



Planning Council - Minutes Tuesday, February 27, 2018

Those in attendance were:

Members of Council Staff

Deputy Mayor Watson	S. Lucas	Director of Development Services
Councillor Colhoun	K. Thibeault	Director of Legislative Services / Clerk
Councillor Cairns	K. Kirton	Manager of Planning Services
Councillor Eiter	J. Loney	Manager of Economic Development
Councillor Jorgensen	J. Montreuil	Deputy Clerk / Committee Coordinator
Councillor Kelly		
Councillor Lorenz		
Councillor Pilger		

Regrets

Mayor Donaldson

A. Closed Session

B. Adoption of Agenda

Moved by Councillor Pilger
Seconded by Councillor Colhoun

#36 BE IT RESOLVED THAT the Council agenda as presented on February 27, 2018 be approved as circulated.

CARRIED

C. Disclosure of Pecuniary Interest

None noted.

D. Public Meetings

1. ZA 48-2017 (Egan - Lake Muskoka)
Report No. DEV 2018-13

The Manager of Planning Services provided a review of the application. Comments were received from the Septic Inspector, Building Department, the District Municipality of Muskoka and Union Gas. There were no comments from members of the public.

Council requested and received information surrounding water access impacts and the

purpose and reason for the application.

Staff recommended approval of the application.

2. ZA 01-2018 (Baker - Kahshe Lake)
Report No. DEV 2018-14

The Manager of Planning Services provided a review of the application. Comments were received from the Septic Inspector, Building, Infrastructure and Fire Departments and the District Municipality of Muskoka. A letter from a neighbouring property owner was received citing no objections.

Savas Varadas from Plan Muskoka, agent for the applicant, provided a review of the application including acknowledging Staff's recommendation and noting the application's purpose and impacts on development.

Council requested and received information surrounding the dimensions of the development and septic system capacity.

Staff recommended approval of the application.

3. ZA 02-2018 (Forster - Kahshe Lake)
Report No. DEV 2018-15

The Manager of Planning Services provided a review of the application. Comments were received from the Building, Infrastructure and Fire Departments, and the District Municipality of Muskoka.

Savas Varadas from Plan Muskoka, agent for the applicant, provided information regarding the type of structure to be developed and the minimal impacts to the environment, and provided specifics on the existing septic system.

Council requested and received information on potential risks in allowing additional development rights on island properties, water access viability, existing development rights, corporate indemnification of risks and policy, comparable developments on neighbouring islands, and area parking availability. They recommended that Administration add a provision within the site plan to mitigate any potential for over-development on the island and current parking constraints.

Due to the additional information provided to the inspector with adequate and satisfactory information, staff recommend approval of the application.

4. ZA 04-2018 (Town of Gravenhurst Zoning By-law Update)
Report No. DEV 2018-16

The Manager of Planning Services provided a review of the report highlighting amendments in permissions for two-storey boathouses/garages, sleeping cabins, changes to the

requirement for Site Evaluation Reports, clarification of the Sparrow Lake Flood Elevation, rear-yard setbacks reduction on waterfront properties and flexibility in the interpretation of the Environmental Protection boundaries. Comments were received from the District Municipality of Muskoka citing no objections.

One letter of support was received surrounding the two-storey boathouse provisions, however, requesting that sleeping cabins be permitted in the second storey. Further comments were provided regarding the permitted amount of shoreline development.

Roger Silverthorn, resident, requested clarification that the amendments would affect all properties within the boundaries of Gravenhurst, and that the revisions will still require a septic review under the Ontario Building Code as the Zoning By-law amendments simply provide permission to put sleeping accommodations above an accessory structure.

Council requested and received information surrounding the prioritization and rationale of the proposed amendments, mapping updates, urban core and rural area differences in development and their impacts, definition of kitchen facilities, and clarification on procedure in considering a resolution amendment or to bringing forward a notice of motion. They engaged in a lengthy discussion surrounding construction scenarios of two-storey developments in the urban core vs. rural area.

Staff recommend approval of the update to the Comprehensive Zoning By-law with the adoption of the present minor amendment.

E. Deputations

F. Minor Amendment Resolutions

1. ZA 04-2018 (Town of Gravenhurst Zoning By-law Update)
Report No. DEV 2018-16

Council requested and received clarification on the purpose of the minor amendment being its' omission in the circulated by-law as presented in the meeting agenda package.

Moved by Councillor Kelly

Seconded by Councillor Colhoun

#36 WHEREAS a Public Meeting has been held under Section 34 of the Planning Act (Town of Gravenhurst Zoning By-law Update, Application No. ZA 04-2018)

AND WHEREAS further amendments have been made to the Proposed By-law as follows:

- a) The addition of a maximum Height of 6.0 metres for a Two-Storey Boathouse.

AND WHEREAS Section 34(17) of the Planning Act, provides that Council may determine whether further notice is to be given where a change is made to a Proposed By-law;

NOW THEREFORE BE IT RESOLVED THAT Council, after due consideration of the Proposed By-law and amendments thereto, concludes that the amendments are of such minor nature that no further notice need be given with respect to the Proposed By-law.

