



## Planning Council - Minutes Tuesday, March 24, 2015

Those in attendance were:

### **Members of Council**

Mayor Donaldson  
Councillor Colhoun  
Councillor Eiter  
Councillor Jorgensen  
Councillor Kelly  
Councillor Lorenz  
Councillor Pilger  
Councillor Watson

### **Staff**

S. Lucas                      Director of Development Services  
K. Thibeault                Acting Director of Legislative Services / Clerk  
K. Kirton                    Senior Planner  
J. Rand                      Planner

### **Regrets**

Councillor Cairns

### **A      Closed Session**

### **B      Adoption of Agenda**

The agenda was amended to remove the deputation request from Mr. Rick McCann, add a Minor Amendment for ZA 05-2014 (Godfrey – Wharf Rd.) and add a New Business report for SPA 05-2015 (Ontario Inc. – Theatre Rd.).

Moved by Councillor Pilger  
Seconded by Councillor Colhoun

**#53    BE IT RESOLVED THAT** the Council agenda as presented on March 24, 2015 be approved as amended.

### **CARRIED**

### **C      Disclosure of Pecuniary Interest**

None noted.

### **D      Public Meetings**

#### **1.      OPA 01-2014 & ZA 05-2014 Godfrey (Wharf Rd.)**

The Senior Planner provided a review of the application. Comments had been received by Emergency Planning, Parks & Trails Technician, Veridian Connection, Building Department,

Fire Department, Taxation, and the District of Muskoka.

Letters of objection were received by The South Muskoka Lake Association (Mr. John Shaw), Mr. Frank Jaglowitz, the Muskoka Lakes Association (Ms. Anne McCauley & Mr. Michael Langdon), Muskoka Bay Property Owners Association (Mr. Eric Gilbert), the Board of Directors and Residents of the Greavette Condominium Association, Mr. Dave Tretheway, Mr. Jack Farquhar, Ms. Emily Moran and Mr. Paul Moran, Ms. Joan Slater, and JD Developments (Ms. Toula Nessinis).

A letter from Mr. Ross Statchuk from the Greavette Condominium Association and petition with 92 names was received.

Letters of support were received from the Ditchburn Bay Boathouse Association (Ms. Pat Loughhead) and Ms. Catherine Sommers and Mr. Larry Sommers.

Additional correspondence had been received prior to the meeting. Staff supported a deferral to permit further consultation.

Mr. Rick Hunter from Planscape, agent for the applicant, provided a review of the application and history of works completed to-date.

Mr. Bob McCullough, resident and representative from JD Developments, identified his concerns with the application including the need for the entire area to be developed.

Ms. Ann McCauley, representative from the Muskoka Lakes Association, provided comments regarding second story boathouses and supported a comprehensive plan for the area.

Mr. Frank Jaglowitz, resident, identified concerns regarding development on the shoreline, environment, character of the community, and height of the proposed development.

Mr. Keith Duncan identified concerns regarding environment, increased water traffic, and requested Council consider implications beyond the identified application.

Mr. Eric Gilbert identified concerns regarding consistent design guidelines for the area, environment, increase of water traffic, safety, liability and need for a comprehensive review of the Official Plan. The Director of Development Services provided an update on the status of the Official Plan review.

Council requested and received information regarding planning procedures, site line impacts, communications, sewage infrastructure, proposed drawings including footprints and setbacks, site plan agreements and development of the area.

2. ZA 45-2014 1021862 Ontario Ltd. (Miller Island)

The Senior Planner provided a review of the application. Comments were received by the Plans Examiner, Parks & Trails Technician, Septic Inspector, Veridian and the District of

Muskoka. A letter of objection was received by Ms. Mary Walker, neighbour of the applicant.

Staff recommended approval of the application.

Ms. Angela Ghikadis from Planscape, agent for the applicant, provided a review of the application.

There were no comments from members of the public.

Council requested and received information regarding lot coverage and proposed location of the structure.

