

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

August 19, 2022 - 9:00 A.M.

VIA ZOOM

MINUTES

PRESENT WERE: Committee Members
Chair Graeme Murray
Randy Jorgensen
Suzanne Keith
Laura Meikle
Jo Morphy

Staff: Angela Ghikadis, Planner
Cheryl Wilson, Deputy Secretary-Treasurer
Adam Ager, Manager of Planning Services and Secretary-Treasurer
Cameron McDonald, Planner

1. CALL TO ORDER

9:00 a.m.

2. ADOPTION OF AGENDA

Moved by Randy Jorgenson
Seconded by Suzanne Keith

#51 BE IT RESOLVED THAT the Agenda as presented to the Committee of Adjustment on August 19, 2022, be adopted.

CARRIED.

3. ADOPTION OF MINUTES

Moved by Randy Jorgenson
Seconded by Laura Meikle

#52 BE IT RESOLVED THAT the Minutes of the Gravenhurst Committee of Adjustment meeting dated July 17, 2022, be adopted.

CARRIED.

The Chair advised that there is one (1) Minor Variance under Unfinished Business, and six (6) Minor Variances on the Agenda for Committee's consideration.

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. UNFINISHED BUSINESS – Minor Variance Yoken- (A/09/2022/GR)

The Agent, Josh Wouda, was present to answer any questions from the Committee.

The Planner reminded the Committee that they deferred the application on May 20, 2022, to allow the applicant and neighbour to meet and discuss the application. The Planner indicated that the meeting had taken place and that the neighbour had submitted a letter of no objection. The Planner briefly summarized the application.

The Committee wanted clarification if the property was located on a narrow waterway.

The Planner confirmed that the property was not located on a narrow waterway.

No members of the public were present.

#53 Moved by Jo Morphy
Seconded by Laura Meikle

BE IT RESOLVED THAT application A/09/2022/GR be approved and that the necessary Notice of Decision be prepared.

CARRIED.

6. APPLICATION FOR MINOR VARIANCE

a) Application A/24/2022 – Marshall

Correspondence was received from:

- Septic Inspector – No objection
- Treasurer – No objection
- Fire Chief – No objection
- Chief Building Official – follow building code for unprotected openings
- Neighbour – 1114 Davis Drive – letter of support

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

The Agent, Marie Poirier, had nothing to add but advised that she was available for questions.

Committee asked what the consequences would be if it is discovered that the Shoreline Structure was being used for anything other than sheltering watercraft and would the requirements be passed to another property owner.

The Planner indicated that the applicant would be in contravention of the minor variance approval and the Site Plan Agreement and there would potentially be charges under the zoning by-law. The Site Plan Agreement is registered on title and therefore stays with the property when a new owner purchases the property.

No members of the public were present

Moved Jo Morphy

Seconded by Randy Jorgensen

#54 BE IT RESOLVED THAT Minor Variance Application A/24/2022/GR – Gerald Marshall, be approved with a condition requiring that the existing Site Plan Agreement be amended:

- With a clause confirming that the use of the structure is restricted to a Shoreline Storage building for sheltering of watercraft, watercraft related equipment, and shall not include living quarters or storage of motor vehicles, other than watercraft;
- Ensuring that vegetation along the side lot line be retained to visually screen the building
- Requiring additional vegetation to be planted in the Shoreline Buffer in accordance with Official Plan policies.

CARRIED.

7. APPLICATIONS for MINOR VARIANCE

b) Application A/25/2022/GR – Saran

Correspondence was received from:

- Chief Building Official – No objection
- Director of Infrastructure -No objection
- Septic Inspector – No Objection

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

The Agent, Antonio Giovianazzo, stated he had nothing to add and was available to answer any questions from the committee.

The Committee did not have any questions or comments.

No members of the public were present.

