

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

**\*\*\*\*\* AGENDA \*\*\*\*\***

**WEDNESDAY, MAY 17, 2017**  
at 5:00 p.m. in the  
**Gravenhurst Municipal Office – Council Chambers**

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

**WEDNESDAY, APRIL 19, 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

REGRETS: Graeme Murray

Staff: Jeremy Rand, Planner II and Deputy Secretary-Treasurer  
Cheryl Wilson, Recording Secretary and Deputy Secretary-Treasurer

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**1. ADOPTION OF AGENDA**

Moved by Paul Kelly  
Seconded by Garnet Schenk

**#18 BE IT RESOLVED THAT** the Agenda as presented to the Committee of Adjustment on April 19, 2017, be adopted.

**CARRIED.**

**2. ADOPTION OF MINUTES**

Moved by Paul Kelly  
Seconded by Garnet Schenk

**#19 BE IT RESOLVED THAT** the Minutes of the Gravenhurst Committee of Adjustment meeting dated March 15, 2017, be adopted.

**CARRIED.**

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

**3. DISCLOSURE OF PECUNIARY INTERESTS**

Nil.

#### **4. UNFINISHED BUSINESS**

a) Application No. B/03/2016/GR – Mark and Rosemary ARMSTRONG

Correspondence was received from:

- The Plans Examiner;
- The Emergency Planning Coordinator; and
- The District of Muskoka.

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

The Committee had no comments or questions.

Moved by Laura Meikle

Seconded by Paul Kelly

**#20 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/03/2016/GR – Mark and Rosemary ARMSTRONG

**REVISED CONDITION:**

- (4) The Owner submits an application for a Site Plan Agreement to the Town on the Retained lands, to the satisfaction of the Town.

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. APPLICATIONS FOR CONSENT**

a) Application B/04/2017/GR – 1519448 and 2406642 ONTARIO INC.

Correspondence was received from:

- The Plans Examiner;
- The Emergency Planning Coordinator; and,
- The Town of Bracebridge.

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

The Agent, Stephen Fahner, Northern Vision Planning, presented his rationale for approval of

the application.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Laura Meikle

Seconded by Paul Kelly

**#21 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/04/2017/GR – 1519448 and 2406642 ONTARIO INC.

**CONDITIONAL ON:**

- (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.
- (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.
- (3) Cash-in-lieu of parkland dedication be paid to the Town of Gravenhurst in the amount of 5%.
- (4) The subject lands be zoned for their intended use.

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.**

b) Application B/01/2017/GR – Bonnie GRUNDMAN

Correspondence was received from:

- The Town's Director of Infrastructure; and
- The District Municipality of Muskoka.

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

Applicant/agent was not present.

No comments were received from the public.

The Committee and Planner discussed the logistics of a registered right-of-way.

Moved by Garnet Schenk

Seconded by Paul Kelly

**#22 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/01/2017/GR – Bonnie GRUNDMAN

**CONDITIONAL ON:**

- (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.**

c) Application B/02/03/2017/GR – Kevin THOMPSON

Correspondence was received from:

- The Plans Examiner;
- The Town's Septic Inspector;
- The Emergency Planning Coordinator; and
- The District of Muskoka.

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

Applicant/agent was not present.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Paul Kelly

Seconded by Garnet Schenk

**#23 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/02/03/2017/GR – Kevin THOMPSON

**CONDITIONAL ON:**

- (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.
- (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.
- (3) Cash-in-lieu of parkland dedication be paid to the Town of Gravenhurst.
- (4) That the proposed lot addition be added to the abutting lands to the north and that Section 50(3) of the Planning Act, R.S.O. 1990, Chapter P.13, be applied to all future transactions within the property.
- (5) The subject lands be zoned for their intended use.
- (6) A 3 metre (10 foot) road widening across the frontage of the severed and retained lands be dedicated to the District Municipality of Muskoka for road widening purposes; and
- (7) The lands be subject to an agreement with the District Municipality of Muskoka pursuant to Section 51(26) of the Planning Act, R.S.O. 1990, as amended, respecting the location of wells in relation to the District Road.

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

**CARRIED.**

**6. APPLICATIONS FOR MINOR VARIANCE**

a) Application A/04/2017/GR - Mark and Carole KIERSTEAD

Correspondence was received from:

- The Plans Examiner; and,
- The Emergency Planning Coordinator.

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

that the application be approved.

Applicant/agent was not present.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Garnet Schenk

Seconded by Paul Kelly

**#24 BE IT RESOLVED THAT** Application No. A/04/2017/GR – Mark and Carole KIERSTEAD, be approved and that the necessary Notice of Decision be prepared.

**CARRIED.**

b) Application A/05/2017/GR - Mark and Kelly WINTERBURN

Correspondence was received from:

- The Plans Examiner;
- The Town's Septic Inspector; and
- The Emergency Planning Coordinator.

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

Applicant/agent was not present.

No comments were received from the public.

Discussion ensued between the Committee and Planner regarding the new Official Plan policies for accessory units in the upper level of an accessory structure.

Moved by Paul Kelly

Seconded by Garnet Schenk

**#25 BE IT RESOLVED THAT** Application No. A/05/2017/GR – Mark and Kelly WINTERBURN, 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 5:40 p.m.

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Randy Jorgensen  
Chair

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Cheryl Wilson  
Deputy Secretary-Treasurer

:CW



 <b>GRAVENHURST</b> <small>GATEWAY TO MUSKOKA</small>	<b>THE CORPORATION OF THE TOWN OF GRAVENHURST</b>	
	<b>To:</b>	<b>Committee of Adjustment</b>
	<b>From:</b>	<b>Jeremy Rand, Planner II</b>
	<b>Date:</b>	<b>May 17, 2017</b>
	<b>Subject:</b>	<b>B/05-06/2017/GR; BYSTRIANSKY, Mark and Lubica &amp; FAIRWOOD HOLLOW LTD.</b>

## **RECOMMENDATIONS**

Based on the analysis contained below, Development Services staff recommends:

**THAT** consent be granted for Application No. B/05/2017/GR, provided that the requirements of the following conditions are satisfied:

- (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.
- (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.

That the proposed severed parcel / lot addition be added to the benefitting lands, and that Section 50(3) of the Planning Act, R.S.O. 1990, Chapter P.13, be applied to all future transactions within the property.

**AND THAT** consent be granted for Application No. B/06/2017/GR, provided that the requirements of the following conditions are satisfied:

- (3) 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.
- (4) 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.

That the proposed severed parcel / lot addition be added to the benefitting lands, and that Section 50(3) of the Planning Act, R.S.O. 1990, Chapter P.13, be applied to all future transactions within the property.

## **PURPOSE**

Application B/05/2017/GR proposes to sever one lot for the purposes of a Lot Addition in favour of a lot to the south. No new lots would be created as a result of this application

Application B/06/2017/GR proposed to sever one lot for the purposes of lot additions in favour of a lot to the east as well as a lot to the west. No new lots would be created as a result of this application. In fact, the number of lots would be reduced by one as a result of this application.

A location map and Schedule are attached.

### **PROPERTY INFORMATION**

a) **Lot Dimensions:**

<b>B/05/2017/GR</b>	<i>Severed 1</i>	<i>Retained 1</i>	<i>Benefitting (west)</i>
Lot Area:	5.9 hectares	0.6 hectares	0.5 hectares
Lot Frontage:	53.2 metres	74.0 metres	68.5 metres

<b>B/06/2017/GR</b>	<i>Severed 2</i>	<i>Retained 2</i>	<i>Benefitting (west)</i>	<i>Benefitting(east)</i>
Lot Area:	0.25 hectares	0.25 hectares	6.4 hectares	0.6 hectares
Lot Frontage:	34.3 metres	34.3 metres	68.5 metres	74.0 metres

b) **Servicing:**

Private water supply and private sewage system.

c) **Access:**

Privately maintained road: Road 3200 (via Parkers Point Road)

d) **Fish Habitat:**

The property is located adjacent to Type 2 fish habitat. This may affect the availability of a building permit for any shoreline work on the subject lands.

e) **Site Inspection and Characteristics:**

A site inspection was conducted on April 26, 2017 by Jeremy Rand and Katie Kirton.

Application B/05/2017/GR contains Private Road 3200 (Severed Lot 1) which connects to Parkers Point Road. The other subject lands are accessed via this private roadway. There is a steep slope between Road 3200 and Lake Muskoka which prevents direct automobile access to Retained Lot 1.

With regard to Application No. B/06/2017/GR, Benefitting (east) and Benefitting (west) each contain a Dwelling and the Severed and Retained Lots are currently vacant.

f) **Surrounding Land Uses:**

Surrounding land uses are residential waterfront in nature. A large back lot exists to north and west of the subject lands.

g) **Shore Road Allowance:**

Owned.

## **ANALYSIS & OPTIONS**

Staff has reviewed and analyzed the application against the following planning documentation, policies and regulations in preparing a recommendation.

### **Provincial Policy Statement**

The application, as submitted, is consistent with the Provincial Policy Statement.

### **Official Plan Policies**

The subject lands are designated *Waterfront Area* in the Town of Gravenhurst Official Plan.

The applications would constitute lot additions only and no new lots would be created. Provided that the application is approved with the condition to rezone the lands for their intended use, staff are of the opinion that the application conforms with the intent of the Town of Gravenhurst Official Plan.

### **Zoning By-law 10-04**

Current Zoning: Residential Waterfront Zone (RW-6D)

It should be noted the portion of the subject lands contain Holding Provision 12 (H-12). These lands would need to be rezoned prior to the application of a Building Permit on the affected lands.

## **CONSULTATION**

The subject property has been posted. Additionally, all neighbouring property owners within 60.0 metres of the subject lands and appropriate agencies have been circulated for comment, as per the requirements of the Planning Act, R.S.O. 1990 as amended.

## **COMMUNICATIONS PLAN**

Notification has been provided and a Public Hearing has been scheduled in accordance with the Planning Act, R.S.O. 1990, as amended.

