



**Committee of Adjustment - Minutes  
Wednesday, February 21, 2018**

Those in attendance were

**Committee Members**

Randy Jorgensen, Chair  
Graeme Murray  
Laura Meikle

**Staff**

K. Kirton	Manager of Planning Services
A. Ghikadis	Planner / Deputy Secretary-Treasurer
K. Orsan	Planning Technician
C. Wilson	Recording Deputy Secretary-Treasurer

**Regrets**

Paul Kelly, Vice Chair  
Garnet Schenk

**1. Call to Order**

The Chair called the meeting to order at 5:00 p.m.

**2. Adoption of Agenda**

**#9 BE IT RESOLVED THAT** the Agenda as presented to the Committee of Adjustment on February 21, 2018, be adopted.

**CARRIED**

**3. Adoption of Minutes**

i) Minutes - Committee of Adjustment - January 17, 2018

**#10 BE IT RESOLVED THAT** the Minutes of the Gravenhurst Committee of Adjustment meeting dated January 17, 2018, be adopted.

**CARRIED**

The Chair advised that there are three (3) Consent Applications and five (5) Minor Variance Applications on the Agenda for Committee's consideration.

**4. Disclosure of Pecuniary Interest**

None noted.

**5. Applications for Consent**

i) B/25/26/27/28/29/2017/GR - Gladwood Homes Ltd.

Correspondence was received from:

- The Plans Examiner;
- The Infrastructure Technician;
- The Town's Septic Inspector;
- The Deputy Fire Chief;
- The District of Muskoka;
- Veridian Hydro;
- Christy Eyre and J. Gary Mizzi;
- Susan and Doug Smith; and
- Lee Roche and Kerr, on behalf of: Peter Parkinson, Edith Baxter, David & Wendy McClung, Christine & Andy Blow, Jake & Lynne Rempel, Marcus Arnold, Craig Murray, Elisabeth Rauh and Nick Zelenczuk

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

The agent, Stephen Fahner presented rationale for approval of the application and advised Committee that the applicant will entertain a deferral to provide additional information.

Michael Green expressed concerns with septic seepage to both his property and well, and the creek that runs through his property into Lake Muskoka.

The Planner advised that all new septic systems are subject to current Ontario Building Code requirements and regulations and further that staff are recommended that Site Plan Control be imposed on all four (4) lots to implement drainage recommendations and environmental mitigation methods from Beacons Environmental Report.

Marcus Arnold questioned staff about the status of the unopened road allowances and use of same.

The Planner advised that all unopened road allowances are public land which can be used by anyone and that abutting property to any unopened road allowance does not have exclusive use nor do the road allowances have any bearing on the proposed application.

The Chair questioned whether Staff would like to address the concerns identified in Mr. Roche's correspondence.

The Planner advised the following:

In relation to peer reviews, it is not the municipality's practice to require an EIS or planning justification report to be peer reviewed for a consent application.

The District of Muskoka has not identified any concerns with the proposed new lots and has requested a standard Well Agreement for each lot. The Ministry of the Environment is the

governing body responsible for Well impact on neighbouring lands.

Beacon Environmental has concluded that this property is unlikely to provide beneficial Deer habitat, as identified in the Town of Gravenhurst Official Plan, mainly due to topography.

The recommended Site Plan Control will address any drainage, construction mitigation and sediment control, lighting or noise pollution.

Staff believes that limiting the Dwelling height to less than what zoning permits would be unnecessary.

Access cannot be proposed from Shady Lane due to the extensive rock bluff.

A motion to amend the resolution to recommend Deferral was tabled by Chair Jorgensen. The motion was moved by Member Murray and seconded by Member Meikle. Amending resolution for Deferral was tabled and voted upon.

The Committee questioned whether the Environmental Report identified proposed development envelopes.

The Agent advised that due to larger proposed lot sizes there are a number of different sites available on each lot. Similar information was provided by a Licensed septic and driveway Installer.

Moved by Laura Meikle

Seconded by Graeme Murray

**#11 BE IT RESOLVED THAT** Consent be Deferred for Application No. B/25/26/27/28/29/2017/GR – GLADWOOD HOMES LTD.

**CARRIED**

ii) B/30/31/2017/GR - Chamberlain, Gladys & Douglas

Correspondence was received from:

- The Plans Examiner;
- The Town's Septic Inspector;
- The Deputy Fire Chief;
- The District of Muskoka; and
- Veridian Connections

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

The applicant, Doug Chamberlain, was present and available for any questions.

No comments were received from the public.

The Committee and the Planner discussed the current zoning of the properties.

Moved by Graeme Murray

Seconded by Laura Meikle

**#12 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/30/31/2017/GR – Gladys and Douglas CHAMBERLAIN

**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**

iii) B/01/2018/GR - Muskoka Bay Villa 1 Corp.

