

# Planning Advisory Committee AGENDA

Meeting to be held on **Wednesday, January 15, 2014, at 9:00 a.m.**  
in the **Huntsville Civic Centre, Municipal Council Chambers**

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**1. CONVENE**

**2. ADOPTION OF AGENDA**

**3. DISCLOSURE OF CONFLICT OF INTEREST**

**4. PREVIOUS FILES FOR RECONSIDERATION**

- |                              |   |                   |
|------------------------------|---|-------------------|
| a) <u>Report PL-2013-153</u> | <u>Sean O'Callaghan</u>   | <b><u>3-9</u></b> |
| B/58/2013/HTE                | Woodcroft   |                   |
| Z/38/2013/HTE                | Part of Lot 24, Concession 7<br>Geographic Township of Stephenson<br>448 and 450 Muskoka Road 10, Port Sydney |                   |

**5. REPORTS**

**a) Consents**

- |                             |  |                     |
|-----------------------------|--|---------------------|
| i) <u>Report PL-2014-05</u> | <u>Kirstin Maxwell</u>   | <b><u>10-14</u></b> |
| B/60/2013/HTE               | Wright<br>Part of Lot 28, Concession 14<br>Geographic Township of Brunel<br>209 Swallowdale Road |                     |

- |                              |  |                     |
|------------------------------|--|---------------------|
| ii) <u>Report PL-2014-06</u> | <u>Kirstin Maxwell</u>   | <b><u>15-19</u></b> |
| B/68/2013/HTE                | Riley<br>Part of Lot 13, Concession 14<br>Geographic Township of Brunel<br>125 Town Line Road West |                     |

**b) Concurrent Consent / Zonings**

- |                                    |  |                     |
|------------------------------------|--|---------------------|
| i) <u>Report PL-2014-07</u>        | <u>Kirstin Maxwell</u>   | <b><u>20-25</u></b> |
| B61-65/2013/HTE &<br>Z/41/2013/HTE | Keeter<br>Part of Lot 30, Concession 10<br>Geographic Township of Stephenson<br>520 Rowanwood Road |                     |

- |                                  |  |                     |
|----------------------------------|--|---------------------|
| ii) <u>Report PL-2014-08</u>     | <u>Kirstin Maxwell</u>   | <b><u>26-32</u></b> |
| B/66/2013/HTE &<br>Z/45/2013/HTE | Magill<br>Part of Lot 27, Concession 8<br>Geographic Township of Stisted<br>340 Hoodstown Road |                     |

iii)	<u>Report PL-2014-09</u>	<u>Kirstin Maxwell</u>	<b><u>33-38</u></b>
	B/69-72/2013/HTE & Z/48/2013/HTE	Seifert Part of Lot 19, Concession 13 & 14 Geographic Township of Brunel 176 Timber Bay Road	

**c) ZONING AMENDMENTS**

i)	<u>Report PL-2014-10</u>	<u>Sean O'Callaghan</u>	<b><u>39-44</u></b>
	Z/42/2013/HTE	Gilley Part of Lot 21, Concession 1 Geographic Township of Chaffey 245 Allison's Point Road	
ii)	<u>Report PL-2014-11</u>	<u>Kirstin Maxwell</u>	<b><u>45-49</u></b>
	Z/43/2013/HTE	Crozier/Jones Part of Lot 18, Concession 3 Geographic Township of Chaffey 539 Muskoka Road 3 North	
iii)	<u>Report PL-2014-12</u>	<u>Kirstin Maxwell</u>	<b><u>50-54</u></b>
	Z/44/2013/HTE	Martin Part of Lot 14, Concession 13 Geographic Township of Brunel 476 Brunel Road	
iv)	<u>Report PL-2014-13</u>	<u>Kirstin Maxwell</u>	<b><u>55-58</u></b>
	Z/46/2013/HTE	Capstone Ventures Inc. Part of Lot 1, Plan 35M489 Town of Huntsville 2 Scott Street	
v)	<u>Report PL-2014-14</u>	<u>Chris Marshall</u>	<b><u>59-66</u></b>
	Z/49/2013/HTE	Gang of Five Part of Lot 4, Concession 10 Geographic Township of Brunel 290 Mary Lake (water access)	

**6. NEW BUSINESS**

**7. ADJOURNMENT**



## TOWN OF HUNTSVILLE

<b>DIVISION</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Community Services &amp; Economic Development</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Development Services</b>	<input checked="" type="checkbox"/>
	<b>Fire</b>	<input type="checkbox"/>	<b>Organization Development &amp; Strategy</b>	<input type="checkbox"/>
	<b>Public Infrastructure</b>	<input type="checkbox"/>		

**DEPARTMENT: Planning**

**REPORT # PL-2013-153**

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee

**From:** Sean O'Callaghan, Site Plan Coordinator

**Date Prepared:** December 3<sup>rd</sup> 2013

**Date Amended:** January 8<sup>th</sup> 2014

**Meeting:** January 15<sup>th</sup> 2014

**Subject:** Zoning Amendment Application Z/38/2013/HTE  
Consent Application B/58/2013/HTE (Woodcroft) 448 and 450 Muskoka Road 10

### **RECOMMENDATION:**

**Requires Action** ☒ **For Discussion Only** ☐

**BE IT RESOLVED THAT:** Report No. PL-2013-153 **AS AMENDED** prepared by Sean O'Callaghan, Site Plan Coordinator, regarding "**Zoning Amendment Application Z/38/2013/HTE and Consent Application B/58/2013/HTE (Woodcroft)**" be received;

**AND FURTHER THAT:** the Planning Advisory Committee **APPROVE** Consent Application B/58/2013/HTE for Part of Lot 24, Concession 7, Geographic Township of Stephenson, Town of Huntsville, District Municipality of Muskoka.

### **CONDITIONAL ON:**

1. A registerable description of the severed lands being submitted to the Clerk, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
2. The Owners' taxes being in good standing.
3. A consent finalization fee in the amount of \$155.00 being paid to the Town of Huntsville.
4. A site inspection fee of \$205.00 being paid to the Town of Huntsville.
5. The lands being rezoned for their intended use.
6. The retained lands obtaining a potable independent water supply
7. An undertaking is to be provided from the solicitor acting for the parties indicating that the severed land and the abutting property will be consolidated into one PIN under the Land Titles System.

The severed lands are to join in title to the lands to which they are being added. Section 50(3) or (5) of the Planning Act, R.S.O. 1990, as amended, applies to any subsequent conveyance or transaction in relation to the land subject to this consent.

## **RECOMMENDATION #2:**

**Requires Action**



**For Discussion Only**



**IT IS RECOMMENDED THAT:** Report No. PL-2013-153 **AS AMENDED** prepared by Sean O'Callaghan, Site Plan Coordinator, regarding "**Zoning Amendment Application Z/38/2013/HTE and Consent Application B/58/2013/HTE (Woodcroft)**" be received;

**AND FURTHER THAT:** the Planning Advisory Committee recommend to Council that an amendment to Zoning By-law 2008-66P be **APPROVED** changing the zoning of Part Lot 24, Concession 7, Geographic Township of Stephenson Town of Huntsville, from a **Residential One (R1) Zone** to a **Residential One (R1) Zone** with an exception deeming the lot area and frontage to be in compliance with the Town Zoning By-law.

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## **ORIGIN / BACKGROUND**

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Zoning By-law Amendment Application Z/38/2013/HTE and Consent Applications B/58/2013/HTE which are applications to adjust a lot line running between 448 and 450 Muskoka Road 10.

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## **DISCUSSION**

The applicant would like to adjust the lot line between 2 existing undersized lots that are currently developed.

The proposed severed lands would consist of approximately 139m<sup>2</sup> (0.03ac) in area with 0m of frontage on a municipally maintained Road, and would be added to the developed lands to the north known as 448 Muskoka Road 10. The benefiting lands currently have 0m of frontage on Muskoka Road 10 and an area of (0.3ac). The proposed retained lands would consist of approximately 1272m<sup>2</sup> (0.3ac) in area with 22.8m of frontage on Muskoka Road 10

The benefiting and retained lands are to be rezoned from **Residential One (R1) Zone** to a **Residential One (R1) Zone** with an exception deeming the lot area and frontage to be in compliance with the Town Zoning By-law.

Committee deferred the application at the December 2013 Planning Advisory Committee to "Give staff time to investigate the concerns brought forward concerning this application." These concerns included:

1. A shared well between the benefitting and retained lands
2. Constructing a new driveway along the East interior side lot line and the affect it could have on the neighbouring septic system
3. Removal of trees on the adjacent lands to the East (454 Muskoka Road 10)
4. The subject lands are constantly flooded

After speaking with the applicants agent staff are of the opinion that the above issues have been resolved.

The applicant is no longer requesting to have a shared well and staff have added a condition to the consent requiring the owners of 450 Muskoka Road 10 to "obtain a potable independent water supply."

The applicant is no longer requesting to establish a driveway with a right of way along the East interior side property line.

Removal of trees on a neighbouring property is a civil matter and the town should not influence the outcome of the proposal.

The zoning of the subject lands does not suggest there is a flooding risk. The applicant is not creating a new buildable lot. The proposal is to simply adjust the boundary between 448 and 450 Muskoka Road 10 both of which are currently developed with single family dwellings.

### Official Plan

The subject lands are located within the Port Sydney Urban Settlement Area designation of the Town Official Plan (OP) and designated Residential. Many of the surrounding uses are also designated Residential. Section 6 "Port Sydney Settlement Area" of the Official Plan outlines a number of objectives and design guidelines which are intended to direct proposed development in the subject designation.

Section **6.4.1** states "...the only permitted use shall be single detached dwellings..."

Both the benefitting and retained lands are currently developed with a single family dwelling and no change in use is being requested.

### Zoning By-Law

The subject lands are currently zoned Residential One (R1) and are to be rezoned to Residential One (R1) with an exception to recognize the deficient lot area and frontage for both the benefitting and retained lands.

All other requirements of the Zoning By-law will be met.

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### **FINANCIAL IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

**Yes** ☐ (If yes, fill in below) **No** ☒

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### **INSURANCE/RISK MANAGEMENT IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

**Yes** ☐ (If yes, fill in below) **No** ☒

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### **HUMAN RESOURCES IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

**Yes** ☐ (If yes, fill in below) **No** ☒

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### **SUSTAINABILITY IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

**Yes** ☒ (If yes, fill in below) **No** ☐

### **Economic Considerations**

N/A

### **Social Considerations**

The boundary adjustment will eliminate the potential for conflict between neighbouring property owners.

**Environmental Considerations**

No site alteration will be required.

**ACCESSIBILITY IMPLICATIONS**

**Yes** ☐ (If yes, fill in below)

**No** ☒

**COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

N/A

**POLICIES / LEGISLATION**

Provincial Policy Statements  
 Planning Act, R.S.O. 1990, cP.13  
 District of Muskoka Official Plan  
 Town of Huntsville Official Plan  
 Zoning By-law 2008-66P, as amended

**CONSULTATIONS**

All internal and external agencies were circulated for comments.

**PROVISION OF NOTICE** *(As per the current Town of Huntsville Provision of Notice Policy By-law)*

**Notice Required?:** **Yes** ☐ (If yes, fill in below)

**No** ☒

**Class #:**

**Part #:**

**Subject Matter:**

**Date(s) to be Advertised in Newspaper** *(If applicable):*

**Date of Posting on the Town Website** *(If applicable):*

**ATTACHMENTS**

Appendix "A" – Location Map  
 Appendix "B" – Severance sketch

**CONCLUSION**

Staff would recommend approval of the severance and zoning amendment as the applications meet the intent of the Zoning By-law and Official Plan.

SIGNED \_\_\_\_\_  
**Prepared by:** Sean O'Callaghan, Site Plan Coordinator

SIGNED \_\_\_\_\_  
**Approved by:** Chris Marshall, Director of Planning

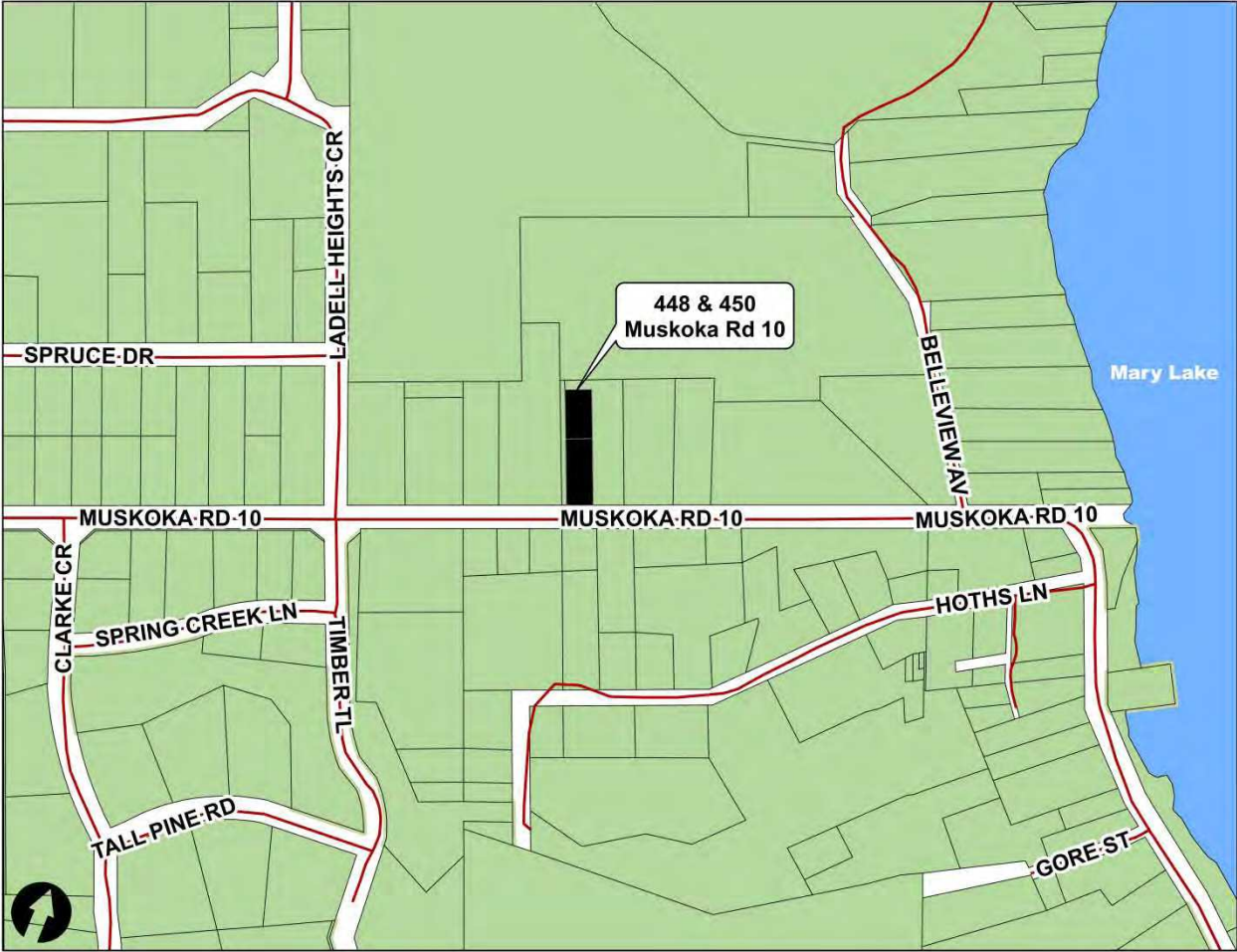
N/A \_\_\_\_\_  
**Approved by:** Mike Gooch, Executive Director of Development Services

SIGNED \_\_\_\_\_  
**Approved by:** Kelly Pender, Chief Administrative Officer

N/A \_\_\_\_\_  
**Approved by:** Julia Finch, Manager of Finance / Treasurer *(If Applicable)*

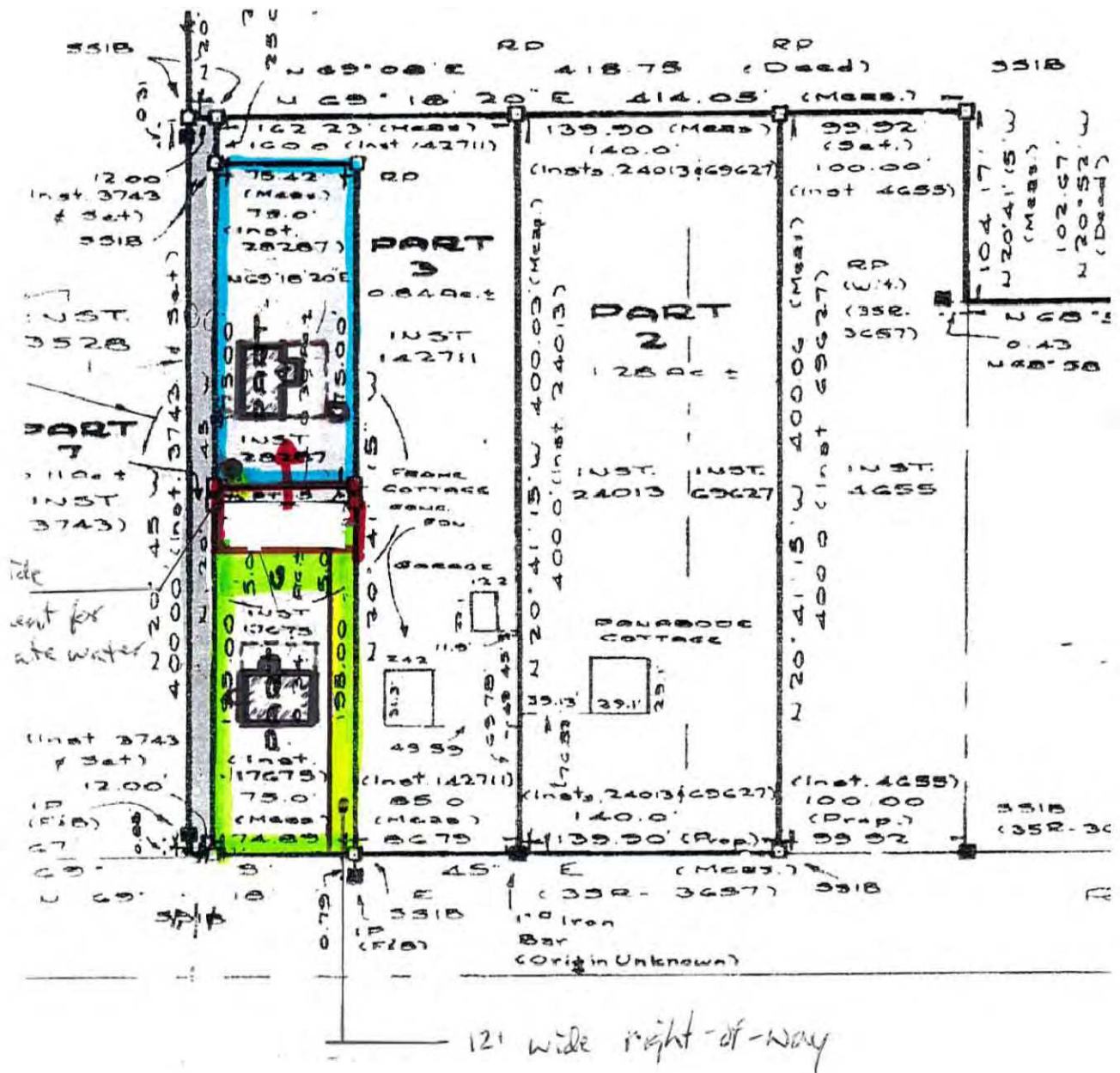
N/A \_\_\_\_\_  
**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy *(If Applicable)*

Appendix "A" – Location Map





Appendix "B" – Severance sketch





**TOWN OF HUNTSVILLE**

<b>DIVISION</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Community Services &amp; Economic Development</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Development Services</b>	<input checked="" type="checkbox"/>
	<b>Fire</b>	<input type="checkbox"/>	<b>Organization Development &amp; Strategy</b>	<input type="checkbox"/>
	<b>Public Infrastructure</b>	<input type="checkbox"/>		

**DEPARTMENT: Planning**

**REPORT # PL-2014-05**

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee  
**From:** Kirstin Maxwell, Planner  
**Date Prepared:** January 6, 2014  
**Meeting:** January 15, 2014  
**Subject:** B/60/2013/HTE (Wright) 209 Swallowdale Road

**RECOMMENDATION #1:**

**Requires Action** ☒ **For Discussion Only** ☐

**BE IT RESOLVED THAT:** Report, Reference No. PL-2014-05 dated January 6, 2014, prepared by Kirstin Maxwell (Planner) regarding "**B/60/2013/HTE (Wright)**" be received;

**AND FURTHER THAT:** the Planning Advisory Committee **APPROVE** Consent Application B/60/2013/HTE for Part of Lot 28, Concession 14, Geographic Township of Brunel, Town of Huntsville, District Municipality of Muskoka.