## **ATTACHMENTS**

1. Key Map
2. Application Sketch (2)

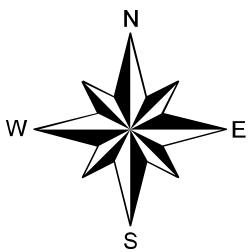
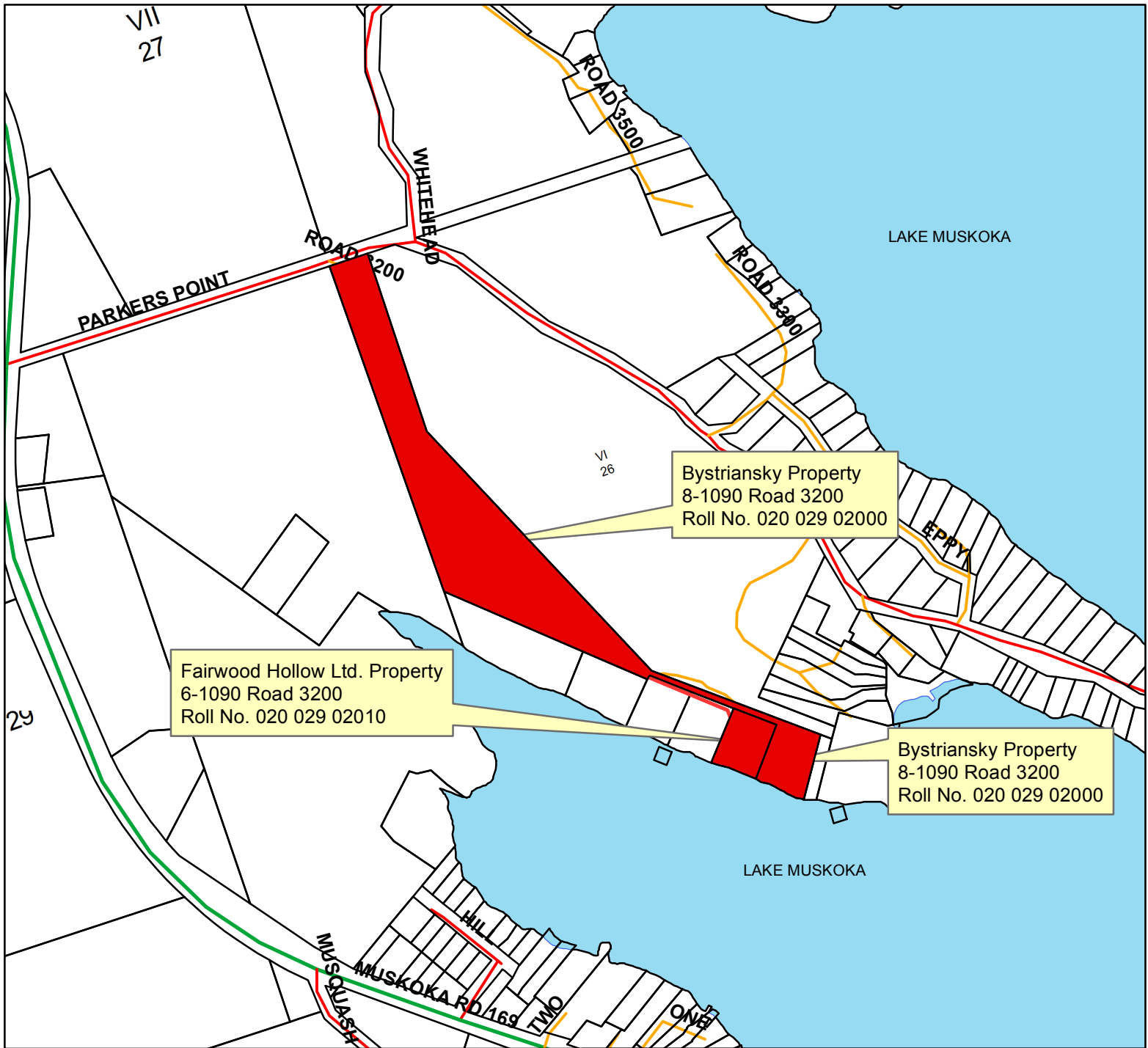
## **RESPECTFULLY SUBMITTED BY:**

Author: Jeremy Rand, Planner II

Approved by: Katie Kirton, Manager of Planning Services

JR:sf

# KEY MAP



1:8,000

Concurrent Consent Applications  
BYSTRIANSKY, Mark and Lubica (B/05/2017/GR)  
and FAIRWOOD HOLLOW LTD. (B/06/2017/GR)  
Part of Lot 26, Concession 6 (Lake Muskoka)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Municipally known as 8-1090 Road 3200  
and 6-1090 Road 3200  
Roll Nos. 020 029 02000 and 020 029 02010



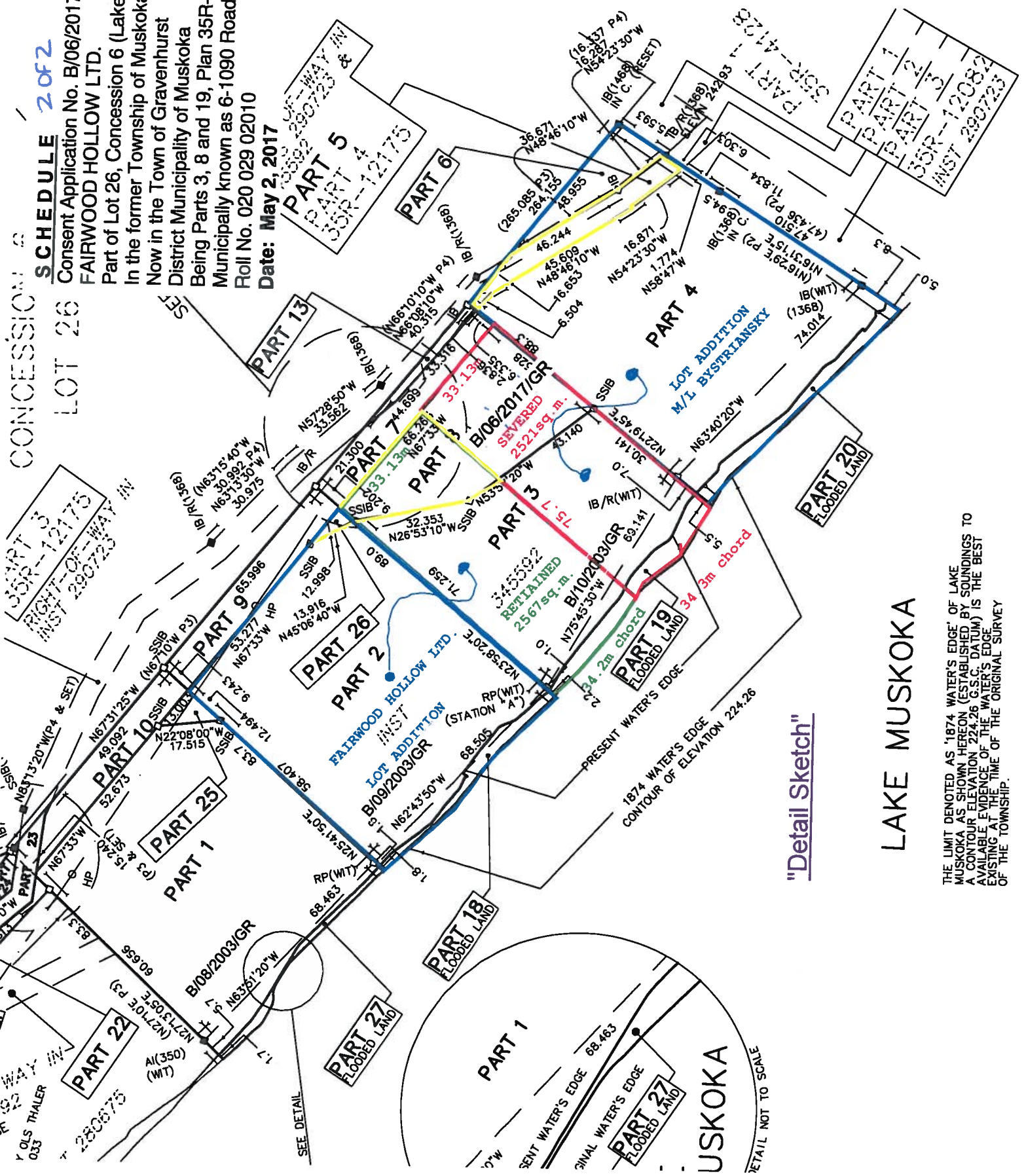


CONCESSION 2  
LOT 26

**SCHEDULE 2 of 2**

Consent Application No. B/06/2017/GR  
FAIRWOOD HOLLOW LTD.


Part of Lot 26, Concession 6 (Lake Muskoka)  
In the former Township of Muskoka  
Now in the Township of Gravenhurst  
District Municipality of Muskoka  
Being Parts 3, 8 and 19, Plan 35R-20143  
Municipally known as 6-1090 Road 3200  
Roll No. 020 029 02010  
Date: May 2, 2017



"Detail Sketch"

# LAKE MUSKOKA

THE LIMIT DENOTED AS '1874 WATER'S EDGE' OF LAKE MUSKOKA AS SHOWN HEREON (ESTABLISHED BY SOUNDINGS TO A CONTOUR ELEVATION 224.26 G.S.C. DATUM) IS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP.

	<b>THE CORPORATION OF THE TOWN OF GRAVENHURST</b>	
	<b>To:</b>	<b>Committee of Adjustment</b>
	<b>From:</b>	<b>Jeremy Rand, Planner II</b>
	<b>Date:</b>	<b>May 17, 2017</b>
	<b>Subject:</b>	<b>B/07/2017/GR; HERIBAN, Kristie</b>

## **RECOMMENDATIONS**

Based on the analysis contained below, Development Services staff recommends:

**THAT** consent be granted, provided that the requirements of the following conditions are satisfied:

- (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 proposed severed parcel / lot addition shall be added to the abutting lands to the abutting lands, and Section 50(3)/(5) of the Planning Act, R.S.O. 1990, Chapter P.13, shall be applied to all future transactions.

