



Planning Council - Minutes Tuesday, November 28, 2017 at 5:00 PM

Those in attendance were:

Members of Council

Mayor Donaldson
Councillor Colhoun
Councillor Cairns
Councillor Eiter
Councillor Kelly
Councillor Lorenz
Councillor Pilger

Staff

S. Lucas
K. Thibeault
K. Kirton
J. Loney
K. Orson

Director of Development Services
Director of Legislative Services / Clerk
Manager of Planning Services
Manager of Economic Development
GIS / Planning Technician

Regrets

Councillor Jorgensen
Councillor Watson

A Closed Session

B Adoption of Agenda

Council consented and amended the agenda to add a deputation request from Bergsma and Brown regarding the Maier Zoning amendment.

Moved by Councillor Eiter
Seconded by Councillor Cairns

#222 BE IT RESOLVED THAT the Council agenda as presented on November 28, 2017 be approved as amended.

CARRIED

C Disclosure of Pecuniary Interest

None noted.

D Public Meetings

1. ZA 29-2017 (Martin - South Muldrew Lake)
Report No. DEV 2017-110

Staff provided a review of the application. Comments were received from the District of Muskoka, Fire Department, Building Department and Septic Inspector.

Savas Varadas from Plan Muskoka, agent for the applicant, provided a review of the application including a history of the property, proposed development, geographical features and the previous building envelope.

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

Staff recommended approval of the application.

2. ZA 36-2017 (Mulvihill - Lake Muskoka)
Report No. DEV 2017-111

Staff provided a review of the application. Comments were received from the Septic Inspector, Fire Department and Building Department.

Greg Corbett from Planscape, agent for the applicant, provided a review of the application including the development proposal, zoning compliance, setback, size, easements, water level changes, support from the District, servicing lines and covered areas within the property.

There were no comments from members of the public.

Council requested and received information regarding potential future severances and neighbouring developments.

Staff recommended approval of the application.

3. ZA 37-2017 (Weiss - Lake Muskoka)
Report No. DEV 2017-112

Staff provided a review of the application. Comments were received by the District of Muskoka, Fire Department and Union Gas. Two letters of support and three letters of opposition were received. A letter of objection including comments regarding safety and reduced access to neighbouring docks was received.

Greg Corbett from Planscape, agent for the applicant, provided a review of the application including development purpose, vegetation, comments to the letters of objections, separations, review of photographs of the property and volume of local boat traffic.

There were no comments from members of the public.

Council requested and received comments regarding side yard setbacks, impact and purpose of the dock, and size and purpose of the dock.

Staff recommended approval of the application.

4. ZA 38-2017 (Carducci - Severn River)
Report No. DEV 2017-113

Staff provided a review of the application. Comments were received from the Building Department, Septic Inspector, the Trent-Severn Waterway and the District of Muskoka. Emergency Management and the Fire Department provided comments regarding flooding and risk mitigation.

Savos Vardas from Plan Muskoka, agent for the applicant, provided a review of the application including purpose of the development, shape of the property and its impacts on development and improvements to the shoreline including enhanced vegetation.

There were no comments from the public.

Council requested communications regarding invasive species.

Staff recommended approval of the application.

5. ZA 39-2017 (CIK Telecom Inc. - Jones Road)
Report No. DEV 2017-114

Staff provided a review of the application. Comments were received from the Building Department, Fire Department, Economic Development Department, Veridian Connection and the District of Muskoka.

Savos Vardas from Plan Muskoka, agent for the applicant, provided a review of the application including proposed development, type of structure to be developed, purpose of the previous holding provision, and impacts to internet connectivity for the community.

There were no comments from members of the public.

Council requested and received information regarding size of the structure, style and coverage.

Staff recommended approval of the application.

6. ZA 40-2017 (Sager & Boulanger - Muldrew Lake)
Report No. DEV 2017-115

Staff provided a review of the application. Comments were received from the Building Department, Fire Department and District of Muskoka. The Muldrew Lake Association provided a letter of objection regarding the size of the proposed boathouse.

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

Council requested and received information regarding definitions of bunky and dry land storage, enforcement, the two storey garage and comments from the Muldrew Lake

Association.

Council permitted comments from Joanne Twist, representative from the Muldrew Lake Association regarding size and development proposed within the application and open communication of staff regarding planning applications.

Staff recommend approval of the application.

E Deputations

1. R. Hunter / D. Janas - Maier Zoning Amendment

Rick Hunter from Planscape, agent for the Maier Zoning Amendment, provided a presentation regarding the application and the proposed amendments. He provided information and visuals regarding the previous federal permit, amendments from the previous structure of a boathouse to a boat port, reduction of the sides to assist with preserving sites and maintaining a dry land storage structure. These amendments are proposed to recreate a historical structure, maintain the intent of the official plan and provincial policy statement and reduction of potential winter damage.

