

**GRAVENHURST COMMITTEE OF ADJUSTMENT FOR CONSENTS
AND MINOR VARIANCES**

WEDNESDAY, JANUARY 16, 2013 - 6:00 P.M.

**GRAVENHURST MUNICIPAL OFFICES
COUNCIL CHAMBERS**

M I N U T E S

PRESENT WERE: Committee Members
Chair Bob Colhoun
Randy Jorgensen
John Dowdell
Garnet Schenk
Sandi Allan

Staff: Katie Kirton, Senior Planner and Secretary-Treasurer
Jeremy Rand, Planner II
Wanda Speicher, Recording Secretary and Deputy Secretary-Treasurer

1. ADOPTION OF AGENDA

Moved by Garnet Schenk
Seconded by Sandi Allan

#01 BE IT RESOLVED THAT the Agenda as presented to the Committee of Adjustment on January 16, 2013, be adopted.

CARRIED.

2. ADOPTION OF MINUTES

Moved by Sandi Allan
Seconded by Garnet Schenk

#02 BE IT RESOLVED THAT the Minutes of the Gravenhurst Committee of Adjustment meeting dated December 12, 2012, be adopted.

CARRIED.

Chair Colhoun advised that there is one Consent Application and one Minor Variance Application on the Agenda for Committee's consideration.

3. DISCLOSURE OF PECUNIARY INTERESTS

Nil.

4. APPLICATIONS FOR CONSENT

a) Application B/33/2012/GR – Joanne MOODY

Correspondence was received from:

- the Plans Examiner;
- the Parks & Trails Technician;
- the Treasury Department;
- the Town's Septic Inspector;
- the Emergency Planning Coordinator;
- the District of Muskoka ; and,
- Dan and Francis McAlister.

The Senior Planner provided additional information relevant to the application and recommended that the application be deferred for an Official Plan Amendment, an Environmental Impact Statement, and to secure access.

Bob List, agent, presented his rationale for the Committee to grant conditional approval of the application.

No public comments were received.

The Committee requested clarification from the Senior Planner and discussion ensued regarding the Official Plan regulations for exceptions to required lot sizes, the status of the two dwellings on the lot, the impact of regulations concerning deer wintering habitat, and the purpose of the Environmental Impact Statement.

Moved by Sandi Allan
Seconded by Garnet Schenk

#03 BE IT RESOLVED THAT having had regard to the matters prescribed under Section 53(12) of The Planning Act, R.S.O. 1990, c.P.13, that Consent be deferred for Application No. B/33/2012/GR – MOODY, Joanne.

REASONS:

The application will not conform with the requirements of the Gravenhurst Zoning By-law and the Gravenhurst Official Plan.

LOST.

#04 BE IT RESOLVED THAT having had regard to the matters prescribed under Section 53(12) of The Planning Act, R.S.O. 1990, c.P.13, that Consent be granted for Application No. B/33/2012/GR – Joanne MOODY

CONDITIONAL ON:

- (1) A Deed and Schedule/Certificate of Consent for the severed lot be submitted to the Secretary-Treasurer (including all rights-of-ways), along with a registered (paper) copy of the reference plan.
- (2) A digital drawing file of the reference plan, compatible with AutoCad Version 13, shall be provided to the Town. A fee per lot being created be paid, in accordance with the current Fees and Services Charges By-law, to the Town to offset the cost of maintaining the Town's digital map base.
- (3) Cash-in-lieu of parkland dedication in the amount of 5% be paid to the Town of Gravenhurst.
- (4) The subject lands be brought into conformity with the Zoning By-law by means of the severed and retained lands being zoned for their intended use.
- (5) The existing Dock located on the north-easterly shoreline of the Severed lands being removed.
- (6) The applicant verifying or securing access to the subject lands to the satisfaction of the Director of Development Services or designate or entering in to an agreement with the Town pursuant to Section 51(26) of the Planning Act R.S.O. 1990 to informing future owners that the Town is not responsible for providing or maintaining access to the subject lands.
- (7) The applicant shall enter into a Site Plan Agreement with the Town.

REASONS:

The application will conform with the requirements of the Gravenhurst Zoning By-law and the Gravenhurst Official Plan and will meet the requirements of all commenting agencies.

CARRIED.

5. APPLICATION FOR MINOR VARIANCES

a) Application A/33/2012/GR – KAHSHEDEALE CORPORATION

Correspondence was received from:

- The Manager of Recreation, Community Services & Centennial Centre Operations;
- the Treasury Department; and,
- the Town's Septic Inspector.

The Planner provided additional information relevant to the application, and recommended

that the application be approved.

John Gallagher, agent, presented his rationale for the Committee to grant conditional approval of the application.

No public comments were received.

The Committee questioned whether the Kahshe Lake Ratepayers' Association had been circulated. The Planner confirmed that the application was circulated to the Association.

Moved by Garnet Schenk

Seconded by Sandi Allan

#05 BE IT RESOLVED THAT Application No. A/33/2012/GR – KAHSHEDALE CORPORATION, be approved and that the necessary Notice of Decision be prepared.

CARRIED.

6. ADJOURNMENT

The motion to adjourn was moved by Randy Jorgensen and seconded by John Dowdell. The meeting adjourned at 6:52 p.m.

Chair

Deputy Secretary-Treasurer

:WS