



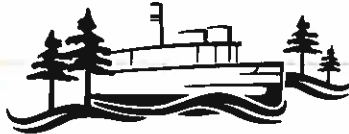
NOTE:

WE REQUIRE AGENCY

COMMENTS

ON OR BEFORE

FRIDAY, JANUARY 24, 2020



GRAVENHURST

GATEWAY TO MUSKOKA

**NOTICE OF COMPLETE APPLICATION AND OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT TO
ZONING BY-LAW 10-04 (as amended)
OF THE TOWN OF GRAVENHURST**

Respecting an application by **Wendy MORRIS**
to rezone lands located at 742 Peninsula Road (Middle Muldrew Lake)
(Application No. ZA 30-2019)

TAKE NOTICE THAT a complete application has been accepted under Section 34 of the Planning Act, R.S.O.1990, Chapter p. 13, as amended, regarding the above noted property.

ADDITIONALLY, TAKE NOTICE THAT the Council of the Corporation of the Town of Gravenhurst will hold a Public Meeting in relation to the application on

TUESDAY, JANUARY 28th, 2020
at 5:00 p.m. at the
Gravenhurst Municipal Offices (Council Chambers)
5 Pineridge Gate, Gravenhurst, Ontario

THE PURPOSE of the Public Meeting will be to consider a proposed amendment to Zoning By-law 10-04 (as amended) of the Town of Gravenhurst pursuant to the provisions of Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13, as amended.

THE FOLLOWING INFORMATION is attached to this notice for your information and review:

- an explanation of the Purpose and Effect of the Proposed By-law;
- a key map showing the location of the property affected by the Proposed By-law;
- a sketch (Schedule); and a copy of the Draft By-law.

ANY PERSON OR AGENCY may attend the Public Meeting and/or make written submissions either in support or opposition to the Proposed By-law.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Town of Gravenhurst to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gravenhurst, before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Gravenhurst, before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED of the decision of the Town of Gravenhurst in respect of the proposed By-law, you must make a written request to Scott Lucas, Director of Community Growth and Development.

ADDITIONAL INFORMATION is available for review at the Town of Gravenhurst Development Services - Planning Department at the Municipal offices during winter office hours (8:30 a.m. to 4:30 p.m. Monday to Fridays). For further information, please contact Melissa Halford, Manager of Planning Services or Angela Ghikadis, Planner at 705-687-3412.

DATED at the Town of Gravenhurst this 7th day of January, 2020.
Scott Lucas, Director of Community Growth and Development

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 30-2019
MORRIS, Wendy
Roll No. 020 023 02702