2. S. Varadas, Plan Muskoka - Maier Zoning Amendment

Savos Vardas from Plan Muskoka, agent for representatives in opposition to the Maier Zoning application, provided comments regarding their noted objections, compatibility of the federal permit with the proposed developments, impact of the development of the neighbouring property owners, suggested alternative locations of the developments, public safety and impacts of the narrow water body, and incompatibility with provincial policy statements.

3. K. Bergsma and N. Brown - Maier Zoning Amendment

Savos Vardas from Plan Muskoka, agent for representatives in opposition to the Maier Zoning application, provided comments regarding their noted objections, compatibility of the federal permit with the proposed developments, impact of the development of the neighbouring property owners, suggested alternative locations of the developments, public safety and impacts of the narrow water body, and incompatibility with provincial policy statements.

F Minor Amendment Resolutions

1. ZA 27-2017 (Maier - Sparrow Lake) Report No. DEV 2017-119

The Manager of Planning Services provided a review of the Report.

Moved by Councillor Colhoun
Seconded by Councillor Pilger

#223 WHEREAS a Public Meeting has been held under Section 34 of the Planning Act (MAIER, Peter, Application No. ZA 27-2017)

AND WHEREAS further amendments have been made to the Proposed By-law as follows:

- a. That the proposed Boathouse be changed to a Boatport;
- b. That a cap on the maximum area of the Boatport that can project over the water be limited to 71.6 square metres; and
- c. To permit a maximum of one (1) of the two (2) proposed Shoreline Storage Buildings to project over the water.

AND WHEREAS Section 34(17) of the Planning Act, 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

G Unfinished Business

H New Business

1. RE 01-2017 (2576758 Ontario Inc. o/a Town of Gravenhurst - Muskoka Wharf)
Report No. DEV 2017-116

The Director of Development Services provided information regarding the application to declare land surplus at the Muskoka Wharf as part of an application to purchase the property including comments received from various agencies.

Moved by Councillor Pilger
Seconded by Councillor Cairns

#224 BE IT RESOLVED THAT Council hereby declare the following lands as surplus:

Part of PIN 48192-0257 (LT), as shown on the attached sketches, subject to any Registered Easement(s).

CARRIED

2. SRC 01-2017 (Coker - Severn River)
Report No. DEV 2017-117

Moved by Councillor Colhoun

Seconded by Councillor Kelly

#225 WHEREAS an application (File No. SRC 01-2017) has been received from Clodagh and Martin COKER to purchase a portion of an original shore road allowance (survey 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 1, Concession 20, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-21785.

CARRIED

3. SRC 04-2017 (Gilmour - Riley Lake)
Report No. DEV 2017-118

Moved by Councillor Pilger

Seconded by Councillor Cairns

#226 WHEREAS an application (File No. SRC 04-2017) has been received from Michael and Janice GILMOUR to purchase a portion of an original shore road allowance (site 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 21, Concession 3, in the former Township of Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 3, Plan M-462.

CARRIED

4. Transit Pilot Project
Report No. DEV 2017-120

The Director of Development Services provided a review of the report. Council provided comments regarding the transit opportunity and impacts to the community.

Moved by Councillor Eiter
Seconded by Councillor Colhoun

#227 BE IT RESOLVED THAT Report No. DEV 2017-120 re: Transit Pilot Project be received;

AND THAT the Transit Pilot Project come to a conclusion at the end of 2017;

AND FINALLY THAT Administration be directed to continue to investigate data collection opportunities through other relatable projects and surveys that may contribute to assessing the type of system appropriate for Gravenhurst.

CARRIED

5. Proposed Telecommunication Tower (1098 Beiers Road)
Report No. DEV 2017-121

The Director of Development Services provided a review of the report including public consultation and public engagement outreach.

Moved by Councillor Eiter
Seconded by Councillor Colhoun

#228 BE IT RESOLVED THAT the Report No. DEV 2017-121 re: Proposed Telecommunication Tower (1098 Beiers Rd.) be received;

AND THAT Council support a wireless internet tower at 1098 Beiers Road.

CARRIED

6. Proposed Telecommunication Tower (1003 Riley Lake Road)
Report No. DEV 2017-122

The Director of Development Services provided a review of the report including public consultation and public engagement outreach.

Moved by Councillor Eiter
Seconded by Councillor Kelly

#229 BE IT RESOLVED THAT the Report No. DEV 2017-122 re: Proposed Telecommunication Tower (1003 Riley Lake Rd.) be received;

AND THAT Council support a wireless internet tower at 1003 Riley Lake Road conditional upon confirmation that the tower cannot collocate on the existing Bell tower.

