

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

**\*\*\*\*\* A G E N D A \*\*\*\*\***

**WEDNESDAY, NOVEMBER 15<sup>th</sup>, 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, OCTOBER 18, 2017 - 5:00 P.M.**

**GRAVENHURST MUNICIPAL OFFICES  
COUNCIL CHAMBERS**

**M I N U T E S**

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

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

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**1. NEW BUSINESS**

Nil.

**2. ADOPTION OF AGENDA**

Moved by Garnet Schenk  
Seconded by Graeme Murray

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

**CARRIED.**

**3. ADOPTION OF MINUTES**

Moved by Graeme Murray  
Seconded by Garnet Schenk

**#69 BE IT RESOLVED THAT** the Minutes of the Gravenhurst Committee of Adjustment meeting dated September 20, 2017, be adopted.

**CARRIED.**

The Chair advised that there is one Consent Application, one Concurrent Consent and Minor Variance Application and six Minor Variance Applications on the Agenda for Committee's consideration.

**4. DISCLOSURE OF PECUNIARY INTERESTS**

No

## **5. APPLICATIONS FOR CONSENT**

### a) Application B/21/2017/GR – CARUANA-DINGLI, Susan and David

Correspondence was received from:

- The Plans Examiner;
- The Infrastructure Technician;
- The Septic Inspector;
- The Deputy Fire Chief; and
- The District Municipality of Muskoka.

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

The Applicants were not present.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Graeme Murray  
Seconded by Garnet Schenk

**#70 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/21/2017/GR – CARUANA-DINGLI, Susan and David

### **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.

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.**

**6. APPLICATIONS FOR CONSENT & MINOR VARIANCE**

a) Application B/22/2017/GR and A/32/2017/GR – McCANN, Richard and Joanna Leigh

Correspondence was received from:

- The Septic Inspector;
- The Deputy Fire Chief;
- The District of Muskoka; and,
- The Ministry of Transportation.

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

Rick McCann, Applicant, presented his rationale for approval of the application.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Garnet Schenk

Seconded by Graeme Murray

**#71 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/22/2017/GR – McCANN, Richard and Leigh

**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).
- (2) Minor Variance application A/32/2017/GR be approved.

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.**

Moved by Garnet Schenk

Seconded by Graeme Murray

**#72 BE IT RESOLVED THAT** Application No. A/32/2017/GR – McCANN, Richard and Joanna Leigh, be approved and that the necessary Notice of Decision be prepared.

**CARRIED.**

Moved by Graeme Murray  
Seconded by Garnet Schenk

**7. APPLICATIONS FOR MINOR VARIANCE**

a) Application A/28/2016/GR – LARDEN, Geoff

Correspondence was received from:

- The Plans Examiner;
- The Director of Infrastructure
- The Town's Septic Inspector;
- The Deputy Fire Chief; and
- The Emergency Planning Coordinator

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

Geoff Larden, Applicant, was present.

No comments were received from the public.

The Committee questioned whether the structure, as built, was a Detached Garage or a Dwelling. The Planner advised that the structure is for storage and the Applicant is aware that should any change of use for habitation be proposed, development charges will be applicable.

The Committee questioned how this will be enforced. The Planner advised through Building Permit Inspections and Site Plan Control.

Moved by Garnet Schenk  
Seconded by Graeme Murray

**#73 BE IT RESOLVED THAT** Application No. A/28/2016/GR – LARDEN, Geoff, be approved and that the necessary Notice of Decision be prepared.

**CARRIED.**

b) Application A/25/2017/GR – SMITH, Mervin

Correspondence was received from:

- The Plans Examiner;
- The Town's Septic Inspector;

- The Deputy Fire Chief; and,
- Union Gas.

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

Mervin Smith, Applicant, was present.

No comments were received from the public.

The Committee questioned whether Birch Point Road is a municipal road or a private road. The Planner advised that this section is municipally maintained.

Moved by Paul Kelly  
Seconded by Laura Meikle

**#74 BE IT RESOLVED THAT** Application No. A/25/2017/GR – SMITH, Mervin, be approved and that the necessary Notice of Decision be prepared.

**CARRIED.**

c) Application A/26/2017/GR – KIVI, Robert

Correspondence was received from:

- The Plans Examiner;
- The Infrastructure Technician; and
- The Deputy Fire Chief.

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

Robert Kivi, Applicant, was present.

No comments were received from the public.

Discussion ensued between Committee and Staff regarding future road access.

Moved by Paul Kelly  
Seconded by Laura Meikle

**#75 BE IT RESOLVED THAT** Application No. A/26/2017/GR – KIVI, Robert, be approved and that the necessary Notice of Decision be prepared, subject to the applicant entering into a Site Plan Agreement process with the Town.

**CARRIED.**

d) Application A/30/2017/GR – WALTERS, John and BREWER, Beverley

Correspondence was received from:

- The Plans Examiner;
- The Infrastructure Technician; and
- The Deputy Fire Chief.

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

John Walters and Beverley Brewer, Applicants, were present.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Paul Kelly  
Seconded by Laura Meikle

**#76 BE IT RESOLVED THAT** Application No. A/30/2017/GR – WALTERS, John and BREWER, Beverley, be approved and that the necessary Notice of Decision be prepared.

**CARRIED.**

e) Application A/31/2017/GR – DANKOVIC, Daniel

Correspondence was received from:

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

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

Daniel Dankovic, Applicant, was present.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Laura Meikle  
Seconded by Paul Kelly

**#77 BE IT RESOLVED THAT** Application No. A/31/2017/GR – DANKOVIC, Daniel, be approved and that the necessary Notice of Decision be prepared.

**CARRIED.**

f) Application A/34/2017/GR – WOLFSTADT, Mark and Allison

Correspondence was received from:

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

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

Mark Wolfstadt, Applicant, was present.

No comments were received from the public.

The Committee had no comments or questions.

Moved by Laura Meikle  
Seconded by Paul Kelly

**#78 BE IT RESOLVED THAT** Application No. A/34/2017/GR – WOLFSTADT, Mark and Allison, be approved and that the necessary Notice of Decision be prepared.

**CARRIED.**

**7. ADJOURNMENT**

The motion to adjourn was moved by Paul Kelly and seconded by Garnet Schenk. The meeting adjourned at 5:44 p.m.


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Randy Jorgensen  
Chair

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Cheryl Wilson  
Deputy Secretary-Treasurer



	<b>THE CORPORATION OF THE TOWN OF GRAVENHURST</b>	
	<b>To:</b>	<b>Committee of Adjustment</b>
	<b>From:</b>	<b>Katie Kirton, Manager of Planning Services</b>
	<b>Date:</b>	<b>November 15, 2017</b>
	<b>Subject:</b>	<b>B/12/2017/GR; KUHN, Karol</b>

## **RECOMMENDATIONS**

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

**THAT** consent application B/12/2017/GR be approved.

## **PURPOSE**

The purpose of this report is to provide background information and recommendations related to Consent Application B/12/2017/GR.