## **PURPOSE**

The purpose of this report is to provide background information and recommendations related to Consent Application B/07/2017/GR.

The application was submitted in order to facilitate a lot addition in favour of lands to the east. A location map and Schedule are attached.

## **PROPERTY INFORMATION**

### a) Lot Dimensions:

	Severed	Retained
Lot Area:	0.27 hectares	0.85 hectares
Lot Frontage:	45.0 metres	120.4 metres

### b) Servicing:

Private water supply and private sewage system.

c) Access:

Privately maintained road: North Muldrew Lake Road

d) Fish Habitat:

The property is located adjacent to unidentified fish habitat. This may affect the availability of a building permit for any shoreline work on the subject lands.

e) Site Inspection and Characteristics:

A site inspection was conducted on April 26, 2017 by Jeremy Rand and Katie Kirton.

The retained lands are developed with a Dwelling and Decking as well as Docking facilities. The severed lands are undeveloped and naturalized with a mixture of vegetation. The terrain is uneven and contains a drainage course.

Surrounding Land Uses:

Surrounding land uses are residential waterfront in nature.

f) Shore Road Allowance:

Owned by the applicant.

**ANALYSIS & OPTIONS**

Staff has reviewed and analyzed the application against the following planning documentation, policies and regulations in preparing a recommendation.

Provincial Policy Statement

The application, as submitted, is consistent with the Provincial Policy Statement.

Official Plan Policies

The property is designated *Waterfront Area*, as identified in the Town of Gravenhurst Official Plan. Schedule B of the Plan outlines a Boat Channel Protection Area to the south of the severed and benefitting lands.

Staff are of the opinion that the application meets the intent and policies of the Town of Gravenhurst Official Plan.

Zoning By-law 10-04

Current Zoning: Residential Waterfront Zone (RW-6B)



If approved, the application would result in both the benefitting and retained lands meeting the requirements of Zoning By-law 10-04.

### **CONSULTATION**

The subject property has been posted. Additionally, all neighbouring property owners within 60.0 metres of the subject lands and appropriate agencies have been circulated for comment, as per the requirements of the Planning Act, R.S.O. 1990 as amended.

### **COMMUNICATIONS PLAN**

Notification has been provided and a Public Hearing has been scheduled in accordance with the Planning Act, R.S.O. 1990, as amended.

### **ATTACHMENTS**

1. Key Map
2. Application Sketch

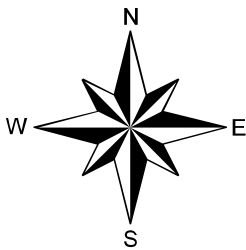
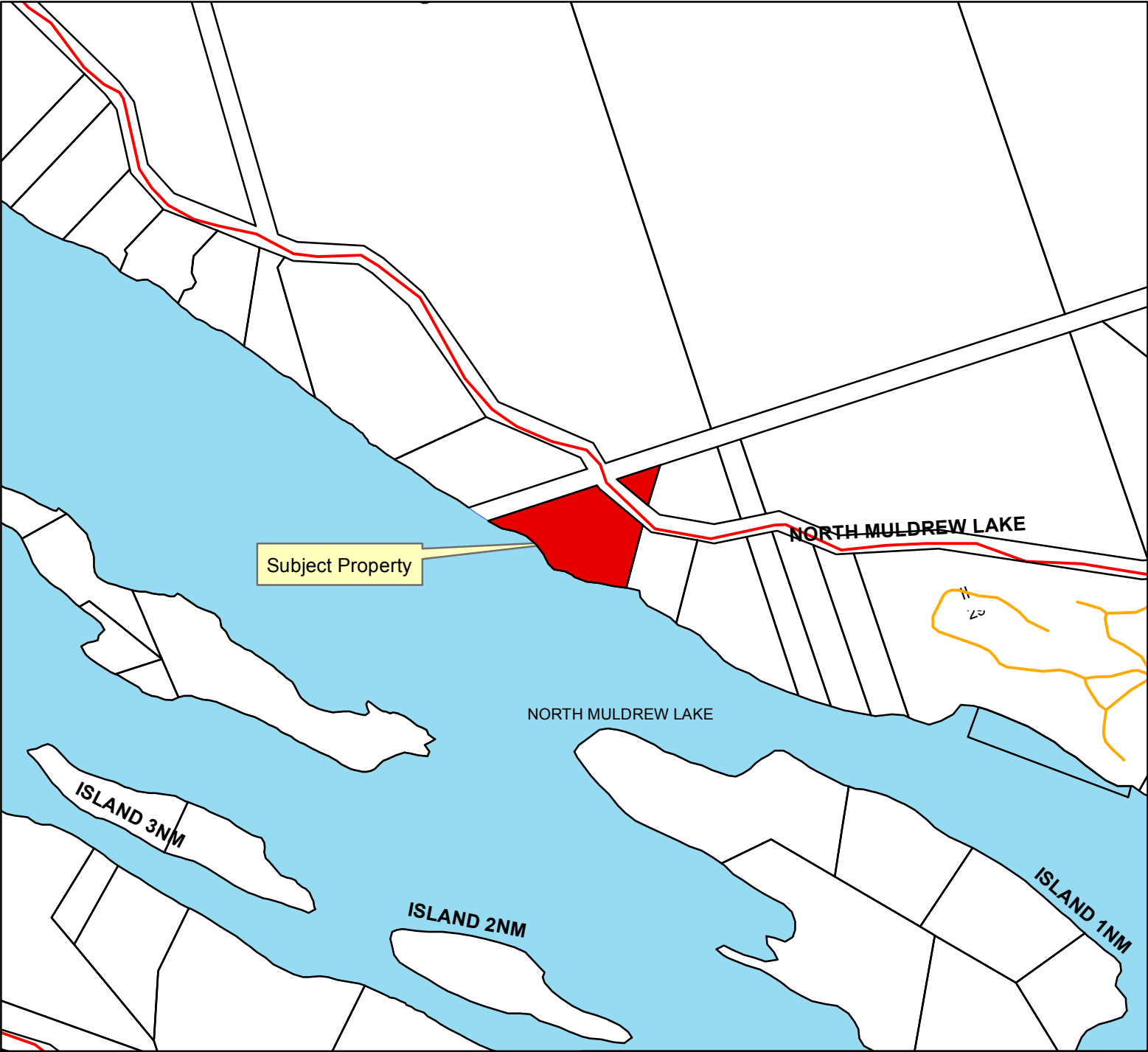
### **RESPECTFULLY SUBMITTED BY:**

Author: Jeremy Rand, Planner II

Approved by: Katie Kirton, Manager of Planning Services

JR:sf

# KEY MAP



0 55 110 220 330 440 Metres

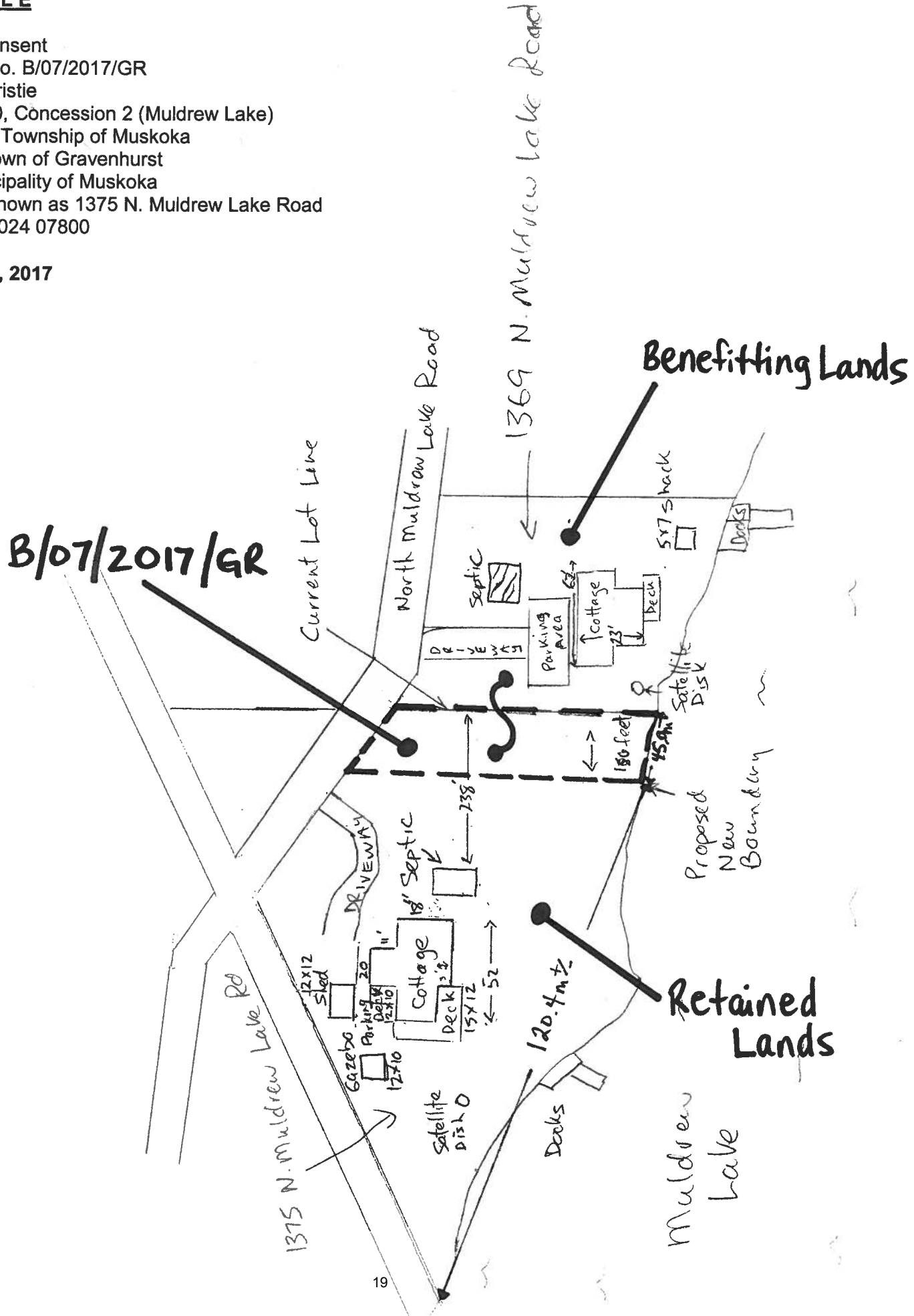
1:6,000


Proposed Consent Application B/07/2017/GR  
HERIBAN, Kristie  
Part of Lot 30, Concession 2 (Muldrew Lake)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Municipally known as 1375 N. Muldrew Lake Rd.  
Roll No. 020 024 07800

