning.ca
101-21 Matchedash Street South, Orillia, ON, L3V 4W4
Page 153 of 154

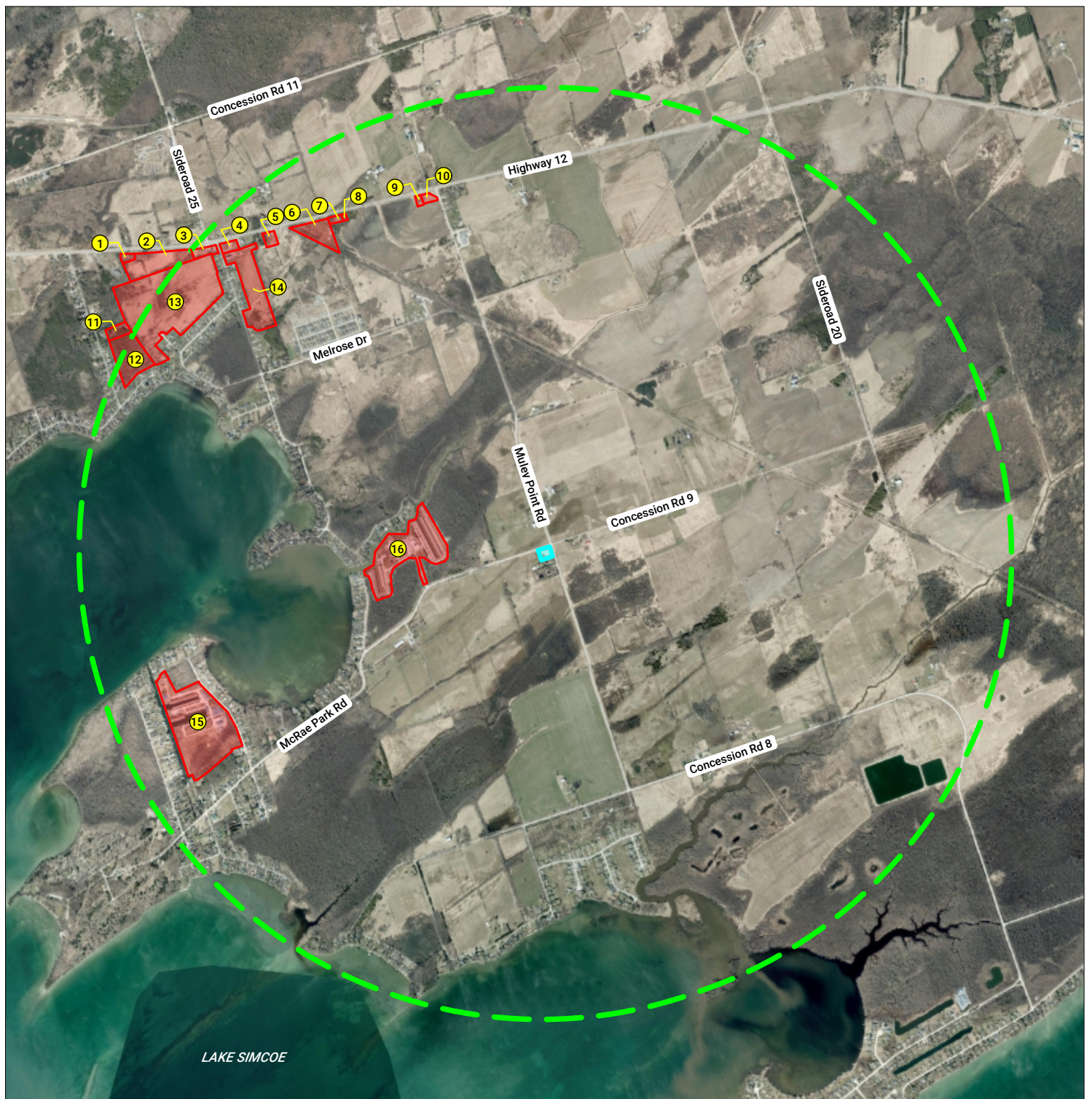


Figure 6

BOAT STORAGE PERMITTED WITHIN THE SURROUNDING AREA

3819 McRae Park Road
Part of Lot 24, Concession 8
Township of Ramara, County of Simcoe

Official Plan Amendment No. 28

LEGEND

- Subject Lands
- 2.5km Radius
- Boat Storage (Permitted Use)
 - Village Commercial (VC) Zone
 - Destination Commercial (DC) Zone

0 0.25 0.5 0.75 1.0 1.25km

Scale: 1 : 30,000



Source: 2023 aerial photo from the County of Simcoe interactive map.

Drawn By: A.M.

Date: March 17, 2025

File No: 1399

MORGAN
PLANNING & DEVELOPMENT

98 Tecumseth Street,
Orillia, ON, L3V 1Y2

Phone: (705) 327-1873
j.morgan@morganplanning.ca

Page 154 of 154

May 12, 2025