The application was submitted in order to permit a right of way over the subject lands in favour of a lot to the north. No additional lots would be created as a result of this application.

A location map and Schedule are attached.

## **PROPERTY INFORMATION**

### a) Lot Dimensions:

Lot Area: 2.0 hectares  
Lot Frontage: 270.0 metres

### b) Servicing:

Private water supply and private sewage system.

### c) Access:

Municipally maintained road: Sunny 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 July 24, 2017 and on August 15, 2017 by Katie Kirton and other staff members.

The subject lands are mainly naturalized. The proposed driveway is located on a ridge that runs through the property. At the bottom of the ridge, there appears to be wetland areas. The benefitting lands contain a wetland that is zoned Environmental Protection Zone (EP).

f) Surrounding Land Uses:

Surrounding land uses are rural and residential waterfront in nature.

**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*, in part and *Waterfront Area*, in part, as identified in the Town of Gravenhurst Official Plan. More specifically, the following Sections are considered to be the most notable in the review of this application.

**G Natural Heritage Area**

*The Natural Heritage Area represents identified wetland features, identified sensitive and significant environmental features, areas exhibiting significant biodiversity and lands that act as buffers and connections between these areas. In addition, Natural heritage Areas may include natural hazard lands such as floodplains, steep slopes and organic soils within the Town of Gravenhurst*

*The Natural Heritage Area and any adjacent lands are subject to the provisions of Section I. Schedule B generally identifies these area and other special habitat areas more specifically based on the features or function for which the area has been identified as being sensitive or significant. Site specific identification of these features or others not identified on Schedule B may be required as part of the development review process.*

**I Natural Heritage and the Environment**

**I3 Objectives**

- a) *To identify significant natural features and associated ecological functions and ensure their protection takes precedence other the development of such lands.*
- b) *To minimize changes to or improve the water quality and hydrological characteristics of watercourses, lakes, aquifers and wetlands resulting from human activity*

- c) *To minimize the significant loss or fragmentation of significant woodland features and the habitats and ecological functions they provide*
- d) *To restrict new development that will result in a significant negative impact to the ecological functions and processes of watercourses, lakes, aquifers and wetlands.*
- e) *To maintain and protect significant wildlife habitat, corridors, fish habitat and the habitats of endangered and threatened species.*
- f) *To preserve and enhance areas of fish habitat in accordance with Federal and Provincial requirements*
- g) *To provide buffers and connectivity between significant habitat and other environmental features to preserve the ecological functions of those areas*
- h) *To prevent the development of lands that are physically unsuited for development in order to protect life and priority while enhancing environmental connectivity, unique physical, or geological characteristics and natural aesthetics of the Town.*

#### **I4 Application**

*The alteration of the natural features identified on Schedule B shall be prevented wherever possible.*

*In those cases where the alteration to any identified natural heritage feature is proposed, it shall be supported by appropriate justification in the form of an Environmental Impact Statement and shall first be justified in terms of need and an examination of possible alternatives to the alteration.*

*Many of the environmental features described in this section of the Plan are identified on Schedule B. Due to the scale of the mapping, the exact location and precise limits of the features shall be determined through on-site inspection by the appropriate authority or through the preparation of an Environmental Impact Statement or Site Evaluation Report. The boundaries of the natural features are delineated in a conceptual manner. The exact location of the boundaries is intended to be delineated in the implementing Zoning By-law in accordance with detailed mapping provided by the Province, District or as produced by the Town, and will not require an amendment to this Plan.*

*The redevelopment of existing properties in or adjacent to natural features is recognized, provided the redevelopment does not significantly impact any natural feature on the site or on adjacent lands. An Environmental impact Statement or Site Evaluation Report may be required to determine the potential impact of the redevelopment on the natural heritage features.*

*Not all of the natural features in the Town have been identified on schedule B. As new information becomes available, additional lands may be incorporated into the Schedule.*

*Nothing in this Plan shall be construed to imply that lands identified as natural features on Schedule B are free open to the general public or that such areas will be purchased by the Town or any other public agency.*

*Lands with identified natural features shall not be accepted as parkland dedication in the development process. However, the Town will encourage the transfer of such lands to a public authority, a heritage Foundation, the Muskoka Conservancy or members of the Ontario land Trust Alliance or other similar organization.*

*The creation of new lots that would fragment natural features or potentially reduce connectivity between areas will only be permitted where supported in an Environmental impact statement.*

The application was originally heard by the Committee on August 16, 2017 and deferred pending additional information on the construction of the access to ensure safety and additional information to assist staff in evaluating the applicable by-laws and process to accommodate the proposal.

The driveway has already been constructed on the subject lands and connects to the lands to the north where it passes through an Environmental Protection Zone (EP). Although not part of the consent application, staff would comment that the applicant has obtained the necessary permit and submitted the required supporting documentation in the form of an Environmental Impact Statement (EIS) from a qualified Biologist in order to obtain the required site alteration permit on the lands adjacent to the subject property.

Staff would also note that the applicant has submitted an Engineering Design for the access from the subject lands onto Sunny Lake Road which has been approved by the Director of Infrastructure. Additional works will be required to be completed for the entrance at the cost of the applicant and as a condition of the entrance permit, including final certification from a qualified Engineer. Therefore the Town is satisfied that any questions related to the safety of the access have been addressed.

For clarity purposes, staff would note that the purpose of the application is for the approval of the legal right of access across the subject lands in favour of the lands to the north only. Any permits issued under the Site Alteration By-law for adjacent lands or entrance permits issued by the Infrastructure Department are not within the purview of this Committee.

Committee should consider, however the environmental impact on the lands specifically subject to this application. An EIS has been submitted in support of the application from a qualified Biologist which details that the existing driveway is adjacent to the identified wetland feature and is located outside of the Natural Heritage Area designation and lands zoned EP. Committee should also consider that a qualified Traffic Engineer has submitted a driveway design and report on sight lines to the Town to ensure the safety of the access. The engineering has been approved by the Town and the entrance permit has been issued.

In light of the above, staff are satisfied that the proposal, as submitted would conform to the policies of the Town of Gravenhurst Official Plan.

Zoning By-law 10-04

Current Zoning: Residential Waterfront (RW-6B), in part and Environmental Protection Zone (EP), in part.

As the application would be for a right-of-way only, the consent application meets the requirements of Zoning by-law 10-04, as amended.