**CONDITIONAL ON:**

- 1) A registerable description of the severed lot being submitted to the Clerk, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The Owners' taxes being in good standing.
- 3) A site inspection fee of \$205.00 being paid to the Town of Huntsville.
- 4) A consent finalization fee in the amount of \$155.00 being paid to the Town of Huntsville.
- 5) An undertaking being provided from the solicitor acting for the parties indicating that the severed land and the abutting property, designated as Part of Lot 29, Concession 14, Geographic Township of Brunel, being Part 2 on Plan 35R-22109, will be consolidated into one PIN under the Land Titles System.

The severed lands are to join in title to the lands to which they are being added. Section 50(3) or (5) of the Planning Act, R.S.O. 1990, as amended, applies to any subsequent conveyance or transaction in relation to the land subject to this consent.

## **ORIGIN / BACKGROUND**

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Consent Application B/60/2013/HTE, which is an application for a lot addition.

The lands are located at 209 Swallowdale, and are well vegetated. The surrounding uses are generally rural residential.

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## **DISCUSSION**

The Owner received conditional approval to create one new rural residential lot in August 2013. The remainder of the original parcel consists of approximately 13ha (32ac) with 60m (200ft) of frontage on Swallowdale Road. The owner is now looking to further sever the original retained parcel by removing a 2.5ha (5.5ac) area and adding it to a vacant lot to the east, known as 130 East Brown's Road. The severed lands would not have any road frontage. The retained lot would consist of 60m (200ft) of frontage on Swallowdale Road and an area of approximately 10.7ha (26.5ac).

### **Official Plan**

The Official Plan designation of the property is Rural. Section 9.6.1 and 9.8.4 permits low density residential development in the rural area and the new lot size exceeds the minimum requirements for a rural lot on an arterial road with 4ha (10ac).

### **Zoning By-Law**

The lands are currently zoned Rural One with an exception for lot frontage. The benefitting lands are zoned Rural Residential. No zoning amendment is required to recognize the new lot area.

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## **FINANCIAL IMPLICATIONS** – *(Manager of Finance / Treasurer must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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## **INSURANCE/RISK MANAGEMENT IMPLICATIONS** – *(Manager of Finance / Treasurer must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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## **HUMAN RESOURCES IMPLICATIONS** – *(Executive Director of Organizational Development and Strategy must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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## **SUSTAINABILITY IMPLICATIONS** – *(Executive Director of Organizational Development and Strategy must sign Report)*

**Yes** ☒ *(If yes, fill in below)* **No** ☐

### **Economic Considerations**

Additional development will add to the tax base in the Town of Huntsville. New residences in the rural area puts added pressure on the existing services in the area (eg. roads) which increases the Towns maintenance costs.

### **Social Considerations**

The retained lot could be developed with a single family dwelling and will provide for housing outside the urban boundary. The severance will enable development without changing the rural character of the area.

**Environmental Considerations**

The density is not being increased therefore no new Environmental impacts are being created through this boundary adjustment.

**ACCESSIBILITY IMPLICATIONS**

Yes ☐ (If yes, fill in below)

No ☒

**COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

n/a

**POLICIES / LEGISLATION**

Provincial Policy Statements  
Planning Act, R.S.O. 1990, cP.13  
District of Muskoka Official Plan  
Town of Huntsville Official Plan  
Zoning By-law 2008-66P, as amended

**CONSULTATIONS**

All internal and external agencies were circulated for comments, and notice was mailed to property owners within 60m of the subject lands.

Corporate Information and the District of Muskoka had no objections.

No other comments were received.

**PROVISION OF NOTICE** (As per the current Town of Huntsville Provision of Notice Policy By-law)

Notice Required?: Yes ☐ (If yes, fill in below)

No ☒

<b>Class #:</b>	<input type="text"/>	<b>Part #:</b>	<input type="text"/>	<b>Subject Matter:</b>	<input type="text"/>
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<b>Date(s) to be Advertised in Newspaper</b> (If applicable):	<input type="text"/>
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<b>Date of Posting on the Town Website</b> (If applicable):	<input type="text"/>
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**ATTACHMENTS**

Appendix A – Location Map  
Appendix B - Severance Sketch

**CONCLUSION**

Staff would recommend approval of the consents and zoning as the applications meet the intent of the Official Plan and Zoning By-law.

SIGNED \_\_\_\_\_

**Prepared by:** Kirstin Maxwell, Planner

SIGNED \_\_\_\_\_

**Approved by:** Chris Marshall, Director of Planning and Sustainability

n/a \_\_\_\_\_

**Approved by:** Mike Gooch, Executive Director of Development Services

SIGNED \_\_\_\_\_

**Approved by:** Kelly Pender, Chief Administrative Officer

n/a \_\_\_\_\_

**Approved by:** Julia Finch, Manager of Finance / Treasurer *(If Applicable)*

n/a \_\_\_\_\_

**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy *(If Applicable)*

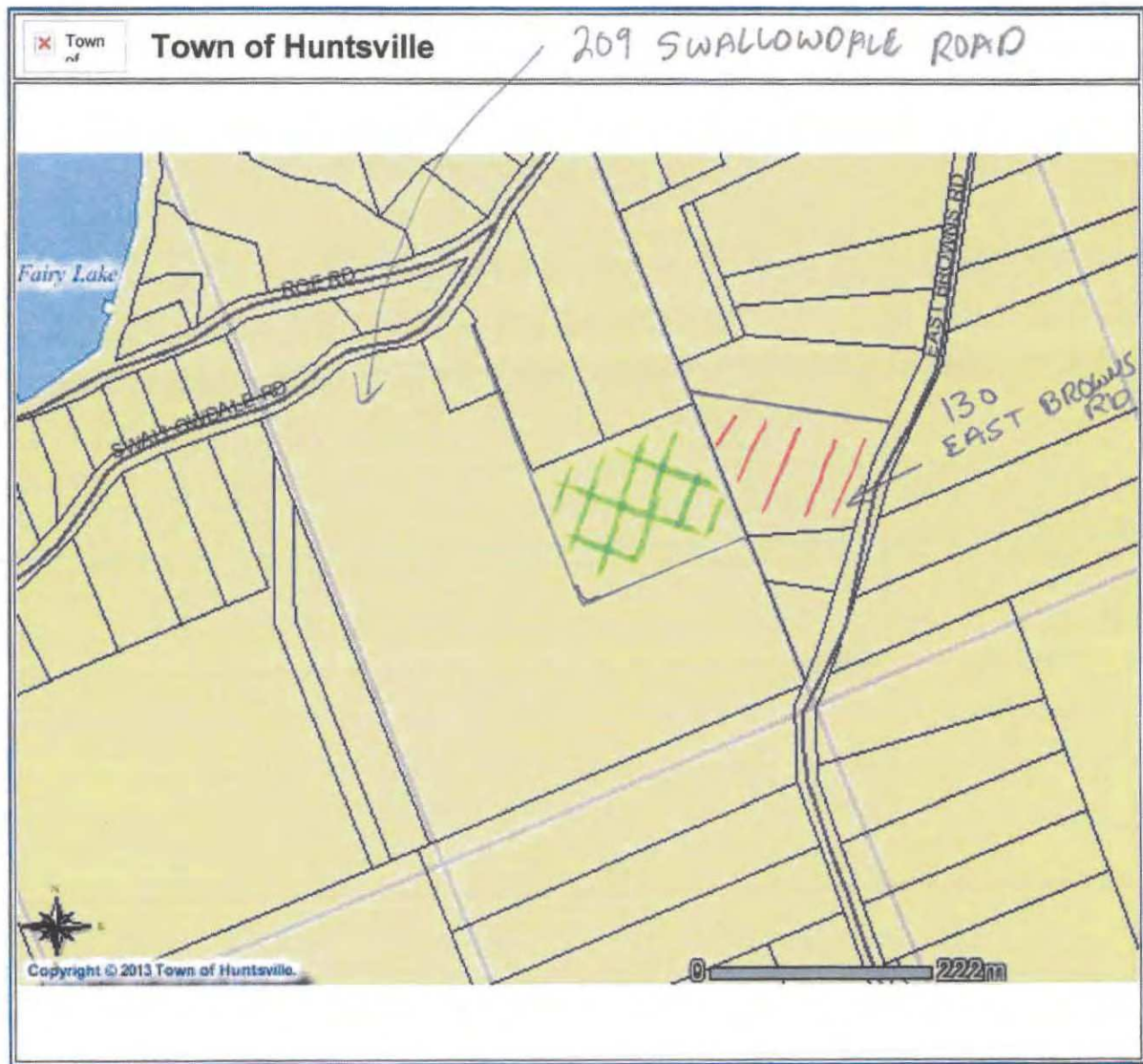
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## Appendix A – Location Map






# Appendix B – Severance Sketch



 - Lot Addition.

 - BENEFITTING LOT



## TOWN OF HUNTSVILLE

<b>DIVISION</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Community Services &amp; Economic Development</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Development Services</b>	<input checked="" type="checkbox"/>
	<b>Fire</b>	<input type="checkbox"/>	<b>Organization Development &amp; Strategy</b>	<input type="checkbox"/>
	<b>Public Infrastructure</b>	<input type="checkbox"/>		

**DEPARTMENT: Planning**

**REPORT # PL-2014-06**

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee  
**From:** Kirstin Maxwell, Planner  
**Date Prepared:** January 6, 2014  
**Meeting:** January 15, 2014  
**Subject:** B/68/2013/HTE (Riley) 125 Town Line Road West

### **RECOMMENDATION:**

**Requires Action** ☒ **For Discussion Only** ☐

**BE IT RESOLVED THAT:** Report, Reference No. PL-2014-06 dated January 6, 2014, prepared by Kirstin Maxwell (Planner) regarding "**B/68/2013/HTE (Riley)**" be received;

**AND FURTHER THAT:** the Planning Advisory Committee **APPROVE** Consent Application B/68/2013/HTE for Part of Lot 13, Concession 14, Geographic Township of Brunel, Town of Huntsville, District Municipality of Muskoka.

### **CONDITIONAL ON:**

- 1) A registerable description of the severed lands being submitted to the Clerk, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The Owners' taxes being in good standing.
- 3) A consent finalization fee in the amount of \$155.00 being paid to the Town of Huntsville.
- 4) A site inspection fee of \$205.00 being paid to the Town of Huntsville.
- 5) 5% cash-in-lieu of parkland for the severed lands being paid to the Town of Huntsville.

### **ORIGIN / BACKGROUND**

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Consent Application B/68/2013/HTE, which is an application for the creation of one new residential lot.

The lands are located at 125 Town Line Road West, and the surrounding land uses are generally residential and rural.

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## **DISCUSSION**

The property at 125 Town Line Road West is developed with a single family dwelling, garage, barn, cabin and wind generation tower. The property was previously draft approved for a 24 lot subdivision, however, the approvals lapsed. The Owner is now looking to create one new residential lot. The severed lands would have approximately 64m (211ft) of frontage on Town Line Road West and an area of 2ha (5ac). The developed retained lot would have 25.6m (84ft) of frontage on Town Line Road West and an area of 1.2ha (3ac). The retained lot would contain the dwelling, outbuildings, and pasture land while the severed lot will contain the wetland area and pond.

### **Official Plan**

The Official Plan designation of the property is Residential. Section 4.5 provides policies that guide residential development. This proposal meets those guidelines.

### **Zoning By-Law**

The subject lands are currently zoned Residential Two (R2) and Conservation - 1459 (C-1459). No changes to the existing zoning are required or being proposed.

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### **FINANCIAL IMPLICATIONS** – *(Manager of Finance / Treasurer must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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### **INSURANCE/RISK MANAGEMENT IMPLICATIONS** – *(Manager of Finance / Treasurer must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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### **HUMAN RESOURCES IMPLICATIONS** – *(Executive Director of Organizational Development and Strategy must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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### **SUSTAINABILITY IMPLICATIONS** – *(Executive Director of Organizational Development and Strategy must sign Report)*

**Yes** ☒ *(If yes, fill in below)* **No** ☐

### **Economic Considerations**

Having a higher density of development on the existing services makes more efficient and economic use of the services. The construction of the building will provide employment in the Town and provision of building supplies. The Additional development will add to the tax base in the Town of Huntsville.

### **Social Considerations**

This type of infill is generally a benefit to the community as it enables more people to walk and ride their bike which improves their health.

### **Environmental Considerations**

The severed lot will be developed with municipal water and sewer services. The zoning on the wetland does not allow for any site alteration so there will be minimal impact. More people living in the Urban Settlement area also means less automobile use and less greenhouse gasses being produced.

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### **ACCESSIBILITY IMPLICATIONS**

**Yes** ☐ *(If yes, fill in below)* **No** ☒



**COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

n/a

**POLICIES / LEGISLATION**

Provincial Policy Statements  
 Planning Act, R.S.O. 1990, cP.13  
 District of Muskoka Official Plan  
 Town of Huntsville Official Plan  
 Zoning By-law 2008-66P, as amended

**CONSULTATIONS**

All internal and external agencies were circulated for comments, and the application was mailed to all those property owners within 60m of the subject lands.

The District of Muskoka and the Fire department both had no objections. Corporate Information noted that the address of the severed lot will be 131, the retained lot will keep its address of 125.

No other comments were received.

**PROVISION OF NOTICE** *(As per the current Town of Huntsville Provision of Notice Policy By-law)*

**Notice Required?:** Yes ☐ *(If yes, fill in below)* No ☒

**Class #:**  **Part #:**  **Subject Matter:**

**Date(s) to be Advertised in Newspaper** *(If applicable):*

**Date of Posting on the Town Website** *(If applicable):*

**ATTACHMENTS**

Appendix A - Location Map  
 Appendix B - Severance Sketch

**CONCLUSION**

Staff would recommend approval of the consent as the application meets the intent of the Official Plan and Zoning By-law.

