Planning Council Meeting

Sept 9th 2019

Meeting starts with Mayor giving Land Acknowledgement statement

Adoption of agenda & Declaration of Pecuniary Interest.

Public Meeting of Official plan amendment and zoning by-law, Heymann, 18114 Georgian Bay Shore.

A zoning amendment to permit a sleeping cabin in the front yard.

This is in fact, is to turn an existing cottage close to the shore into a sleeping cabin by demolishing the cottage except 600 sq feet. The reasoning to do this is to stay in the sleeping cabin whilst they build a new cottage further back away from the shore.

6 letters of support were received from neighbours, plus a letter of support from the District of Muskoka.

CL Jarvis asked where septic bed would be, OK with placement.

CL Cooper commented that some people have lived in a sleeping cabin and not built the main cottage. CL Cooper then asked if a bond would be given to ensure they built the cottage!

Staff – yes

Jamie Robinson said that after the cottage build, the kitchen in the sleeping cabin would be removed, and site plan agreement would be in place (for additional vegetation)

CL Cooper said so long as the kitchen was removed.

Mayor Koetsier commented that a full cottage exists right now with a kitchen, what is the threat here?

**Carried**

A re zoning by-law was proposed for Hyndman, 2 Island 1900 Honey Harbour

This cottage is built right on the shoreline of Georgian Bay....the water, at times, laps under the floor of the cottage and could demolish the cottage in a storm/surge.

The owner wishes to move the cottage onto higher ground 1.2 metres above the high water mark (still close to the shore)

CL Cooper asked why the cottage couldn’t be moved back into the rocky island.

It was pointed out that the few trees in the centre of this rocky island could be affected by that move and die, losing the small number of trees there now.

Staff said that the new location had no more visual impact than there is right now, so supported the new location.

CL Jarvis asked how the cottage was built in the first place...so close to the shoreline.

Owner stated the cottage was built in 1962 when no restrictions were in place.

CL Jarvis also asked why not move back further, the same discussion about killing the few trees further back.

CL Douglas commented that moving it would be dangerous to the existing trees, so the location chosen was the obvious.

CL Cooper and CL Hazelton still discussed moving the location.

All CLs approved except Cooper

**Carried**

Zoning by-law SML 76 Echo Bay Road- Fordham Six Mile Lake

This re zoning was to construct a boathouse and dock inside an inlet area, where they currently dock their boats.

Correspondence 19 letters against.

The Fordhams representative, Rick Hunter, explained that the area would be no bigger than the existing docks where the boats are docked, but would allow for storage in the Winter months.

Staff supported this build.

CL Douglas asked where the letters came from, staff said general area.

CL Wiancko said that the council should consider the many letters of opposition from the lake, that this was a fish habitat and 50% more lot coverage than allowed. They are at over 10% lot coverage now when 8% was permitted and are asking for 12.7% would not support.

CL Cooper said that even if the letters of opposition were not immediate neighbours, they should be heard.

CL Hazelton commented that letters of support were mostly meaningless, but letters against proposals should be listened to and this proposal had an overwhelming number against.

CL Douglas said that many letters against come from Lobbying groups.

Mayor Koetsier said he appreciated the letters and support letters were important. However had concerns about lot coverage from 8-12-7%

CL Wiancko said that this was an example of people buying small lots on SML and then wanting to build big cottages.

**Defeated**

Draft approval of a subdivision extension. Oak Bay Developments

An extension was applied for, by Oak Bay Developments, for 3 years. Also a request was made by OBD to withdraw all conditions to the secondary access road from Oak Bay. The access road should be for emergency vehicles only.

CL Bochek said he`d had many meetings with the residents of Oak Bay and that the secondary road was very important to the amount of traffic currently driving through the housing area.

The road should be built before any more townhouses etc were built.

Mayor Koetsier commented that there were 2 motions on the floor..1 for 3 year extension and 1 for road access.

CL Wiancko said the second access was very important and should be built asap. CL Wiancko was reluctant to give any extension. CL Cooper agreed that the residents were concerned and suggested a 1 year extension until they build the road and not given a further extension until this was done.

CL Douglas agreed with CL Cooper, no extension until road built.

CL Hazelton asked “what would happen if no extension was given” Staff said it would then go to the District for a decision. If the district didn’t approve, OBD would have to submit another subdivision application and start over.

CL Douglas asked if not approved, what happens to the road?

