

**MINUTES OF A PUBLIC MEETING
OF THE TOWNSHIP OF RAMARA
MONDAY, AUGUST 28, 2000**

A Public Meeting held under The Planning Act was held in the Council chambers, as part of the regular Council Meeting, with the following members and staff in attendance:

	Mayor	Dr. Tom Garry
	Deputy Mayor	Dan McMillan
	Councillor	Marilyn Brooks
	Councillor	John Ferguson
	Councillor	Nadir Jamal
	Councillor	Neal Snutch
Absent	Councillor	Norm Whitney
	CAO/Clerk	Richard Bates
	Assistant to the CAO/Clerk	Janice McKinnon
	Planning Administrator	Keith MacKinnon

The Mayor opened the Public Meeting at 7:30 p.m., stating:

“As required under The Planning Act, and pursuant to Council policy, Council is holding a Public Meeting prior to either adopting, or rejecting three proposed zoning bylaw amendments for:

- File Z-10/00, Township of Ramara, General provision to allow Kennels, (Rama)**
- File Z-11/00, Part Lot 27, Conc. 8, Mara, Valerie Fox.**
- File Z-12/00, Part Lot 31, Conc. 9, Mara, Michael Courtenay**

The Mayor advised that if a person or public body that files an appeal of a decision of the Ramara Township Council in respect to the proposed zoning bylaw, does not make oral submissions at a Public Meeting, or make written submissions to the Ramara Township Council before the proposed zoning bylaw is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

Council has made no decision on any of these three matters, and is neither in support or opposition. We want everyone present to have a chance to make a statement. All comments and submissions will be considered by Council.”

Z-10/00 General Provision to allow Kennels.

The audience was asked whether there was anyone present or who had questions

concerning the rezoning for Kennels and no one replied.

Deputy Mayor McMillan was concerned that if a kennel were to be located next to vacant land would we be sterilizing the adjacent land for residential development or devaluating it?

Rick Bates replied that the land could still be used but the person would be aware of the kennel.

Deputy Mayor McMillan felt the bylaw should be changed to be 300 metres from the lot line rather than the dwelling.

Rick Bates commented that 300 metres from the lot line would require a larger property.

Councillor Snutch replied that the letter from Gravenhurst says that they measure from the lot line and that we should do the same. As well, maybe we should reduce the 300 metres if it were to be from the lot line instead of the dwelling.

Deputy Mayor McMillan felt that the separation distance for kennels should be far away from a house that could possibly be built later on next to an existing kennel.

Mayor Garry stated that since there were some unclear aspects to the bylaw that it should be sent back to Mark Dorfman.

Councillor Jamal felt that the Gravenhurst report was not very clear.

Deputy McMillan asked how the Mara zoning bylaw compared to the proposed one.

Rick Bates stated that it had the same at 300 metres from a dwelling.

Ended at 7:15pm

File Z-12/00, Part Lot 27, Conc. 8, Mara, Valerie Fox

The audience was asked whether there were any questions concerning the rezoning for Fox, Roy Johnston (next door neighbour) of 4331 Lakeview Drive replied that he was interested.

Richard Bates, Clerk, gave an explanation of the manner of Notice of this public meeting, and reviewed the comments received to date.

Roy Johnston's main concern was where the house was going to be located as it would obstruct his view of the lake. Mr. Johnston also stated that the Basilian Fathers (previous owners of the property) told him that they would leave the hydro line which services the island the way it is, and he had concerns about Fox burying the hydro line.

Rick Bates used an overhead that displayed where the building envelope is located on the property which means that the owner can only build in that area. The building must be 26.25 feet from the frontage, 4.9 feet from the lot line and 65.6 feet from the highwater mark.

David Fox was there to represent Stephen and Valerie Fox and felt that the hydro lines would not be an issue as it would not disrupt service to the island, and burying the hydro would be at the owners expense.

Mayor Garry wondered if there would be an easement by hydro if the lines were buried underground and a building erected.

Roy Johnston then stated that he was not concerned about the hydro, but more concerned about where he was going to put the house and how his view would be obstructed as he has a 4200 square foot two storey home.

Keith MacKinnon stated that during a site visit of the property the hydro poles were approximately 8 feet from the property line closest to Mr. Johnston. Council was also informed that the property in question does have a down grade slope towards the lake and where the building envelope is located Mr. Johnston's view would not be totally obstructed due to his home being of higher elevation.

Roy Johnston felt that this information was not true as his view would be obstructed especially at the lower level which is a sunroom where he spends a lot of his time there. Mr. Johnston also stated that the building would be twenty feet high with a roof and would obstruct his view.

Councillor Jamal felt that under a pact the view could be controlled possibly.

Deputy Mayor McMillan stated that we can't control property owners from one another planting trees to obstruct another person's view of the lake. Mr. McMillan felt that these sort of things happen all the time, and Mr. Johnston still has a view straight ahead to the lake over his own property.

Rick Bates stated that views are not protected in the Planning Act.

ended 7:45pm.

Z-12/00, Part Lot 31, Conc. 9, Mara, Michael Courtenay.

The audience was asked whether there was anyone present or who had any questions concerning the rezoning for Courtenay, no one replied.

Michael Courtenay was present at the meeting.

Deputy Mayor McMillan said that this case was similar to one five months ago (Walker) and he felt that it is inappropriate to have two (2) dwellings on a half (.5) acre lot. He felt that it is not a good thing to increase the density on lakefront property due to water quality issues.

Councillor Ferguson was wondering how the trailer was being used at this present time.

Michael Courtenay replied that both the trailer and cottage are used for seasonal purposes only.

Councillor Snutch asked about the private road access.

Councillor Jamal questioned whether Mark Dorfman's report was recommending adopting the rezoning.

Rick Bates said that Mr. Dorfman does recommend the rezoning due to the fact that both structures exist and are smaller than required.

Deputy Mayor McMillan wanted to confirm that once the trailer is taken off the lot it can no longer be considered a legal non-conforming use.

Rick Bates confirmed that this statement is correct.

Councillor Ferguson asked whether Gar Payne will have to see if the septic system is adequate for a new dwelling. He expressed concern that it would be hard to have two septic systems on a half acre lot.

Mayor Garry brought awareness to the School Board information in the agenda.

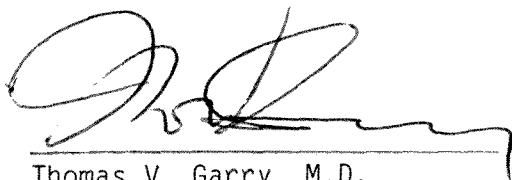
Councillor Jamal asked whether he would be able to sever the lot in the future.

Keith MacKinnon Planning Administrator stated that no he couldn't as there is only a half acre total and in order to sever it would require to have 20,000 square feet minimum lot size for both.

Councillor Ferguson asked what is the maximum lot coverage.

Keith MacKinnon stated that it was 25%.

ended at 7:30pm



Thomas V. Garry, M.D.
Mayor



Richard P. Bates, BAS, CET
CAO/Clerk