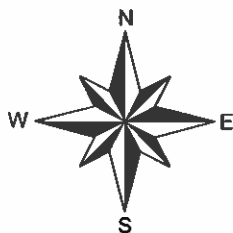
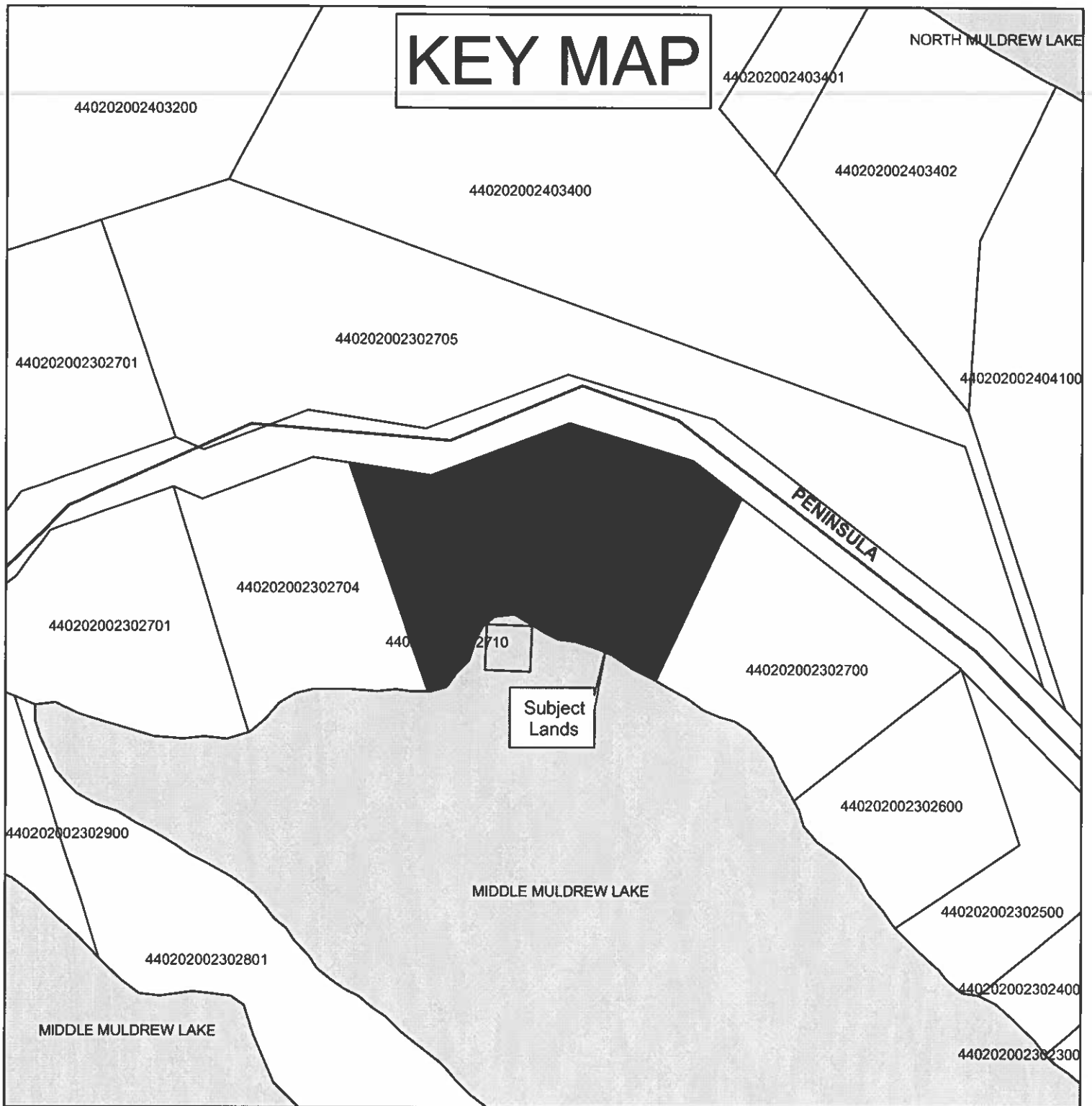
An application was received to rezone lands located at 742 Peninsula Road (Middle Muldrew Lake).

The property is legally described as Part of Lot 32, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka Being Part 2, Plan 35R-10528 & Part 2, Plan 35R-15611 (Zoning Grid Schedule No. F04).

The proposed amending By-law would add a Special Provision to the current Residential Waterfront (RW-6C) in order to permit two (2) Shoreline Storage Buildings and permit an increase to the Maximum Shoreline Development permitted from the existing 331.6 square metres to 360.0 square metres as shown on the attached sketch dated January 7, 2019.

The subject property is located within the Waterfront designation of the Town of Gravenhurst Official Plan.

KEY MAP



0 20 40 80 120 160 Meters

1:2,294

Proposed Zoning Amendment
Application No. ZA 30-2019
MORRIS, Wendy
Part of Lot 32, Concession 2
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Part 2, Plan 35R-10528 &
Part 2, Plan 35R-15611
Municipally known as 742 Peninsula Road
Roll No. 020-023-02702

THE CORPORATION OF THE TOWN OF GRAVENHURST

BY-LAW 2020-

Being a By-law to amend Zoning By-law 10-04
as amended (MORRIS)

WHEREAS By-law 10-04 of the Corporation of the Town of Gravenhurst has been passed to constitute the Comprehensive Zoning By-law regulating land use in the Town of Gravenhurst;

AND WHEREAS the Council of the Municipality may amend such Zoning By-law in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13;

AND WHEREAS the Council of the Town of Gravenhurst has received an application to amend such By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRAVENHURST ENACTS AS FOLLOWS:

1. Schedule F04 of Appendix "A" of By-law 10-04 of the Town of Gravenhurst, as amended, is hereby further amended by the addition of Special Provision 1189 (S1189) to the Residential Waterfront (RW-6C) Zone and the addition of Property Detail Schedule 71 to Appendix "B" of By-law 10-04 of the Town of Gravenhurst, as amended, on Part of Lot 32, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 2, Plan 35R-10528 & Part 2, Plan 35R-15611, and as shown on Schedules "A-1" and "A-2" affixed hereto.
2. Appendix "C" to By-law 10-04 of the Town of Gravenhurst, as amended, is hereby further amended by the addition of the following Special Provision:

1189.Notwithstanding any provisions to the contrary of Section 5.2. of this By-law, within the lands zoned Residential Waterfront (RW-6C) on Schedule F04 of Appendix "A", described as Part of Lot 32, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being

Part 2, Plan 35R-10528 & Part 2, Plan 35R-15611, the following special provisions shall apply:

- (i) Regulations:
 - a. Two Shoreline Storage Buildings are permitted; and
 - b. The maximum Shoreline Development permitted shall be 360.0 square metres.