**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 Schedule

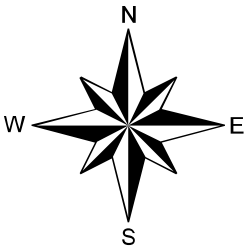
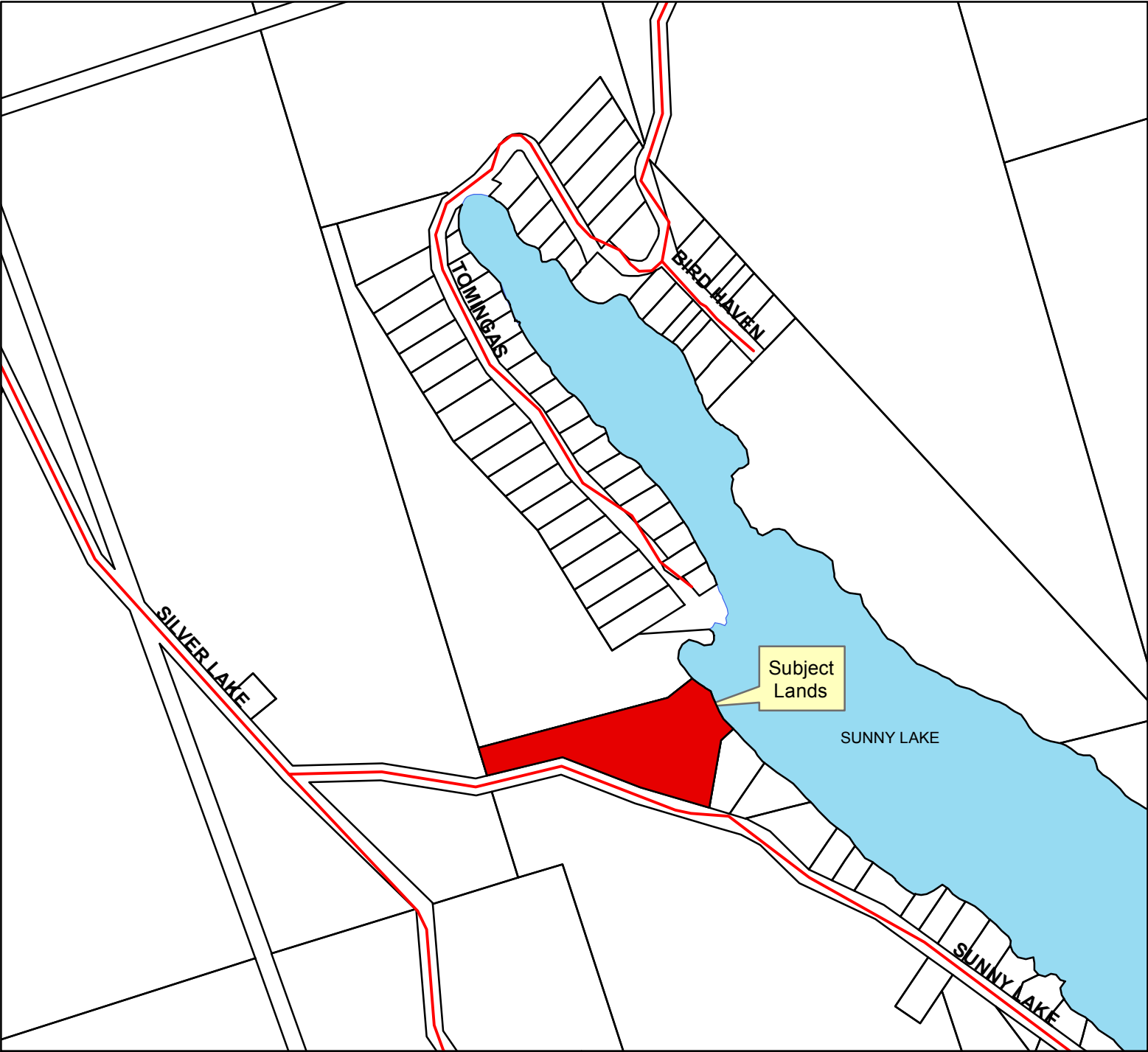
**RESPECTFULLY SUBMITTED BY:**

Author: Katie Kirton, Manager of Planning Services

Approved by: Scott Lucas, Director of Development Services

KK:sf

# KEY MAP



0 65 130 260 390 520 Metres

1:6,682

Proposed Consent  
Application No. B/12/2017/GR  
KUHNS, Karol  
Part of Lot 9, Concession 2 (Sunny Lake)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
being 35R-7614, Parts 1 and 2  
municipally known as 1045 Sunny Lake Rd  
Roll No. 020-001-09001

35K-7614

THE LIMIT DENOTED HEREON AS 'ORIGINAL HIGH WATER MARK OF SUNNY LAKE IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MUSKOKA.