SIGNED \_\_\_\_\_

**Prepared by:** Kirstin Maxwell, Planner

SIGNED \_\_\_\_\_

**Approved by:** Chris Marshall, Director of Planning and Sustainability

n/a \_\_\_\_\_

**Approved by:** Mike Gooch, Executive Director of Development Services

SIGNED \_\_\_\_\_

**Approved by:** Kelly Pender, Chief Administrative Officer

n/a

**Approved by:** Julia Finch, Manager of Finance / Treasurer *(If Applicable)*

n/a

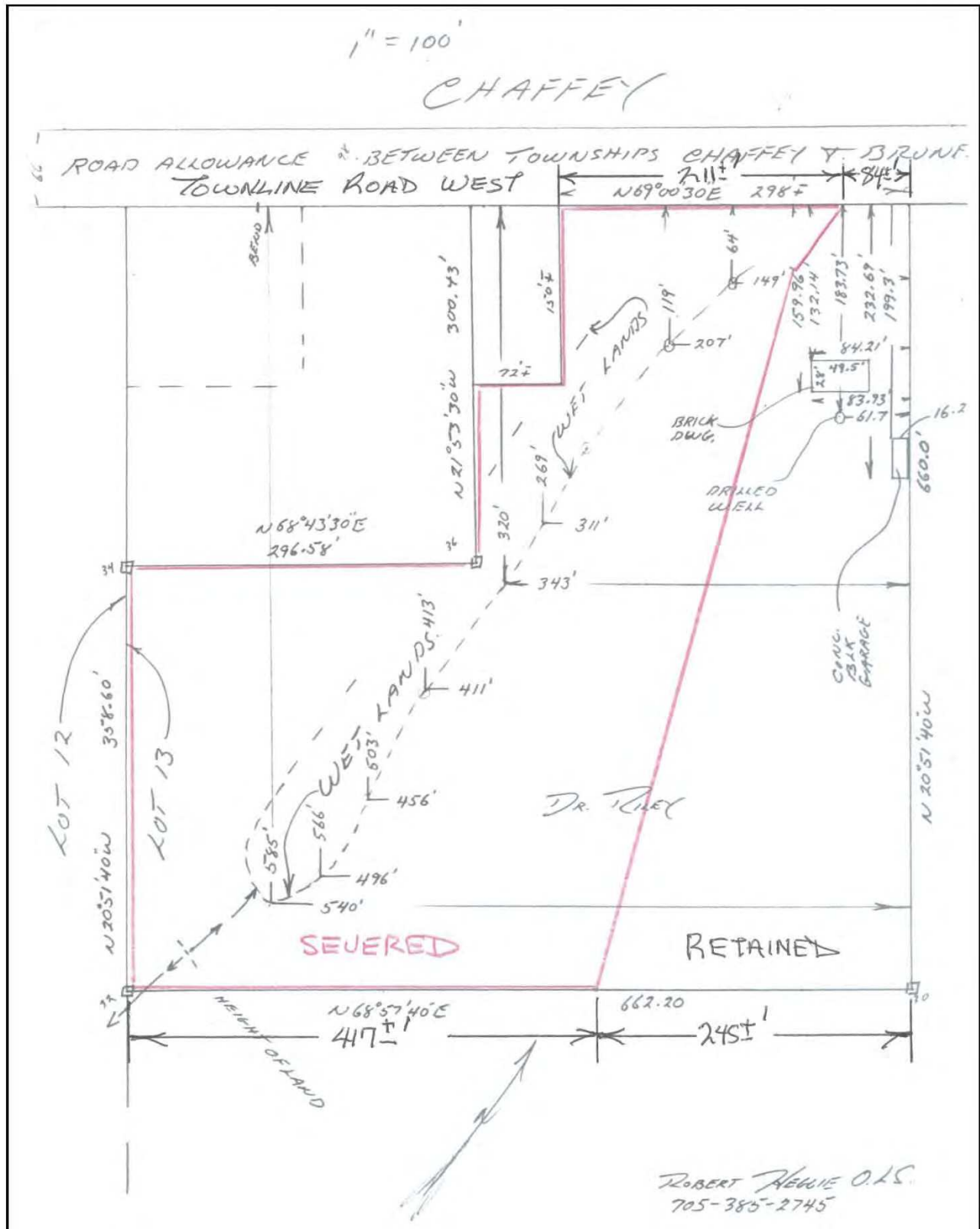
**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy *(If Applicable)*

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## Appendix A – Location Map



## Appendix B – Severance Sketch





**TOWN OF HUNTSVILLE**

<b>DIVISION</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Community Services &amp; Economic Development</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Development Services</b>	<input checked="" type="checkbox"/>
	<b>Fire</b>	<input type="checkbox"/>	<b>Organization Development &amp; Strategy</b>	<input type="checkbox"/>
	<b>Public Infrastructure</b>	<input type="checkbox"/>		

**DEPARTMENT: Planning**

**REPORT # PL-2014-07**

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee

**From:** Kirstin Maxwell, Planner

**Date Prepared:** January 7, 2014

**Meeting:** January 15, 2014

**Subject:** B/61-65/2013/HTE & Z/41/2013/HTE (Keeter) 520 Rowanwood Road

**RECOMMENDATION #1:**

**Requires Action** ☒ **For Discussion Only** ☐

**BE IT RESOLVED THAT:** Report, Reference No. PL-2014-07 dated January 7, 2014 prepared by Kirstin Maxwell (Planner) regarding "**B/61-65/2013/HTE & Z/41/2013/HTE (Keeter)**" be received;

**AND FURTHER THAT:** the Planning Advisory Committee **APPROVE** Consent Applications B/61-65/2013/HTE for Part of Lot 30, Concession 10, Geographic Township of Stephenson, Town of Huntsville, District Municipality of Muskoka.

**CONDITIONAL ON:**

- 1) A registerable description of the severed lot being submitted to the Clerk, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The Owners' taxes being in good standing.
- 3) A site inspection fee of \$205.00 being paid to the Town of Huntsville.
- 4) A consent finalization fee in the amount of \$155.00 being paid to the Town of Huntsville.
- 5) The retained and severed lands being rezoned for their intended use.
- 5) The Owner entering into and registering on title of the retained and severed lands an agreement, pursuant to Section 51(26) of the Planning Act, R.S.O. 1990, as amended, noting that no development can occur on the lands prior to site plan being registered, and that all of the recommendations contained within the Riverstone environmental report being followed.
- 6) 5% Cash in lieu of parkland being paid on the severed lands.
- 7) A Cultural Heritage Resource Assessment is submitted to the satisfaction of the Ministry of Tourism, Culture, and Sport.

**RECOMMENDATION #2:****Requires Action****For Discussion Only**

**IT IS RECOMMENDED THAT:** the Planning Advisory Committee recommend to Council that an amendment to Zoning By-law 2008-66P be **APPROVED** changing the zoning of Part of Lot 30, Concession 10, Geographic Township of Stephenson, Town of Huntsville, from a Rural Two (RU2) Zone to a Shoreline Residential Two (SR2) Zone and a Conservation (C) Zone, and Conservation (C) Zone with exception.

**ORIGIN / BACKGROUND**

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Consent Applications B/61-65/2013/HTE and Zoning amendment application Z/41/2013/HTE, which are applications for the creation of five new shoreline residential lots.

The lands are located at 520 Rowanwood Road and are vacant. The southern portion of the lands consists of a farm field and laneway leading to the northern waterfront portion which is well vegetated. The surrounding uses are generally rural and rural residential.

**DISCUSSION**

The Owner is proposing to create five new shoreline residential lots. Each severed lot would consist of a minimum 60m (200ft) of frontage on Penfold Lake, and an area of 2ha (3.9ac). The retained lands would consist of approximately 198m (650ft) of frontage on Lancelot Creek, 152m (500ft) of frontage on Rowanwood Road and an area of 19ha (47ac). An environmental impact study was submitted in support of the lot creation. There is a cold water stream bisecting the northern half of the lot, and sensitive areas along the shoreline and some woodland areas have been identified.

**Official Plan**

The Official Plan designation of the property is Waterfront. Section 3.5.1.4 classifies Penfold Lake as moderately sensitive, and that development is permitted on this type of waterbody. The proposed development is consistent with the development principles in Section 8.2, specifically where Section 8.2.10 states that naturalized shorelines shall be substantially maintained. Further, as per Section 8.2.17, all development shall be subject to site plan control. Section 8.3.2 speaks to the design principles of shoreline development, the lot sizes, densities and building envelopes being proposed will meet these requirements. Section 8.3.6 notes that size and location of shoreline structures shall be regulated. Section 8.4.2 permits access along a private road or legal right-of-way. The proposed low-density shoreline linear development represents a permitted use in Section 8.6. Section 8.7.1 speaks to the size and dimensions of new lots being sufficient to accommodate the new use, each of the proposed lots has ample area and identified building and septic envelopes. Section 8.8.2 provides guidelines for minimum lot area, lot frontage and required setbacks in the shoreline area. This proposal meets all the requirements of this section.

**Zoning By-Law**

The lands are currently zoned Rural Two and Shoreline Residential Four (SR4). The zoning by-law amendment would change the zoning on the severed lands to Shoreline Residential Two (SR2) and Conservation (C). The conservation zoned lands would be all of those areas identified including the recommended setbacks in the environmental impact assessment and not allow any site alteration, save and except a meandering path to the shoreline and dock, as per the EIS.

**FINANCIAL IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)**Yes**

(If yes, fill in below)

**No****INSURANCE/RISK MANAGEMENT IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

**Yes** ☐ (If yes, fill in below)

**No** ☒

**HUMAN RESOURCES IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

**Yes** ☐ (If yes, fill in below)

**No** ☒

**SUSTAINABILITY IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

**Yes** ☒ (If yes, fill in below)

**No** ☐

### **Economic Considerations**

Additional development will add to the tax base in the Town of Huntsville. New seasonal residences in the rural area puts added pressure on the existing services in the area (eg. roads) which increases the Towns maintenance costs.

### **Social Considerations**

The lots could each be developed with a seasonal residence and will provide for additional recreational uses.

### **Environmental Considerations**

The lots will be subject to site plan control and all of the recommendations included in the environmental impact assessment will be followed.

### **ACCESSIBILITY IMPLICATIONS**

**Yes** ☐ (If yes, fill in below)

**No** ☒

### **COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

n/a

### **POLICIES / LEGISLATION**

Provincial Policy Statements  
Planning Act, R.S.O. 1990, cP.13  
District of Muskoka Official Plan  
Town of Huntsville Official Plan  
Zoning By-law 2008-66P, as amended

### **CONSULTATIONS**

All internal and external agencies were circulated for comments, and notice was mailed to property owners within 122m of the subject lands.

The Building Department commented that the private road would be required to be constructed and maintained to the requirements of the Ontario Building Code to permit the construction of homes on these lots. Cottages are permitted without access for emergency vehicles.

The Fire Department noted that the private road needs a name for addressing reasons.

Corporate Information / 911 commented that the private roadway leading to these 5 new lots will have to be named for 911 purposes and proper signage must be posted. Proposed road names must be submitted

to the Corporate Information Department for review as road name duplication must be minimized across the District of Muskoka for emergency service providers.

The District of Muskoka commented that they would not be opposed to the approval of the applications provided that:

- 1) A Cultural Heritage Resource Assessment is submitted to the satisfaction of the Ministry of Tourism, Culture, and Sport;
- 2) the severed parcels being subject to a 51(26) agreement which implements all of the recommendations of the Environmental Impact Study prepared by Riverstone Environmental Solutions Inc.; and that no site alteration occur prior to the registration of a site plan agreement; and
- 3) that the zoning by-law be amended to include a 30m shoreline setback and the wetland buffer area in a restrictive zoning category.

No other comments were received.

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**PROVISION OF NOTICE** *(As per the current Town of Huntsville Provision of Notice Policy By-law)*

**Notice Required?:**    **Yes**    ☐    *(If yes, fill in below)*                      **No**    ☒

<b>Class #:</b>	<input style="width: 90%;" type="text"/>	<b>Part #:</b>	<input style="width: 90%;" type="text"/>	<b>Subject Matter:</b>	<input style="width: 95%;" type="text"/>
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<b>Date(s) to be Advertised in Newspaper</b> <i>(If applicable):</i>	<input style="width: 98%;" type="text"/>
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<b>Date of Posting on the Town Website</b> <i>(If applicable):</i>	<input style="width: 98%;" type="text"/>
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**ATTACHMENTS**

Appendix A – Location Map  
Appendix B - Severance Sketch

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**CONCLUSION**

Staff would recommend approval of the consents and zoning as the applications meet the intent of the Official Plan and Zoning By-law.

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SIGNED \_\_\_\_\_

**Prepared by:** Kirstin Maxwell, Planner

SIGNED \_\_\_\_\_

**Approved by:** Chris Marshall, Director of Planning and Sustainability

n/a \_\_\_\_\_

**Approved by:** Mike Gooch, Executive Director of Development Services

SIGNED \_\_\_\_\_

**Approved by:** Kelly Pender, Chief Administrative Officer

n/a \_\_\_\_\_

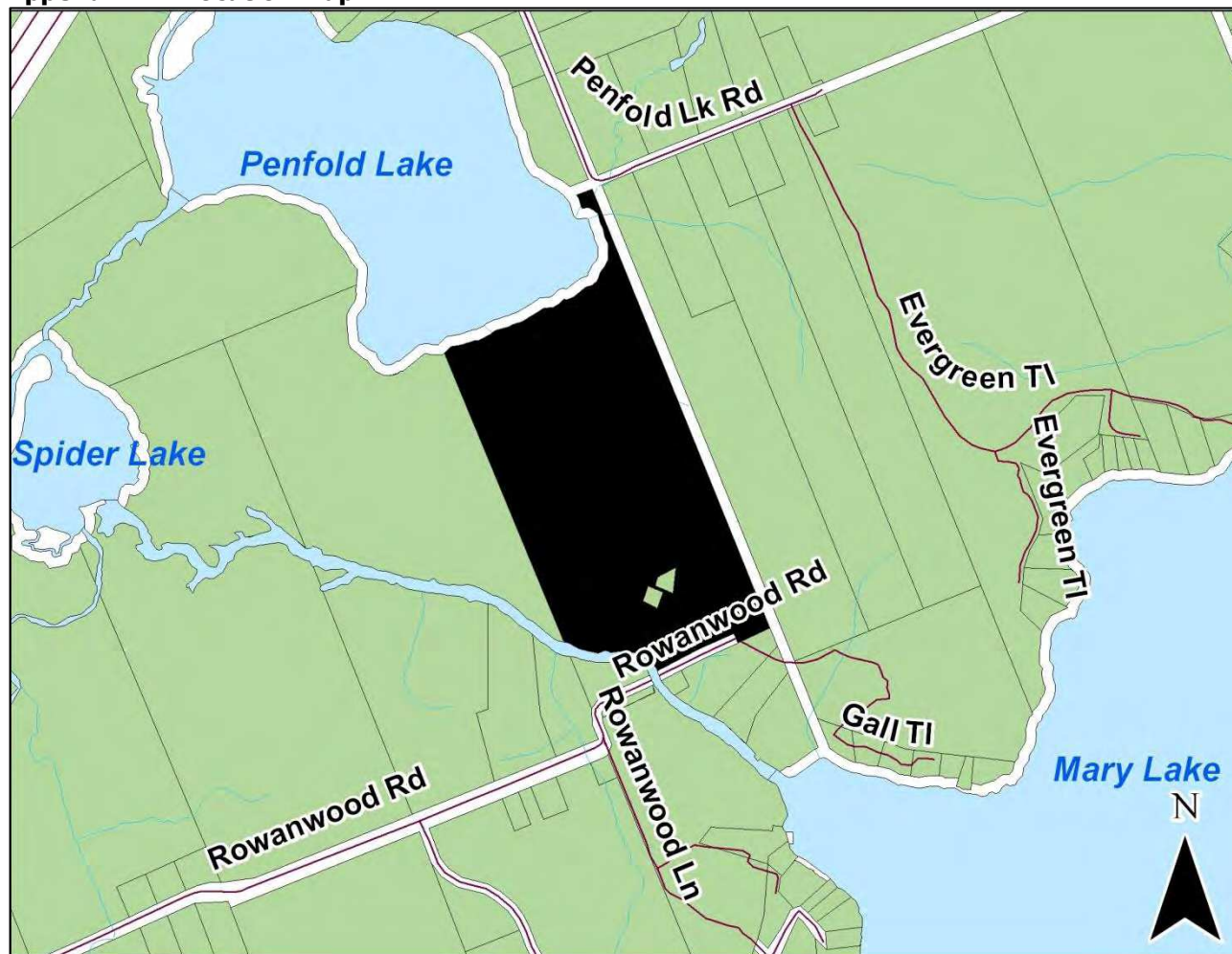
**Approved by:** Julia Finch, Manager of Finance / Treasurer *(If Applicable)*



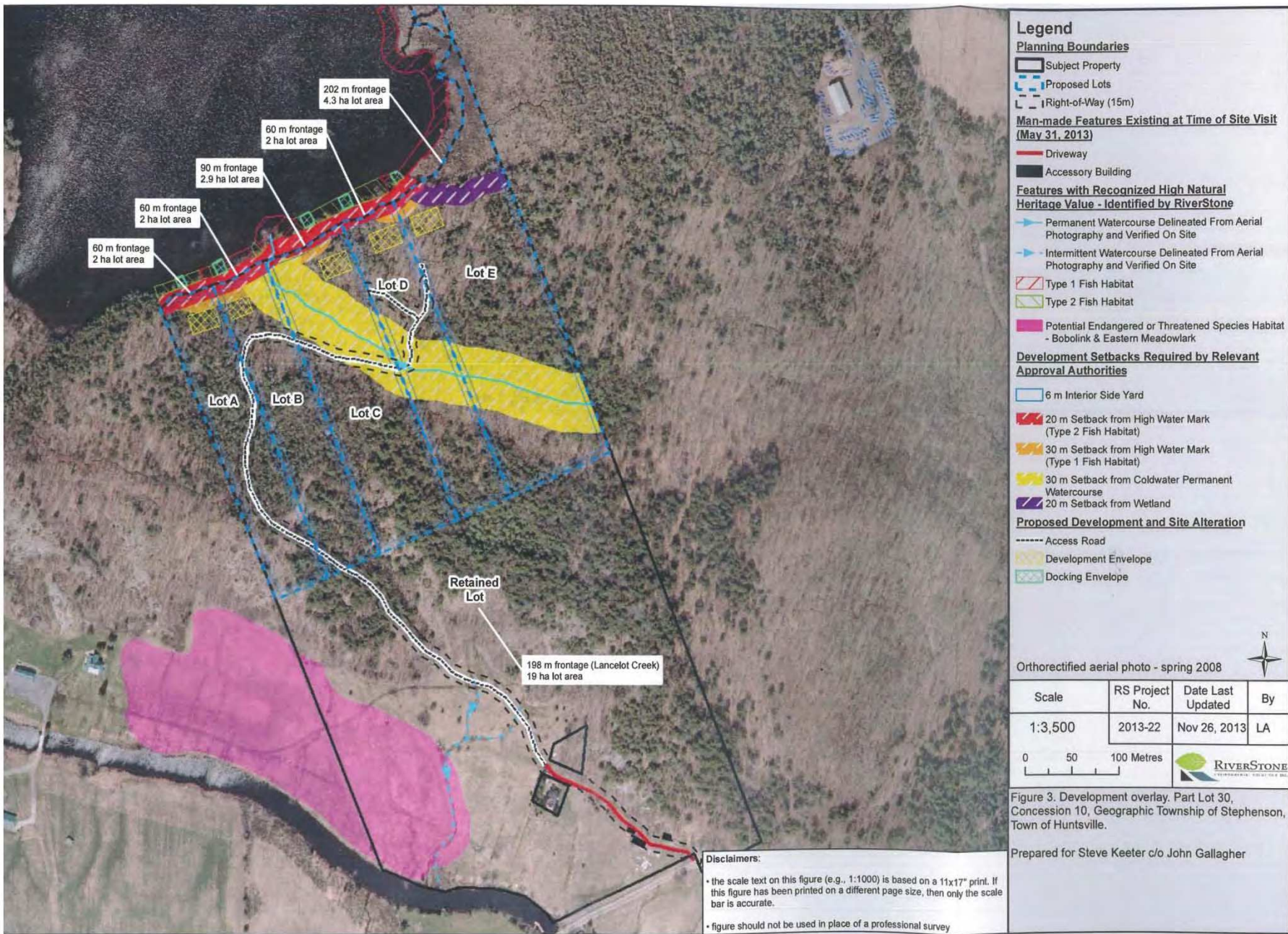
n/a

**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy *(If Applicable)*

# Appendix A – Location Map









**TOWN OF HUNTSVILLE**

<b>DIVISION</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Community Services &amp; Economic Development</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Development Services</b>	<input checked="" type="checkbox"/>
	<b>Fire</b>	<input type="checkbox"/>	<b>Organization Development &amp; Strategy</b>	<input type="checkbox"/>
	<b>Public Infrastructure</b>	<input type="checkbox"/>		

**DEPARTMENT: Planning**

**REPORT # PL-2014-08**

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee  
**From:** Kirstin Maxwell, Planner  
**Date Prepared:** January 7, 2014  
**Meeting:** January 15, 2014  
**Subject:** B/66/2013/HTE & Z/45/2013/HTE (Magill) 340 Hoodstown Road

**RECOMMENDATION #1:**

**Requires Action** ☒ **For Discussion Only** ☐

**BE IT RESOLVED THAT:** Report, Reference No. PL-2014-08 dated January 7, 2014 prepared by Kirstin Maxwell (Planner) regarding "**B/66/2013/HTE & Z/45/2013/HTE (Magill)**" be received;

**AND FURTHER THAT:** the Planning Advisory Committee **APPROVE** Consent Application B/66/2013/HTE for Part of Lot 27, Concession 8, Geographic Township of Stisted, Town of Huntsville, District Municipality of Muskoka.