All other provisions of By-law 10-04 as applicable to a Residential Waterfront Zone (RW-6C) shall apply.

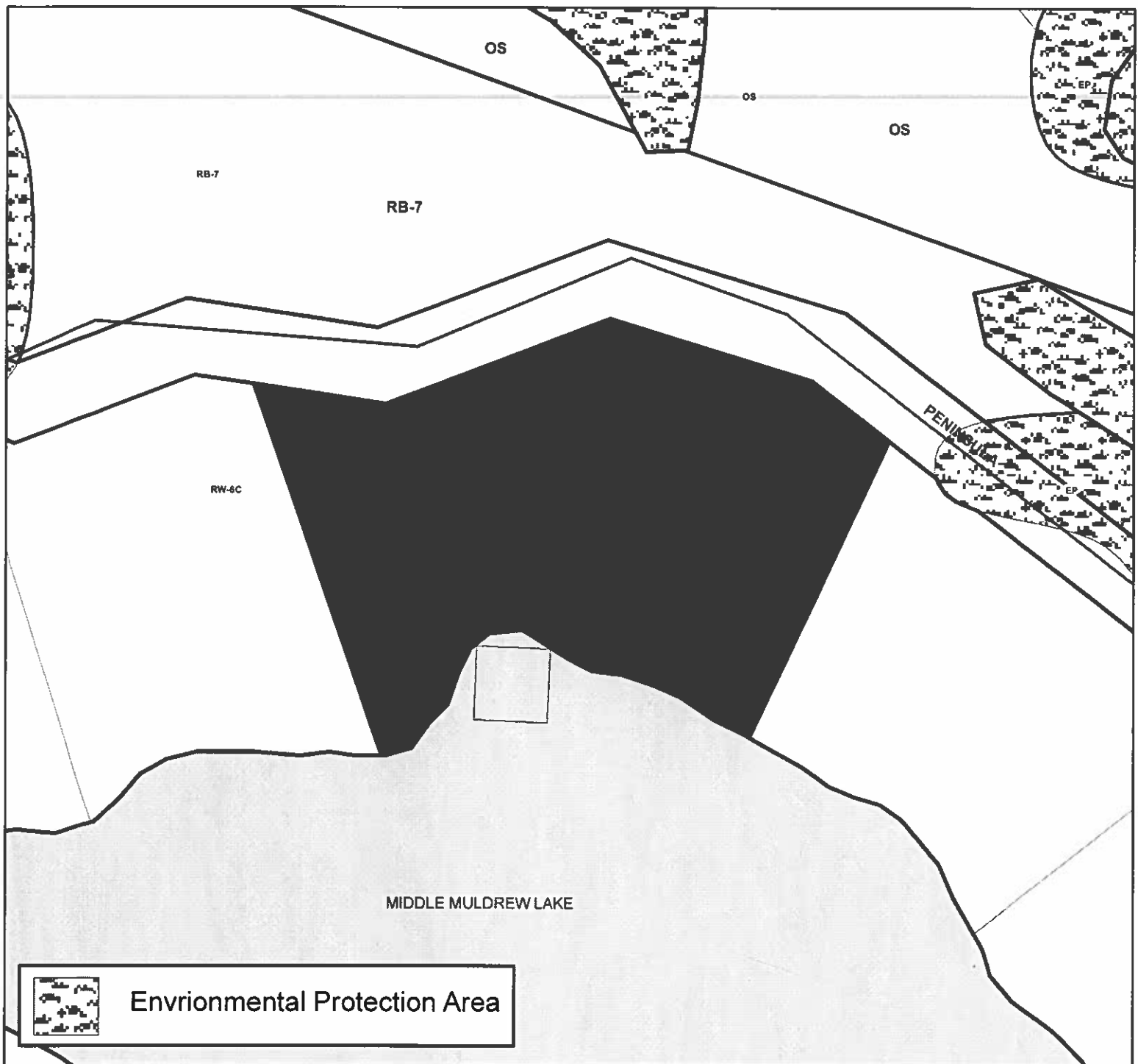
- 3. Appendix "B" of by-law 10-04 of the Town of Gravenhurst, as amended, shall be further amended by the inclusion of Property Detail Schedule 71.
- 4. Schedules "A-1" and "A-2" are hereby declared to form part of this By-law.
- 5. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

READ A FIRST, SECOND AND THIRD TIME and finally passed this

day of 2020.