3. ZA 03-2015 Merkley (Merkley Rd.)

The Senior Planner provided a review of the report. Comments were received by the Plans Examiner, Manager of Revenue and Taxation, Septic Inspector, Emergency Planning Coordinator, District of Muskoka, Parks & Trails Technician, and Fire Department. Staff recommended approval of the application.

Mr. Rick McCann, agent for the applicant, provided a review of the application.

There were no comments from members of the public.

Council requested and received information regarding property entrances

4. ZA 08-2015 Rockwood Family Cottages Inc. (Sparrow Lake)

The Senior Planner provided a review of the application. Comments were received from the Plans Examiner, Parks & Trails Technician, Emergency Planning Coordinator and the District of Muskoka.

Staff recommended deferral of the application.

There were no comments from the applicant or the public.

Council requested and received information regarding building permit fees and process.

5. ZA 10-2015 McKenna (Lake Muskoka)

The Senior Planner provided a review of the report. Comments were received from the Plans Examiner, Septic Inspector, Fire Department, District of Muskoka, Veridian and verbal comments from a neighbouring property owner.

Staff recommend approval of the application.

Ms. Angela Ghikadis from Planscape, agent for the applicant, provided a review of the

application and a history of the property.

There were no comments from members of the public or Council.

## **E Deputations**

### **1. Mr. Frank Jaglowitz re: Godfrey Application**

Mr. Jaglowitz provided comments regarding the staff report for the Godfrey application and urbanization of the area. He requested Council consider a recorded vote.

## **F Minor Amendment Resolutions**

### **1. ZA 30-2014 English (Coopers Falls Rd.)**

The Senior Planner provided a review of the proposed Minor Amendment. Council requested and received information regarding the jurisdiction between the Town, District of Muskoka and County of Simcoe.

Moved by Councillor Pilger

Seconded by Councillor Watson

**#54 WHEREAS** Council has conducted a Public Meeting in accordance with the provisions of Section 34 of the Planning Act regarding a Proposed Zoning By-law for the Town of Gravenhurst (ENGLISH, Application No. ZA 30-2014)

**AND WHEREAS** it has been deemed necessary to incorporate further amendments to the Proposed Zoning By-law;

**AND WHEREAS** the regulations have been amended by removing Special Provisions 1016 and 1017 and replacing them with Holding Provisions that facilitate similar conditions.

**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**

### **2. ZA 05-2014 (Godfrey - Wharf Rd.)**

Moved by Councillor Watson

Seconded by Councillor Colhoun

**#55 WHEREAS** Council has conducted a Public Meeting in accordance with the provisions of Section 34 of the Planning Act regarding a Proposed Zoning By-law for the Town of Gravenhurst (Godfrey Application No. ZA 05-2014)

**AND WHEREAS** it has been deemed necessary to incorporate further amendments to the proposed Zoning By-law;

**AND WHEREAS** the By-law has been amended by changing the reference to Section 21 of the Planning Act under Section 4 of the By-law in order to correct a typographical error;

**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. SPA 08-2015 Cooper & Jackson (Winhara Rd.)

The Director of Development Services provided a review of the report. Council requested and received information regarding rehabilitation of aggregate pits.

Moved by Councillor Colhoun

Seconded by Councillor Lorenz

**#56 BE IT RESOLVED THAT** Site Plan Agreement application No. 08-2015 (Cooper & Jackson) be approved as outlined in the Report presented to Planning Council on March 24, 2015.

**CARRIED**

2. Fee Waiver Request - Free Stuff for Daily Needs

The Director of Development Services provided a review of the report. Council requested and received information regarding further costs for the applicant and use of the proposed structures.

Moved by Councillor Watson

Seconded by Councillor Colhoun

**#57 BE IT RESOLVED THAT** Council waive fees for the zoning amendment and site plan agreement for a total of \$2,245 for Free Stuff for Daily Needs.