Jamie Robinson said that council can’t tell the district how to decide.

Mayor Koetsier said that the township comments to the district did, however, let them know how the township were thinking.

CL Bochek commented that the township had a fiduciary commitment to the District and Township re the costs of widening Honey Harbour Road and an entrance laneway from the OB road to Honey Harbour Road.

Jamie Robinson agreed a 1 year extension could help with OB deciding on a plan for the access road.

CL Wiancko said there should be a 1 year extension with an imminent plan in place (from Oak Bay) before any further extensions were given.

CL Cooper suggested a plan should be In Place at the end of the 1 year extension. He also suggested the District would support this.

Mayor Koetsier asked for a break whilst staff created a new resolution tying the 2 motions together.

Resolution modified to – Council recommend District of Muskoka give a 1 year extension, and prior to consideration of further extensions OB should give an expedited timeline for construction of the access road.

CL Wiancko asked if a date could be written in..eg 2021

CL Bochek warned that District still have to pay for extensive construction on Honey Harbour Road and the township on Willowlane Road (thought township owned this) before OB can build their access road.

Mayor Koetsier said that this resolution was made on behalf of the OB residents and would let the District know the access road was a high priority. Also that the council were not stopping OB from their development plans.

CL Cooper said he would speak to the District planning committee (CL Cooper is on this)

**Carried new resolution**

Site Plan Application Amendment 66 Port Severn, Driftwood Marina

Application to build a new storage building....staff approved, within by-law.

CL Bochek commented no visual impact to neighbourhood, only to hwy 400.

CL Wiancko supported new build, commented that it looked a little trashy now and maybe would clean it up.

**Carried**

Island 1810 Georgian Bay, blasting application.

This was a very lengthy discussion, over an hour.

The reason for removing a 5 metre rock was to keep the new cottage build 30” lower so as to keep visual impact to a minimum.

The term Blasting was a technical term here. This was not a dynamite situation (small area) but a chemical compound drilled into the rock...expands overnight then removed by picks/shovels.

The chemical expansion is better to allow only the 5 metre removal, as opposed to dynamite which would remove more of the rock.

CL Bochek explained various means of removing the rock without dynamite and the chemical would make no noise in the area.

CL Hazelton asked “who is our customer here” that there was enormous opposition to this blasting and council should respect the wishes of many vocal and strong community.

Mayor Koetsier agreed with CL Bochek that this was making a mountain out of a molehill and that the applicant is working with his neighbour, there would be no noise and the other neighbours wouldn’t even know.

CL Jarvis said he didn’t like altering the land period.

CL Bochek said if it was a pile of dirt to be removed no one would be upset or even be considered in the build. In fact a rock drill could be used without a blasting application.

CL Wiancko said liquid wouldn’t upset wildlife in the area.

Mayor Koetsier agreed that the Cognashene assoc. Probably didn’t understand the minimal affects of the liquid chemical and suggested a short delay to get the association on the phone to talk with the applicant and planning staff. Assoc withdrew objection

**Carried**

Zoning by-law amendment for McIlquham

This amendment is for a sleeping cabin in the front yard (600 sq feet)

This has been in front of the council a few times and has come back with changes to the design.

A letter from the Cognashene assoc. Was in support

**Carried**

Staff gave Site Plan Notification Protocol.

Planning Act does not require specific notification protocols. Staff contacted other municipalities to ask how they do this.

They suggested continuing as, 1. status quo – 2. Notification of all applications – 3.Not to circulate for residential just commercial.

There would be a financial side to option 2 – increase hours of staff time, no other municipalities do this.

CL Bochek supported status quo

CL Hazelton showed Brandys Cove marina expansion over several years, clearly spoiled residents water views.

CL Douglas agreed that commercial / marina properties should notify neighbours.

CL Bochek pointed out that if no permits were needed then SPA (site plan agreement) were not changed. If 5 buildings were built and had agreements for 7, no notice would be sent out to residents.

Jessica Gunby (CAO) suggested option 3 with notification of changes if they came to council.

Jamie Robinson pointed out as CL Bochek said, that if the customer meets zoning by-laws then no notification goes out.

**Carried**

 Planning Council meeting ended after closed session

Council Meeting

September 10th 2019

Financial Services report re: Information technology strategic plan with Blackline Consulting.

This was a lengthy presentation and discussion, over an hour.