**CONDITIONAL ON:**

- 1) A registerable description of the severed lot being submitted to the Clerk, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The Owners' taxes being in good standing.
- 3) A site inspection fee of \$205.00 being paid to the Town of Huntsville.
- 4) A consent finalization fee in the amount of \$155.00 being paid to the Town of Huntsville.
- 5) The severed lands being rezoned for their intended use.
- 6) 5% Cash in lieu of parkland being paid on the severed lands.
- 7) A 3m road widening being dedicated to the District of Muskoka along the entire frontage of the severed and retained lands.
- 8) The owner entering into an agreement, pursuant to Section 51(26) of the Planning Act, R.S.O. 1990, as amended, regarding the location of wells in relation to a District Road.

**RECOMMENDATION #2:**

**Requires Action** ☒ **For Discussion Only** ☐



**IT IS RECOMMENDED THAT:** the Planning Advisory Committee recommend to Council that an amendment to Zoning By-law 2008-66P be **APPROVED** changing the zoning of Part of Lot 27, Concession 8, Geographic Township of Stisted, Town of Huntsville, from a Rural Two -1643 (RU2-1643) Zone to a Rural One (RU1) Zone with an exception that the lands be subject to site plan control; and to a Rural Two (RU2) Zone.

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## **ORIGIN / BACKGROUND**

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Consent Application B/66/2013/HTE and Zoning amendment application Z/45/2013/HTE, which are applications for the creation of one new rural lot.

The lands are located at 340 Hoodstown Road and are developed with a cabinet making shop and sugar shack. The surrounding uses are generally rural, shoreline residential and rural residential.

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## **DISCUSSION**

The Owner is proposing to create one new parcel. The severed lot is proposed to be developed with a single family dwelling and equestrian establishment. The severed lot would consist of approximately 472m (1548ft) of frontage on Hoodstown Road, with an area of 11.3ha (28ac). The retained lands would consist of approximately 285m (983ft) of frontage on Hoodstown Road and an area of 4ha (10ac). The equestrian establishment is being proposed in the north western corner of the severed lot.

Any livestock development also needs to be meet the Ministry of Agriculture and Rural Affairs Minimum Distance Separations guidelines for keeping of animals and storage of manure. An MDS calculation sheet must be provided prior to the issuance of any building permits for livestock uses.

### **Official Plan**

The Official Plan designation of the property is Rural and Waterfront. The lands that would be the severed lot are almost entirely located within the Rural designation. Section 8.3.2 speaks to design principles for the Waterfront designation, notably: building massing, height, vistas, lot sizes, natural landscape and setbacks. The lot sizes and use being proposed are in conformity with this policy. Section 8.4.1 states that development will have frontage on a year round maintained road wherever possible. Section 8.5.1 speaks to development on private services. Section 8.6.1 permits back lot development. Section 8.7.1 notes that lots will be of sufficient size to accommodate the proposed uses. The lots being proposed are larger than required. Section 8.8.3.1 gives the minimum requirements for lot size and frontage for a back lot development, being 135m of frontage on a year round maintained road and 4ha in area. Both lots will exceed these requirements. Section 9.2.5 notes that development in the rural area is characterized by extremely low density, with large lot sizes and large frontages. Section 9.6.1 notes that rural development will be on private services. Section 9.8.4 permits low density development in the rural area and the proposed lot would meet the minimum requirements for a rural lot on an arterial road with 4ha (10ac) in area and m (200 ft) of frontage.

### **Zoning By-Law**

The lands are currently zoned Rural Two with exception to allow a woodworking business as an additional permitted use; and increase the front and westerly side yard requirements, and to provide an additional buffer area along the road side. The zoning by-law has a 30m setback requirement for livestock from water, there are no year round streams on site and the lot line that abuts Hoodstown Road is located at its closest point over 100m from Lake Vernon. As the southern end of the proposed lot will be in the Waterfront designation, the zoning amendment being proposed would change the zoning on the Rural designated lands only to a Rural One (RU1) Zone with exception that the lands be subject to site plan approval. The remainder of the severed lands would be zoned Rural Two.

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**FINANCIAL IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

Yes ☐ (If yes, fill in below) No ☒

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**INSURANCE/RISK MANAGEMENT IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

Yes ☐ (If yes, fill in below) No ☒

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**HUMAN RESOURCES IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

Yes ☐ (If yes, fill in below) No ☒

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**SUSTAINABILITY IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

Yes ☒ (If yes, fill in below) No ☐

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**Economic Considerations**

Additional development will add to the tax base in the Town of Huntsville. New residences in the rural area puts added pressure on the existing services in the area (eg. roads) which increases the Towns maintenance costs.

**Social Considerations**

The lots could each be developed with a single family dwelling and will provide for housing outside the urban boundary. The severance will enable development without changing the rural character of the area. New lots in the rural area are dependent on automobiles and as such reduce people's ability to walk or ride their bike to services.

**Environmental Considerations**

Enabling large rural lots to be severed outside the urban boundary increases a number of environmental impacts including more clearing of trees, increased drainage due to new hard surfaces and cleared trees, increased greenhouse gasses due to large distances people have to drive.

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**ACCESSIBILITY IMPLICATIONS**

Yes ☐ (If yes, fill in below) No ☒

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**COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

n/a

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**POLICIES / LEGISLATION**

Provincial Policy Statements  
Planning Act, R.S.O. 1990, cP.13  
District of Muskoka Official Plan  
Town of Huntsville Official Plan  
Zoning By-law 2008-66P, as amended

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## **CONSULTATIONS**

All internal and external agencies were circulated for comments, and notice was mailed to property owners within 122m of the subject lands.

The Building Department and Fire Department both had no objections.

Corporate Information noted that the address of the severed lot will be determined once access is confirmed as there are 3 existing driveways into the severed lands.

The Lake Vernon Association commented as follows: *This application is very similar to the one proposed for the lot on Hutchison Beach Road a few years back. The exception to this application is that it has impacts on cottagers drinking water as well as the lake system. Two of our LVA members live across the road from the proposed site. The site is much higher than the road, and the road is much higher than cottages located between the road and the lake. This gives us great concern for the drainage and water runoff from the horse stables and outdoor corrals. Any ground water runoff has the potential to contaminate drinking wells and the streams that run thru the site to the lake. I believe we had indicated that burms and water runoff containment would be a major issue on Hutchison Beach road, and that site did not have much of a change in the grades and elevation. This site has significant grades and containment of the animal contaminants will be all but impossible to control. I and the members of the LVA are not against the housing of animals or farms, however we feel that given the amount of available land in the area, there must be more suitable sites than the one proposed. As a result, The Lake Vernon Association STRONGLY OBJECTS to this Planning Application.*

John O'Neill, Rural Planner, OMAFRA, provided information on MDS requirements, including setback requirements for storage of manure and livestock.

The District of Muskoka requested a 3m road widening across the frontage of the severed and retained lands, and noted that a 51(26) agreement, respecting the location of wells in relation to the District Road would be required. Further, the lands may contain habitat for endangered and threatened species according to the NHIC data; and therefore it is being recommended that MNR be consulted to ensure that the proposed development will not have any negative impacts on species at risk or their habitat. It was noted that they had no objections to the zoning amendment provided that the equestrian use was in the Rural designated lands only.

No other comments were received.

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## **PROVISION OF NOTICE** *(As per the current Town of Huntsville Provision of Notice Policy By-law)*

**Notice Required?:**    **Yes**    ☐    *(If yes, fill in below)*                      **No**    ☒

<b>Class #:</b>	<input style="width: 90%;" type="text"/>	<b>Part #:</b>	<input style="width: 90%;" type="text"/>	<b>Subject Matter:</b>	<input style="width: 98%;" type="text"/>
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<b>Date(s) to be Advertised in Newspaper</b> <i>(If applicable):</i>	<input style="width: 98%;" type="text"/>
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<b>Date of Posting on the Town Website</b> <i>(If applicable):</i>	<input style="width: 98%;" type="text"/>
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## **ATTACHMENTS**

Appendix A – Location Map  
 Appendix B - Severance Sketch  
 Appendix C – Siting for equestrian buildings

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## **CONCLUSION**

Staff would recommend approval of the consent and zoning as the applications meet the intent of the Official Plan and Zoning By-law.

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SIGNED \_\_\_\_\_

**Prepared by:** Kirstin Maxwell, Planner

SIGNED \_\_\_\_\_

**Approved by:** Chris Marshall, Director of Planning and Sustainability

n/a \_\_\_\_\_

**Approved by:** Mike Gooch, Executive Director of Development Services

SIGNED \_\_\_\_\_

**Approved by:** Kelly Pender, Chief Administrative Officer

n/a \_\_\_\_\_

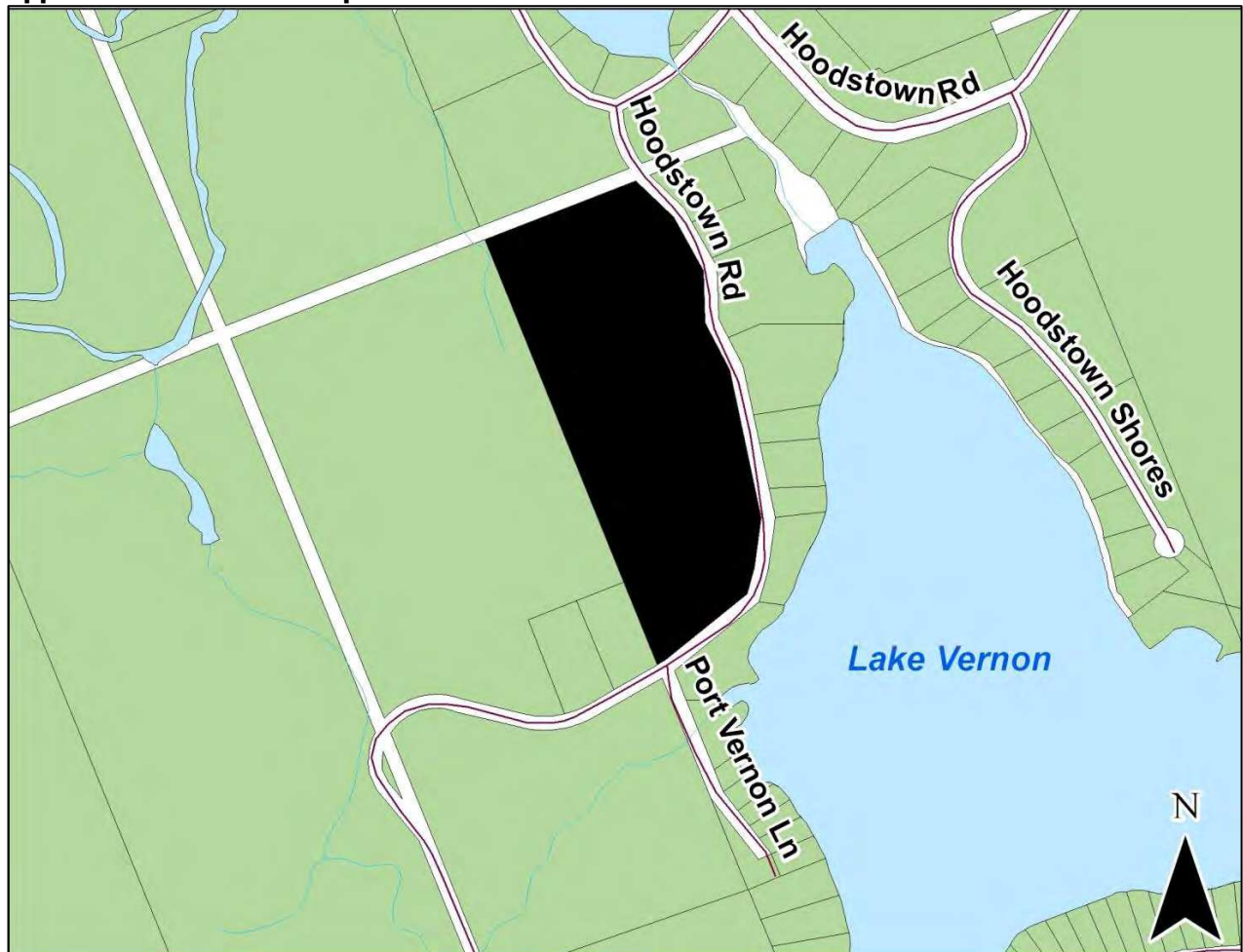
**Approved by:** Julia Finch, Manager of Finance / Treasurer *(If Applicable)*

n/a \_\_\_\_\_

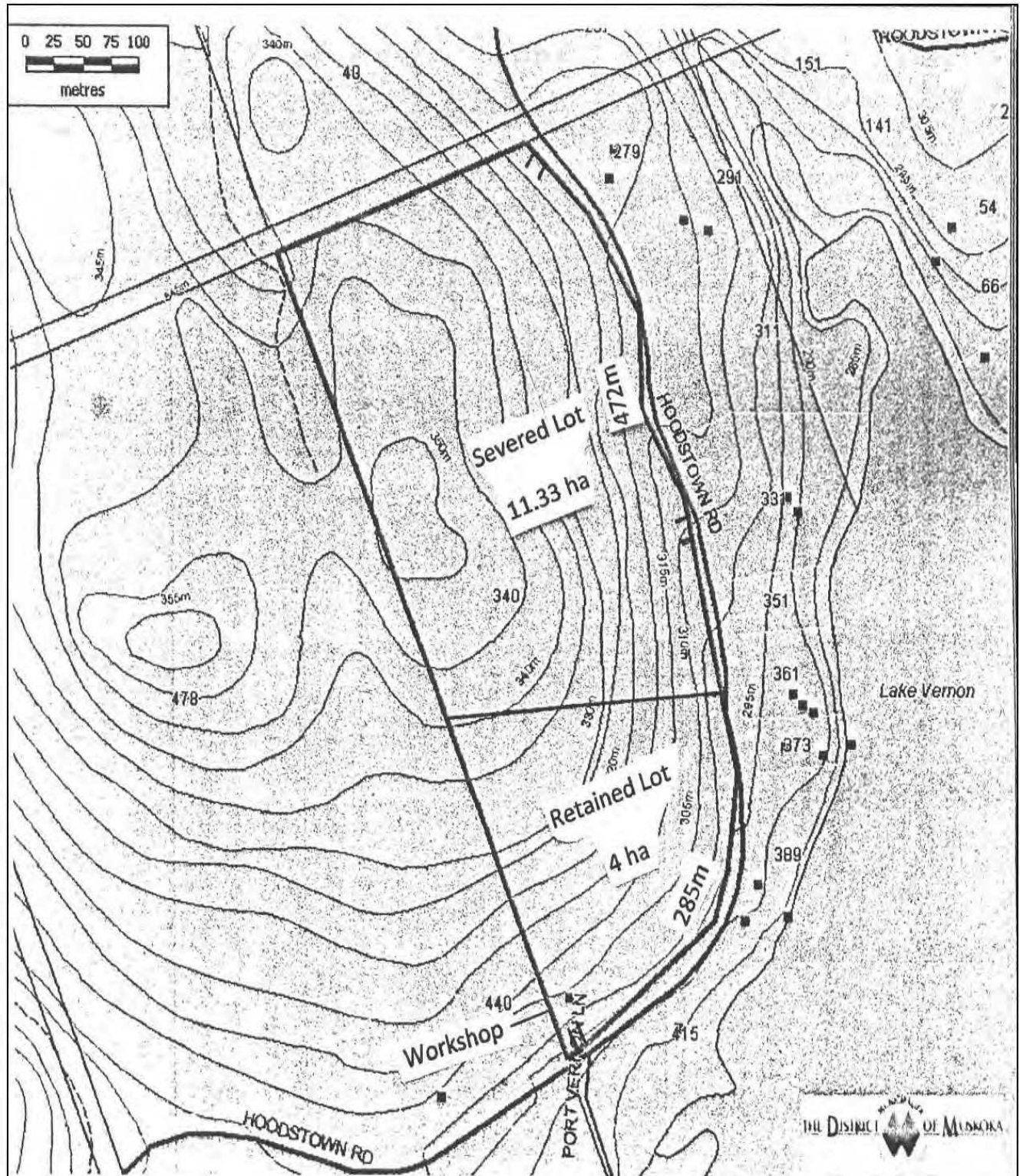
**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy *(If Applicable)*