## SCHEDULE

Proposed Consent  
Application No. B/07/2017/GR  
HERIBAN, Kristie  
Part of Lot 30, Concession 2 (Muldraw Lake)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
municipally known as 1375 N. Muldraw Lake Road  
Roll No. 020 024 07800

Date: May 2, 2017



 <b>GRAVENHURST</b> <small>GATEWAY TO MUSKOKA</small>	<b>THE CORPORATION OF THE TOWN OF GRAVENHURST</b>	
	<b>To:</b>	<b>Committee of Adjustment</b>
	<b>From:</b>	<b>Jeremy Rand, Planner II</b>
	<b>Date:</b>	<b>May 17, 2017</b>
	<b>Subject:</b>	<b>A/07/2017/GR; MORGAN &amp; GOUDIE</b>

## **RECOMMENDATIONS**

Based on the analysis contained below, Development Services staff recommends:

**THAT** Minor Variance Application A/07/2017/GR be approved.

## **PURPOSE**

The purpose of this report is to provide background information and recommendations related to Minor Variance Application A/07/2017/GR.

The application was submitted in order to facilitate the construction of a Garage addition. If approved, the Minor Variance would permit a Garage with a minimum Side Yard (North side only) of 0.3 metres instead of the required 6.0 metres. A location map and sketch are attached.

## **PROPERTY INFORMATION**

### a) Lot Dimensions:

Lot Area: 0.77 hectares  
Lot Frontage: 64.2 metres

### b) Servicing:

Private water supply and private sewage system.

### c) Access:

Municipally maintained road: Riley Lake Road

### d) Fish Habitat:

The property is located adjacent to unidentified fish habitat. This may affect the availability of a building permit for any shoreline work on the subject lands.

e) Site Inspection and Characteristics:

A site inspection was conducted on April 26, 2017 by Jeremy Rand and Katie Kirton.

The subject lands contain a Dwelling with decking, docking facilities, a swimming pool, storage sheds, and an existing Garage. The property is mainly landscaped with some natural vegetation at the shoreline.

f) Surrounding Land Uses:

Surrounding land uses are residential waterfront in nature. There is a municipal Boat Launch that operates to the north of the subject lands. There is a 30.0 metre vegetative buffer between the subject lands and the boat launch.

g) Shore Road Allowance:

Owned by the applicant.

## **ANALYSIS & OPTIONS**

Staff has reviewed and analyzed the application against the following planning documentation, policies and regulations in preparing a recommendation.

### Provincial Policy Statement

The application, as submitted, is consistent with the Provincial Policy Statement.

### Official Plan Policies

The property is designated *Waterfront Area* as identified in the Town of Gravenhurst Official Plan.

As the proposed Garage addition would be located over 40.0 metres from the Optimal Summer Water Level, there would appear to be no significant negative offsite impacts to the public boat launch to the north. Due to the size of the garage, the application would be required to submit an amended Site Plan Agreement.

Staff are of the opinion that the application conforms to the policies of the Town of Gravenhurst Official Plan.

### Zoning By-law 10-04

Current Zoning: Residential Waterfront Zone (RW-6)

The proposed minor variance would have the effect of permitting a Garage with a minimum Side Yard (North side only) of 0.3 metres instead of the required 6.0 metres.

## **CONSULTATION**

The subject property has been posted. Additionally, all neighbouring property owners within 60.0 metres of the subject lands and appropriate agencies have been circulated for comment, as per the requirements of the Planning Act, R.S.O. 1990 as amended.

## **COMMUNICATIONS PLAN**

Notification has been provided and a Public Hearing has been scheduled in accordance with the Planning Act, R.S.O. 1990, as amended.

## **ATTACHMENTS**

1. Key Map
2. Schedule(s)

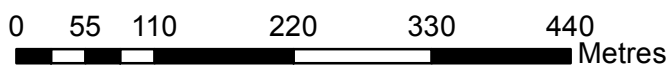
## **RESPECTFULLY SUBMITTED BY:**

Author: Jeremy Rand, Planner II

Approved by: Katie Kirton, Manager of Planning Services

JR:ws

The map displays the Riley Lake area with various property boundaries and fire routes. A red-shaded area is labeled "Subject Property". The map includes labels for "RILEY LAKE", "ISLAND 1RL", "ISLAND 2RL", "ISLAND 1RL", "BLACKFLY", "FIRE ROUTE 68", "FIRE ROUTE 69", "FIRE ROUTE 8A", and "FIRE ROUTE 8B". A red line indicates a path or boundary, and a yellow line indicates another path or boundary. The map also shows a grid of property lots and a red-shaded area labeled "Subject Property".



Minor Variance Application A/07/2017/GR  
MORGAN, Linda and GOUDIE, Michael  
Part of Lot 23, Concession 4 (Riley Lake)  
in the former Township of Ryde  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
being Parts 2 and 3, Plan 35R-20108  
Municipally known as 1176 Riley Lake Road  
Roll No. 040 003 09000

**Project:**

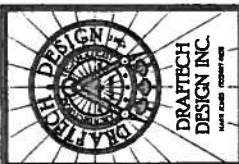
**Proposed  
Site Plan  
for  
Linda Morgan  
and  
Mike Goudie**

**1176  
Riley Lake Road,  
Gravenhurst**

**General Notes:**  
These units are for use in all damage

1. **DAMAGE:**  
a. Damages are not to be paid for items unless they are damaged by the cause of the loss.  
b. Damages shall not be paid for items unless they are damaged by the cause of the loss.  
c. All property shall be insured for the full value of the property.  
d. The policy shall be for the full value of the property.

2. **DAMAGE:**  
a. Damages are not to be paid for items unless they are damaged by the cause of the loss.  
b. Damages shall not be paid for items unless they are damaged by the cause of the loss.  
c. All property shall be insured for the full value of the property.  
d. The policy shall be for the full value of the property.



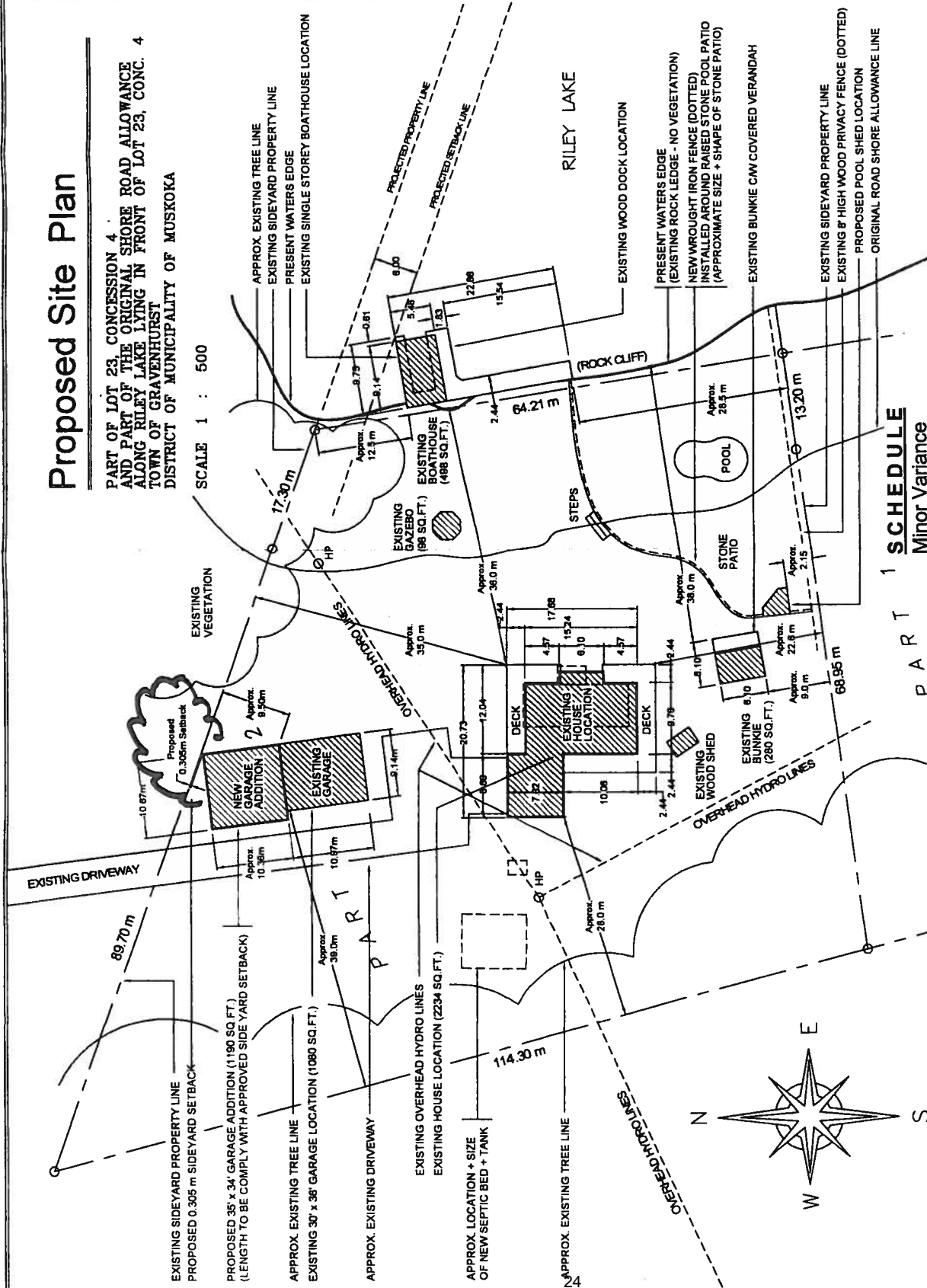
**Draftach Design Inc.**  
428 Wellington Street,  
Gravenhurst, Ontario  
P1P 1A7  
(705) 887-4228  
Telephones  
(705) 887-3833  
Fax  
E-mail: draftach@sympatico.ca

Date: April 2017  
Drawn by: Mark Jones  
Scale: 1 : 500

Page One of One

PART OF LOT 23, CONCESSION 4  
AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE, 4  
ALONG RILEY LAKE LYING IN FRONT OF LOT 23, CONC. 4  
TOWN OF GRAVENHURST  
DISTRICT OF MUNICIPALITY OF MUSKOKA

**SCALE 1 : 500**



## SCHEDULE


Minor Variance

Application No. A/07/2017/GR

rec'd Apr 5/17.