Blackline had spent many hours interviewing township staff and checking the systems currently in place (Quest)

Blackline gave 9 recommendations to increase capabilities, ease of use with new system, recommends another company to work with the township installing and training on new systems.

Blackline also pointed out that productivity would be greatly improved, both by staff functions and IT personnel (who currently spend 90% of their time fixing problems)

There are significant security risks with the current system. Other municipalities (Wasaga Beach, Midland) have had security problems and the systems have shut down for periods of time.

Blackline recommend MS Office 365 as soon as possible, also increase bandwidth (fibe) to help with file sharing and productivity and reduction of backlog projects.

Blackline suggested people in the field could communicate with tablets/phones, which would save time. They (Blackline) gave a 5 year suggested plan, including use of the cloud instead of hardware/server purchases.

Budgets proposed for the next 5 years was 2,888,585. Most of this is the regular planned budget for the next 5 years, estimated new costs for the complete new system for the 5 year period is $350.000. approx. Note: the township have a $604,000. Grant from the provincial government.

Jessica Gunby will discuss with the District and other municipalities the systems they use and if any compatibility with them.

CL Bochek asked if due diligence was done in sourcing computer companies for this analysis...Jane (CFO) said 5 companies had a RFP, yes, but Blackline also had great references.

**Resolution carried**

CL Wiancko brought up discussion about geese on White Falls Bay... The marina there is feeding the geese and seagulls, and refuses to stop. There is now a huge amount of geese fouling the water swimming areas. Can the township look into passing a by-law to prevent residents from feeding the wildlife (as in Smith Falls) The Mayor also met with a couple of residents who are very upset at the marina feeding. The Ministry of Health might be contacted to look into the contamination and bacteria in the water.

CL Bochek suggested explaining the dangers to wildlife when feeding them bread etc and suggested posting this on the townships FB page and magazine.

**Resolution Carried**

Communications from council members and Mayor for the Month.

Several councillors went to the David Milne dedication, which was an excellent event.

CL Cooper also attended a Bird Migration and Butterfly event. CL Hazelton met several constituents about concerns in his area. CL Douglas met with the MacTier school officials and the CAO regarding parking concerns, Mental illness in the area, Telecom issues in MacTier...people are dropping their landlines due to poor reception in the area.

CL Wiancko attended the Severn River AGM, waste strategy management meetings, SSCA open house, which was well attended, Staff Bar b Que. CL Wiancko has visited 9 lakes in the region, collecting water samples to be tested.

Mayor Koetsier, added Honey Harbour Moonlight Madness, AMO Conference in Ottawa. Discussions were about water and sewage, Ministry of Tourism meeting, Waste management meeting in MacTier, SSCA end meeting, very positive outcome. New ATV helped cost with donations.

End of Council meeting

Committee of Adjustment

Friday Sept 13, 2019

Public consent applications

McConnell 24 Wolverine Beach Road.

This meeting was to discuss a relocated right of way road for the 4 cottages concerned. All on property owned by the McConnell family.

8 letters received in opposition (neighbours)

The change was suggested to get safer access and more private to the McConnell homes.

The District of Muskoka had no objection.

CL Bochek asked why the neighbours were objecting as they weren`t on the road and it had better egress with the new suggested route

Maybe the McConnells could meet with the neighbours to hear their concerns.

Jamie, agreed and offered any discussions if needed.

**Deferred**

Public Hearing for Canizares, 36 Beech Ave, MacTier

This property has come up often at CoA and council. Neighbour concerns!

The owner (Canizares) rebuilt a deck on the side of the house (where existing one was) but the original one was over the property line....neighbour objected to new deck.

Neighbour approached the CoA and said that Canizares had offered to buy his property and the variance could be deferred until that sale went through.

Member Matthews asked if the lot infringement would still be there if property was bought next door....Jamie R. Said lot lines could be moved afterwards to comply. **Deferred**

SML Clarke, 1832 Six Mile Lake Shore

(Member Ferguson recued himself)

This variance was to permit the construction of a new cottage.

17.8 metres where 20 metres is permitted (there is a rock outcropping preventing moving the cottage back further without blasting)

A new septic will be installed...the new cottage is built mostly on the old footprint with an expansion....the area around the cottage is well buffered with plant life and trees....

4 bedrooms with 2 & half bathrooms....

Member Cooper noted the exemplary design and location of the cottage to permit plant life and no blasting....Member Matthews agree, as did member Bochek and Cadeau...

