

TOWNSHIP OF THE ARCHIPELAGO REPORT FORM

TARGET

Presented to			
COUNCIL <input type="checkbox"/>	ADMINISTRATION / FINANCE <input type="checkbox"/>	HUMAN RESOURCES <input type="checkbox"/>	PLANNING & BUILDING <input checked="" type="checkbox"/>
ENVIRONMENT <input type="checkbox"/>	DISTRICT LIAISON SOUTH <input type="checkbox"/>	DISTRICT LIAISON NORTH <input type="checkbox"/>	PUBLIC WORKS <input type="checkbox"/>
ROADS TASK FORCE <input type="checkbox"/>	CAO <input type="checkbox"/>	OTHER <input type="checkbox"/>	
Date Presented September 19, 2019	Presented by Cale Henderson		Report #
Subject Summary of Discussions/Comments from ZBLA Public Info Sessions			

INFORMATION & ANALYSIS

Attached is a summary of the discussions/comments from each of the three information sessions, with respect to the Comprehensive Zoning By-law Review, that were held on August 15th, 16th, and 17th, 2019.

RECOMMENDATION

For information and discussion

DIRECTION

Accept Recommendation as Reported <input type="checkbox"/>
Do Not Accept Recommendation - No further Direction <input type="checkbox"/>
Other Direction as Follows <input type="checkbox"/>
Signature of Chairperson

Zoning By-law Review - Public Information Sessions

Summary of Discussion/Comments

Date: Thursday, August 15, 2019

Time: 5:00 pm – 7:00 pm

Location: Township of The Archipelago Council Chamber

Number of attendees: 13

Comments/Discussion

1. Shoreline Residential Lot Coverage
 - Some points of clarification regarding existing calculations, no concerns or suggestions.
2. Shoreline Residential Setback from Shoreline
 - Point raised that every property is unique, need to cater setback on a property specific basis.
3. Dwelling Size
 - General questions around why there is even a minimum dwelling size.
4. Sleeping Cabins
 - No issues or questions.
5. Accessory Buildings
 - No issues or questions.
6. Boathouses & Boatports
 - Comment about fluctuating water levels on Georgian Bay making it challenging to construct boathouses.
 - Questions about whether the Township was considering prohibiting boathouses.
 - Discussions ensued around non-complying building and structures and ability to replace.
7. Docks
 - Questions raised why Inland Lakes rules, and a maximum of only two docks is permitted on Inland Lakes, even if they are larger in area and frontage.
 - Questions regarding docks at marinas (discussed water lots and MNR authority under Public Lands Act).
8. Legal Non-Complying Dwellings
 - No Discussion

Other Issues/Comments Received:

- Accessory Apartments – issues raised about potential multiple impacts, servicing, roads, density, etc.
- Concerns raised about specific development applications:
 - Gates property -10 Lot Consent – Density of area, number new dwelling with accessory apartments
 - Moon River Marine Crown land purchase, concern with process, need to consult with public, is there a sunset clause on resolution passed by Council providing support in principle.
- Saunas – should not be permitted with a 0 metre setback.
- Non-complying if lot coverage changes – need to ensure any changes to Lot Coverage does not freeze all existing development, some flexibility needs to be incorporated into rules.
- Affordable Housing – discussion around what is affordable, ensuring affordable housing goes to those in need, what is the Township doing to address these issues?

Site Alteration – Concerns were raised around tree cutting, power washing rocks, site alteration, etc.

Date: Friday, August 16, 2019

Time: 5:00 pm – 7:00 pm

Location: Pointe au Baril Community Centre

Number of attendees: 27

Comments/Discussion:

1. Shoreline Residential Lot Coverage
 - Questions about incorporating frontage in the determination of maximum permitted lot coverage.
2. Shoreline Residential Setback from Shoreline
 - Questions about how to measure setback and high water mark.
 - Comments received about being surprised about minimal front yard setback.
3. Dwelling Size
 - Assessment of properties not appropriate based on building size restrictions.
 - Too restrictive from an architectural design perspective, but doesn't see problems too often.
4. Sleeping Cabins
 - Permitted size is too large, does not represent the traditional or historical sleeping cabins.
 - Concerns with the ability to enforce the "cooking facilities" restrictions (i.e. microwave, bbq, toaster, etc.).
 - Restriction on no full kitchens is not a problem, but people do want ability to have coffee, toast, etc. in morning.
5. Accessory Buildings
 - Too many buildings permitted on a property (accessory, sleeping cabins, main dwelling).
6. Boathouses & Boatports
 - Discussions about when MNR approval is required, clarified that two-storey boathouses are not permitted, living accommodations are not permitted within a boathouse and that tents and canvas coverings are also considered boat ports and must comply with regulations.
7. Docks
 - Need to prohibit pressure treated wood and 'dock foam' in the construction of docks.
 - Rules need to be simplified.
 - Clarification about 'near shore' portion.
8. Legal Non-Complying Dwellings
 - No questions or comments.

Other Issues/Comments Received:

- Should contact every property owner to ensure we get as much input as possible.
- New Lot Creation – No changes to minimum lot area or frontage requirements.
- Chickens – backyard chickens should be permitted.
- Enforcement is critical to a Zoning By-law, questions raised whether there is adequate enforcement.
- Discussions around size of buildings and septic requirements (bedrooms, fixtures, floor area).
- Issues with outdoor showers and bathing in Georgian Bay, needs to be better education.
- Saunas – permits need to be required for all saunas.
- All or more properties should be placed into Site Plan Control, to ensure development is appropriate for each unique property.

Date: Saturday, August 17, 2019

Time: 1:00 pm – 3:00 pm

Location: Frying Pan Island – Sans Souci Association School House

Number of attendees: 15

Comments/Discussion:

1. Shoreline Residential Lot Coverage
 - Questions whether a tent, eave, decks, etc. is included in lot coverage.
2. Shoreline Residential Setback from Shoreline
 - Clarification as to how we measure front yard setback and high water mark.
 - 176.44 metres is used for planning purpose and was derived as it is the all-time average water level for Georgian Bay.
 - Increase setback for inland lakes.
3. Dwelling Size
 - Clarification as to what is included in the measurement of 300 sq. m. maximum total floor area of main dwelling. (i.e. no basement, etc.)
 - Clarification that we do not distinguish between permanent and seasonal – 300 sq. m. maximum total floor area for both.
4. Sleeping Cabins
 - Discussed issues with enforcing no cooking facilities (i.e. microwave, toaster, coffee maker, etc.)
 - Sliding scale on size and number of sleeping cabins should be incorporated
 - Current rules may allow too much development.
 - Size of cottage and number & size of sleeping cabins permitted needs to be considered.
 - Sleeping cabins being rented (i.e. Air BnB) is a concern. Cooking facilities restriction may assist in controlling or limiting rentals.
 - Setback and separation between buildings is important in reducing development and preserving natural landscape.
5. Accessory Buildings
 - Clarification provided as to what is included in number of accessory buildings.
6. Boathouse & Boatports
 - Clarification provided on boathouse vs. boatport.
 - Discussion on floating versus crib and MNR requirements under Public Lands Act.
 - Discussed challenge of constructing a two slip boathouse with the restrictions on width, no consensus as to whether this was an actual issue.
 - Questions as to why we are limiting living space & second storey.

7. Docks

- Near Shore Portion explained.
- Clarified no different rules between floating versus crib.

8. Legal Non-Complying Dwellings

- Clarification that adding a roof over an existing deck attached to a non-complying building would be a potential issue.
- Clarification of “Legal” Non-complying, stressing the building must have been built legally and highlighting formation of the Township and passing of first Zoning By-law is a critical point in time in determining what is “legal” or not.

Other Issues/Comments Received:

- Green Energy –
 - Windmills are a concern (both at a residential level and industrial).
 - Solar Panels are also a concern.
 - Need to find a balance between promoting and allowing renewable energy, but maintain the natural aesthetics of area.
 - Must be concerned with repeal of Green Energy Act and should be incorporating and regulating in Zoning By-law.
- Lot Creation – asked if there is any discussion about changing minimum lot size and frontage to be eligible for severance, clarified that this is within the Official Plan and it did not change.