**CARRIED**

3. SPA 05-2015 (1335619 Ontario Inc. - Theatre Rd.)

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

Moved by Councillor Jorgensen

Seconded by Councillor Kelly

**#58 BE IT RESOLVED THAT** the following Site Plan Agreement Amendment be approved as outlined in the Report presented to Planning Council on March 24, 2015;

Application No. SPA 05-2015 – 1335619 ONTARIO INC.; Part of Lot 12, Concession 5, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being part of Part 1, Plan 35R-6219, and municipally known as 1006 Theatre Road

**CARRIED**

**I By-laws**

Moved by Councillor Jorgensen

Seconded by Councillor Colhoun

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

Bill No. 19 OPA No. 9 (Godfrey - Wharf Rd.)

Bill No. 20 Zoning (Godfrey - Wharf Rd.)

Bill No. 21 Zoning (1021862 Ontario Ltd. - Miller Island)

Bill No. 22 Zoning (Merkley - Merkley Rd.)

Bill No. 23 Zoning (Rockwood Family Cottages Ltd. - Sparrow Lake)

Bill No. 24 Zoning (McKenna - Lake Muskoka)

**CARRIED**

Moved by Councillor Colhoun, seconded by Councillor Watson, Bill No. 23 Zoning (Rockwood Family Cottages Ltd. – Sparrow Lake) be deferred. **Carried.**

Council engaged in a brief discussion regarding the application and creation of a comprehensive development plan. Councillor Lorenz requested to vote on Bill No. 19 and 20 separately and a recorded vote for that portion of the resolution.

Moved by Councillor Watson

Seconded by Councillor Colhoun

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

Bill No. 98 (2014) Zoning (English - Coppers Falls Rd.)

*Bill No. 19 OPA No. 9 (Godfrey - Wharf Rd.) (voted separately and recorded)*

*Bill No. 20 Zoning (Godfrey - Wharf Rd.) (voted separately and recorded)*

Bill No. 21 Zoning (1021862 Ontario Ltd. - Miller Island)

Bill No. 22 Zoning (Merkley - Merkley Rd.)

~~Bill No. 23 Zoning (Rockwood Family Cottages Ltd. - Sparrow Lake)~~ **DEFERRED**

Bill No. 24 Zoning (McKenna - Lake Muskoka)

Councillor Cairns - Absent

Councillor Colhoun - Yea

Councillor Eiter - Nay

Councillor Jorgensen - Yea

Councillor Kelly - Nay

Councillor Lorenz - Nay

Councillor Pilger - Yea

Councillor Watson - Yea

Mayor Donaldson - Yea

## **CARRIED**

Moved by Councillor Watson

Seconded by Councillor Colhoun

**#61 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. 2015-19 Zoning (English - Coppers Falls Rd.)

By-law No. 2015-20 OPA No. 9 (Godfrey - Wharf Rd.)

By-law No. 2015-21 Zoning (Godfrey - Wharf Rd.)

By-law No. 2015-22 Zoning (1021862 Ontario Ltd. - Miller Island)

By-law No. 2015-23 Zoning (Merkley - Merkley Rd.)

By-law No. 2015-24 Zoning (McKenna - Lake Muskoka)

## **CARRIED**

### **J Adoption of Minutes**

#### **1. February 24, 2015**

Moved by Councillor Lorenz

Seconded by Councillor Eiter

**#62 BE IT RESOLVED THAT** the minutes of the Council meeting dated February 24, 2015 be approved as circulated.

**CARRIED**

**K Closed Session**

**L Report from Closed Session**

**M Confirming By-law**

Moved by Councillor Pilger  
Seconded by Councillor Eiter

**#63 BE IT RESOLVED THAT** Bill No. 25 to confirm the Council Meeting held on March 24, 2015  
be passed and numbered By-law No. 2015-25.

**CARRIED**

**N Adjournment**

Moved by Councillor Watson, seconded by Councillor Colhoun the meeting adjourned at 8:23 p.m.

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Mayor

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Clerk