Correspondence was received from:

- The Plans Examiner;
- The Town's Infrastructure Technician;
- The Deputy Fire Chief; and
- Veridian Connections

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

The Agent, Ryan Guetter, presented his rationale for approval of the application and advised Committee that the applicant will accept a deferral decision to address private servicing with the District of Muskoka.

No comments were received from the public.

The Committee questioned whether supporting studies have been completed in relation to environmental concerns or potential Species at Risk.

The Agent, Ryan Guetter, advised that the Biologist working on this project has suggested the proposed consent application will not have any negative environmental affects and that this proposal will comply with the Endangered Species Act.

Moved by Graeme Murray  
Seconded by Laura Meikle

**#13 BE IT RESOLVED THAT** Consent be Deferred for Application No. B/01/2018/GR – MUSKOKA BAY VILLA 1 CORP.

**CARRIED**

**6. Applications for Minor Variance**

i) A/44/2017/GR - Nye, John & Hilda

Correspondence was received from:

- The Plans Examiner;
- The Infrastructure Technician;
- The Town's Septic Inspector;
- The Deputy Fire Chief; and,
- Barry Zagdanski

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

An Agent on behalf of the Applicant was present and available for any questions.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Graeme Murray  
Seconded by Laura Meikle

**#14 BE IT RESOLVED THAT** Application No. A/44/2017/GR – John and Hilda NYE, be approved and that the necessary Notice of Decision be prepared conditional upon the applicant entering into a Site Plan Agreement with the Town.

**CARRIED**

ii) A/45/2017/GR - Rose, Michael, Melanie, Amanda & Matthew

Correspondence was received from:

- The Plans Examiner;
- The Infrastructure Technician;
- The Town's Septic Inspector; and

- The Deputy Fire Chief

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

No Applicant or Agent was present.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Laura Meikle

Seconded by Graeme Murray

**#15 BE IT RESOLVED THAT** Application No. A/45/2017/GR – Michael, Melanie, Amanda and Matthew ROSE, be approved and that the necessary Notice of Decision be prepared conditional on: 1. the applicant entering into a Site Plan Agreement Site Plan Update process with the Town; and, 2. the applicant confirming that Lot 32 on Plan M-321 and Part 2 on Plan 35R-8313 have merged on title, following completion of Deeming By-law Application No. DB 01-2018.

#### **CARRIED**

iii) A/46/2017/GR - Schell, Daniel & Sandra

Correspondence was received from:

- The Plans Examiner;
- The Infrastructure Technician;
- The Town's Septic Inspector; and,
- The Deputy Fire Chief.

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

The Applicant, Daniel Schell was present and available for any questions.

No comments were received from the public.

Discussion ensued between Committee and Staff in relation to the imposed zoning size limitation of Hunt Camps.

Moved by Graeme Murray  
Seconded by Laura Meikle

**#16 BE IT RESOLVED THAT** Application No. A/46/2017/GR – Daniel and Sandra SCHELL, be approved and that the necessary Notice of Decision be prepared.

**CARRIED**

iv) A/47/2017/GR - Hill, Cameron

Correspondence was received from:

- The Plans Examiner;
- The Infrastructure Technician;
- The Town's Septic Inspector; and
- The Deputy Fire Chief.

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

The Applicant, Cameron Hill was present and available for any questions.

No comments were received from the public.

Discussion ensued between Committee and Staff regarding the necessity of relief being requested.

Moved by Laura Meikle  
Seconded by Graeme Murray

**#17 BE IT RESOLVED THAT** Application No. A/47/2017/GR – Cameron HILL, be approved and that the necessary Notice of Decision be prepared.

**CARRIED**

v) A/02/2018/GR - Hutchison, Gregory & Hall, Martine

Correspondence was received from:

- The Plans Examiner;
- The Infrastructure Technician;
- The Town's Septic Inspector; and
- The Deputy Fire Chief

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

The Applicants, Gregory Hutchison and Martine Hall were present and available for any questions.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Graeme Murray  
Seconded by Laura Meikle

**#18 BE IT RESOLVED THAT** Application No. A/02/2018/GR – Gregory HUTCHISON and Martine HALL, be approved and that the necessary Notice of Decision be prepared conditional upon the applicant submitting a revised Site Plan drawing showing additional plantings between the proposed Dwelling and Lake Muskoka, for the required Site Plan Agreement to be registered against the property.

**CARRIED**

**7. New Business**

**8. Adjournment**

Moved by Laura Meikle, seconded by Graeme Murray, the meeting adjourned at 6:15 p.m.

"Original Signed"

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Chair

"Original Signed"

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Deputy Secretary Treasurer