CARRIED

7. Sign By-law
Report No. DEV 2017-123

The Director of Development Services provided a review of the amended Sign By-law to include critic and requested amendments from the Attorney General in regard to set fines. Council requested and received comments regarding municipal election signs. Staff noted there is a separate by-law for those purposes.

Moved by Councillor Lorenz
Seconded by Councillor Colhoun

#230 BE IT RESOLVED THAT the Report No. DEV 2017-123 re: Sign By-law Amendment be received;

AND THAT Council approve the revised Sign By-law and repeal By-law No. 2017-121.

CARRIED

I By-laws

Moved by Councillor Colhoun
Seconded by Councillor Pilger

#231 BE IT RESOLVED THAT the following by-laws be read a first time:

Bill No.133 Zoning (Martin - South Muldrew Lake)
Bill No.134 Zoning (Mulvihill - Lake Muskoka)
Bill No.135 Zoning (Weiss - Lake Muskoka)
Bill No.136 Zoning (Zoning (Carducci - Severn River)
Bill No.137 Zoning (CIK Telecom Inc. - Jones Road)
Bill No.138 Zoning (Sager & Boulanger - Muldrew Lake)
Bill No.139 Signs

CARRIED

Councillor Lorenz requested Bill No. 112 Zoning (Maier – Sparrow Lake Rd) and Bill No. 135 Zoning (Weiss – Lake Muskoka) be pulled for discussion and separate vote.

Bill No. 112 Zoning (Maier – Sparrow Lake Rd)

Council engaged in a discussion regarding visual impacts, species at risk, development impact, wetland developments, options to move the structure and maintain the original requested boathouse, and compatibility with the Provincial Policy Statement.

Councillor Lorenz requested a recorded vote.

Moved by Councillor Lorenz, seconded by Councillor Colhoun **THAT** the following By-law be read a

second time: Bill No. 112 Zoning (Maier – Sparrow Lake Rd):

Councillor Cairns – Yea
Councillor Colhoun – Yea
Councillor Eiter – Nay
Councillor Jorgensen – Absent
Councillor Kelly – Yea
Councillor Lorenz – Nay
Councillor Pilger – Yea
Councillor Watson – Absent
Mayor Donaldson – Yea

CARRIED

Bill No. 135 Zoning (Weiss – Lake Muskoka)

Council engaged in a discussion regarding the width of the proposed dock.

Moved by Councillor Lorenz, seconded by Councillor Colhoun **THAT** the following By-law be read a second time: Bill No. 135 Zoning (Weiss – Lake Muskoka) **CARRIED**

Moved by Councillor Lorenz
Seconded by Councillor Colhoun

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

Bill No. 112 Zoning (Maier – Sparrow Lake Rd) **VOTE SEPARATELY CARRIED**

Bill No.133 Zoning (Martin - South Muldrew Lake)

Bill No.134 Zoning (Mulvihill - Lake Muskoka)

Bill No.135 Zoning (Weiss - Lake Muskoka) **VOTE SEPARATELY CARRIED**

Bill No.136 Zoning (Zoning (Carducci - Severn River)

Bill No.137 Zoning (CIK Telecom Inc. - Jones Road)

Bill No.138 Zoning (Sager & Boulanger - Muldrew Lake)

Bill No.139 Signs

CARRIED

Moved by Councillor Colhoun
Seconded by Councillor Cairns

#233 BE IT RESOLVED THAT the following by-laws be read a third and final time and engrossed into the By-law Book:

By-law No. 2017-130 Zoning (Maier – Sparrow Lake)

By-law No. 2017-131 Zoning (Martin - South Muldrew Lake)

By-law No. 2017-132 Zoning (Mulvihill - Lake Muskoka)

By-law No. 2017-133 Zoning (Weiss - Lake Muskoka)
By-law No. 2017-134 Zoning (Carducci - Severn River)
By-law No. 2017-135 Zoning (CIK Telecom Inc. - Jones Road)
By-law No. 2017-136 Zoning (Sager & Boulanger - Muldrew Lake)
By-law No. 2017-147 Signs

CARRIED

J Adoption of Minutes

1. Planning Council - October 24, 2017

Moved by Councillor Cairns
Seconded by Councillor Kelly

#234 BE IT RESOLVED THAT the Minutes of the Council meeting dated October 24, 2017 be approved as circulated.

CARRIED

K Closed Session

L Report from Closed Session

M Confirming By-law

Moved by Councillor Pilger
Seconded by Councillor Eiter

#235 BE IT RESOLVED THAT Bill No. 141 to confirm the Council Meeting held on November 28, 2017 be passed and numbered By-law No. 2017-138.

CARRIED

N Adjournment

Moved by Councillor Colhoun, seconded by Councillor Cairns, the meeting adjourned at 7:32 pm.

"Original Signed"

Clerk

"Original Signed"

Mayor