CARRIED

G. Unfinished Business

H. New Business

1. SRC 15-2016 (Mack - Gull Lake)
Report No. DEV 2018-17

Moved by Councillor Kelly
Seconded by Councillor Eiter

#37 BE IT RESOLVED THAT Report No. DEV 2018-17 re: SRC 15-2016 (Mack - Gull Lake) be received for information.

CARRIED

2. SRC 02-2017 (Ryk - Riley Lake)
Report No. DEV 2018-18

Moved by Councillor Colhoun
Seconded by Councillor Pilger

#38 BE IT RESOLVED THAT Report No. DEV 2018-18 re: SRC 02-2017 (Ryk - Riley Lake) be received for information.

CARRIED

3. Gravenhurst Municipal Heritage Committee 2018 Work Plan
Report No. DEV 2018-19

The Director of Development Services provided a review of the report highlighting the Subcommittee's mandate and some projected work plan goals/priorities subject to available staff resources.

Council engaged in a discussion surrounding the good work completed by the Subcommittee members by noting support in their efforts to preserve the Town's heritage and requested and received information on proposed designations.

Moved by Councillor Eiter
Seconded by Councillor Cairns

#39 BE IT RESOLVED THAT Report No. DEV 2018-19 re: Gravenhurst Municipal Heritage Committee 2018 Work Plan be received for information;

AND THAT Council approve the Municipal Heritage Committee's 2018 Work Plan, subject to available staff resources and budget approval.

CARRIED

4. Development Charges Rebate Program
Report No. DEV 2018-20

The Director of Development Services provided a review of the report.

Moved by Councillor Pilger
Seconded by Councillor Cairns

#40 BE IT RESOLVED THAT Report No. DEV 2018-20 re: Development Charges Rebate Program be received;

AND THAT The Town of Gravenhurst be authorized to submit an Expression of Interest (EOI) to participate in the Development Charges Rebate Program as recently released by the Ministry of Housing;

AND FINALLY THAT The District Municipality of Muskoka be authorized to serve as Program Administrator on behalf of the Town of Gravenhurst and therefore be authorized to enter into the necessary agreements to implement the Program.

CARRIED

5. Annual Business Review Results
Report No. DEV 2018-21

The Manager of Economic Development provided a review of the report and provided statistics on the local workforce satisfaction rate and building/business growths.

Council requested and received information on the "Win this Space"/Gravenhurst CIP contest, impacts of minimum wage and impacts to local businesses, seasonal employees, attainable housing (rentals/ownership) and respective development prospects, connectivity (fibre internet), and Town and District grant and subsidy programs.

Moved by Councillor Kelly
Seconded by Councillor Cairns

#41 BE IT RESOLVED THAT Report No. DEV 2018-21 re: 2017 Annual Business Review Results be received for information.

CARRIED

I. By-laws

Moved by Councillor Eiter
Seconded by Councillor Colhoun

#42 BE IT RESOLVED THAT the following by-laws be read a first time:

Bill No. 16 Zoning (Egan - Lake Muskoka)
Bill No. 17 Zoning (Baker - Kahshe Lake)
Bill No. 18 Zoning (Forster - Kahshe Lake)
Bill No. 19 Zoning (Town of Gravenhurst Zoning By-law Update)
Bill No. 20 SRC (Mack - Gull Lake)
Bill No. 21 SRC (Ryk - Riley Lake)

CARRIED

Moved by Councillor Pilger
Seconded by Councillor Kelly

#43 BE IT RESOLVED THAT the following by-laws be read a second time:

Bill No. 16 Zoning (Egan - Lake Muskoka)
Bill No. 17 Zoning (Baker - Kahshe Lake)
Bill No. 18 Zoning (Forster - Kahshe Lake)
Bill No. 19 Zoning (Town of Gravenhurst Zoning By-law Update)
Bill No. 20 SRC (Mack - Gull Lake)
Bill No. 21 SRC (Ryk - Riley Lake)

CARRIED

Moved by Councillor Cairns
Seconded by Councillor Colhoun

#44 BE IT RESOLVED THAT the following by-laws be read a third and final time and engrossed into the By-law Book:

By-law No. 2018-16 Zoning (Egan - Lake Muskoka)

By-law No. 2018-17 Zoning (Baker - Kahshe Lake)

By-law No. 2018-18 Zoning (Forster - Kahshe Lake)

By-law No. 2018-19 Zoning (Town of Gravenhurst Zoning By-law Update)

By-law No. 2018-20 SRC (Mack - Gull Lake)

By-law No. 2018-21 SRC (Ryk - Riley Lake)

CARRIED

J. Adoption of Minutes

1. Planning Council - January 23, 2018

Moved by Councillor Kelly

Seconded by Councillor Colhoun

#45 BE IT RESOLVED THAT the Minutes of the Council meeting dated January 23, 2018 be approved as circulated.

CARRIED

K. Closed Session

L. Report from Closed Session

M. Confirming By-law

Moved by Councillor Lorenz

Seconded by Councillor Eiter

#46 BE IT RESOLVED THAT Bill No. 21 to confirm the Council Meeting held on February 27, 2018 be passed and numbered By-law No. 2018-21.

CARRIED

N. Adjournment

Moved by Councillor Colhoun, seconded by Councillor Kelly, the meeting adjourned at 6:31 p.m.

"Original Signed"

Clerk

"Original Signed"

Deputy Mayor