**Carried**

Variance for Bourne, 8838 Go Home Lake Shore

2.7 metre set back where 5 required...9.4 where 20 metres is required...5.6 where 16 metres required.

This variance would allow for 327 sq feet deck where 310 is existing. (cottage is 895 sq ft)

 (old deck had to be torn down)

1 letter of support was received

All members supported variance – **Carried**

Variance for Withers, 2 island 1660 Georgian Bay Shore

This variance is to build (replace partially) a large dock. Current docks are under water. 8.5 acre island.

The Dock & Boat house and surrounding area already built to maximum width...Island is far from surrounding neighbours (pictures shown by staff)

1 letter of opposition

1 letter of support from Cognashene Assoc.

The owner of the property has been living on the island, full time, since 2009. The docks are regularly swamped by wave action. The proposal is to re build the docks to accommodate the owners boats....length is allowed, re OP.

Member Cadeau, supported build, boat`s by the property regularly.

Member Bochek, concerned that a letter of opposition arrived 5 minutes before the variance meeting, should be read.

Chairman Hill, thought the letter had come in too late to be part of the meeting.

Member Ferguson asked if the planning dept were aware of the letter concerned....Victoria (staff presenter) said yes and in fact relayed to future variances.

Members Matthews and Demque talked about the removal of marine rails on the shore line to `clean up area``

Member Cooper felt challenged by the variance request. Although a distance to other cottages and islands...when you drove close to the property it was a significant Visual impact, and raised serious questions. Would recommend deferral and would like to study the letter received late and discussion with the Cognashene Assoc.

Victoria (staff) again said the letter recived was not in opposition of todays variance request, but concerned about future development...which would have to come back to CoA anyway.

White construction who were present and speaking with the owner, said that the window of opportunity to re build this was closing due to lateness in the year and winter arriving.

**Deffered** – hope to come back quickly

SML, Kerr 139 Big Rock Road

To allow a construction of a screened in porch on an existing deck and a portion of the basement increased in height (GFA) to allow for storage.

Variance would increase GFA to 260 sq metres where 275 is allowed.

Basement area is 15.6 sq metres...inside, no visual impact from the lake, storage only...already has living area in basement.

1 letter of support was received and staff approved.

**Carried** – by all members

Variance for Nicholl, 93 Woodland Trail (Gloucester pool)

To permit construction of a 373 sq metre cottage and 840 sq metre garage with 1 bedroom and bath above.

Lot coverage would be 13.2% where 10% is suggested.

The garage would be built first so the owners could stay in the garage whilst the cottage is being built.

The cottage would have 5 bedrooms and 2 & half bathrooms....Garage would have 1 bed 1 bath..

Boathouse has games room and 1 bath also...

No correspondence.

Member Bochek said the garage would not be seen from the lake as was behind the new cottage build. A new septic would be built to update facilities. Owners owned property next door also.

**Carried**

SML, Van de Bospoort, 74 Trans Canada Bay Road

Variance to permit the build of a new cottage and demolish the existing one.

This would mean a 12.8% lot coverage where 8% is recommended.... Cottage would be 200 sq metres where 190 is recommended.

The area to be incorporated currently has 2 bunkies and a deck joining all together with main cottage.

The new cottage would not be closer to the water and is well treed....1 storey dwelling...

Staff supported.

9 support letters 1 opposition.

Neighbour Gary Jarvis spoke in favour of his neighbours and said the design had been shown to the neighbours with no concerns...Neighbour Robert Smith, wanted to know who had opposed the build (Chair Hill said Mr Smith could get that information from the clerk)

Member Matthews asked about location of septic and the fact the group footprint was not changed, supported

Member Cooper commented that the lot coverage is 6.9% currently and a huge increase to 12.8% and shouldn’t the application be seen by council and not CoA, as not minor.

Victoria (staff) said the planning dept felt the application was minor as cabins are being demolished and deck space included.

Member Ferguson (SM resident) appreciated the renderings shown for the new cottage.

Chair Hill confirmed that cabins and deck would be removed.

Member Bochek had no issues, good rendering...

Member Ferguson said the small increase from 190 to 200 sq metres was not a concern, 2,000 sq ft cottage not excessive compared with others on the lake.

Chair Hill asked if the committee had any say in the colour of the outside siding....No

**Carried**

End of Committee meeting