ASSISTANT EXAMINER OF SURVEYS

PART 1 . . . . . REMAINDER OF PARCEL 14618  
PART 2 . . . . . PART OF THE ORIGINAL SHORE ROAD ALLOWANCE

MPS - 8919  
3-E-3

PART 1 BR-28

BENEFITTING PARCEL 3546

PART 1

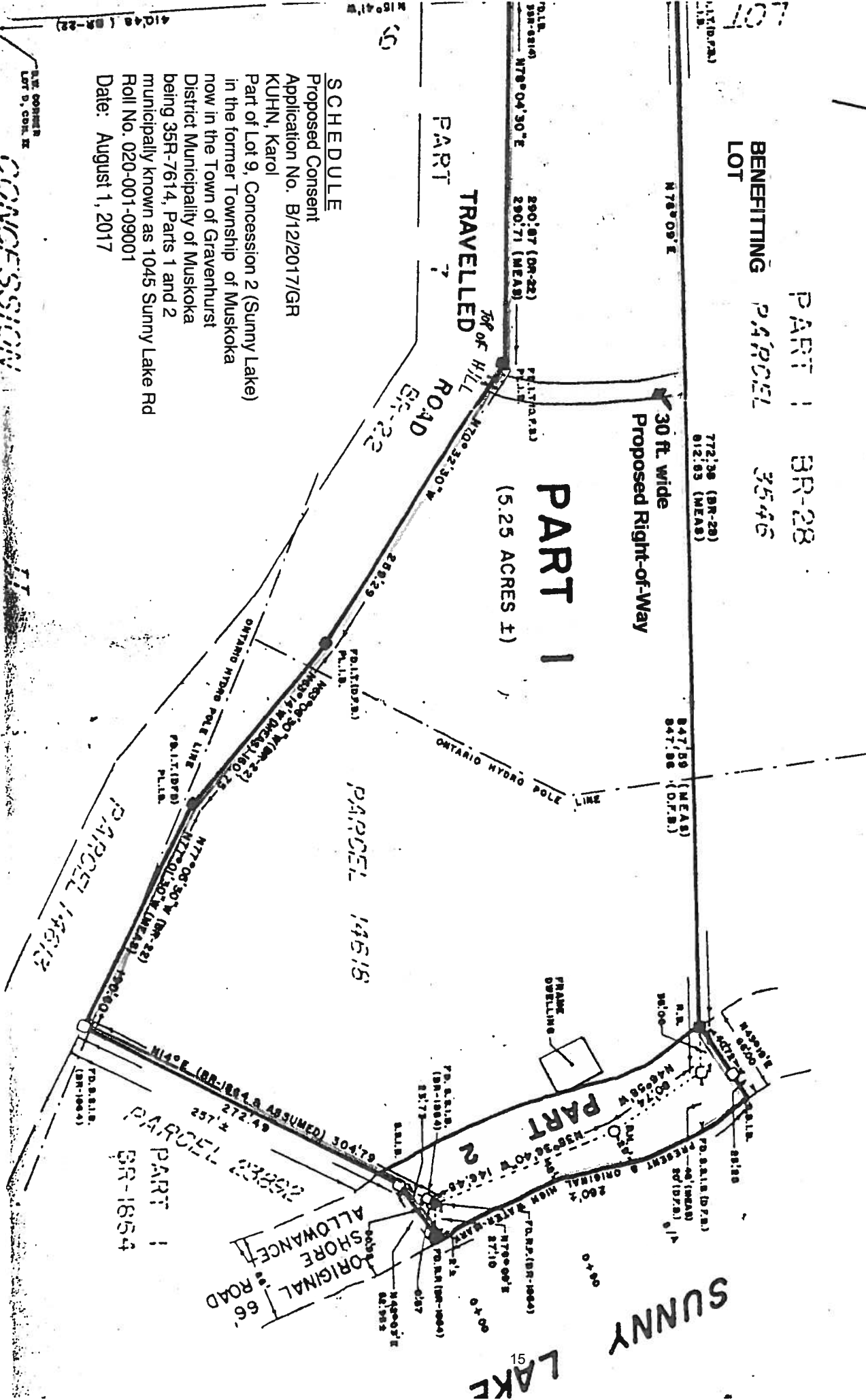
TRAVELLED


PART 1

SCHEDULE

Proposed Consent  
Application No. B/12/2017/GR  
KUH, Karol  
Part of Lot 9, Concession 2 (Sunny Lake)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
being 35R-7614, Parts 1 and 2  
municipally known as 1045 Sunny Lake Rd  
Roll No. 020-001-09001  
Date: August 1, 2017

CONCESSION



 <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>Kris Orsan, GIS/Planning Technician</b>
	<b>Date:</b>	<b>November 15, 2017</b>
	<b>Subject:</b>	<b>A/35/2017/GR; HEIBEIN, Bill &amp; Beverley.</b>

## **RECOMMENDATIONS**

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

**THAT** Minor Variance Application A/35/2017/GR be approved.

## **PURPOSE**

The purpose of this report is to provide background information and recommendations related to Minor Variance Application A/35/2017/GR.

The application was submitted in order to permit the following:

- A Two-Storey Accessory Structure with a Height of 5.5 metres instead of the required 4.5 metres; and
- A West Side Yard setback of 5.1 metres instead of the required 6.0 metres for a Two-Storey Accessory Structure.

A location map and sketch are attached.

## **PROPERTY INFORMATION**

### a) Lot Dimensions:

Lot Area: 0.24 ha  
Lot Frontage: 58.8 metres

### b) Servicing:

Private water supply and private sewage system.

### c) Access:

Municipally maintained road: 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 November 2, 2017 by Katie Kirton and Kris Orsan.

The developed site consists of mixed coniferous/deciduous vegetation, with a steep slope to the shoreline of Lake Muskoka.

f) Surrounding Land Uses:

The surrounding land uses are zoned residential waterfront and are well vegetated in nature with a steep slope to the shoreline of Muskoka Lake.

g) Shore Road Allowance:

Not applicable.

**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.

Zoning By-law 10-04

Current Zoning: Residential Waterfront (RW-6D)

The proposed minor variance would permit the following;

- A Two-Storey Accessory Structure with a Height of 5.5 metres instead of the required 4.5 metres; and
- A West Side Yard setback of 5.1 metres instead of the required 6.0 metres for a Two-Storey Accessory Structure.

### **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)

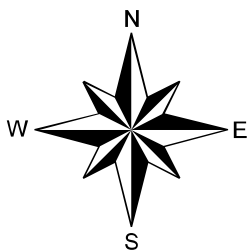
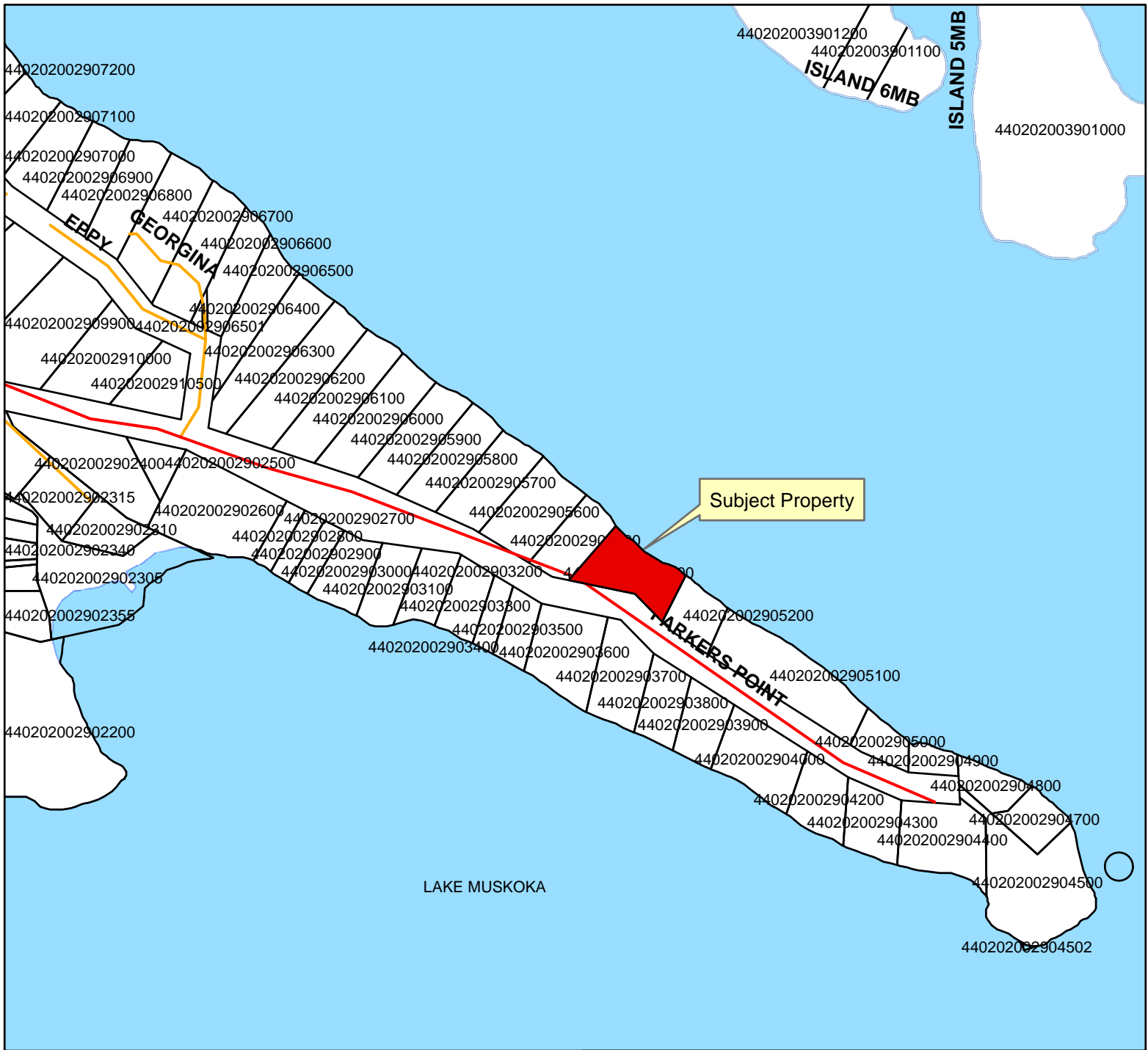
### **RESPECTFULLY SUBMITTED BY:**

