

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

WEDNESDAY, NOVEMBER 15, 2017 - 5:00 P.M.

**GRAVENHURST MUNICIPAL OFFICES
COUNCIL CHAMBERS**

M I N U T E S

PRESENT WERE: Committee Members
Chair Randy Jorgensen
Laura Meikle
Garnet Schenk
Paul Kelly
Graeme Murray

Staff: Katie Kirton, Manager of Planning Services and Secretary-Treasurer
Kris Orsan, Planning Technician
Susan Flemming, Recording Secretary and Deputy Secretary-Treasurer

1. ADOPTION OF AGENDA

Moved by Graeme Murray
Seconded by Garnet Schenk

#79 BE IT RESOLVED THAT the Agenda as presented to the Committee of Adjustment on November 15, 2017, be adopted.

CARRIED.

2. ADOPTION OF MINUTES

Moved by Garnet Schenk
Seconded by Graeme Murray

#80 BE IT RESOLVED THAT the Minutes of the Gravenhurst Committee of Adjustment meeting dated October 18, 2017, be adopted.

CARRIED.

The Chair advised that there is one item under Unfinished Business and three Minor Variance Applications on the Agenda for Committee's consideration.

3. DISCLOSURE OF PECUNIARY INTERESTS

Nil.

Committee Member Randy Jorgensen, left the meeting and Paul Kelly took over as Chair for the first public hearing.

4. UNFINISHED BUSINESS

a) Application No. B/12/2017/GR – Karol KUHN

Correspondence was received from:

- The Plans Examiner;
- The Director of Infrastructure;
- The Town's Septic Inspector;
- The Deputy Fire Chief;
- The District of Muskoka;
- Linda Hutcheson; and,
- Sandy Price.

The Planner provided additional information relevant to the application, and recommended that the application be approved.

The Agent, Rick McCann, distributed the engineered drawing of the driveway entrance and sight line from C.C. Tatham & Associates Ltd, Consulting Engineers, for the Committee to review. He explained that it was not necessary to have engineering done for the proposed Right-of-Way but that this drawing was done as a requirement for the entrance permit. He also advised that during the first public hearing, concerns were raised regarding the safety of the road and driveway entrance and the application was deferred. He also advised that the Director of Infrastructure asked for a full Engineering Study and Design drawing, which was submitted and approved by the Town and the Entrance Permit was issued.

The Deputy Chair gave permission for the public to speak.

Dr. Gordon Laxer expressed concerns regarding the safety of the road and driveway location and questioned why the property owner who would benefit from the proposed Right-of-Way would require another access to his property. He also inquired if trees have been removed within 60.0 metres of the lake.

Cathy Kwaitkowski advised that safety and sightline for access were her primary concerns.

Glen Egan, expressed his concerns with the sight lines shown on the Engineering Design drawing and advised that he has safety concerns with the driveway entrance.

Rudy Riske, also expressed his concerns with sight lines and safety especially in the winter.

Drew Kivell, also expressed concerns with sight lines and safety and asked if the Committee had site inspected the road and the entrance.

The Committee advised that site works were required to be certified by an Engineer as part of the Entrance Permit process.

The Committee asked for an explanation of the resolution under consideration. The Planner advised that the entrance permit and site alteration permit have already been issued and that the current proposed approval is to establish a legal right-of-way on the subject property. She also clarified that the right-of-way is located adjacent to lands zoned as Environmental Protection and that the site alteration permit was issued on lands to the north of the subject property the owners of which will benefit from the proposed right-of-way. She also confirmed that the Environmental Impact Statement (EIS) supports the location of the right-of-way.

Moved by Garnet Schenk
Seconded by Graeme Murray

#81 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/12/2017/GR – Karol KUHN

CONDITIONAL UPON

- (1) A Deed and/or 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.

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.

Committee Member Randy Jorgensen, returned to the meeting to sit as Chair

6. APPLICATIONS FOR MINOR VARIANCE

- a) Application A/35/2017/GR - Bill & Beveley HEIBEIN

Correspondence was received from:

- The Septic Inspector; and
- The Deputy Fire Chief.

The Planning Technician provided additional information relevant to the application, and recommended that the application be approved.

The applicant, Bill Heibein, presented his arguments for approval of the application.

The Committee had no comments.

Moved by Paul Kelly
Seconded by Laura Meikle

#82 BE IT RESOLVED THAT Application No. A/35/2017/GR – Bill and Beverley HEIBEIN, be approved and that the necessary Notice of Decision be prepared.

CARRIED.

b) Application A/36/2017/GR - Karl DENNHARDT

Correspondence was received from:

- The Plans Examiner; and,
- The Deputy Fire Chief.

The Planner provided additional information relevant to the application, and recommended that the application be approved.

The Agent, Savas Varadas, from Plan Muskoka presented his arguments for approval of the application.

No comments were received from the public.

The Committee asked the planning consultant to verify the size of the existing structure and the addition.

Moved by Paul Kelly
Seconded by Laura Meikle

#83 BE IT RESOLVED THAT Application No. A/36/2017/GR – Karl DENNHARDT, be approved and that the necessary Notice of Decision be prepared.

c) Application A/37/2017/GR - 670409 Ontario Ltd.

Correspondence was received from:

- The Plans Examiner;
- The Town's Septic Inspector;
- The Deputy Fire Chief;
- Douglas Pegg; and,
- Connie Boyes.

The Planner provided additional information relevant to the application, and recommended that the application be approved.

The Agent, Rick Hunter from Planscape explained that the Environmental Protection (EP) Zoning on the property was established prior to the current By-law 10-04, which also adds an additional 10.0 metre buffer and that they are requesting re-establishment of the provisions contained in the original Ontario Municipal Board decision.

The Planner provided further confirmation regarding the zoning history of the property at the request of the Committee, and advised the proposed re-establishment of the EP zone would be for both lots and that only one dock is permitted per property.

Moved by Laura Meikle
Seconded by Paul Kelly

#84 BE IT RESOLVED THAT Application No. A/37/2017/GR – 670409 Ontario Limited, be approved and that the necessary Notice of Decision be prepared.

CARRIED.

7. ADJOURNMENT

The motion to adjourn was moved by Garnet Schenk and seconded by Laura Meikle. The meeting adjourned at 6:00 p.m.

“original signed”

Randy Jorgensen
Chair

“original signed”

Susan Flemming
Deputy Secretary-Treasurer

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