**Date:** May 5, 2017



	<b>THE CORPORATION OF THE TOWN OF GRAVENHURST</b>	
	<b>To:</b>	<b>Committee of Adjustment</b>
	<b>From:</b>	<b>Jeremy Rand, Planner II</b>
	<b>Date:</b>	<b>May 17, 2017</b>
	<b>Subject:</b>	<b>A/08/2017/GR; BUTT, Susan &amp; Michael</b>

## **RECOMMENDATIONS**

Based on the analysis contained below, Development Services staff recommends:

**THAT** Minor Variance Application A/08/2017/GR be approved.

## **PURPOSE**

The purpose of this report is to provide background information and recommendations related to Minor Variance Application A/08/2017/GR.

The application was submitted in order to permit an Exterior Side Yard of 13.6 metres instead of the required 18.0 metres.

A location map and sketch are attached.

## **PROPERTY INFORMATION**

### a) Lot Dimensions:

Lot Area: 4.2 hectares  
Lot Frontage: 190.0 metres

### b) Servicing:

Private water supply and private sewage system.

### c) Access:

Municipally maintained road: Rockcastle Road

### d) Site Inspection and Characteristics:

A site inspection was conducted on May 4, 2017 by Jeremy Rand and Katie Kirton.

The subject lands contain a Dwelling and several storage structures. The lands are well vegetated outside of building envelopes. The property is well buffered from Catherine Bagley Road.

### e) Surrounding Land Uses:

Surrounding landuses are rural in nature consisting of a variety of lot sizes.

## **ANALYSIS & OPTIONS**

Staff has reviewed and analyzed the application against the following planning documentation, policies and regulations in preparing a recommendation.

### **Provincial Policy Statement**

The application, as submitted, is consistent with the Provincial Policy Statement.

### **Official Plan Policies**

The property is designated *Rural Area* as identified in the Town of Gravenhurst Official Plan. There is an identified Natural Heritage Area on the easterly portion of the lot.

The applicant has submitted an Environmental Report from Michalski Nielsen and Associates Ltd. The report concludes that there are no Species at Risk concerns and that there are no concerns that the construction or use of the Garage will have negative impacts on the area's natural features or functions.

Staff are satisfied that the application meets the intent of the Town of Gravenhurst Official Plan.

### **Zoning By-law 10-04**

Current Zoning: Residential Backlot Zone (RB-7)

The proposed Minor Variance would permit a Garage with an Exterior Side Yard of 13.6 metres instead of the required 18.0 metres.

## **CONSULTATION**

The subject property has been posted. Additionally, all neighbouring property owners within 60.0 metres of the subject lands and appropriate agencies have been circulated for comment, as per the requirements of the Planning Act, R.S.O. 1990 as amended.

## **COMMUNICATIONS PLAN**

Notification has been provided and a Public Hearing has been scheduled in accordance with the Planning Act, R.S.O. 1990, as amended.

## **ATTACHMENTS**

1. Key Map
2. Schedule(s)

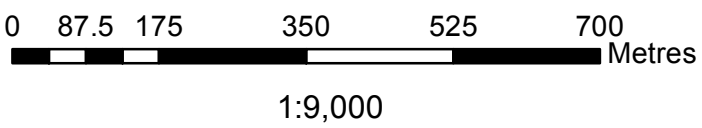
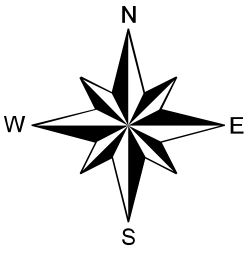
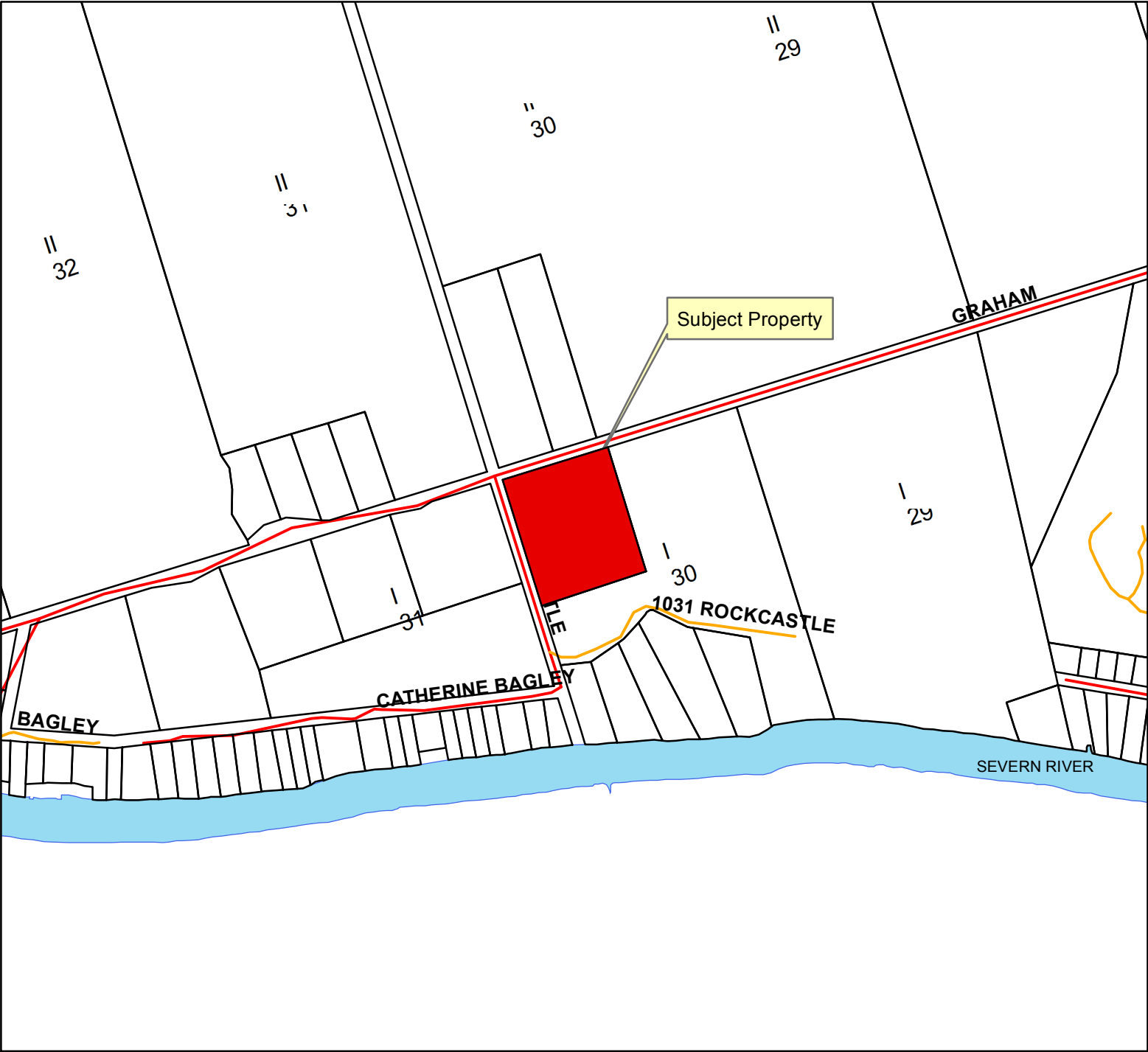
## **RESPECTFULLY SUBMITTED BY:**