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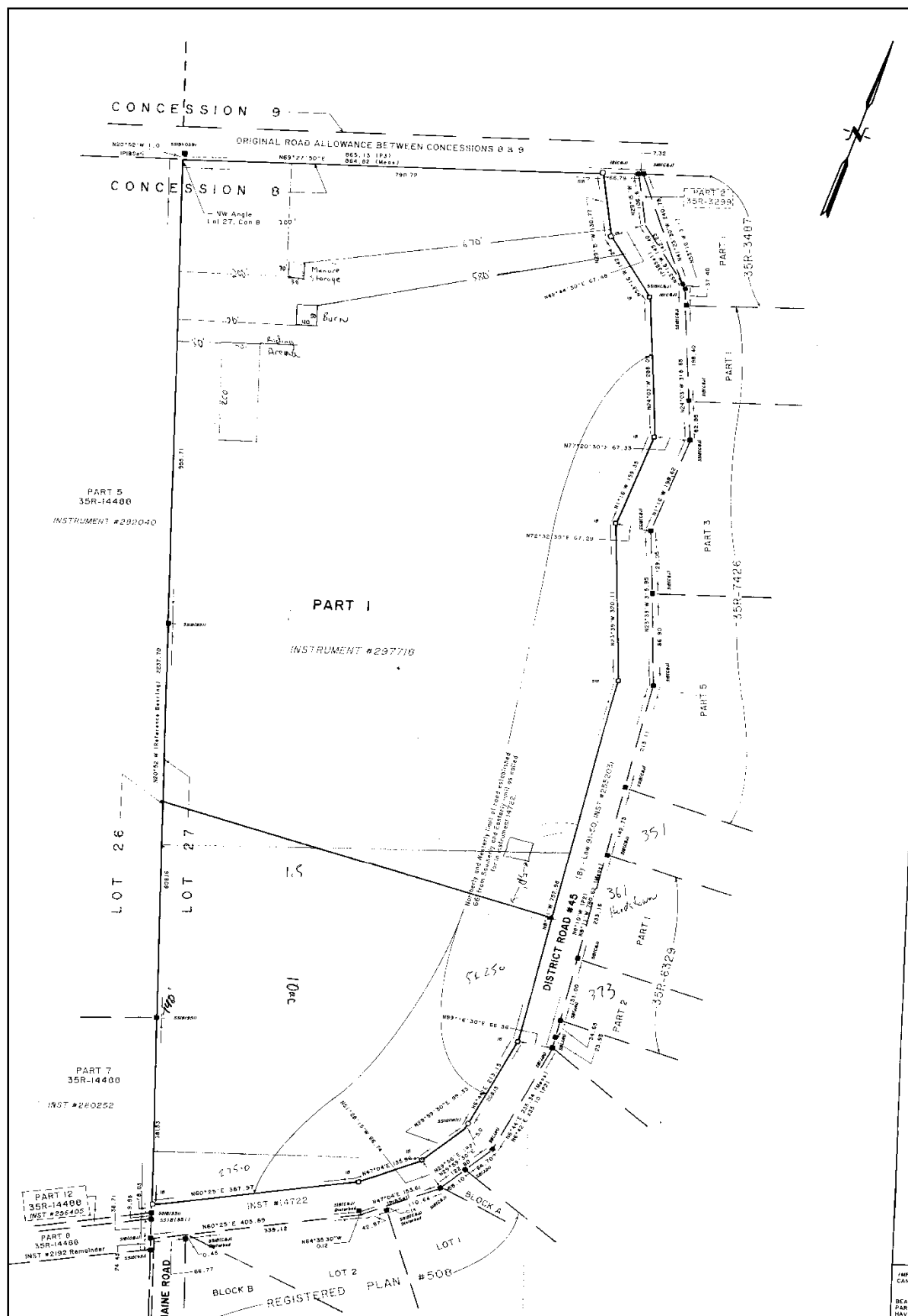
## **Appendix A – Location Map**



# Appendix B – Severance Sketch



## 32







**TOWN OF HUNTSVILLE**

<b>DIVISION</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Community Services &amp; Economic Development</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Development Services</b>	<input checked="" type="checkbox"/>
	<b>Fire</b>	<input type="checkbox"/>	<b>Organization Development &amp; Strategy</b>	<input type="checkbox"/>
	<b>Public Infrastructure</b>	<input type="checkbox"/>		

**DEPARTMENT: Planning**

**REPORT # PL-2014-09**

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee

**From:** Kirstin Maxwell, Planner

**Date Prepared:** January 7, 2014

**Meeting:** January 15, 2014

**Subject:** B/69-70-71/2013/HTE & Z/48/2013/HTE (Seifert) 176 Timber Bay Road

**RECOMMENDATION #1:**

**Requires Action** ☒ **For Discussion Only** ☐

**BE IT RESOLVED THAT:** Report, Reference No. PL-2014-09 dated January 7, 2014 prepared by Kirstin Maxwell (Planner) regarding "**B/69-70-71/2013/HTE & Z/48/2013/HTE (Seifert)**" be received;

**AND FURTHER THAT:** the Planning Advisory Committee **APPROVE** Consent Applications B/69-70-71/2013/HTE for Part of Lot 19, Concessions 13 and 14, Geographic Township of Brunel, Town of Huntsville, District Municipality of Muskoka.

**CONDITIONAL ON:**

- 1) A registerable description of the severed lot being submitted to the Clerk, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The Owners' taxes being in good standing.
- 3) A site inspection fee of \$205.00 being paid to the Town of Huntsville.
- 4) A consent finalization fee in the amount of \$155.00 being paid to the Town of Huntsville.
- 5) The retained and severed lands being rezoned for their intended use.
- 6) 5% Cash in lieu of parkland being paid on the severed lands.

**RECOMMENDATION #2:**

**Requires Action** ☒ **For Discussion Only** ☐

**IT IS RECOMMENDED THAT:** the Planning Advisory Committee recommend to Council that an amendment to Zoning By-law 2008-66P be **APPROVED** changing the zoning of Part of Lot 19, Concessions

13 and 14, Geographic Township of Brunel, Town of Huntsville, from a Rural Two (RU2) Zone to a Shoreline Residential Two (SR2) Zone.

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## **ORIGIN / BACKGROUND**

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Consent Applications B/69-70-71/2013/HTE and Zoning amendment application Z/48/2013/HTE, which are applications for the creation of four new shoreline residential lots.

The lands are located at 176 Timber Bay Road and are developed with a single family dwelling and dock. The lands are well vegetated, with a significant ridgeline. The surrounding uses are generally rural and shoreline residential.

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## **DISCUSSION**

The Owner is proposing to create four new shoreline residential lots. Each severed lot would consist of a minimum 60m (200ft) of frontage on Fairy Lake, and an area of 1ha (2.5ac). The retained lands would consist of approximately 143m (470ft) of frontage on Fairy Lake and an area of 3.64a (9ac).

### **Official Plan**

The Official Plan designation of the property is Waterfront. The proposed development is consistent with the development principles in Section 8.2, specifically where Section 8.2.10 states that naturalized shorelines shall be substantially maintained. Further, as per Section 8.2.17, all development shall be subject to site plan control. Section 8.3.2 speaks to the design principles of shoreline development, the lot sizes, densities and building envelopes being proposed will meet these requirements. Section 8.3.6 notes that size and location of shoreline structures shall be regulated. Section 8.4.2 permits access along a private road or legal right-of-way. The proposed low-density shoreline linear development represents a permitted use in Section 8.6. Section 8.7.1 speaks to the size and dimensions of new lots being sufficient to accommodate the new use, each of the proposed lots has ample area and identified building and septic envelopes. Section 8.8.2 provides guidelines for minimum lot area, lot frontage and required setbacks in the shoreline area. This proposal meets all the requirements of this section.

### **Zoning By-Law**

The lands are currently zoned Rural Two. The zoning by-law amendment would change the zoning on the severed and retained lands to Shoreline Residential Two (SR2). All of the proposed lots meet or exceed the minimum requirements of the Shoreline Residential Two Zone.

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## **FINANCIAL IMPLICATIONS** – *(Manager of Finance / Treasurer must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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## **INSURANCE/RISK MANAGEMENT IMPLICATIONS** – *(Manager of Finance / Treasurer must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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## **HUMAN RESOURCES IMPLICATIONS** – *(Executive Director of Organizational Development and Strategy must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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## **SUSTAINABILITY IMPLICATIONS** – *(Executive Director of Organizational Development and Strategy must sign Report)*

**Yes** ☒ *(If yes, fill in below)* **No** ☐

### **Economic Considerations**

Additional development will add to the tax base in the Town of Huntsville. New seasonal residences in the rural area puts added pressure on the existing services in the area (eg. roads) which increases the Towns maintenance costs.

### **Social Considerations**

The lots could each be developed with a seasonal residence and will provide for additional recreational uses.

### **Environmental Considerations**

The lots will be subject to site plan control and all of the recommendations included in the environmental impact assessment will be followed.

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### **ACCESSIBILITY IMPLICATIONS**

**Yes** ☐ (If yes, fill in below)

**No** ☒

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### **COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

n/a

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### **POLICIES / LEGISLATION**

Provincial Policy Statements  
Planning Act, R.S.O. 1990, cP.13  
District of Muskoka Official Plan  
Town of Huntsville Official Plan  
Zoning By-law 2008-66P, as amended

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### **CONSULTATIONS**

All internal and external agencies were circulated for comments, and notice was mailed to property owners within 122m of the subject lands.

The Building Department and Fire Department both had no objections.

Corporate Information / 911 commented that the private roadway leading to these lots will have to be named for 911 purposes and proper signage must be posted. Proposed road names must be submitted to the Corporate Information Department for review as road name duplication must be minimized across the District of Muskoka for emergency service providers.

The Fairy Lake Association commented as follows: *Having now had a chance to review the particulars of this severance and rezoning proposal in detail, our committee wishes to advise Town staff and Committee that we have no concerns with it. It appears to be consistent with the principles and policies of the Official Plan relating to waterfront residential development, the lotting configuration responds to topographical constraints and opportunities, and there appear to be no environmental issues. With the usual implementation safeguards (including site plan approval), we see no reason for concern about undue impacts on the lake.*

No other comments were received.

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### **PROVISION OF NOTICE** (As per the current Town of Huntsville Provision of Notice Policy By-law)

**Notice Required?:** Yes ☐ (If yes, fill in below)

No ☒

**Class #:**  **Part #:**  **Subject Matter:**

**Date(s) to be Advertised in Newspaper** (If applicable):

**Date of Posting on the Town Website** (If applicable):

### **ATTACHMENTS**

Appendix A – Location Map  
Appendix B - Severance Sketch

### **CONCLUSION**

Staff would recommend approval of the consents and zoning as the applications meet the intent of the Official Plan and Zoning By-law.

SIGNED \_\_\_\_\_

**Prepared by:** Kirstin Maxwell, Planner

SIGNED \_\_\_\_\_

**Approved by:** Chris Marshall, Director of Planning and Sustainability

n/a \_\_\_\_\_

**Approved by:** Mike Gooch, Executive Director of Development Services

SIGNED \_\_\_\_\_

**Approved by:** Kelly Pender, Chief Administrative Officer

n/a \_\_\_\_\_

**Approved by:** Julia Finch, Manager of Finance / Treasurer (If Applicable)

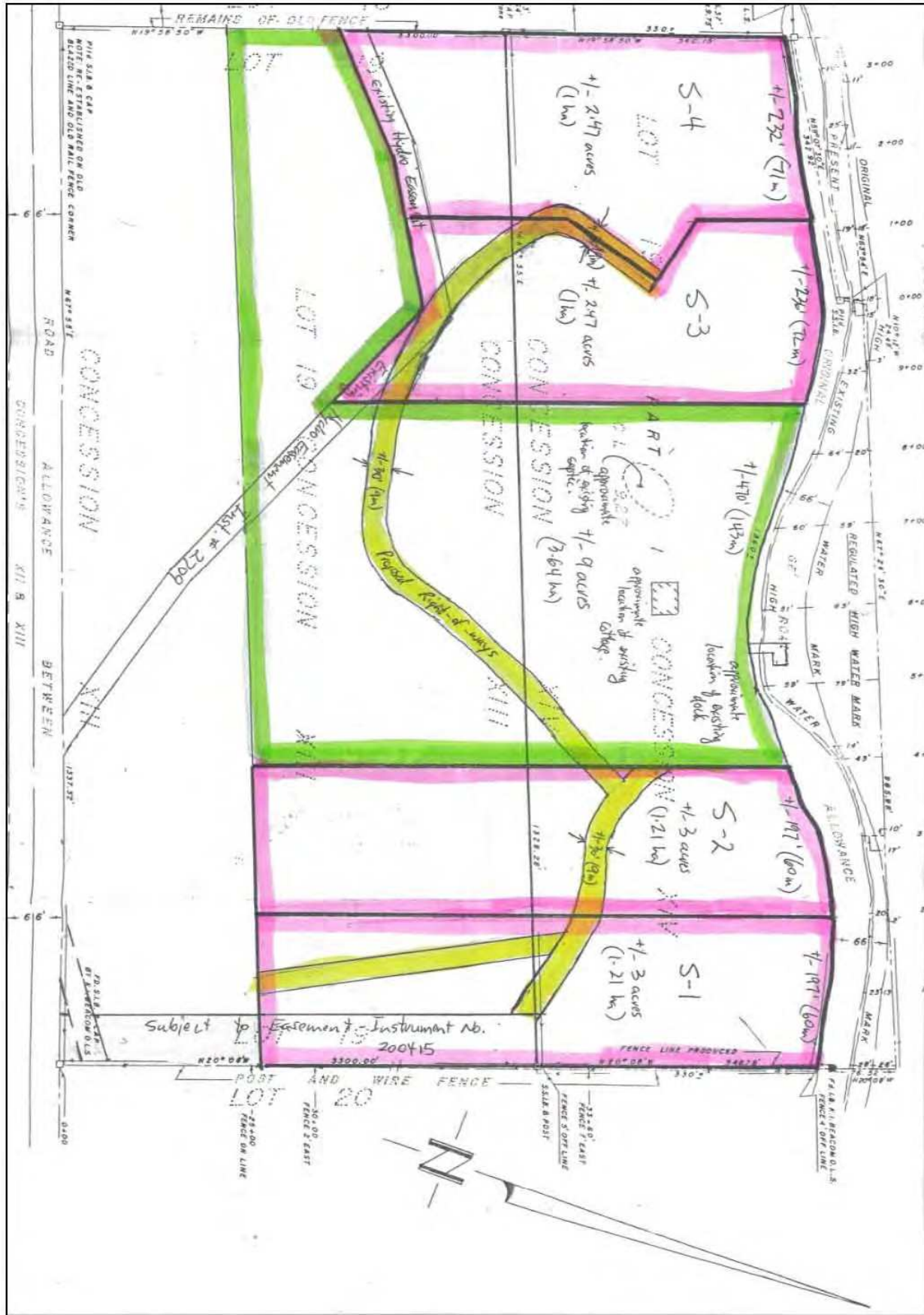
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**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy (If Applicable)

Appendix A – Location Map



# Appendix B – Severance Sketch







## TOWN OF HUNTSVILLE

<b>DIVISION</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Community Services &amp; Economic Development</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Development Services</b>	<input checked="" type="checkbox"/>
	<b>Fire</b>	<input type="checkbox"/>	<b>Organization Development &amp; Strategy</b>	<input type="checkbox"/>
	<b>Public Infrastructure</b>	<input type="checkbox"/>		

**DEPARTMENT:** Planning

**REPORT #** PL-2014-10

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee

**From:** Sean O'Callaghan, Site Plan Coordinator

**Date Prepared:** January 7<sup>th</sup> 2014

**Meeting:** January 15<sup>th</sup> 2014

**Subject:** Zoning Amendment Application Z/42/2013/HTE (Gilley) 245 Allison Point Road

### **RECOMMENDATION:**

**Requires Action** ☒ **For Discussion Only** ☐

**IT IS RECOMMENDED THAT:** Report No. PL-2014-10 prepared by Sean O'Callaghan, Site Plan Coordinator, regarding **"Zoning Amendment Application Z/42/2013/HTE (Gilley)"** be received;

**AND FURTHER THAT:** the Planning Advisory Committee recommend to Council that an amendment to Zoning By-law 2008-66P be **APPROVED** changing the zoning of Part Lot 21, Concession 1, Geographic Township of Chaffey Town of Huntsville, from a **Open Space (O2) Zone and Shoreline Residential One (SR1) Zone** to a **Shoreline Residential One (SR1) Zone** with the following exceptions:

1. Decrease the easterly interior side yard setback from 6m to 5m
2. Increase the maximum lot coverage from 10% to 11%

### **ORIGIN / BACKGROUND**

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Zoning By-law Amendment Application Z/42/2013/HTE which is an application to rezone the subject lands for a proposed reconstruction of an existing deck.

### **DISCUSSION**

The applicant would like to reconstruct an existing deck with some minor adjustments. The reconstruction will require 2 exceptions from the zoning by-law addressing a interior side yard setback and principal structure lot coverage.

A portion of the subject lands is currently zoned **Open Space (O2)** and the applicant would like for this to be rezoned to **Shoreline Residential One (SR1)** as it is private property.

### **Official Plan**

The subject lands are located within the Waterfront designation of the Town Official Plan (OP). Many of the surrounding uses are also designated as Waterfront. Section 8 "Waterfront Policies" of the Official Plan outlines a number of objectives and design guidelines which are intended to protect the environmental integrity of the foreshore areas as well as limit the visual impact of development along the waterfront.

Section **8.2.14** states that the character of the waterfront will be maintained by retaining the traditional mix of land uses and the overall low density of development, as well as preserving the natural environment, particularly related to water quality, topography and landscape, vegetation, natural shorelines and significant natural areas and habitats.

Section **8.3.2 part g)** states that building mass and coverage should be limited in relation to the size and frontage of the property and shall be in keeping with the character of the surrounding area;

The lands are subject to site plan control. Natural vegetation will be retained along with any additional revegetation should it be required to have an effective natural buffer protecting both environmental and visual interests.

### **Zoning By-Law**

The subject lands are currently zoned **Shoreline Residential One (SR1)**, **Open Space (O2)** and **Natural Resource (NR)**. The applicant is requesting to rezone the **Open Space (O2) zone** and **Shoreline Residential One (SR1)** to **Shoreline Residential One (SR1) with an exception** to decrease the easterly interior side yard setback from 6m to 5m and increase the maximum lot coverage from 10% to 11%.

All other requirements of the Zoning By-law will be met.

---

### **FINANCIAL IMPLICATIONS** – *(Manager of Finance / Treasurer must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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### **INSURANCE/RISK MANAGEMENT IMPLICATIONS** – *(Manager of Finance / Treasurer must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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### **HUMAN RESOURCES IMPLICATIONS** – *(Executive Director of Organizational Development and Strategy must sign Report)*

**Yes** ☐ *(If yes, fill in below)* **No** ☒

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### **SUSTAINABILITY IMPLICATIONS** – *(Executive Director of Organizational Development and Strategy must sign Report)*

**Yes** ☒ *(If yes, fill in below)* **No** ☐



**Economic Considerations**

Additional development will add to the tax base in the Town of Huntsville and provide additional income in the community for the contractors that do the work and building material suppliers.

**Social Considerations**

The applicant will have the ability to use the full recreational capabilities of the subject lands.

**Environmental Considerations**

Minimal site alteration will be required.

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**ACCESSIBILITY IMPLICATIONS**

**Yes** ☐ (If yes, fill in below)

**No** ☒

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**COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

N/A

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**POLICIES / LEGISLATION**

Provincial Policy Statements  
Planning Act, R.S.O. 1990, cP.13  
District of Muskoka Official Plan  
Town of Huntsville Official Plan  
Zoning By-law 2008-66P, as amended

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**CONSULTATIONS**

All internal and external agencies were circulated for comments.