MAYOR

CLERK



Scale
1:1,500

This is Schedule "A-1" to By-law 2020 - of the Town of
Gravenhurst, passed this 28th day of January, 2020.

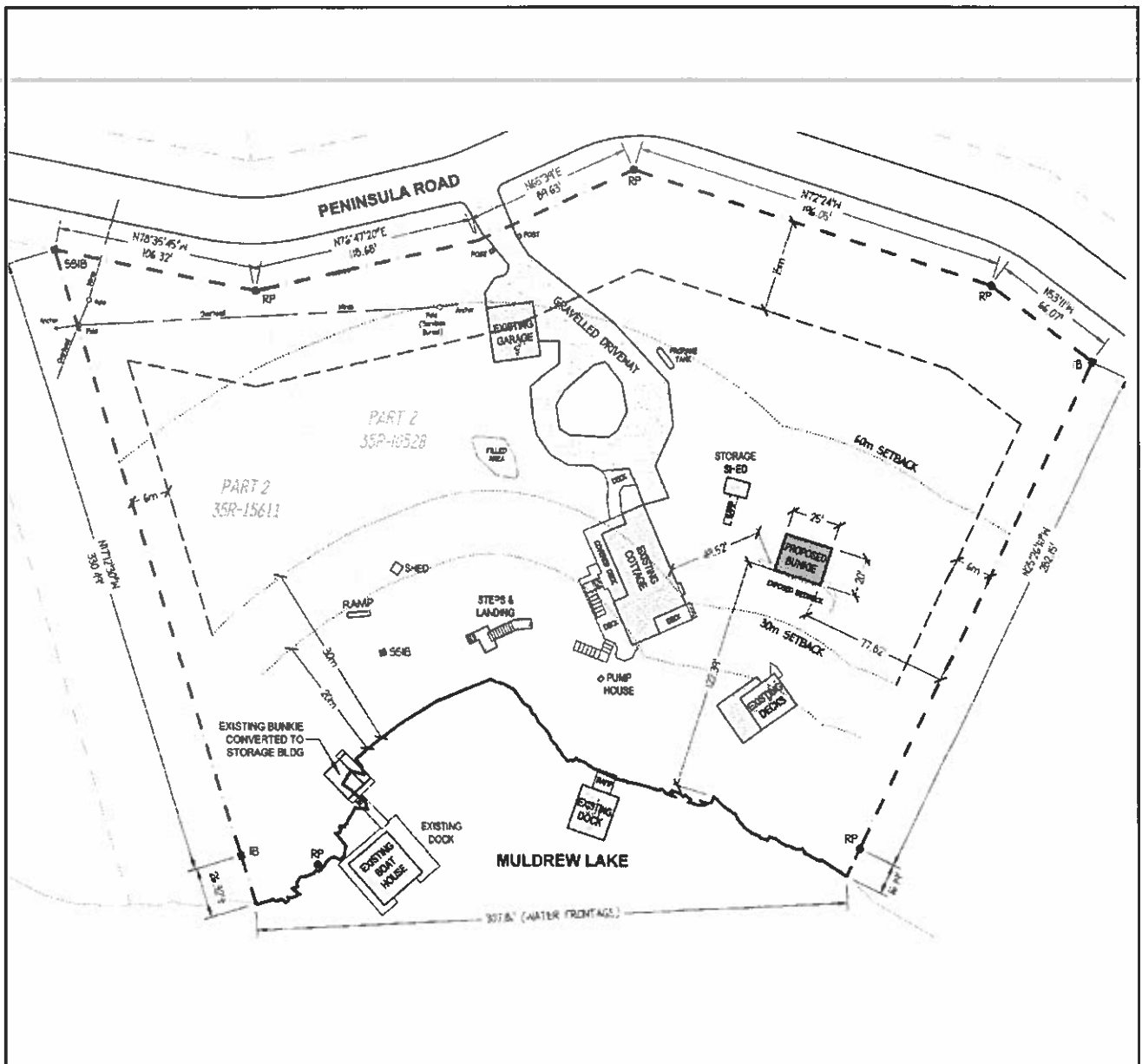
Mayor _____

Clerk _____



Lands zoned Residential Waterfront Zone (RW-6C), on Part of Lot 32, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 2, Plan 35R-10528 & Part 2, Plan 35R-15611.

Roll No. 020-023-02702

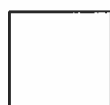


NTS

This is Schedule "A-2" to By-law 20 - of the Town of
Gravenhurst, passed this day of , 20 .

Mayor

Clerk



Lands zoned Residential Waterfront Zone (RW-6C), on Part of Lot 32, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 2, Plan 35R-10528 & Part 2, Plan 35R-15611

Roll No. 020-023-02702