Author: Jeremy Rand, Planner II

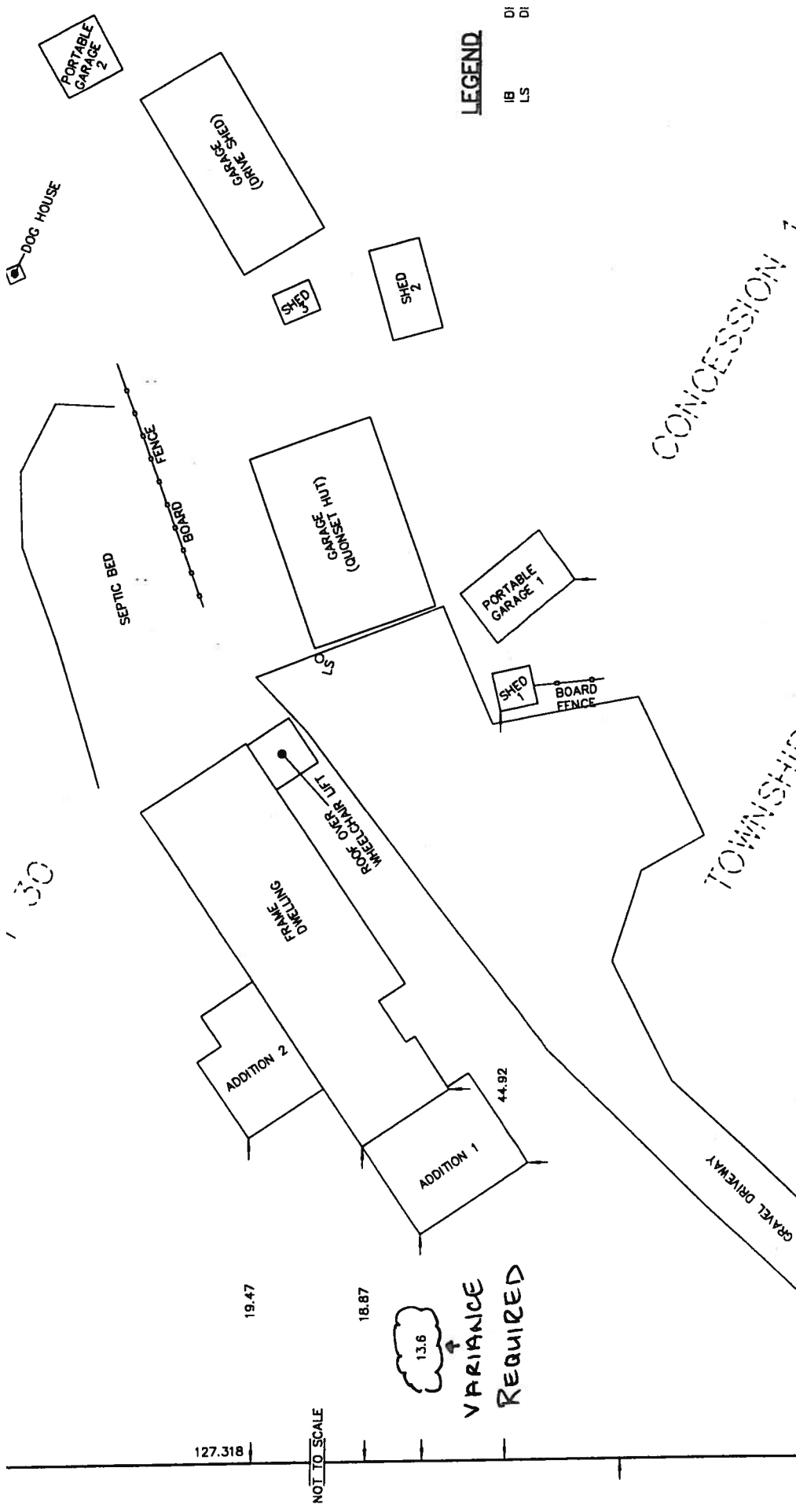
Approved by: Katie Kirton, Manager of Planning Services

JR:sf

# KEY MAP



Minor Variance Application A/08/2017/GR  
BUTT, Susan and Michael  
Part of Lot 30, Concession 1  
in the former Township of Morrison  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
being Parts 1, 2 and 3, Plan 35R-12228  
Municipally known as 1021 Rockcastle Rd.  
Roll No. 030 009 03702



**LEGEND**

IB LS  
DI DI

CONCESSION 7

TOWNSHIP OF MORRISON

**SCHEDULE**

Minor Variance

Application No. A/08/2017/GR

BUTT, Susan and Michael

Part of Lot 30, Concession 1

in the former Township of Morrison

now in the Town of Gravenhurst

District Municipality of Muskoka

Being Parts 1, 2 and 3, Plan 35R-12228


municipally known as 1021 Rockcastle Road

Roll No. 030 009 03702

**Not to Scale**

**Date: May 5, 2017**

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31  
ROCKCASTLE ROAD

 <b>GRAVENHURST</b> <small>GATEWAY TO MUSKOKA</small>	<b>THE CORPORATION OF THE TOWN OF GRAVENHURST</b>	
	<b>To:</b>	<b>Committee of Adjustment</b>
	<b>From:</b>	<b>Jeremy Rand, Planner II</b>
	<b>Date:</b>	<b>May 17, 2017</b>
	<b>Subject:</b>	<b>A/09/2017/GR; THURINGER, Frances &amp; David</b>

## **RECOMMENDATIONS**

Based on the analysis contained below, Development Services staff recommends:

**THAT** Minor Variance Application A/09/2017/GR be deferred pending additional information with respect to the location of the proposed Dwelling addition.

It should be noted that the applicant has not provided rationale as to why the Dwelling should be located in the area to the east (i.e. Constraints). There appears to be buildable area to the west of the existing dwelling that may negate the need for a Minor Variance.

## **PURPOSE**

The purpose of this report is to provide background information and recommendations related to Minor Variance Application A/09/2017/GR.

The application was submitted in order to facilitate the reconstruction of a Dwelling on the subject lands. If approved, the application would permit a Dwelling with a minimum Side Yard of 2.4 metres instead of the required 6.0 metres as well as recognize the proposed Width of 22.3 metres.

A location map and sketch are attached.

## **PROPERTY INFORMATION**

### a) Lot Dimensions:

Lot Area: 0.3 hectares  
Lot Frontage: 45.1 metres

### b) Servicing:

Private water supply and private sewage system.

### c) Access:

Municipally maintained road: Narrows Road

d) Fish Habitat:

The property is located adjacent to Type 2 fish habitat.

e) Site Inspection and Characteristics:

A site inspection was conducted on April 26, 2017 by Jeremy Rand and Katie Kirton.

The subject lands contain a Dwelling with Decking, a Sleeping Cabin, and Docking facilities.

There is an existing Sleeping Cabin to the east of the existing dwelling, in the location of the proposed Dwelling. The subject lands to the east are developed with a Dwelling. There is some vegetation between the two properties. The area to the northwest of the proposed Dwelling appears to be level and cleared of significant vegetation.

f) Surrounding Land Uses:

Surrounding landuses are residential waterfront in nature. The property to the southeast contains a Dwelling that is located in close proximity to the subject lands.

g) Shore Road Allowance:

Owned.

## **ANALYSIS & OPTIONS**

Staff has reviewed and analyzed the application against the following planning documentation, policies and regulations in preparing a recommendation.

### **Provincial Policy Statement**

The application, as submitted, is consistent with the Provincial Policy Statement.

### **Official Plan Policies**

The property is designated *Waterfront Area* as identified in the Town of Gravenhurst Official Plan.

The proposed Dwelling would not be coming closer to the Optimal Summer Water Level than the existing Dwelling. The Dwelling would be enlarged toward the easterly lot line where an existing Sleeping Cabin is located.

More specifically, the following Sections are considered to be the most notable in the review of this application.

## **K 16.1 Intent of the Official Plan**

*As a general rule, existing uses that do not conform to the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the goals of the Official Plan and the intent of the implementing Zoning By-law. In some instances, it may be necessary and practical to allow the extension or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the implementing Zoning By-law. In such instances, Council shall have regard for the following principles:*

- a) the feasibility of acquiring the property for holding, sale, lease or development by the Town for a more appropriate permitted use;*
- b) The possibility of relocated the non-conforming use to another site;*
- c) The zoning will not permit any change or use or performance standard that may negatively impact adjoining uses;*
- d) The uses do not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature; and,*
- e) The uses do not interfere with the appropriate development of the surrounding lands.*

#### **K 16.2 Committee of Adjustment**

*If the property cannot be acquired or a building relocated, the Committee of Adjustment may, without an Amendment to this plan, allow an extension or enlargement to a non-conforming use. Prior to such approval, the Committee shall consider the following:*

- a) The size of the extension or enlargement in relation to the existing operation;*
- b) Whether the proposed extension or enlargement is compatible with the character of the surrounding area;*
- c) The characteristics of the existing use in relation to size, bulk, height, setbacks, noise, vibration, fumes, dust, smoke, odours, lighting and traffic generation and the degree to which any of these factors may be increased or decreased by the extension; and*
- d) The possibilities of reducing these nuisances through buffering, building setbacks, landscaping, Site Plan Control and other means to improve the existing situation, as well as minimize the problems from extension.*

Staff inspected the site and there appeared to be an alternate location that would be sufficient to accommodate the proposed Dwelling without the need for a Minor Variance. As the applicant has not submitted rationale for the proposed Dwelling location and based on staffs inspection of the site, staff are of the opinion that the application as submitted would not conform to the policies of the Town of Gravenhurst Official Plan.

#### **Zoning By-law 10-04**

Current Zoning: Residential Waterfront Zone (RW-6)

The proposed Minor Variance would have the effect of permitting a Dwelling with a minimum Side Yard (south east side only) of 2.6 metres instead of the required 6.0 metres.

The applicant has not submitted justification for the proposed Dwelling setback. This combined with the fact that there appears to be alternate Dwelling locations, staff are of the opinion that the application as submitted does not meet the intent of the Zoning By-law.

### **CONSULTATION**

The subject property has been posted. Additionally, all neighbouring property owners within 60.0 metres of the subject lands and appropriate agencies have been circulated for comment, as per the requirements of the Planning Act, R.S.O. 1990 as amended.

### **COMMUNICATIONS PLAN**

Notification has been provided and a Public Hearing has been scheduled in accordance with the Planning Act, R.S.O. 1990, as amended.