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**PROVISION OF NOTICE** (As per the current Town of Huntsville Provision of Notice Policy By-law)

**Notice Required?:** **Yes** ☐ (If yes, fill in below)

**No** ☒

**Class #:**

**Part #:**

**Subject Matter:**

**Date(s) to be Advertised in Newspaper** (If applicable):

**Date of Posting on the Town Website** (If applicable):



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**ATTACHMENTS**

Appendix "A" – Location Map  
Appendix "B" – Site Plan

## **CONCLUSION**

Staff would recommend approval of the zoning amendment as the application meets the intent of the Zoning By-law and Official Plan.

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SIGNED \_\_\_\_\_  
**Prepared by:** Sean O'Callaghan, Site Plan Coordinator

SIGNED \_\_\_\_\_  
**Approved by:** Chris Marshall, Director of Planning

N/A \_\_\_\_\_  
**Approved by:** Mike Gooch, Executive Director of Development Services

SIGNED \_\_\_\_\_  
**Approved by:** Kelly Pender, Chief Administrative Officer

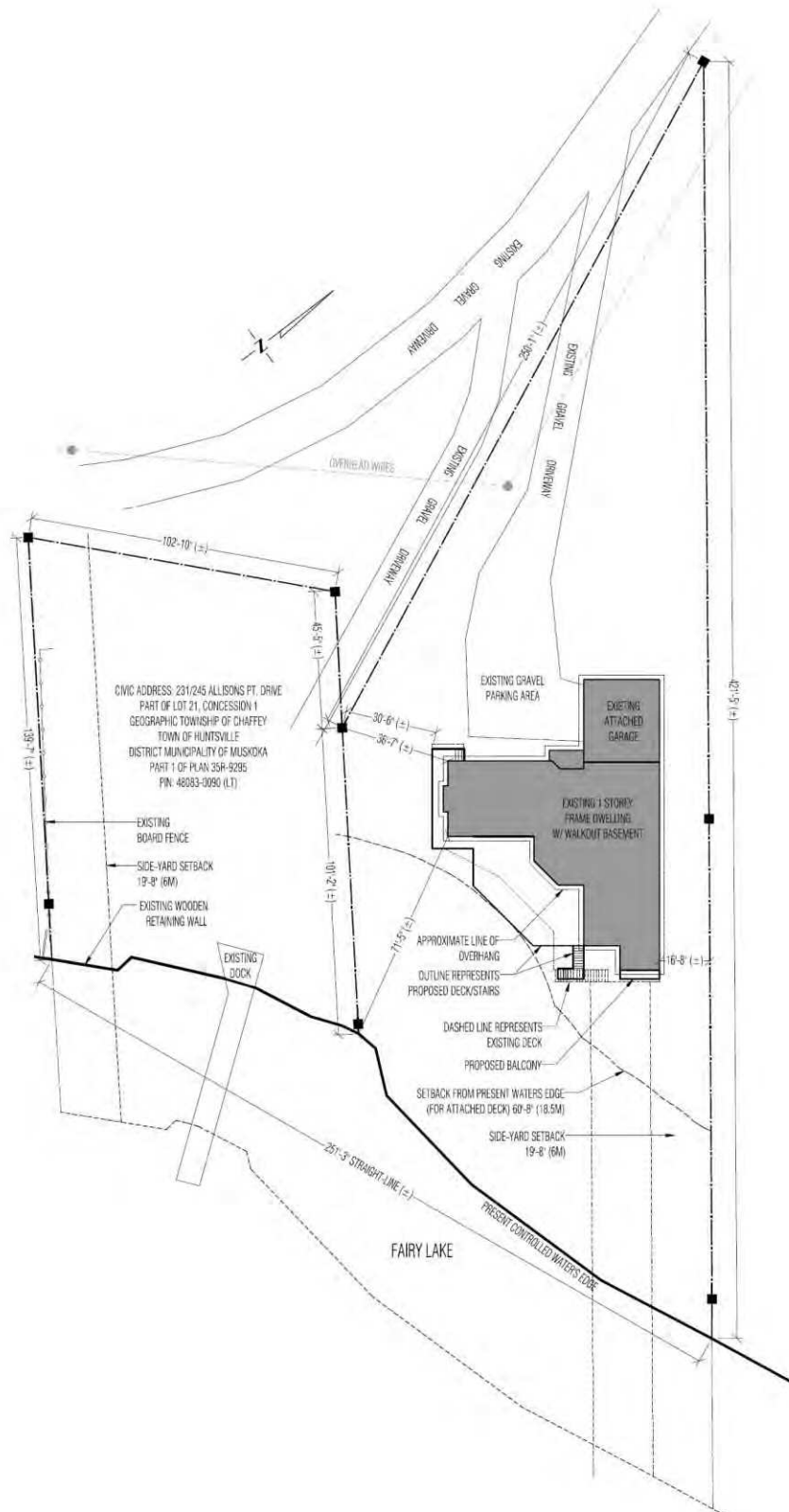
N/A \_\_\_\_\_  
**Approved by:** Julia Finch, Manager of Finance / Treasurer *(If Applicable)*

N/A \_\_\_\_\_  
**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy *(If Applicable)*

Appendix "A" – Location Map



## Appendix "B" – Site Plan



ALLISONS PT. RD. RESIDENCE  
NOVEMBER 27, 2013

PROPOSED SITE PLAN  
SCALE: 1/32" = 1'-0"

PREPARED BY  
A1.0 — sprout studios  
FRESH RESIDENTIAL DESIGN



## TOWN OF HUNTSVILLE

<b>DIVISION</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Community Services &amp; Economic Development</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Development Services</b>	<input checked="" type="checkbox"/>
	<b>Fire</b>	<input type="checkbox"/>	<b>Organization Development &amp; Strategy</b>	<input type="checkbox"/>
	<b>Public Infrastructure</b>	<input type="checkbox"/>		

**DEPARTMENT: Planning**

**REPORT # PL-2014-11**

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee  
**From:** Kirstin Maxwell, Planner  
**Date Prepared:** January 7, 2014  
**Meeting:** January 15, 2014  
**Subject:** Z/43/2013/HTE (Crozier/Jones/Jones) 539 Muskoka Road 3 North

### **RECOMMENDATION #1:**

**Requires Action** ☒ **For Discussion Only** ☐

**BE IT RESOLVED THAT:** Report, Reference No. PL-2014-11 dated January 7, 2014 prepared by Kirstin Maxwell (Planner) regarding "**Z/43/2013/HTE (Crozier/Jones/Jones)**" be received;

**AND FURTHER THAT:** the Planning Advisory Committee recommend to Council that an amendment to Zoning By-law 2008-66P be **APPROVED** changing the zoning of Part of Lot 18, Concession 3, Geographic Township of Chaffey, Town of Huntsville, from a Convenience Commercial (C1) Zone to a Residential Four (R4) Zone with an exception to recognize the existing northerly side yard setback.

### **ORIGIN / BACKGROUND**

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Zoning By-law Amendment Application Z/43/2013/HTE, which is an application to recognize an existing six-plex.

The lands are located at 539 Muskoka Road 3 North and are developed with a multiple (six) unit residential building. The surrounding uses are generally residential, commercial and institutional.

### **DISCUSSION**

The Owner is requesting recognition of an existing six-plex. The property is zoned Convenience Commercial, and in the past was a convenience store with accessory residential apartment units. The commercial component of the property has since been converted to a residential unit. Now that there is no commercial aspect, the property no longer meets zone regulations, and a zoning amendment is required.

### Official Plan

The Official Plan designation of the property is Residential. Section 2.4.7.1 encourages the development of affordable housing opportunities both on a rental and home ownership basis. Section 2.4.8 "Municipal Infrastructure" encourages more efficient use of the existing roads and services and suggests development be located where there is an appropriate level of municipal infrastructure. Recognizing the increased density in this location makes more efficient use of the existing roads and infrastructure.

The Official Plan encourages compact development in Section 4.1.5 of the Urban Settlement Area, and allows for a mix of residential densities in Section 4.1.6, by "providing opportunities for multiple unit dwellings at medium and higher densities, in order to assist in the provision of housing for an ageing population, entry-level housing and affordable housing". Section 4.4 encourages residential intensification and infilling within existing residential neighbourhoods as a means of increasing the amount of available housing stock, and rental accommodation.

Section 4.5.1.11 permits multiple unit residential development outside of the multiple residential designation, namely that: appropriate access, both vehicular and pedestrian can be provided to and from the site; the development is compatible with the adjacent type and form of residential development; and it is located on an arterial road. This property has an established adequate flat entrance and parking area. The property is located in a transitional area with institutional, multiple residential and single family uses in close proximity.

### Zoning By-Law

The lands are currently zoned Convenience Commercial. The amendment will change the zoning to Residential Four (R4) to recognize the existing six unit multiple dwelling, with an exception to recognize the northerly side yard setback of 4.16m. All other requirements of the zoning by-law will be met.

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### **FINANCIAL IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

Yes ☐ (If yes, fill in below) No ☒

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### **INSURANCE/RISK MANAGEMENT IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

Yes ☐ (If yes, fill in below) No ☒

---

### **HUMAN RESOURCES IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

Yes ☐ (If yes, fill in below) No ☒

---

### **SUSTAINABILITY IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

Yes ☒ (If yes, fill in below) No ☐

### Economic Considerations

This development encourages and promotes affordable housing.

### Social Considerations

This type of infill is generally a benefit to the community as it enables more people to walk and ride their bike which improves their health. Additional rental accommodation is provided close to services and within walking distance of schools, shopping areas and recreation; and also provides more affordable housing.



**Environmental Considerations**

The property is under site plan control, no new development is proposed. However, multi-family development in this location takes advantage of existing infrastructure and reduces automobile trips and greenhouse gasses as people can walk to services and amenities.

**ACCESSIBILITY IMPLICATIONS**

**Yes** ☐ (If yes, fill in below)

**No** ☒

**COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

n/a

**POLICIES / LEGISLATION**

Provincial Policy Statements  
Planning Act, R.S.O. 1990, cP.13  
District of Muskoka Official Plan  
Town of Huntsville Official Plan  
Zoning By-law 2008-66P, as amended

**CONSULTATIONS**

All internal and external agencies were circulated for comments, and the application was posted in What's Up Muskoka and circulated to all those adjacent property owners.

Corporate Information requested that proper 911 number signs remain posted for # 539 and that all unit numbers on each entrance remain clearly visible.

The Fire Department commented that a building permit must be taken out to verify building meets OBC.

The Building Department commented that the use was established without approval or permit. A permit has been issued to resolve the life safety issues.

The District of Muskoka had no objections. No other comments were received.

**PROVISION OF NOTICE** *(As per the current Town of Huntsville Provision of Notice Policy By-law)*

**Notice Required?:** **Yes** ☐ (If yes, fill in below)

**No** ☒

**Class #:**

**Part #:**

**Subject Matter:**

**Date(s) to be Advertised in Newspaper** *(If applicable):*

**Date of Posting on the Town Website** *(If applicable):*

**ATTACHMENTS**

Appendix A - Location Map  
Appendix B – Site Plan

## **CONCLUSION**

Staff would recommend approval of the zoning by-law amendment as the application meets the intent of the Official Plan.

SIGNED \_\_\_\_\_

**Prepared by:** Kirstin Maxwell, Planner

SIGNED \_\_\_\_\_

**Approved by:** Chris Marshall, Director of Planning and Sustainability

n/a \_\_\_\_\_

**Approved by:** Mike Gooch, Executive Director of Development Services

SIGNED \_\_\_\_\_

**Approved by:** Kelly Pender, Chief Administrative Officer

n/a \_\_\_\_\_

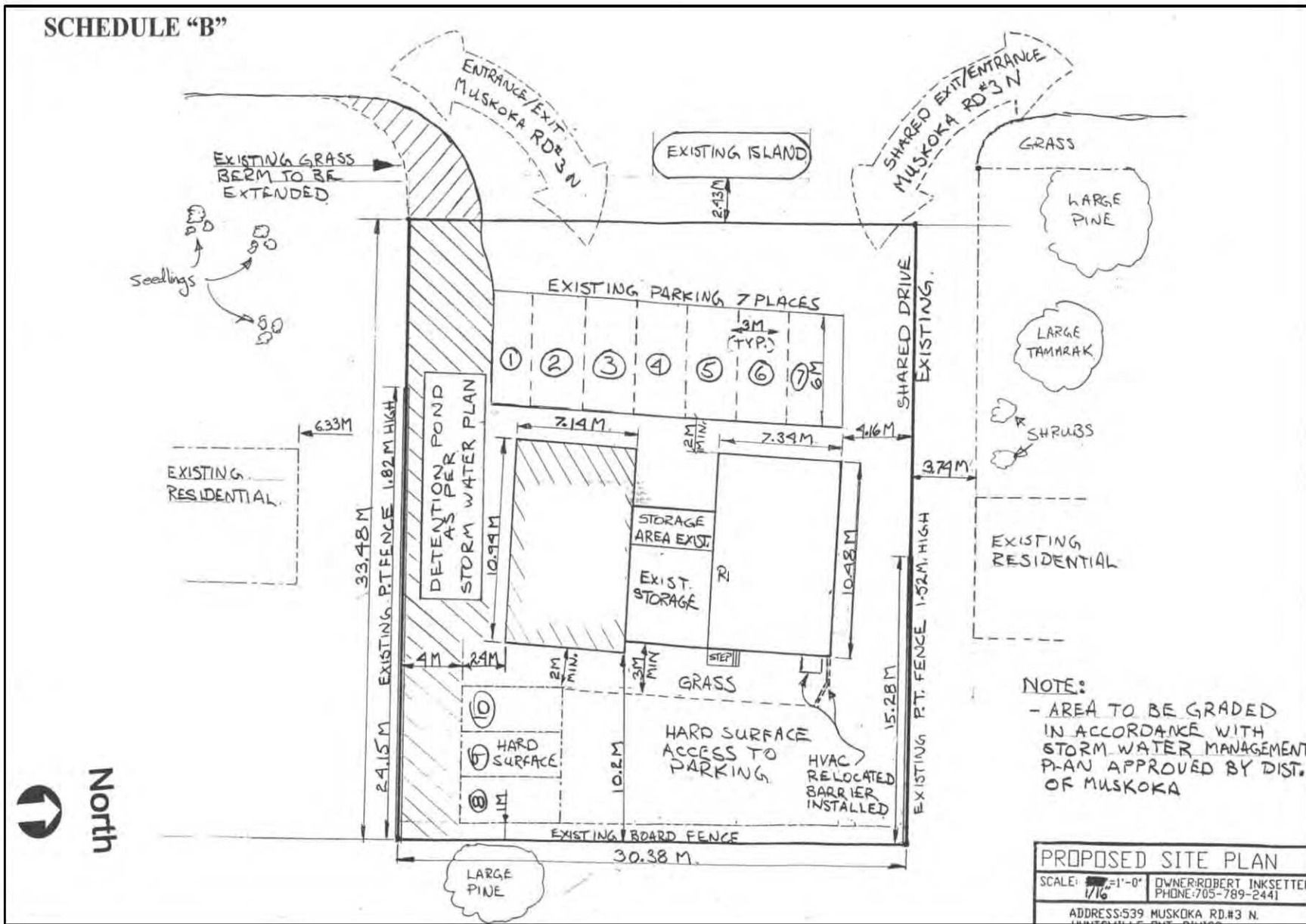
**Approved by:** Julia Finch, Manager of Finance / Treasurer *(If Applicable)*

n/a \_\_\_\_\_

**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy *(If Applicable)*

## **Appendix A – Location Map**







## TOWN OF HUNTSVILLE

<b>DIVISION</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Community Services &amp; Economic Development</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Development Services</b>	<input checked="" type="checkbox"/>
	<b>Fire</b>	<input type="checkbox"/>	<b>Organization Development &amp; Strategy</b>	<input type="checkbox"/>
	<b>Public Infrastructure</b>	<input type="checkbox"/>		

**DEPARTMENT: Planning**

**REPORT # PL-2014-12**

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee  
**From:** Kirstin Maxwell, Planner  
**Date Prepared:** January 7, 2014  
**Meeting:** January 15, 2014  
**Subject:** Z/44/2013/HTE (Martin) 476 Brunel Road

**Requires Action** ☒ **For Discussion Only** ☐

**IT IS RECOMMENDED THAT:** Report, Reference No. PL-2014-12 dated January 7, 2014 prepared by Kirstin Maxwell (Planner) regarding "**Z/44/2013/HTE (Martin)**" be received;

**AND FURTHER THAT:** the Planning Advisory Committee recommend to Council that an amendment to Zoning By-law 2008-66P be **APPROVED** changing the zoning of Part of Lot 14, Concession 13, Geographic Township of Brunel, Town of Huntsville, from a Shoreline Residential One (SR1) Zone to a Shoreline Residential One (SR1) Zone with exception to recognize the lot area as sufficient to allow a bed and breakfast as an additional permitted use.

### **ORIGIN / BACKGROUND**

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Zoning By-law Amendment Application Z/44/2013/HTE, which is an application to recognize the lot area as sufficient in order to permit a bed and breakfast.

The lands are located at 476 Brunel Road and are developed with a single family dwelling and associated accessory structures. The surrounding uses are rural residential and shoreline residential.

### **DISCUSSION**

The Owner would like to operate a bed and breakfast establishment out of the existing single family dwelling. The bed and breakfast zone requirements allow for only 2 bedrooms to be used commercially, with a restriction that the owner inhabit the dwelling as well. A bed and breakfast is a permitted accessory

use in any Shoreline Residential Zone, with the proviso that the lot have a minimum area of 1ha (2.5ac). This lot does not meet that requirement, therefore a zoning amendment is required.

The lot is developed with a single family dwelling, large boathouse, shed, dock and gazebo. No additions to existing buildings or any new development is being proposed. The lot can accommodate the required number of parking spaces for a bed and breakfast.

A site plan application was submitted concurrently with the zoning amendment to ensure that parking and buffering, as well as the shoreline riparian areas would be preserved.

### Official Plan

The Official Plan designation of the property is Waterfront. Section 2.4.1d) encourages the growth of the tourist section through the supply of accommodation facilities. Section 2.4.3.1 promotes expanding employment opportunities. Section 8.2.14 permits a mix of land uses and low density residential development.

### Zoning By-Law

The lands are currently zoned Shoreline Residential One. The by-law permits bed and breakfast establishments on lots with an area of 1ha. This lot has an area of 0.14ha, therefore the zoning amendment is required. No other amendments are required or being proposed to accommodate the additional use on the lot.

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### **FINANCIAL IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

Yes ☐ (If yes, fill in below) No ☒

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### **INSURANCE/RISK MANAGEMENT IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

Yes ☐ (If yes, fill in below) No ☒

---

### **HUMAN RESOURCES IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

Yes ☐ (If yes, fill in below) No ☒

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### **SUSTAINABILITY IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

Yes ☒ (If yes, fill in below) No ☐

### Economic Considerations

This type of development encourages and promotes tourist accommodation.