Author: Kris Orsan, GIS/Planning Technician

Approved by: Katie Kirton, Manager of Planning Services

KO:cw

# KEY MAP



0 37.5 75 150 225 300 Metres

1:3,940

Proposed Minor Variance  
Application No. A/35/2017/GR  
HEIBEIN, Bill and Beverley  
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 1189 Parkers Point Road  
Roll No. 020 029 05300

**1 of 2**

**Application No. A/35/2017/GR**

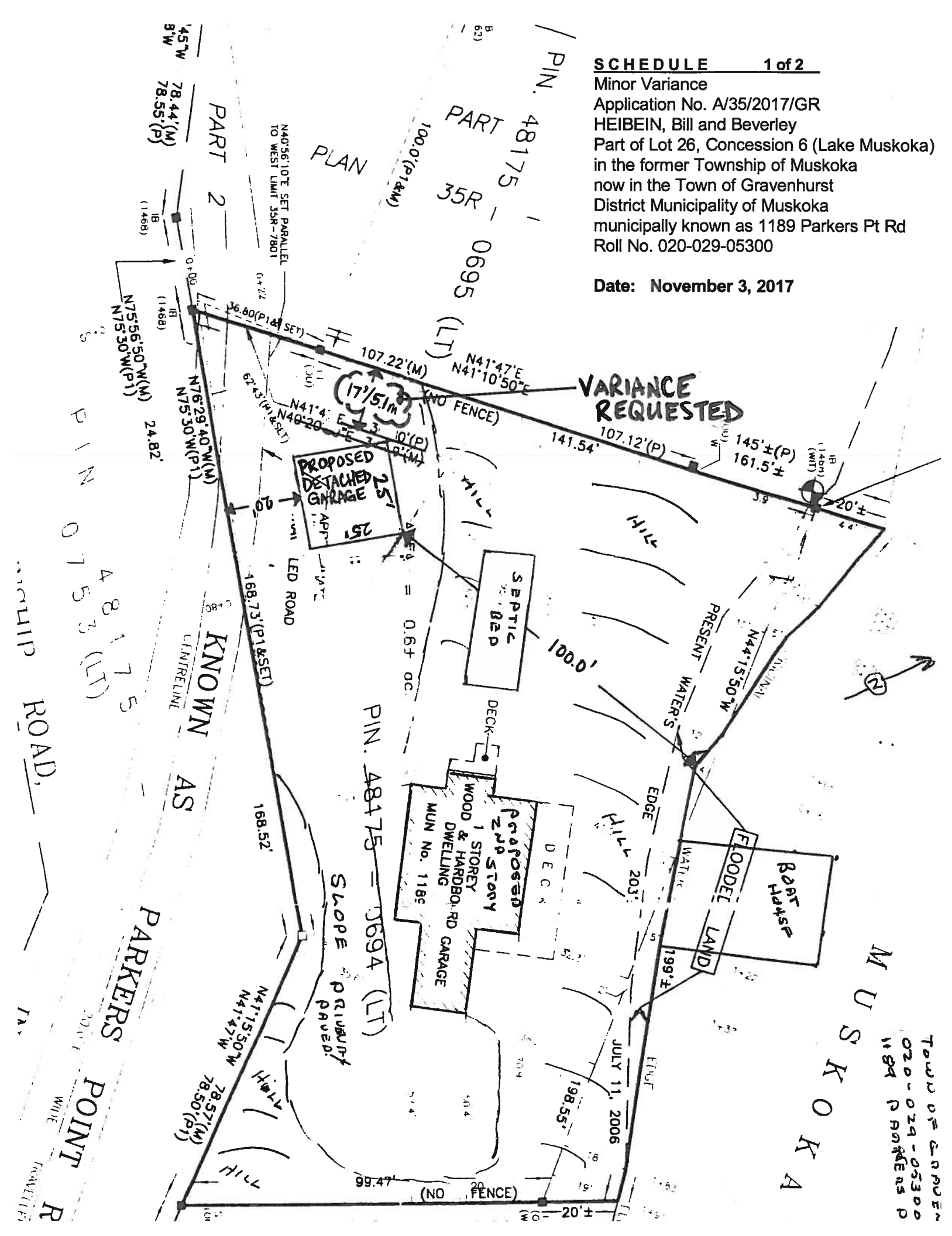
Part of Lot 26, Concession 6 (Lake Muskoka)

now in the Town of Gravenhurst

municipally known as 1189 Park

Roll No. 020-029-05300

**Date: November 3, 2017**



# SCHEDULE 2 of 2

Minor Variance

Application No. A/35/2017/GR

HEIBEIN, Bill and Beverley

Part of Lot 26, Concession 6 (Lake Muskoka)