### **ATTACHMENTS**

1. Key Map
2. Schedule(s)

### **RESPECTFULLY SUBMITTED BY:**

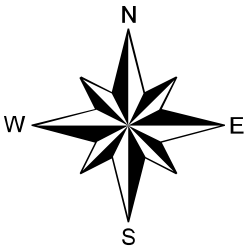
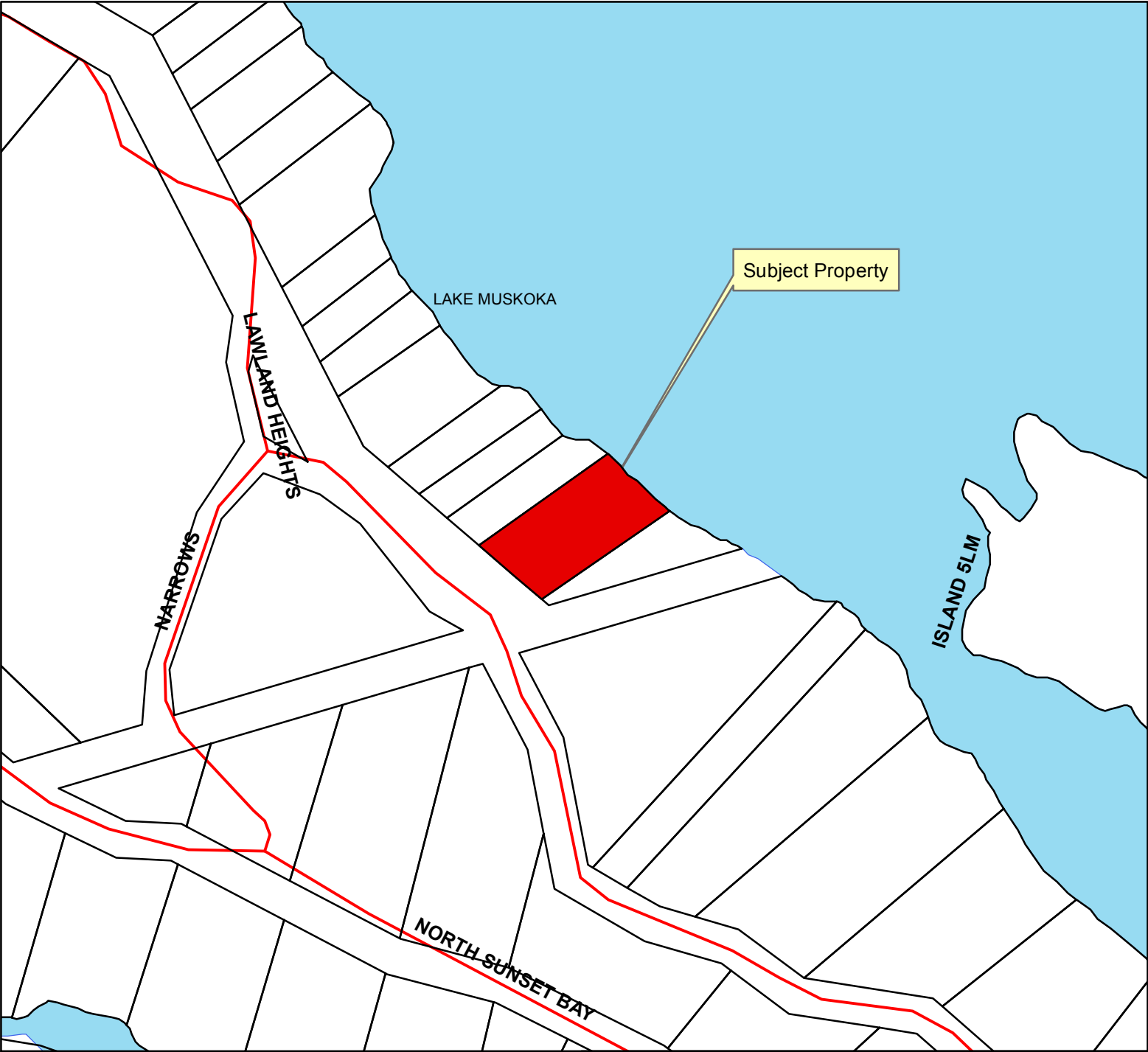
Author: Jeremy Rand, Planner II

Approved by: Katie Kirton, Manager of Planning Services

JR:cw



# KEY MAP



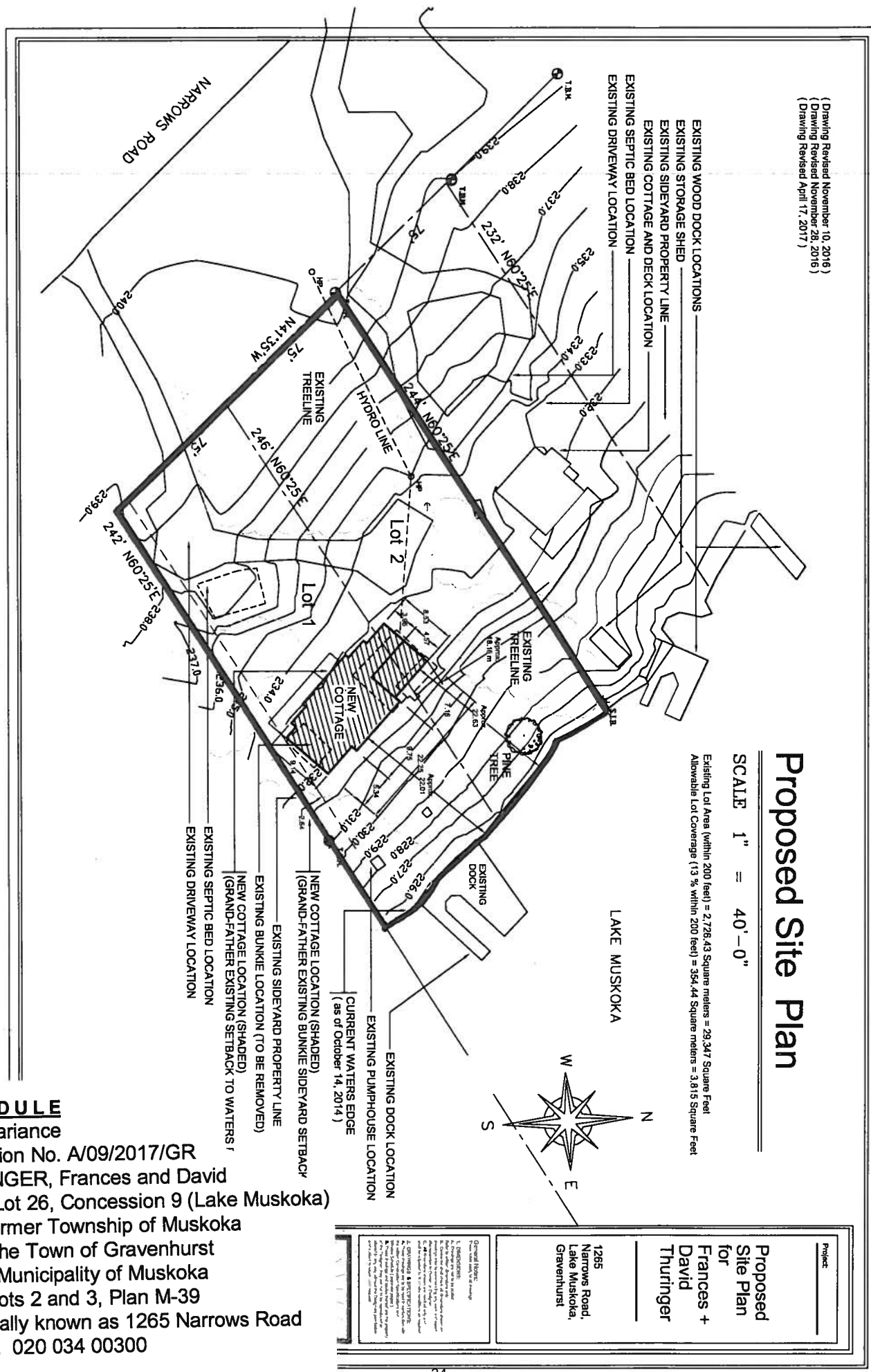
0 25 50 100 150 200 Metres

1:3,000

Minor Variance Application A/09/2017/GR  
THURINGER, Frances and David  
Part of Lot 26, Concession 9 (Lake Muskoka)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
being Lots 2 and 3, Plan M-39  
Municipally known as 1265 Narrows Road  
Roll No. 020 034 00300


## Proposed Site Plan

Existing Lot Area (within 200 feet) = 2,726.43 Square meters = 29,347 Square Feet  
Allowable Lot Coverage (13 % within 200 feet) = 354.44 Square meters = 3,815 Square Feet



Application No. A/09/2017/GR  
THURINGER, Frances and David  
Part of Lot 26, Concession 9 (Lake Muskoka)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Being Lots 2 and 3, Plan M-39  
municipally known as 1265 Narrows Road  
Roll No. 020 034 00300

**Date: May 5, 2017**

	<b>THE CORPORATION OF THE TOWN OF GRAVENHURST</b>	
	<b>To:</b>	<b>Committee of Adjustment</b>
	<b>From:</b>	<b>Jeremy Rand, Planner II</b>
	<b>Date:</b>	<b>May 17, 2017</b>
	<b>Subject:</b>	<b>A/10/2017/GR; MOULTON, David</b>

## **RECOMMENDATIONS**

Based on the analysis contained below, Development Services staff recommends:

**THAT** Minor Variance Application A/10/2017/GR be approved.

## **PURPOSE**

The purpose of this report is to provide background information and recommendations related to Minor Variance Application A/10/2017/GR. The application was submitted in order to facilitate the reconstruction of a Dwelling with a Side Yard of 1.9 metres instead of the required 6.0 metres.

A location map and sketch are attached.

## **PROPERTY INFORMATION**

### a) Lot Dimensions:

Lot Area: 0.3 hectares  
Lot Frontage: 57.0 metres

### b) Servicing:

Private water supply and private sewage system.

### c) Access:

Privately maintained road: Beaver Blvd

### d) Fish Habitat:

The property is located adjacent to unidentified fish habitat. This may affect the availability of a building permit for any shoreline work on the subject lands.

### e) Site Inspection and Characteristics:

A site inspection was conducted on May 4, 2017 by Jeremy Rand and Katie Kirton. The subject lands contains a Dwelling with Decking, Docking facilities, a Garage and a Gazebo.

### f) Surrounding Land Uses:

Surrounding landuses are residential waterfront in nature. To the south of the subject lands is an unopened road allowance.

g) Shore Road Allowance:

Owned.

**ANALYSIS & OPTIONS**

Staff has reviewed and analyzed the application against the following planning documentation, policies and regulations in preparing a recommendation.

Provincial Policy Statement

The application, as submitted, is consistent with the Provincial Policy Statement.

Official Plan Policies

The property is designated *Waterfront Area* as identified in the Town of Gravenhurst Official Plan.

