

**Minutes of  
Town of Gravenhurst  
Planning Council - March 26<sup>th</sup>, 2013 - 5:00 p.m.**

Those in attendance were Mayor Donaldson, Councillors Bratty, Colhoun, Donoghue, Jorgensen, King, Lorenz and Watson.

Councillor Cairns had previously advised that she would be absent from the meeting.

Also in attendance were the Chief Administrative Officer D. Weldon, Director of Development Services S. Lucas, Senior Planner K. Kirton and Director of Legislative Services/Clerk C. Thwaites.

**I. Closed Session**

Nil.

**II. Adoption of Agenda**

Moved by Councillor Jorgensen  
Seconded by Councillor King

**#66 BE IT RESOLVED THAT** the agenda as presented to Council on March 26<sup>th</sup>, 2013 be adopted as amended.

CARRIED.

**III. Disclosure of Pecuniary Interest**

Nil.

**IV. Public Meetings – 5:00 p.m.**

1. ZA # 64-2012 & OP02-2012– Stein & Viner (Sparrow Lake)

The Senior Planner advised that notices were sent on March 5<sup>th</sup>, 2013 and provided an explanation of the proposed rezoning.

The Senior Planner advised that the following correspondence was received.

- 1) Building Department including the Septic Inspector;
- 2) Trent-Severn Waterway;
- 3) District of Muskoka;
- 4) Ministry of Natural Resources.

Ms. Melinda Bessey, from MBHC Planning Consultants and agent for the applicant thanked staff for their assistance and provided a brief overview of the application explaining that the owner was hoping to maintain the property under one ownership.

There were no comments from members of the public.

Members of Council requested clarification with regard to the comments from the District of Muskoka and Ministry of Natural Resources, a site meeting that had been held in the Fall with the MNR, the criteria that was used to determine whether property was

considered Provincially Significant Wetland, the expense the property owner would have to incur in the future if they wished to incorporate the third dock that was originally proposed and the number of septic systems to be located on the property.

The Senior Planner recommended that the by-law as circulated be adopted.

Mayor Donaldson indicated that the by-law would be considered by Council later in the evening and explained the 20-day appeal period.

2. ZA03-2013 – Lamb & Sharp (Lake Muskoka)

The Senior Planner advised that notices were sent on March 5<sup>th</sup>, 2013 and provided an explanation of the proposed rezoning.

The Senior Planner advised that the following correspondence was received.

- 1) Building Department including the Septic Inspector;
- 2) Emergency Planning;
- 3) Community Services Department;
- 4) Veridian Connections;
- 5) District of Muskoka.

Mr. Ian McLaren, agent for the applicant, was present to answer any questions.

There were no comments from members of the public.

Members of Council inquired about the setback and ensuring that any impact to the shoreline was minimized as well as minimizing any impact for the neighbouring properties. Clarification was requested on the height requirements.

The Senior Planner recommended that the by-law as circulated be adopted.

Mayor Donaldson indicated that the by-law would be considered by Council later in the evening and explained the 20-day appeal period.

3. ZA06-2013 – Town of Gravenhurst (Housekeeping By-law)

The Senior Planner advised that the proposed amendments were mainly housekeeping and that it would correct errors and omissions from By-law No. 10-04.

There were no comments from members of the public.

Clarification was requested on the special provisions included for the Commercial Waterfront Zone.

The Senior Planner recommended that the by-law as circulated be adopted.

Mayor Donaldson indicated that the by-law would be considered by Council later in the evening and explained the 20-day appeal period.

4. RC01-2012 – Butler (Sunny Lake)

The Senior Planner advised that the notice was advertised in the local newspaper, being the Gravenhurst Banner, for two consecutive weeks commencing March 6<sup>th</sup>, 2013 in accordance with the Municipal Act, 2001 and the Town's Procedural By-law.

The applicants were not present at the meeting.

Clarification was requested on whether there were other neighbouring properties that would be affected by the sale of this portion of the road allowance.

3. SRC04-2012 – Gray (Kahshe Lake)

The Senior Planner advised that the notice was advertised in the local newspaper, being the Gravenhurst Banner, for two consecutive weeks commencing March 13<sup>th</sup>, 2013 in accordance with the Municipal Act, 2001 and the Town's Procedural By-law.

Mr. Rick McCann, agent for the applicant, was present to answer any questions.

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

**V. Deputations/Delegations - Nil.**

**VI. Minor Amendment Resolution**

Clarification was requested on the changes that had been incorporated into the by-laws.

Moved by Councillor Donoghue  
Seconded by Councillor Colhoun

**#67 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 (Application No. ZA 06-2013 – Housekeeping Amendments & ZA 64-2012 – Stein and Viner)

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

**AND WHEREAS** Section 34(17) of the Planning Act, R.S.O. 1990, Chapter P.13 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.