in the former Township of Muskoka

now in the Town of Gravenhurst

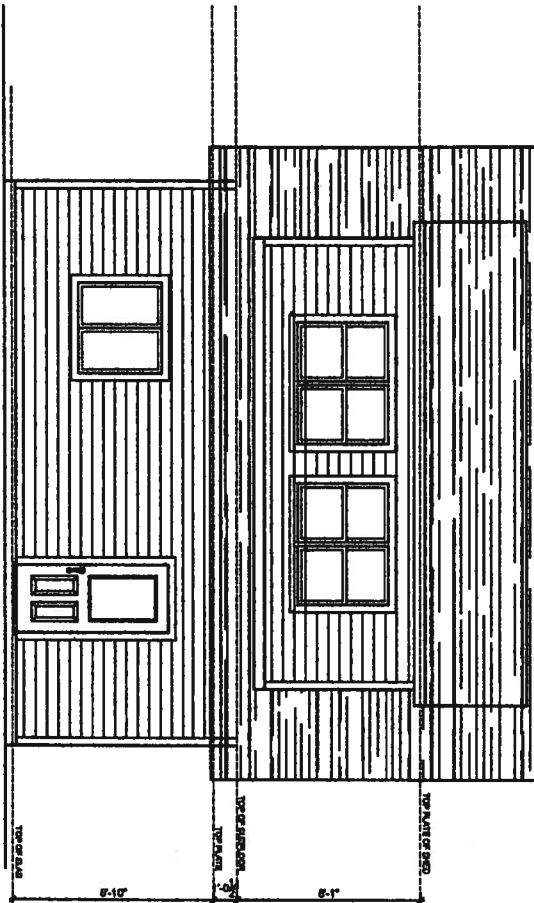
District Municipality of Muskoka

municipally known as 1189 Parkers Pt Rd

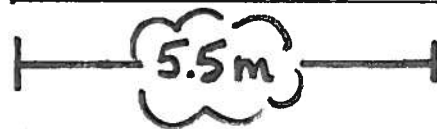
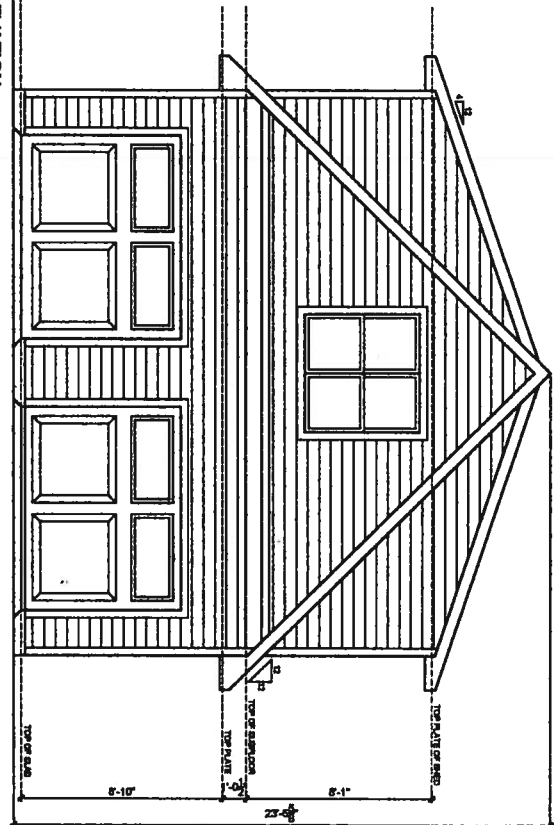
Roll No. 020-029-05300

Date: November 3, 2017

SIDE ELEVATION



FRONT ELEVATION



A4

EXTERIOR  
ELEVATIONS

BRIEF TITLE

DATE

SCALE

PROJECT NO.

DATE OF FILE

DESIGNED BY

CHECKED BY

HEIBEIN  
GARAGE  
1189 PARKERS POINT R  
TOWN OF  
GRAVENHURST

CONSULTANTS

TERRY LEDGER

INDIVIDUAL BCIN: 22204


FIRM BCIN: 27008

## GENERAL NOTES

1. Do not scale drawings.
2. Should there appear to be any discrepancies, please contact designers prior to proceeding.
3. All materials and installation methods shall adhere to the Ontario Building Code.
4. Any substitutions shall be approved by the designers prior to proceeding with any work.

tsquared  
design studio inc.

P 705.765.5428 F 705.765.1354  
147 Victoria Street  
Box 511 Gravenhurst, ON P7A 1G0  
2016-11-14-15

 <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>Kris Orsan, GIS/Planning Technician</b>
	<b>Date:</b>	<b>November 15, 2017</b>
	<b>Subject:</b>	<b>A/36/2017/GR; DENNHARDT, Karl</b>

## **RECOMMENDATIONS**

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

**THAT** Minor Variance Application A/36/2017/GR be approved.

## **PURPOSE**

The purpose of this report is to provide background information and recommendations related to Minor Variance Application A/36/2017/GR.

The application was submitted in order to permit a maximum Dwelling Width of 19.0 metres within 30.0 metres of the shoreline.

A location map and sketch are attached.

## **PROPERTY INFORMATION**

### a) Lot Dimensions:

Lot Area: 0.53 ha  
Lot Frontage: 78.0 metres

### b) Servicing:

Private water supply and private sewage system.

### c) Access:

Privately maintained road: Larroger Road

d) Site Inspection and Characteristics:

A site inspection was conducted on November 2, 2017 by Katie Kirton and Kris Orsan.

The property is well vegetated including some rocky and open areas.

e) Surrounding Land Uses:

The surrounding land uses are zoned residential waterfront and are well vegetated in nature.

f) Shore Road Allowance:

Not Applicable.

**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 application, as submitted, is in conformity with the Town of Gravenhurst Official Plan.

Zoning By-law 10-04

Current Zoning: Residential Waterfront (RW-6F)

**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:**

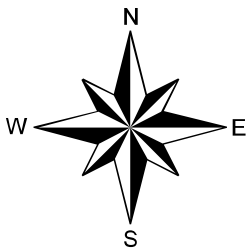
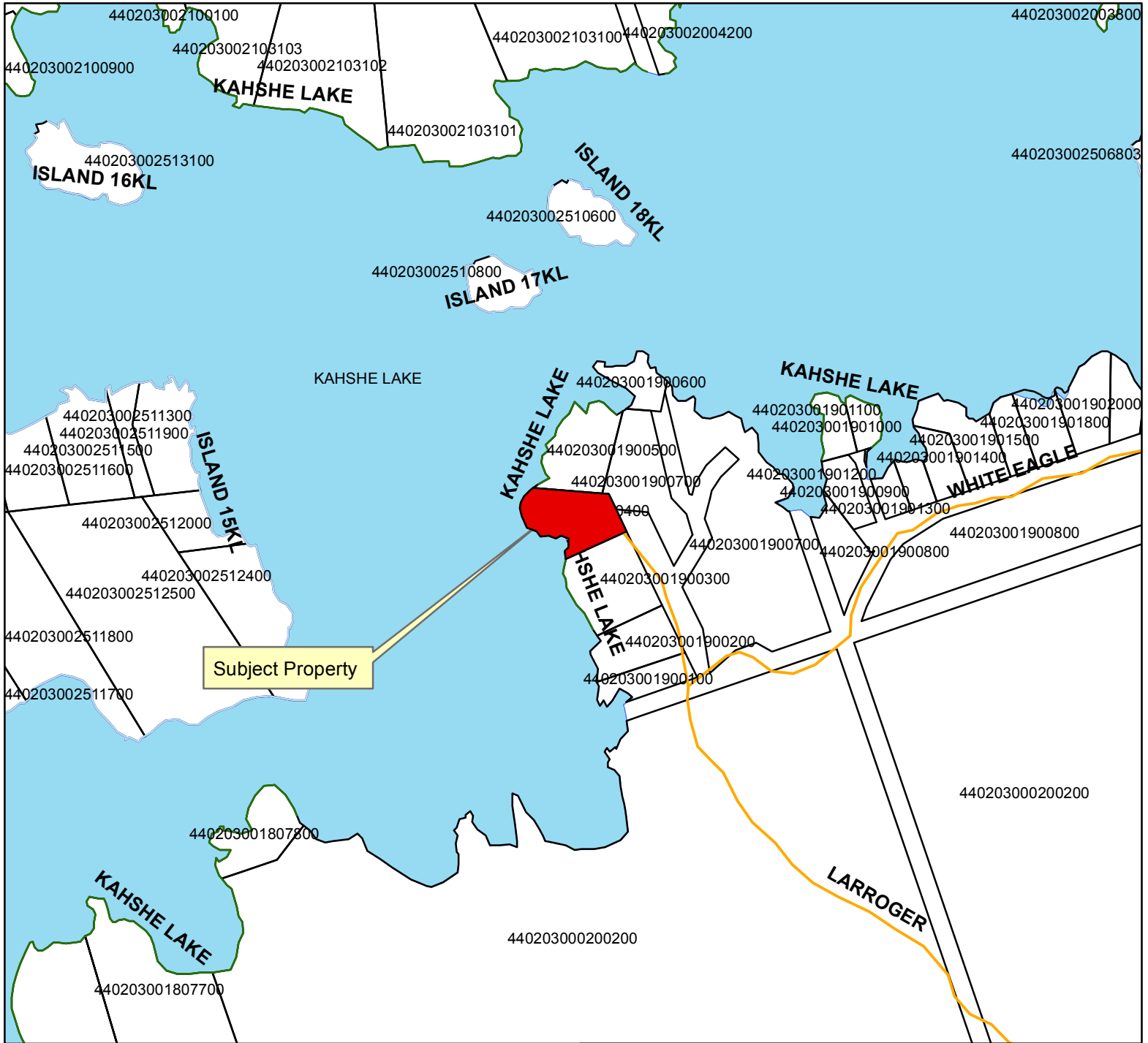
Author: Kris Orsan, GIS/Planning Technician