As there is an existing Dwelling on site and given that the Side Yard abuts an unopened road allowance, staff are of the opinion that the application meets the intent and policies of the Official Plan.

Zoning By-law 10-04

Current Zoning: Residential Waterfront Zone (RW-6)

The proposed Minor Variance would have the effect of permitting a Dwelling with a Side Yard of 1.9 metres instead of the required 6.0 metres.

**CONSULTATION**

The subject property has been posted. Additionally, all neighbouring property owners within 60.0 metres of the subject lands and appropriate agencies have been circulated for comment, as per the requirements of the Planning Act, R.S.O. 1990 as amended.

**COMMUNICATIONS PLAN**

Notification has been provided and a Public Hearing has been scheduled in accordance with the Planning Act, R.S.O. 1990, as amended.

**ATTACHMENTS**

1. Key Map
2. Schedule(s)

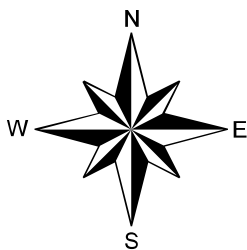
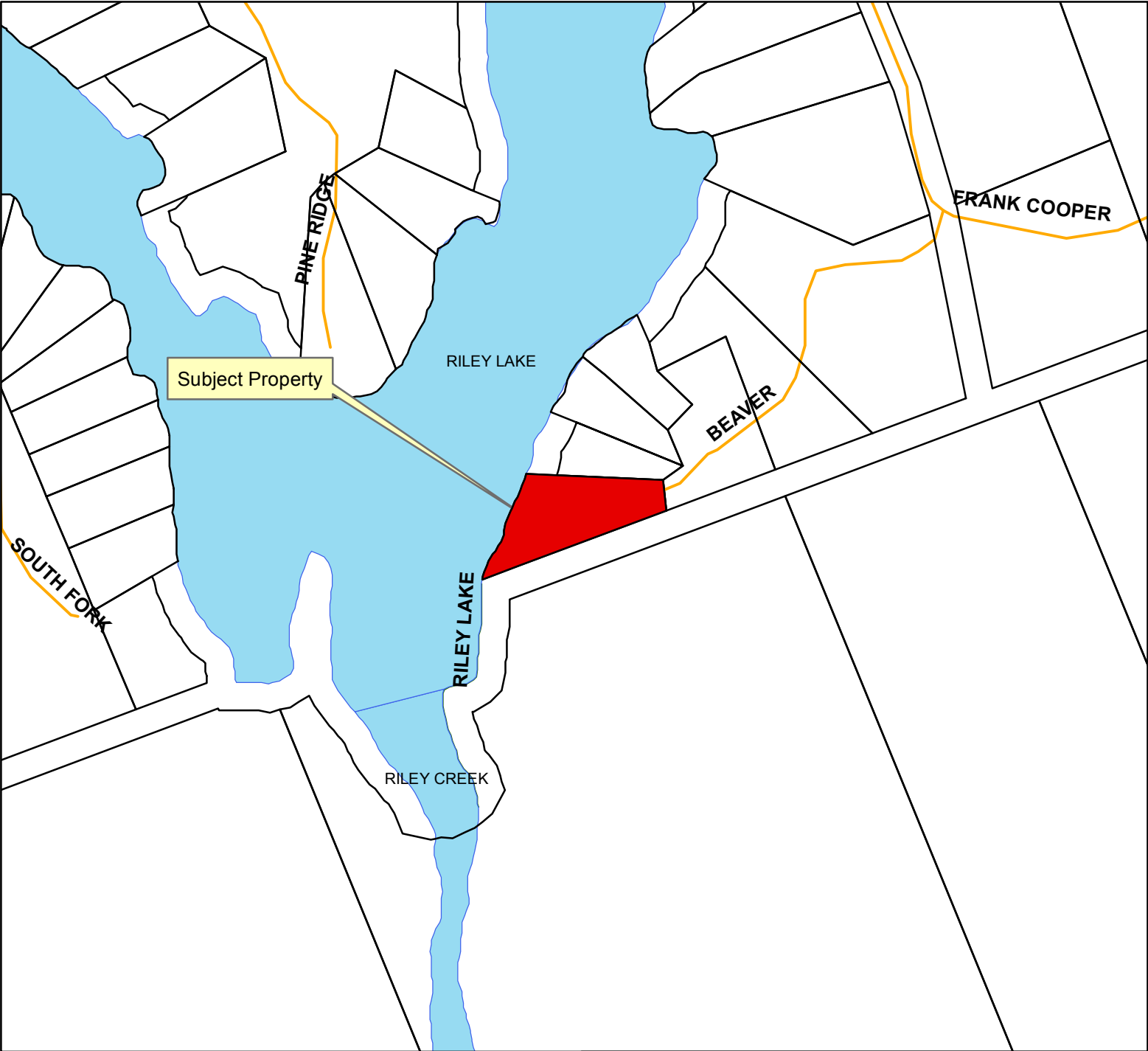
**RESPECTFULLY SUBMITTED BY:**

Author: Jeremy Rand, Planner II

Approved by: Katie Kirton, Manager of Planning Services

JR:ws

# KEY MAP



0 37.5 75 150 225 300 Metres

1:4,000

Minor Variance Application A/10/2017/GR  
MOULTON, David  
Part of Lot 22, Concession 3 (Riley Lake)  
in the former Township of Ryde  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
being Part 1, Plan 35R-19550  
Municipally known as 1034 Beaver Blvd.  
Roll No. 040 002 04100

**LOCATION PLAN OF:**

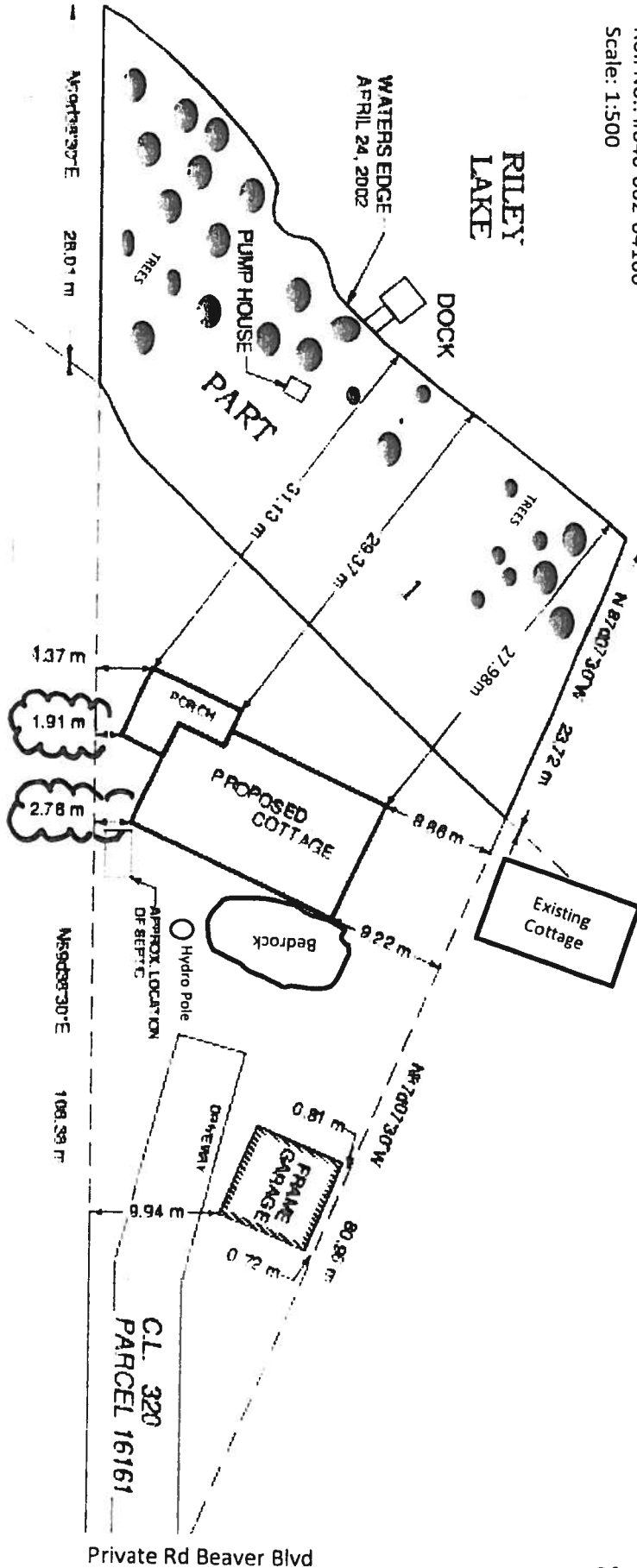
Ryan Van Schyndel

Part of Lot 22, Concession 3 (Riley Lake) in the former Township of Ryde now in the Town of Gravenhurst, District Municipality of Muskoka being CL 320 (Parcel 16161) and that part of the original shore road allowance in front of said Lot 22 closed by by-law 2002-132 and being designated as Part 1 Plan 35R-19550

Municipally known as 1034 Beaver Blvd, Gravenhurst

Roll No.: #040-002-04100

Scale: 1:500



**SCHEDULE**

Minor Variance

Application No. A/10/2017/GR

MOULTON, David

Part of Lot 22, Concession 3 (Riley Lake)

in the former Township of Ryde

now in the Town of Gravenhurst

District Municipality of Muskoka

Being Part 1, Plan 35R-19550

municipally known as 1034 Beaver Blvd.

Roll No. 040 002 04100

Date: May 5, 2017

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3

Private Rd Beaver Blvd

rec'd Apr 28/17.

A-1	SWEET.	SCALE 1:500	DATE		CANADA BUILDS 38	KELLY - VANSCHYNDEL Concept Site Plan	PREPARED BY K. VANSCHYNDEL	CHECKED BY K. VANSCHYNDEL	DATE APR 28/17
							APPROVED BY K. VANSCHYNDEL	APPROVED BY K. VANSCHYNDEL	DATE APR 28/17