**VII. Unfinished Business - Nil.**

**VIII. New Business**

1. SRC01-2013 – Corcelli (Lake Muskoka)

Moved by Councillor Watson  
Seconded by Councillor King

**#68 WHEREAS** an application (File No. SRC 01-2013) has been received from Richard and Maryellen Corcelli, to close a portion of an original shore road allowance (portion of Survey Plan attached);

**AND WHEREAS** the lands must be declared surplus prior to selling, therefore

**BE IT RESOLVED THAT** the following property is hereby declared surplus:

All that part of the original shore road allowance in front of Part of Lot 193, Registered Plan No. 23 (Gravenhurst), further described as Part 1 on Plan 35R-9237, in the Town of Gravenhurst, District Municipality of Muskoka, designated as Parts 2 and 3 on Plan 35R-9237.

CARRIED.

2. Revised Site Plan Control By-law

The Director of Development Services explained the purpose of the revised Site Plan Control By-law was to streamline the process, remove obstacles to development and to allow for more efficient use of staff time.

A brief discussion ensued with regard to when site plan agreements would be required and the criteria for requiring a site plan agreement and who the approval authority was for the different types of agreements.

**IX. By-laws**

Moved by Councillor Colhoun  
Seconded by Councillor Lorenz

**#69 BE IT RESOLVED THAT** the following by-laws be received and read a first time.

- |             |   |
|-------------|---|
| Bill No. 28 | Zoning By-law (Stein & Viner)                               |
| Bill No. 29 | Official Plan Amendment No. 7 (Stein & Viner)               |
| Bill No. 30 | Zoning By-law (Lamb & Sharp)                                |
| Bill No. 31 | Zoning By-law (Town of Gravenhurst-Housekeeping Amendments) |
| Bill No. 32 | To Close a Road Allowance (Butler – Sunny Lake)             |
| Bill No. 33 | To Close a Shore Road Allowance (Gray – Kahshe Lake)        |
| Bill No. 34 | Site Plan Control By-law                                    |

CARRIED.

Moved by Councillor Watson  
Seconded by Councillor King

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

Bill No. 28	Zoning By-law (Stein & Viner)
Bill No. 29	Official Plan Amendment No. 7 (Stein & Viner)
Bill No. 30	Zoning By-law (Lamb & Sharp)
Bill No. 31	Zoning By-law (Town of Gravenhurst-Housekeeping Amendments)
Bill No. 32	To Close a Road Allowance (Butler – Sunny Lake)
Bill No. 33	To Close a Shore Road Allowance (Gray – Kahshe Lake)
Bill No. 34	Site Plan Control By-law

CARRIED.

Moved by Councillor Donoghue  
Seconded by Councillor Colhoun

**#71 BE IT RESOLVED THAT** the following by-laws be read a third time and engrossed in the By-law Book:

By-law No. 2013-27	Zoning By-law (Stein & Viner)
By-law No. 2013-28	Official Plan Amendment No. 7 (Stein & Viner)
By-law No. 2013-29	Zoning By-law (Lamb & Sharp)
By-law No. 2013-30	Zoning By-law (Town of Gravenhurst-Housekeeping Amendments)
By-law No. 2013-31	To Close a Road Allowance (Butler – Sunny Lake)
By-law No. 2013-32	To Close a Shore Road Allowance (Gray – Kahshe Lake)
By-law No. 2013-33	Site Plan Control By-law

CARRIED.

**X. Adoption of Minutes**

February 26<sup>th</sup>, 2013

Moved by Councillor Watson  
Seconded by Councillor Bratty

**#72 BE IT RESOLVED THAT** the minutes of the Council meeting of February 26<sup>th</sup>, 2013 be adopted as circulated.

CARRIED.

**XI. Closed Session**

Moved by Councillor Jorgensen  
Seconded by Councillor King

**#73 BE IT RESOLVED THAT** the next portion of the meeting be closed to the public in order to consider personal matters about an identifiable individual including municipal or local board employees pursuant to Clause 239 (2) of the Municipal Act, 2001, C. 25.

CARRIED.

The Director of Development Services and the Senior Planner left the meeting at 6:22 p.m.

The Director of Human Resources joined the meeting at 6:22 p.m.

**XII. Report from Closed Session**

Nothing to Report.

**XIII. Confirming By-law**

Moved by Councillor Colhoun  
Seconded by Councillor Watson

**#74 BE IT RESOLVED THAT** Bill No. 35 to confirm the Council Meeting held on March 26<sup>th</sup>, 2013 be passed and numbered By-law No. 2013-34.

CARRIED.

**XIV. Adjournment**

On verbal motion by Councillors Lorenz and Colhoun, the meeting adjourned at 6:56 p.m.

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Mayor

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Clerk