



NOTE:

WE REQUIRE AGENCY

COMMENTS

ON OR BEFORE

FRIDAY, JANUARY 10, 2020



**NOTICE OF PUBLIC HEARING
CONCERNING A PROPOSED MINOR VARIANCE TO
ZONING BY-LAW 10-04 (AS AMENDED)
OF THE TOWN OF GRAVENHURST**

Respecting an application by **Darren CAMPBELL and Marie LUSSIER**
for a variance to lands municipally known as 1417 North Muldrew Lake Road (North Muldrew Lake)
(Application No. A/37/2019/GR)

TAKE NOTICE THAT the above noted application will be heard by the Town of Gravenhurst Committee of Adjustment on

FRIDAY, JANUARY 17th, 2020

at 9:00 a.m. at the
Gravenhurst Municipal Offices
(Council Chambers)
5 Pineridge Gate
Gravenhurst, Ontario

PUBLIC HEARING - You are entitled to attend this Public Hearing in person to express your view about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this Hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer. For further information, please visit the Town Office or contact Angela Ghikadis, Planner, or Melissa Halford, Manager of Planning Services, at 705-687-3412, during office hours (8:30 a.m. to 4:30 p.m. Monday to Friday).

FAILURE TO ATTEND HEARING - If you do not attend the Hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION - A copy of the decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the Hearing and who has filed with the Secretary-Treasurer a written request for notice of the decision.

Dated at the Town of Gravenhurst
This 3rd day of January, 2020.

Melissa Halford
Secretary-Treasurer

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Variance Requested to Zoning By-law

Re: Application No. A/37/2019/GR
CAMPBELL, Darren & LUSSIER, Marie
Roll No. 020 025 02200

The applicant is proposing to construct an addition with a setback from the water (North Muldrew Lake) of 22.5 metres as shown on the attached sketch dated January 3rd, 2020.

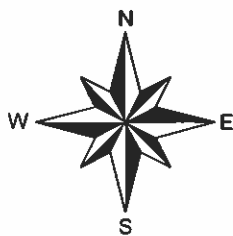
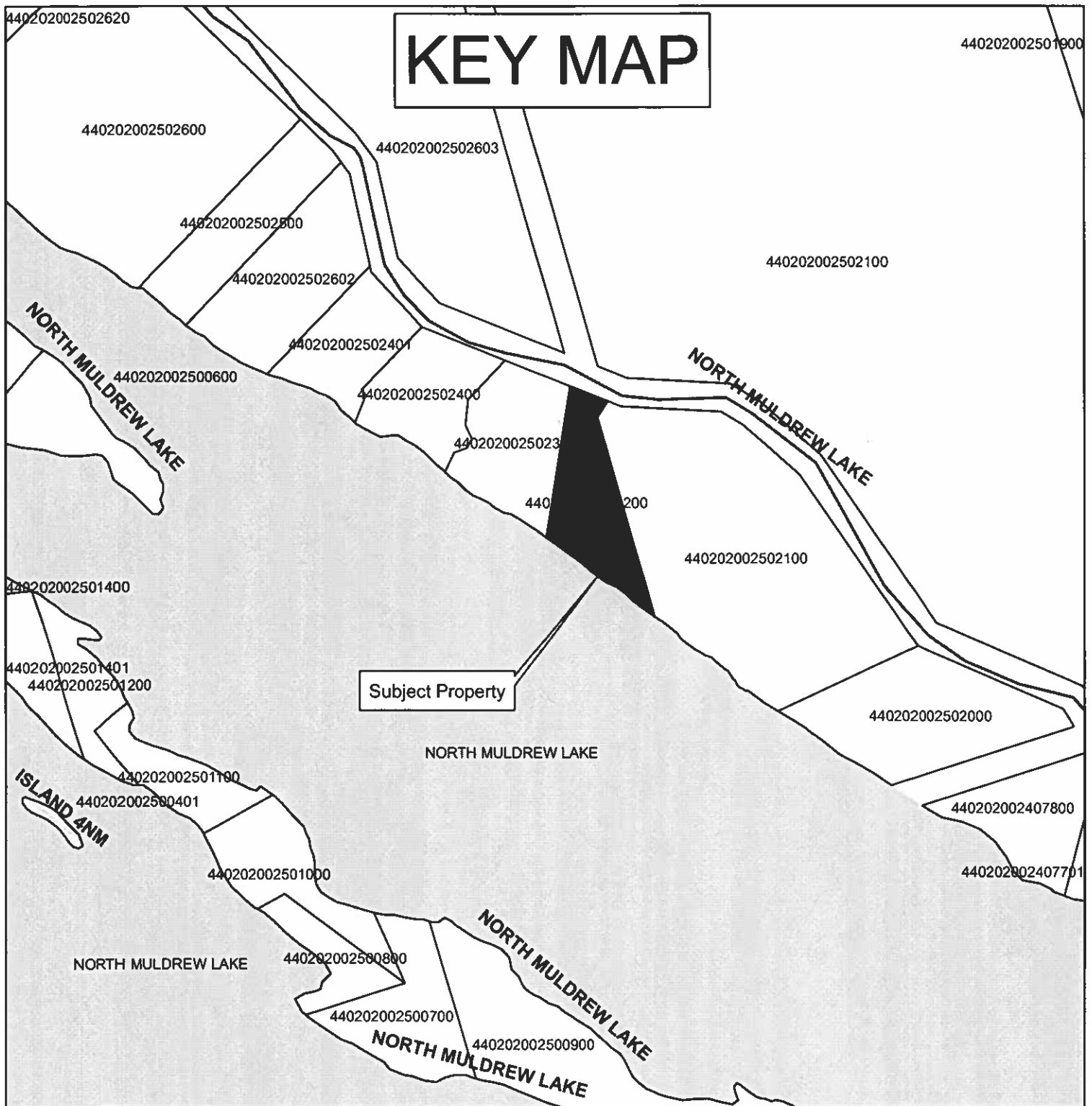
The existing Dwelling is setback 25.6 metres from the water and the Zoning By-law does not permit a Dwelling addition to be located closer to the water.

If approved, a Dwelling addition will be permitted to be setback a minimum of 22.5 metres from the water, a variance of 3.1 metres.

ZONING BY-LAW 10-04, as amended – Residential Waterfront (RW-6B)

The property is municipally known as 1417 North Muldrew Lake Road (Zoning Grid Schedule No. F04).

KEY MAP



0 35 70 140 210 280
Meters

1:3,665

Proposed Minor Variance Application No. A/37/2019/GR
CAMPBELL, Darren and
LUSSIER, Marie
Part of Lot 31, Concession 3 (Muldrew Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
being Part ORA and Part 1, Plan 35R-17420
Municipally known as 1417 North Muldrew Lake Road
Roll No. 020-025-02200

SCHEDULE

Minor Variance Application No. A/37/2019/GR
CAMPBELL, Darren and
LUSSIER, Marie
Part of Lot 31, Concession 3 (Muldre Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Part ORA and Part 1, Plan 35R-17420
municipally known as 1417 North Muldre Lake Rd
Roll No. 020-025-02200

Date: January 3, 2020