### Social Considerations

Permitting the owner to operate a bed and breakfast will allow them the opportunity to fully realize the potential of the property.

### Environmental Considerations

The property is under site plan control, no new development is proposed and the septic system was installed to accommodate the number of bedrooms being used in the dwelling.

---

### **ACCESSIBILITY IMPLICATIONS**

Yes ☐ (If yes, fill in below) No ☒

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## **COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

n/a

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## **POLICIES / LEGISLATION**

Provincial Policy Statements  
 Planning Act, R.S.O. 1990, cP.13  
 District of Muskoka Official Plan  
 Town of Huntsville Official Plan  
 Zoning By-law 2008-66P, as amended

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## **CONSULTATIONS**

All internal and external agencies were circulated for comments, and the application was circulated to all those property owners within 122m.

The District of Muskoka and Corporate Information both had no objections to the proposal.

The Fairy Lake Association stated that they had no concerns with the proposal, noting *although the subject property is undersized in relation to normal zoning requirements, it appears to be adequate to accommodate all functional requirements (including parking) for the proposed bed & breakfast conversion. In addition, the site is on an arterial road in a good location for this sort of use and there is no built-form change proposed to the existing structures.*

The Fire Department commented that a fire inspection is required to verify compliance with the Ontario Fire Code.

---

## **PROVISION OF NOTICE** *(As per the current Town of Huntsville Provision of Notice Policy By-law)*

**Notice Required?:**    **Yes**    ☐    *(If yes, fill in below)*                      **No**    ☒

<b>Class #:</b>	<input style="width: 90%;" type="text"/>	<b>Part #:</b>	<input style="width: 90%;" type="text"/>	<b>Subject Matter:</b>	<input style="width: 98%;" type="text"/>
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<b>Date(s) to be Advertised in Newspaper</b> <i>(If applicable):</i>	<input style="width: 98%;" type="text"/>
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<b>Date of Posting on the Town Website</b> <i>(If applicable):</i>	<input style="width: 98%;" type="text"/>
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## **ATTACHMENTS**

Appendix A - Location Map  
 Appendix B – Approved Severance Sketch

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## **CONCLUSION**

Staff would recommend approval of the zoning by-law amendment as the application meets the intent of the Official Plan.

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SIGNED \_\_\_\_\_

**Prepared by:** Kirstin Maxwell, Planner

SIGNED \_\_\_\_\_

**Approved by:** Chris Marshall, Director of Planning and Sustainability

n/a \_\_\_\_\_

**Approved by:** Mike Gooch, Executive Director of Development Services

SIGNED \_\_\_\_\_

**Approved by:** Kelly Pender, Chief Administrative Officer

n/a \_\_\_\_\_

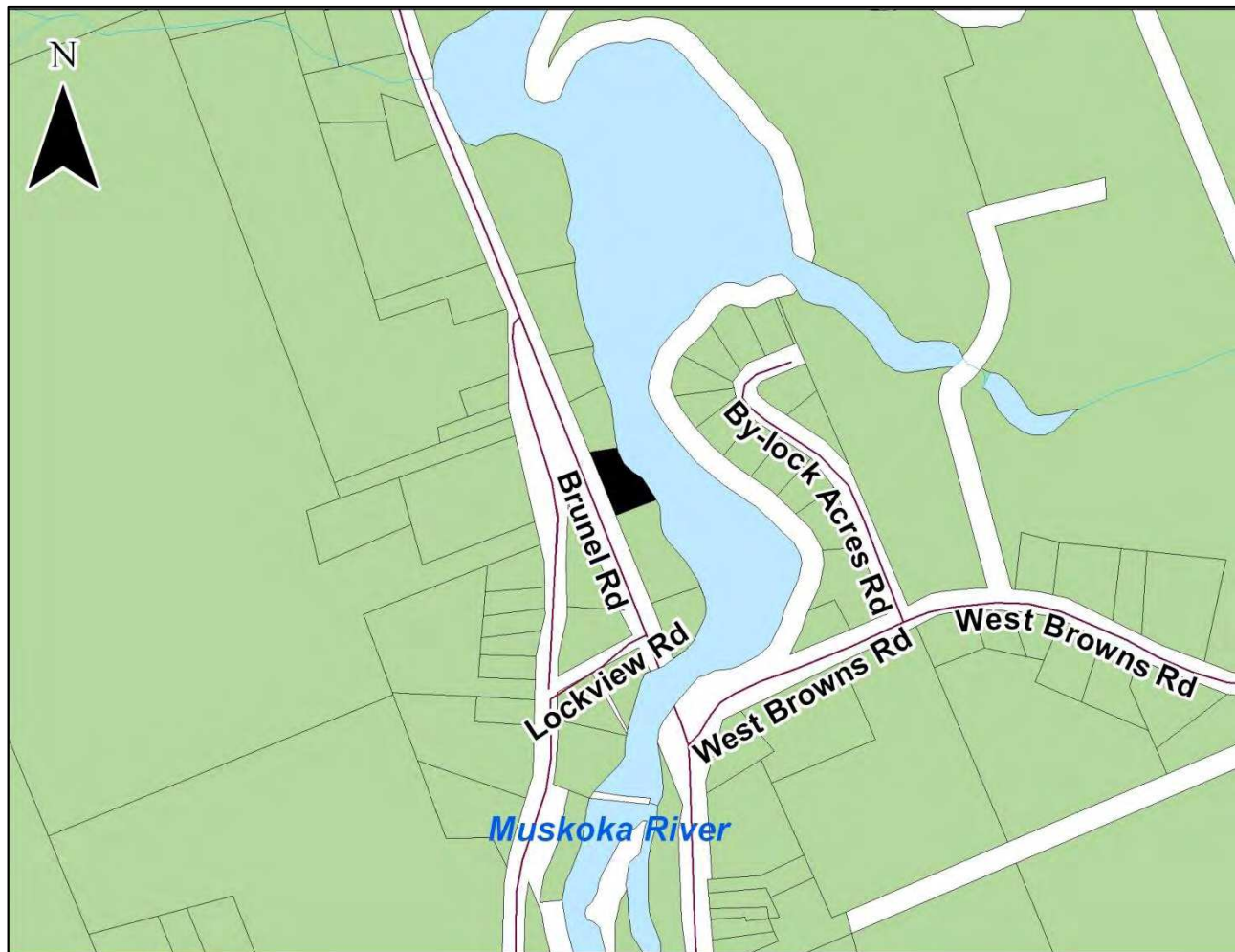
**Approved by:** Julia Finch, Manager of Finance / Treasurer *(If Applicable)*

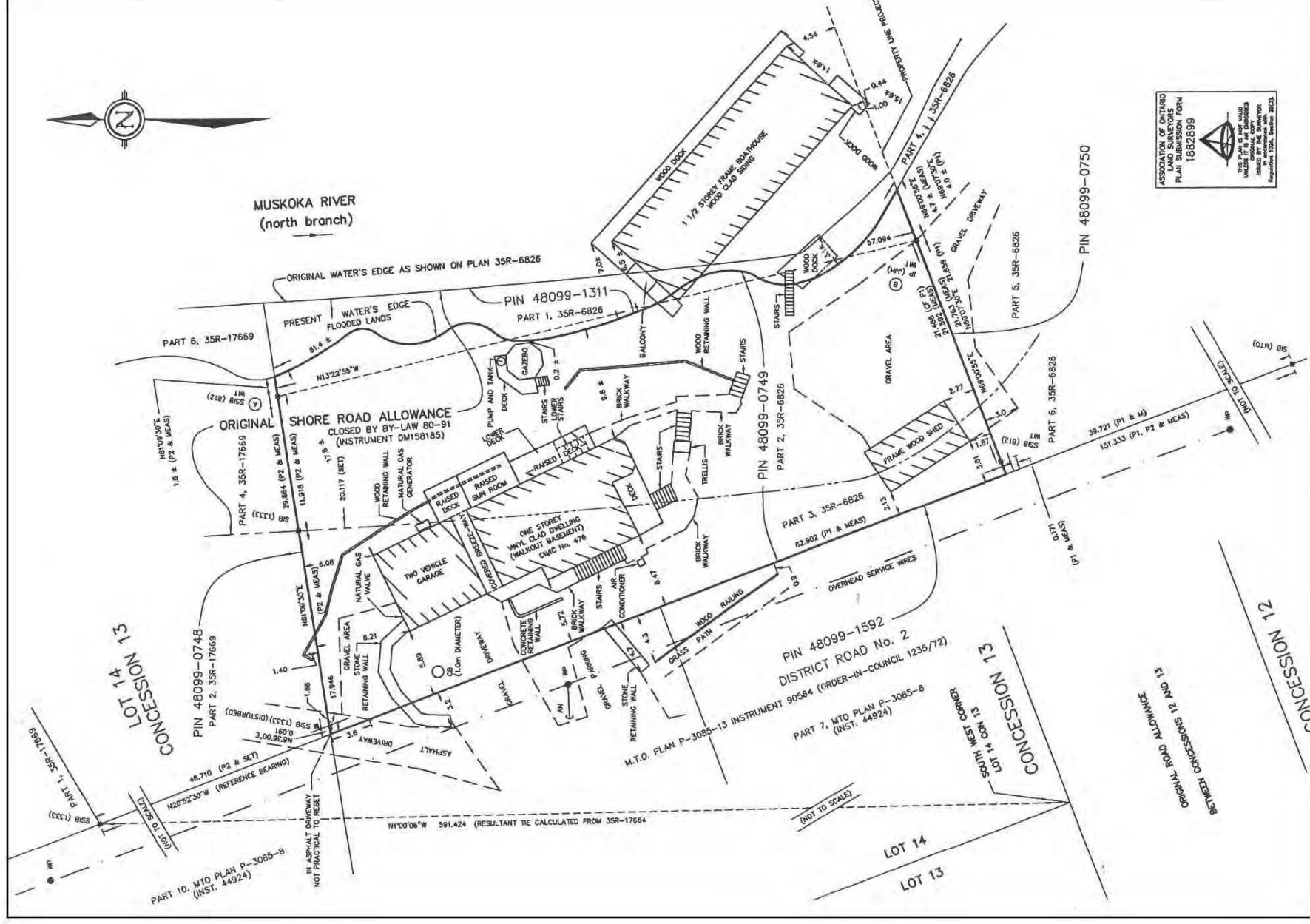
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**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy *(If Applicable)*

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## Appendix A – Location Map







## TOWN OF HUNTSVILLE

<b>DIVISION</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Community Services &amp; Economic Development</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Development Services</b>	<input checked="" type="checkbox"/>
	<b>Fire</b>	<input type="checkbox"/>	<b>Organization Development &amp; Strategy</b>	<input type="checkbox"/>
	<b>Public Infrastructure</b>	<input type="checkbox"/>		

**DEPARTMENT: Planning**

**REPORT # PL-2014-13**

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee  
**From:** Kirstin Maxwell, Planner  
**Date Prepared:** January 7, 2014  
**Meeting:** January 15, 2014  
**Subject:** Z/46/2013/HTE (Capstone Ventures Inc.) 2 Scott Street

**Requires Action** ☒ **For Discussion Only** ☐

**IT IS RECOMMENDED THAT:** Report, Reference No. PL-2014-13 dated January 7, 2014 prepared by Kirstin Maxwell (Planner) regarding "**Z/46/2013/HTE (Capstone Ventures Inc.)**" be received;

**AND FURTHER THAT:** the Planning Advisory Committee recommend to Council that an amendment to Zoning By-law 2008-66P be **APPROVED** changing the zoning of Lot 1, Plan 35M489, Town of Huntsville, from a Residential One (R1) Zone to a Convenience Commercial (C1) Zone with exception to limit the permitted uses.

### **ORIGIN / BACKGROUND**

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Zoning By-law Amendment Application Z/46/2013/HTE, which is an application to allow for professional offices.

The lands are located at 2 Scott Street and are currently vacant. The surrounding uses are residential and commercial.

### **DISCUSSION**

The Owner is requesting a zoning amendment to allow for neighbourhood commercial uses on the lot, specifically professional offices. The lot had been developed with a single family dwelling which was demolished in late 2013.

### **Official Plan**

The Official Plan designation of the property is Residential. Section 4.5.1.5 states that: Neighbourhood commercial facilities may be appropriate to residential neighbourhoods, and can be an integral part of the neighbourhood. Such facilities will be located with direct access or close proximity to collector or arterial streets, and will be designed to be compatible with the surrounding residential area. A residential component within the neighbourhood commercial facility is encouraged. Section 4.6.2.10 notes: The lands located along the boundary of the Central Business District generally function as transition zones between commercial and residential areas, allowing for the gradual and natural expansion of the Central Business District. The transition zones are generally located adjacent to, and on either side of the Central Business District. Further, it states: i) The mixed use character of the transition zones shall be recognized and as such, the conversion of single detached residential uses to multiple unit residential or commercial uses is permitted provided that the overall appearance and character of the neighbourhood is generally maintained. ii) The uses permitted within the transition zones shall generally include residential and small scale commercial, administrative or institutional uses including such uses as offices, personal service and specialty commercial uses. iii) Higher density residential uses are encouraged in this transition area.

### **Zoning By-Law**

The lands are currently zoned Residential One. The amendment will change the zoning to Convenience Commercial, but limits the uses permitted to the following: Artisan's Studio, Health Services, Offices Personal Service Establishment, Service Establishment; Accessory dwelling unit(s). More intensive uses such as convenience stores and restaurants would not be permitted. No requests have been made to amend any other provisions of the zoning by-law, including setbacks, buffering and parking requirements.

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### **FINANCIAL IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

**Yes** ☐ (If yes, fill in below) **No** ☒

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### **INSURANCE/RISK MANAGEMENT IMPLICATIONS** – (Manager of Finance / Treasurer must sign Report)

**Yes** ☐ (If yes, fill in below) **No** ☒

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### **HUMAN RESOURCES IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

**Yes** ☐ (If yes, fill in below) **No** ☒

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### **SUSTAINABILITY IMPLICATIONS** – (Executive Director of Organizational Development and Strategy must sign Report)

**Yes** ☒ (If yes, fill in below) **No** ☐

### **Economic Considerations**

This type of development encourages construction and materials in the short term and will provide increased property taxes for the long term.

### **Social Considerations**

The use proposed on the site will provide an effective transition area between the single family residential uses to the south and the commercial uses along King William Street.

### **Environmental Considerations**

The property will be subject to site plan control and is already cleared.

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**ACCESSIBILITY IMPLICATIONS**Yes ☐ (If yes, fill in below)No ☒**COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

n/a

**POLICIES / LEGISLATION**

Provincial Policy Statements  
 Planning Act, R.S.O. 1990, cP.13  
 District of Muskoka Official Plan  
 Town of Huntsville Official Plan  
 Zoning By-law 2008-66P, as amended

**CONSULTATIONS**

All internal and external agencies were circulated for comments, the application was posted in What's Up Huntsville Lake of Bays and circulated to all those adjacent property owners.

Corporate Information noted that future development may require new 911 civic addresses and/or new unit numbers. Both the Fire and Building Departments commented that a change in use permit for the new use may be required, however, the building has been demolished.

The District of Muskoka had no objections to the proposal.

**PROVISION OF NOTICE** (As per the current Town of Huntsville Provision of Notice Policy By-law)Notice Required?: Yes ☐ (If yes, fill in below)No ☒

Class #:

Part #:

Subject Matter:

Date(s) to be Advertised in Newspaper (If applicable):

Date of Posting on the Town Website (If applicable):

**ATTACHMENTS**

Appendix A - Location Map

**CONCLUSION**

Staff would recommend approval of the zoning by-law amendment as the application meets the intent of the Official Plan.

SIGNED \_\_\_\_\_

Prepared by: Kirstin Maxwell, Planner

SIGNED \_\_\_\_\_

Approved by: Chris Marshall, Director of Planning and Sustainability



n/a \_\_\_\_\_

**Approved by:** Mike Gooch, Executive Director of Development Services

SIGNED \_\_\_\_\_

**Approved by:** Kelly Pender, Chief Administrative Officer

n/a \_\_\_\_\_

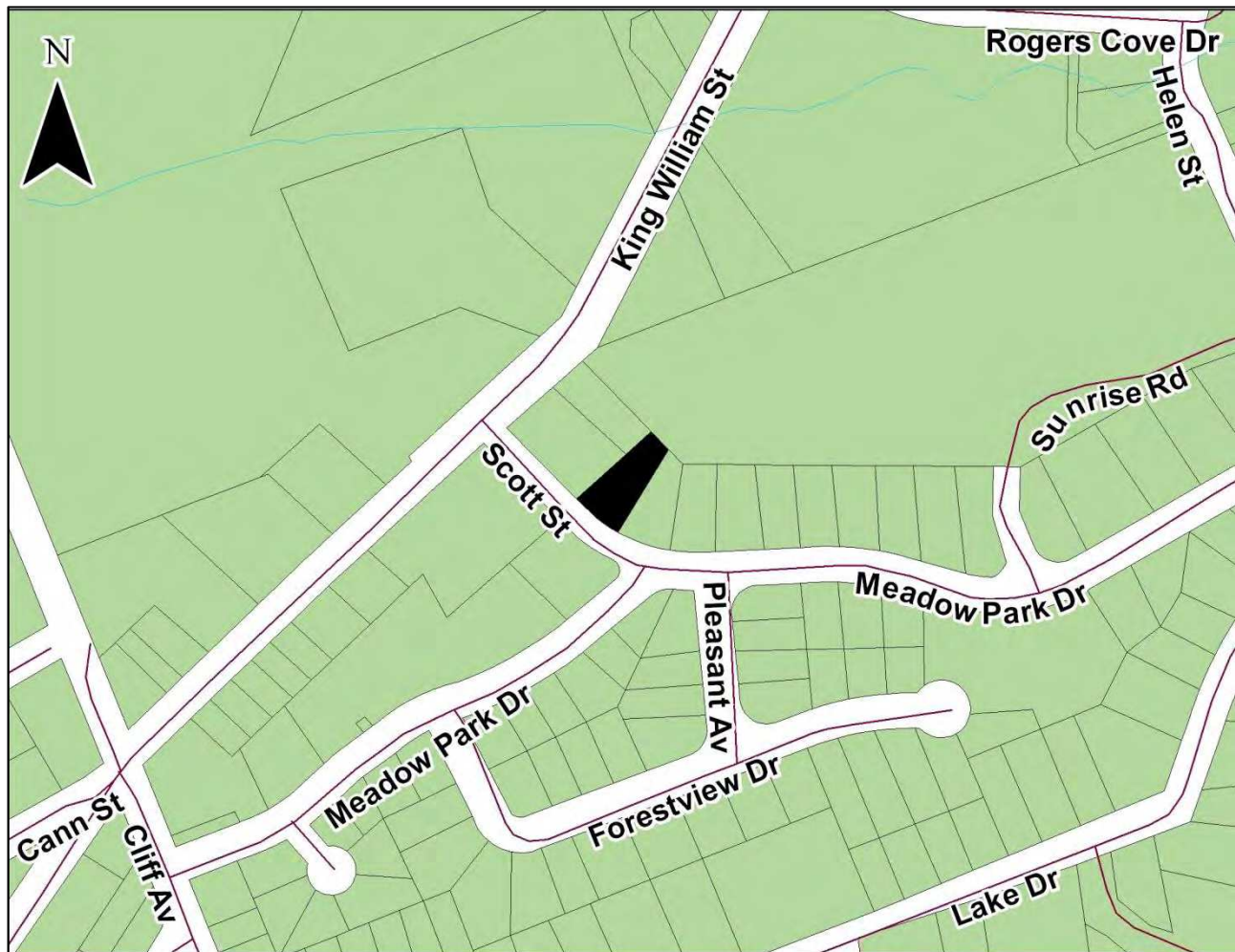
**Approved by:** Julia Finch, Manager of Finance / Treasurer *(If Applicable)*

n/a \_\_\_\_\_

**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy *(If Applicable)*

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## Appendix A – Location Map