Approved by: Katie Kirton, Manager of Planning Services

KO:ws



# KEY MAP




A horizontal number line representing distance in metres. The line is marked with major ticks at 0, 60, 120, 240, 360, and 480. The word "Metres" is written at the far right end of the line. A rectangular region between the 240 and 360 marks is shaded in light blue.

1:6,138

Proposed Minor Variance  
Application No. A/36/2017/GR  
DENNHARDT, Karl  
Part of Lot 6, Concession 8 (Kahshe Lake)  
in the former Township of Morrison  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
being Part 2, Plan BR-1277  
Municipally known as 1740 Larroger Road  
Roll No. 030 019 00400



 <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>Kris Orsan, GIS/Planning Technician</b>
	<b>Date:</b>	<b>November 15, 2017</b>
	<b>Subject:</b>	<b>A/37/2017/GR; 670409 Ontario Inc.</b>

## **RECOMMENDATIONS**

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

**THAT** Minor Variance Application A/37/2017/GR be approved.

## **PURPOSE**

The purpose of this report is to provide background information and recommendations related to Minor Variance Application A/37/2017/GR.

The application was submitted in order to permit a 0.0 metres setback from the Environmental Protection Zone (EP), instead of the required 10.0 metre buffer setback from an Environmental Protection Zone (EP). The Environmental Protection Zone (EP) reflects a 30.0 metre setback from the Optimal Summer Water level.

A location map and sketch are attached.

## **PROPERTY INFORMATION**

### a) Lot Dimensions:

Lot Area:

1204 South Morrison Lake Road 1 – 2.76 ha

1204 South Morrison Lake Road 2 – 2.05 ha

Lot Frontage:

1204 South Morrison Lake Road 1 – 142.0 metres

1204 South Morrison Lake Road 2 – 61.0 metres

### b) Servicing:

Private water supply and private sewage system.

c) Access:

Privately maintained driveway with access to South Morrison Lake Road.

d) Fish Habitat:

The property is located adjacent to Type 1 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 November 2, 2017 by Katie Kirton and Kris Orsan.

The vacant site is heavily treed with coniferous/deciduous vegetation, including gentle slopes along a narrow waterbody of Morrison Lake.

f) Surrounding Land Uses:

The surrounding land uses are zoned residential waterfront and are well vegetated in nature.

g) Shore Road Allowance:

Not Applicable.

**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 properties are designated *Waterfront Area and Rural Area*, as identified in the Town of Gravenhurst Official Plan.

The subject lands are adjacent to the Morrison Lake Provincially Significant Wetland. In 2006 when the lots were originally severed a Site Evaluation Report (SER) identified the area within 30.0 metres of the lake as sensitive lands warranting protection. The lands were subsequently zoned to provide a 30.0 metre Environmental Protection Zone (EP) along Morrison Lake. In 2010 when the Town passed the New Comprehensive Zoning By-law an additional 10.0 metre setback was added for buildings and structures adjacent to all Environmental Protection Zones (EP). The proposed Minor Variance meets

the intent of the original approval and is supported by the 2006 SER which was prepared by a qualified Biologist.

#### Zoning By-law 10-04

Current Zoning: Residential Waterfront Zones (RW-6 & RW-6A), and Environmental Protection Zone (EP) subject to Special Provision (S656).

The proposed minor variance to section 5.25.2.2 of the Zoning By-law will reduce the setback from an Environmental Protection Zone (EP) to 0.0 metres from the required 10.0 metres. This will restore the prior approval that was granted by the OMB decision on the original Severance and Zoning Amendment applications.