Moved by Susan Keith
Seconded by Laura Meikle

#55 BE IT RESOLVED THAT Application No A/25/2022/GR – Saran, Kush be approved and that the Notice of Decision be prepared conditional upon the existing shed and temporary carports being removed prior to development.

CARRIED.

c) Application A/26/2022/GR – Barry

Correspondence was received from:

- Chief Building Inspector – No objection
- Director of Infrastructure– No objection
- Septic Inspector– No objection
- Treasurer– No objection
- Elexicon– No objection

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

The applicant, David Barry, was present and available to answer any questions.

The Committee asked for confirmation of the number of storeys and tree removal.

Mr Barry confirmed that the bunkie will one be storey and that the area had little vegetation and therefore no trees would be removed

No members of the public were present.

Moved by Jo Morphy

Seconded by Randy Jorgensen

- #56 BE IT RESOLVED THAT** Application No. A/26/2022/GR, for Brenda and David Barry be approved and that the necessary Notice of Decision be prepared.

CARRIED.

d) Application A/27/2022/GR – Fabbian

Correspondence was received from:

- Chief Building Inspector – No objection
- Fire Department – No objection
- Treasurer– No objection
- Elexicon – No objection

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

The Agent, Rian Allen, made a short presentation.

Committee had no questions or comments.

No members of the public were present.

Moved by Randy Jorgensen

Seconded by Suzanne Keith

- #57 BE IT RESOLVED THAT** Application No. A/27/2022/GR – Jason Fabbian be approved conditional upon the Towns Building and Septic Inspector providing written confirmation and the existing Site Plan Agreement be amended to update the site plan submitted with the Minor variance Application.

CARRIED.

e) Application A/30/2022/GR – Morris

Correspondence was received from:

- The Chief Building Official – No objection

- The Treasurer– No objection
- Director of Infrastructure – No objection
- Deputy Fire Chief

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

The Applicant, Penny Morris, was in attendance to answer any questions from Committee.

The Committee asked if the accessory structures were staying and are they permitted in the zoning by-law.

The Planner indicated that the various accessory buildings are included in lot coverage with the garage, and it still meets the required lot coverage. Therefore, they are not required to be removed.

No members of the public were present.

Moved by Laura Meikle

Seconded by Randy Jorgensen

#58 BE IT RESOLVED THAT Application No. A/30/2022/GR – Daryl and Penny Morris be approved and that the Notice of Decision be prepared conditional upon amending the existing Site Plan Agreement in order to incorporate recommendations of the Scoped Environmental Impact Study provided by Riverstone Environmental Solutions dated December 2021.

CARRIED.

e) Application A/34/2022/GR – Hallam

Correspondence was received from:

- The Chief Building Official - No objection
- Director of Infrastructure - No objection
- The Treasurer- No objection
- 3100 Kahshe Lake – Letter of support
- 3140 Kahshe Lake – Letter of support

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

The applicant, Gary Hallam presented a presentation to Committee.

No members of the public were in attendance.

The Committee and Mr. Hallam had a lengthy discussion regarding the proposed height.

The Committee tabled a motion to approve the application.

Moved by Laura Meikle
Seconded by Suzanne Keith

#59 BE IT RESOLVED THAT Application No. A/34/2022/GR – Gary and Allison Hallam, be approved and the necessary Notice of Decision be prepared conditional upon:

- The Town's Building and Septic Inspector providing written confirmation of no objection to the Application.
- The Applicants entering into a Site Plan Agreement incorporating the Kashshe Lake Enhanced Protection Policies contained in the District of Muskoka's Official Plan: and,
- The Dwelling being constructed as approved and shown on the attached Schedule 2 of 2.

CARRIED

7. NEW BUSINESS

Nil.

8. ADJOURNMENT

The motion to adjourn was moved by Laura Meikle and seconded by Randy Jorgensen

The meeting adjourned at 11:25 pm.



Graeme Murray
Chair



Nicole Kelly
Deputy Secretary-Treasurer