## TOWN OF HUNTSVILLE

<b>DIVISION:</b>	<b>CAO's Office</b>	<input type="checkbox"/>	<b>Building Services</b>	<input type="checkbox"/>	<b>Community Services</b>	<input type="checkbox"/>
	<b>Corporate Services</b>	<input type="checkbox"/>	<b>Planning Services</b>	<input checked="" type="checkbox"/>	<b>Protective Services</b>	<input type="checkbox"/>
	<b>Public Works</b>	<input type="checkbox"/>				

**DEPARTMENT:** Planning

**REPORT #** PL-2014-14

**Confidential:** Yes ☐ No ☒

**To:** Planning Advisory Committee  
**From:** Chris Marshall Director of Planning and Sustainability  
**Meeting:** January 15, 2014  
**Subject:** Zoning Amendment Application Z/49/2013 – Gang of Five (Mary Lake)

### **RECOMMENDATION:**

**Requires Action** ☒ **For Discussion Only** ☐

**IT IS RECOMMENDED THAT:** Planning Report No. PL-2014-14, prepared by Chris Marshall, Director of Planning and Sustainability dated January 15, 2014 regarding Zoning Amendment application Z/49/2013 (Gang of Five) **BE RECEIVED**;

**AND FURTHER THAT:** The Planning Advisory Committee recommend to Council that Zoning Amendment Application Z/49/2013 (Gang of Five) for Concession 10, Lot 4, RP BR1914, Part 1, Brunel Ward, Town of Huntsville **BE APPROVED**.

### **BACKGROUND**

The applicants submitted Zoning Amendment and Official Plan Amendment Applications to the Town of Huntsville on March 23, 2011 to enable a 26 large lot single family condominium development. The Official Plan and Zoning Amendment Bylaws were adopted by the Town on September 18, 2012.

After receiving Draft Approval for the Condominium application, the applicant had more detailed surveying done that identified more precisely where the best building sites and trails locations should be. Unfortunately, this required the lot lines to be shifted slightly and a number of amendments to the Zoning on the property. These Zoning amendments were adopted by Council April 22, 2013.

More recently one of the private property owners on the waterfront ran into financial difficulties and are no longer able to be part of the Condominium development. As a result, the property owners have applied to remove this waterfront property from the Condominium and rezone an open space zoned portion of the property to add a new lot to the Condominium.

The purpose of this report is to provide the Planning Advisory Committee with a summary and recommendation concerning Zoning Application Z/49/2013/HTE which is an application to enable the creation of one new lot to replace the lot being removed from the 26 lot condominium development on Mary Lake.

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## **DISCUSSION**

### **SITE AND SURROUNDING USES**

The subject property consists of 5 lots that are approximately 107 ha (265 acres) in area and are accessed from Griffin Lodge Road. The subject properties are located east of Griffin Lodge Road on the north side of Mary Lake (see Appendix A Location Map). The subject lands are currently well vegetated with mature mixed forest cover. The lands have an undulating topography through the central portion of the property, however in the southern portion of the property, the lands slope steeply towards Mary Lake. A small waterbody (Owlet Lake) of about 15-20 acres is also located on the northwest portion of the lands. There is a series of creeks draining the property and Owlet Lake. The owner has constructed an access road from Griffin Lodge Road to the back of the Lots on Mary Lake. A staircase has also been constructed that leads down to the water and a docking facility. No other development currently exists on the property.

The subject property has approximately 1425 ft of frontage on Mary Lake.

There are two Municipal Road Right of Ways that run through the subject properties. There is a road right of way that leads east from Griffin Lodge Road on the northern edge of the subject lands and there is a road right of way that runs through the middle of the property between the waterfront lots and the back lots.

Surrounding land uses are primarily rural and shoreline residential in nature, however the majority of the surrounding area is undeveloped. The Mary Lake Highlands subdivision with 29 lots is located immediately to the west. There are 4 vacant waterfront lots with waterfront access only on the south side of the subject property.

The newly amended zoning on the properties is a combination of Conservation, Open Space, and Shoreline Zones with exceptions along the Mary Lake Shoreline and Rural Residential, Rural One, Conservation and Open Space with exceptions on the lots further back from the waterfront.

The new Official Plan designations for the subject properties are "Waterfront Special Policy Area 2" and "Rural Special Policy Area 1". These new designations outline what is permitted to be developed along the waterfront and the style of development permitted on the lots proposed further back from the waterfront.

### **PROPOSED ZONING AMENDMENT**

The applicant originally proposed to create 21 new building lots and reconfigure 5 existing lots for a total of 26 single family lots that are all part of a Condominium development that share:

- a private road off of Griffin Lodge Road;
- two docks on Mary Lake;
- Owlet Lake;
- approximately 60 ha (150 acres) of natural open space with trails; and
- a 2.85 ha photovoltaic area which will produce electricity to be sold back into the grid.

More recently, the owner of one of the existing waterfront lots (Lot 26) had some financial difficulties and could not be included in the Condominium Corporation. In order to make up for the loss of Lot 26, the applicant has applied to amend the zoning on a 1.74 ha (4.3 acre) piece of land that is set back from the waterfront and create an additional lot.

Although Lot 26 will no longer be officially be part of the Condo corporation and have access to the shared waterfront amenities, the applicant is providing an access easement to the property so that it will have access to the private road.

The new lot will be accessed off the south end of the private road and will be serviced by private wells and septic fields.

### **Provincial Policy Statement**

Section 1.1.4.1 d) "Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted."

The proposed development retains the rural character of the area with large lots in which the majority of the tree cover is retained. The shoreline of Mary Lake will be kept in its natural state other than the two docks that the lots will share. Development will be setback a minimum of 300 ft from Mary Lake which will ensure that the proposed homes and septic fields do not effect the water quality of the lake. All the lots will be serviced by private wells and septic fields.

The new is well back from the waterfront and will not affect the intent of the original application.

### **Town of Huntsville Official Plan**

The Town of Huntsville Official Plan designation of the subject properties is a combination of Rural and Waterfront. The recent amendment to the Town's Official Plan creates two new Special Policy Areas to reflect the unique form of development being proposed.

The land which is proposed to be rezoned for the new lot is located in the Waterfront Special Policy Area – Two (Gryffin Bluff). The proposed rezoning will not impact the Official Plan designation for this area as it restricts the number of vacant land condominium units to six and there will still be six units after the waterfront property is removed from the condominium and the new lot is added. The OP designation also requires a minimum 1.39 ha lot size and the proposed lot size is 1.74 ha.

### **Zoning By-Law**

The applicant is proposing to rezone a 1.74 ha area of land from Open Space Two with an Exception (OP2-0152) to Shoreline Residential Two with an exception (SR2-0146). The proposed zoning amendment will comply with the Waterfront Special Policy Area designation that includes the proposed lot.

**FINANCIAL IMPLICATIONS** – *(Budget & Financial Planning Officer must sign Report)*

n/a

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**INSURANCE/RISK MANAGEMENT OR HUMAN RESOURCES IMPLICATIONS** – *(Human Resources Manager must sign Report)*

n/a

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**HUMAN RESOURCES IMPLICATIONS** – *(Executive Director of Organizational Development and Strategy must sign Report)*

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**SUSTAINABILITY IMPLICATIONS** – *(Executive Director of Organizational Development and Strategy must sign Report)*

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**Economic Considerations**

The proposed zoning amendment will enable the creation of one new lot which the property owners will be able to sell and will enable the construction of one new home. This will create the demand for more construction and increase in municipal tax revenues.

**Social Considerations**

The proposed zoning amendment will reduce the open space shared by the 26 lots but there will still be close to 60 ha of shared open space along with many trails and docks.

**Environmental Considerations**

The proposed zoning amendment will enable the creation of one new lot and will increase the amount of vegetation cleared. However the Zoning exception being proposed limits how much vegetation can be cleared on the site so the majority of the new lot will be kept in its natural state.

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**ACCESSIBILITY IMPLICATIONS**

n/a

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**COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

n/a

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**POLICIES / LEGISLATION**

Provincial Policy Statements  
Planning Act, R.S.O. 1990, cP.13  
District of Muskoka Official Plan  
Town of Huntsville Official Plan  
Zoning By-law 2008-66P, as amended

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**CONSULTATIONS**

All internal and external agencies were circulated for comments and letters were sent to the neighbouring property owners notifying them of the proposed zoning amendments. As of the date of this report the only

comments received by staff was from the Mary Lake Association and they have no concerns with the application.

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**PROVISION OF NOTICE** *(As per the current Town of Huntsville Provision of Notice Policy By-law)*

**Notice Required?:**      **Yes** ☐ *(If yes, fill in below)*      **No** ☒

**Class #:**     **Part #:**     **Subject Matter:**

**Date(s) to be Advertised in Newspaper** *(If applicable):*

**Date of Posting on the Town Website** *(If applicable):*

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**ATTACHMENTS**

Schedule "A" – Location Map  
Schedule "B" – Proposed Zoning Changes  
Schedule "D" - Zoning Sketch

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**CONCLUSION**

Staff are recommending approval of the proposed zoning amendment as it will meet the intent of the recent Official Plan amendments adopted by the District and the Town to accommodate this development.

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SIGNED \_\_\_\_\_

**Prepared by:** Chris Marshall, Director of Planning Services

SIGNED \_\_\_\_\_

**Approved by:** Kelly Pender, Chief Administrative Officer

N/A \_\_\_\_\_

**Approved by:** Mike Gooch, Executive Director of Planning Services

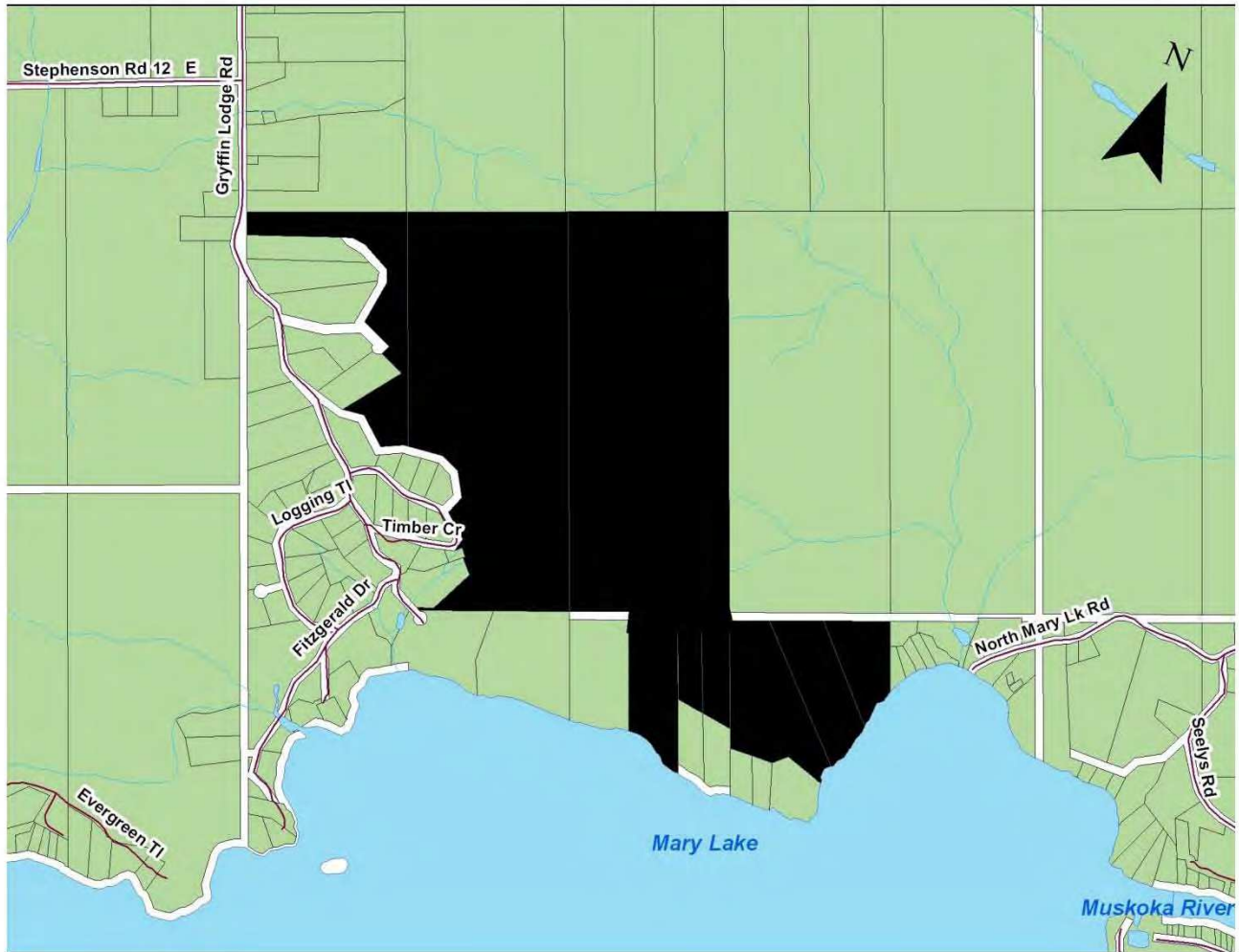
NA \_\_\_\_\_

**Approved by:** Julia Finch, Manager of Finance / Treasurer *(If Applicable)*

NA \_\_\_\_\_

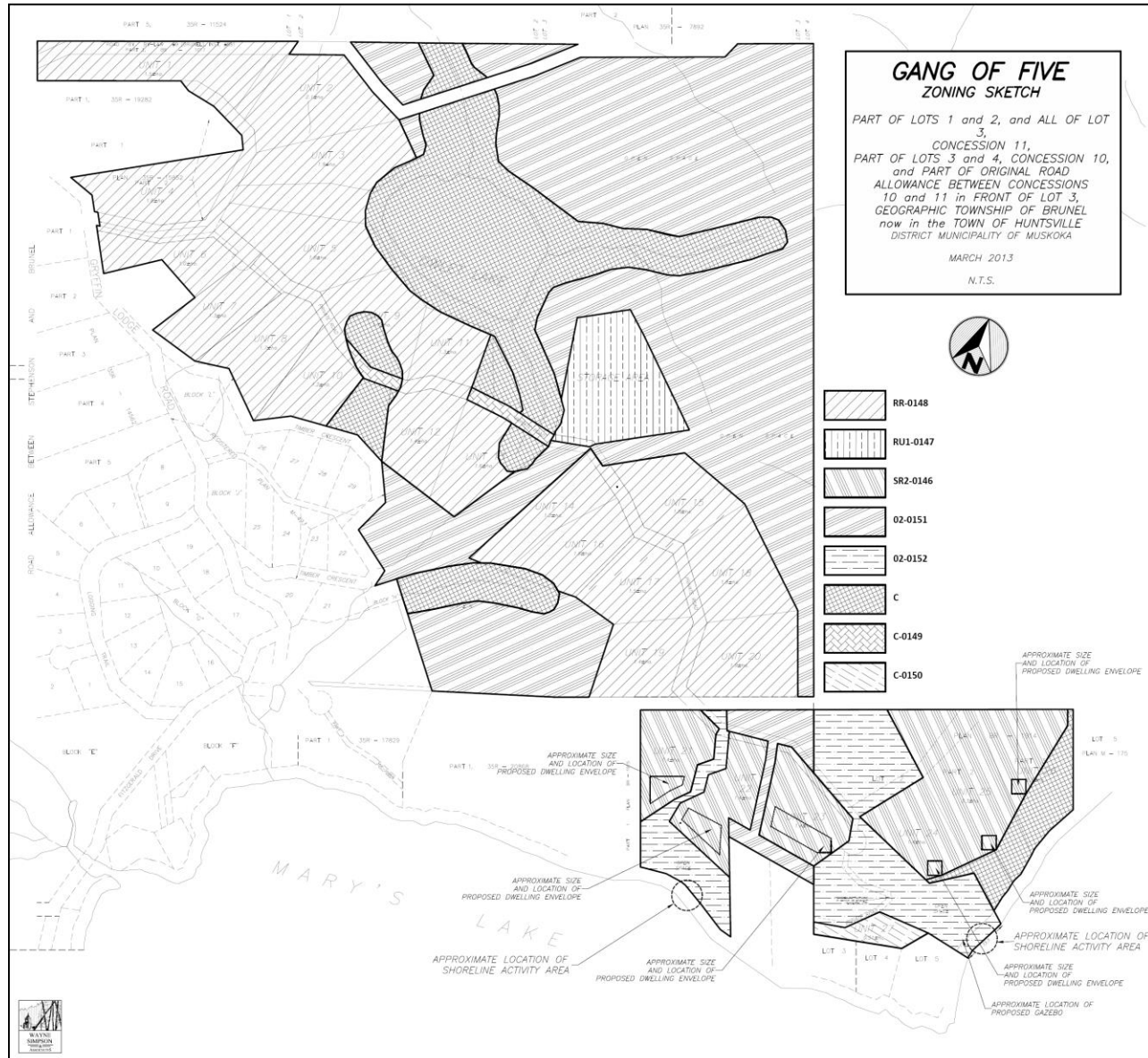
**Approved by:** Lisa Smith, Executive Director of Organizational Development & Strategy *(If Applicable)*

## Appendix A Location Map





## Appendix C Existing Zoning



## Appendix B Proposed Lot Layout