#### **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)

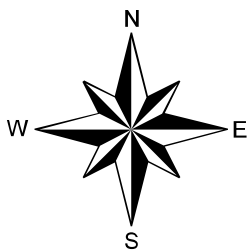
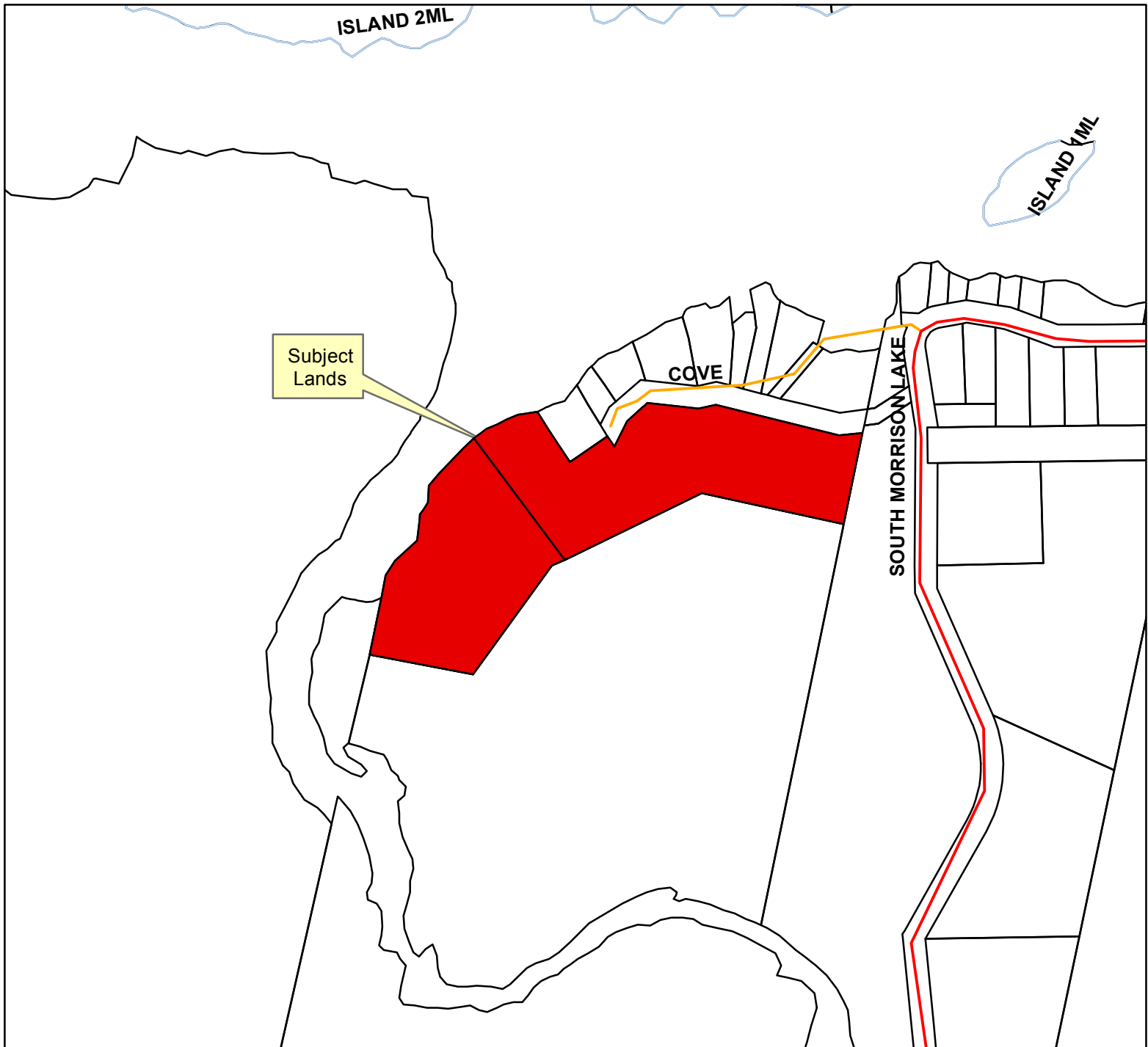
#### **RESPECTFULLY SUBMITTED BY:**

Author: Kris Orsan, GIS/Planning Technician

Approved by: Katie Kirton, Manager of Planning Services

KO:sf

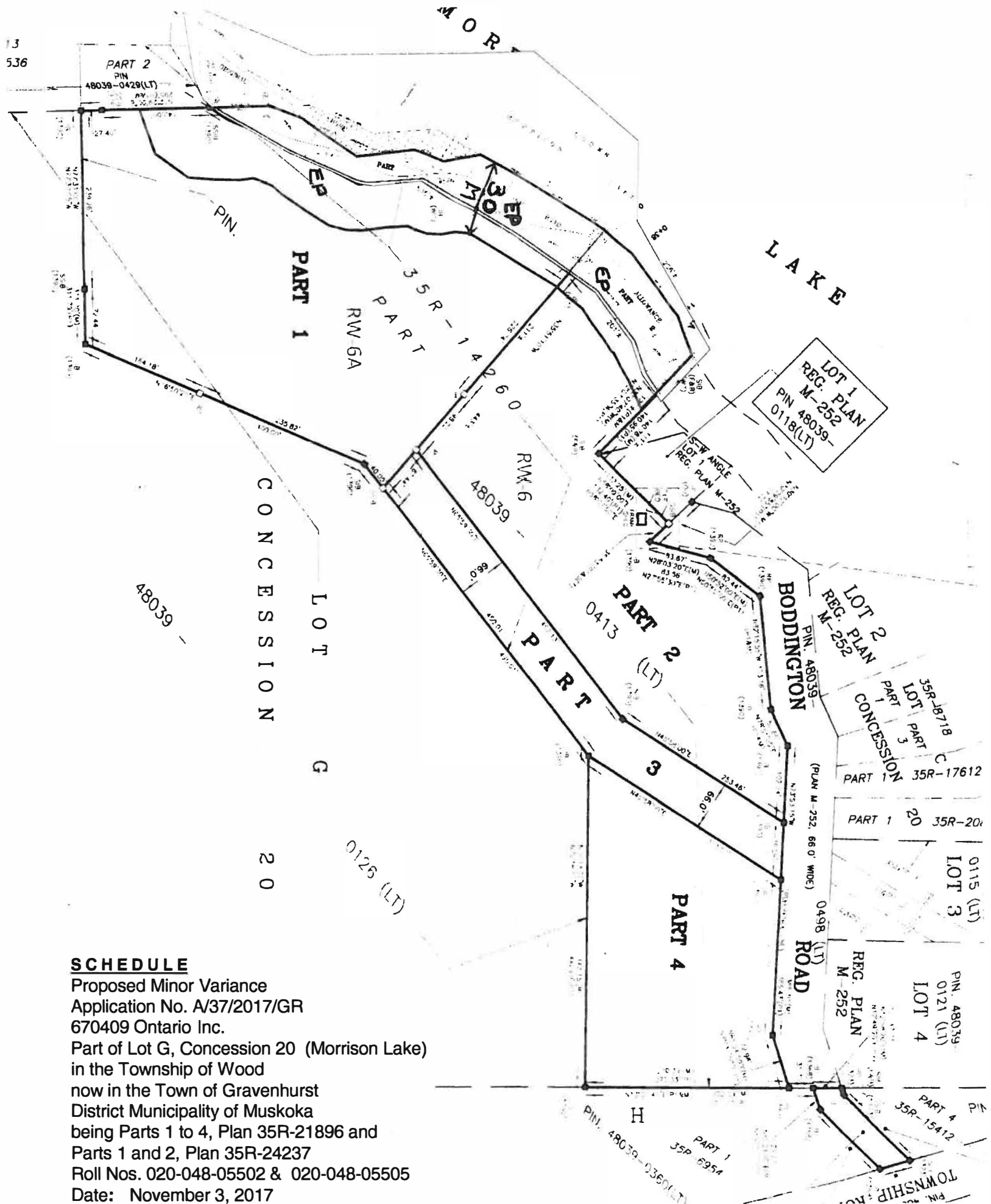
# KEY MAP



0 45 90 180 270 360  
Metres

1:4,993

Proposed Minor Variance  
Application No. A/37/2017/GR  
670409 Ontario Inc.  
Part of Lot G, Concession 20 (Morrison Lake)  
in the former Township of Wood  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
being Parts 1 to 4, Plan 35R-21896 and Parts  
1 and 2, Plan 35R-24237  
Roll Nos. 020-048-05502 & 020-048-05505  
Date: November 3, 2017



### Proposed Minor Variance

Part of Lot G, Concession 20 (Morrison Lake)  
in the Township of Wood  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
being Parts 1 to 4, Plan 35R-21896 and  
Parts 1 and 2, Plan 35R-24237  
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Date: November 3, 2017

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Roll Nos. 020-048-05502 & 020-048-05505

Date: November 3, 2017