



NOTE:

WE REQUIRE AGENCY

COMMENTS

ON OR BEFORE

FRIDAY, JANUARY 11, 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 **Commitment for Change**
for a variance to lands on Fish Hook Lane (South Muldrew Lake)
(Application No. A/40/2019/GR)

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

FRIDAY, JANUARY 17, 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

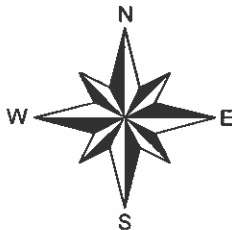
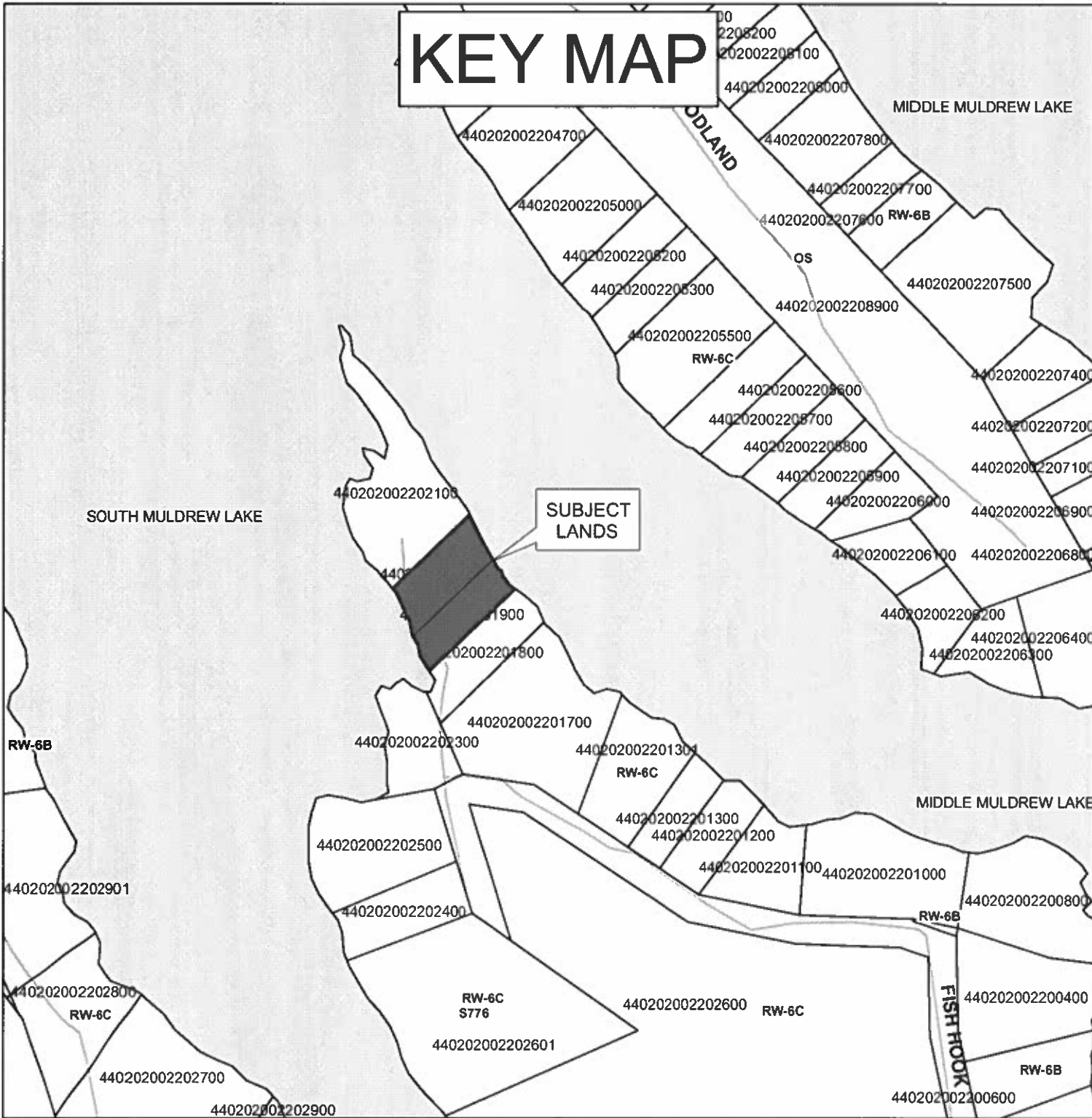
Re: Application No. A/40/2019/GR
(COMMITMENT FOR CHANGE)
Roll Nos. 020-022-01900 & 020-022-02000

The applicant is requesting relief from the 30.0 metre setback requirement from the Optimal Summer Water Level to 20.0 metres in order to construct a dwelling with an attached garage, as shown on the attached sketch dated January 3, 2020.

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

The property is on Fish Hook Lane, South Muldrew Lake (Zoning Grid Schedule No.G04).

KEY MAP



Minor Variance
Application No. A/40/2019/GR
COMMITMENT FOR CHANGE
Part of Lot 33, Concession 1 (Muldrew Lake)
in the former Township of Morrison
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lots 42 & 43, Plan M-222
Roll Nos. 020-022-01900 & 02000

A horizontal scale bar with a black background and white markings. The markings are labeled with the numbers 0, 35, 70, 140, 210, and 280. The word "Meters" is written in black text at the right end of the bar.

1:3,670

SCHEDULE

Minor Variance

Application No. A/40/2019/GR

COMMITMENT FOR CHANGE

Part of Lot 33, Concession 1 (Muldre Lake)

in the former Township of Morrison

now in the Town of Gravenhurst

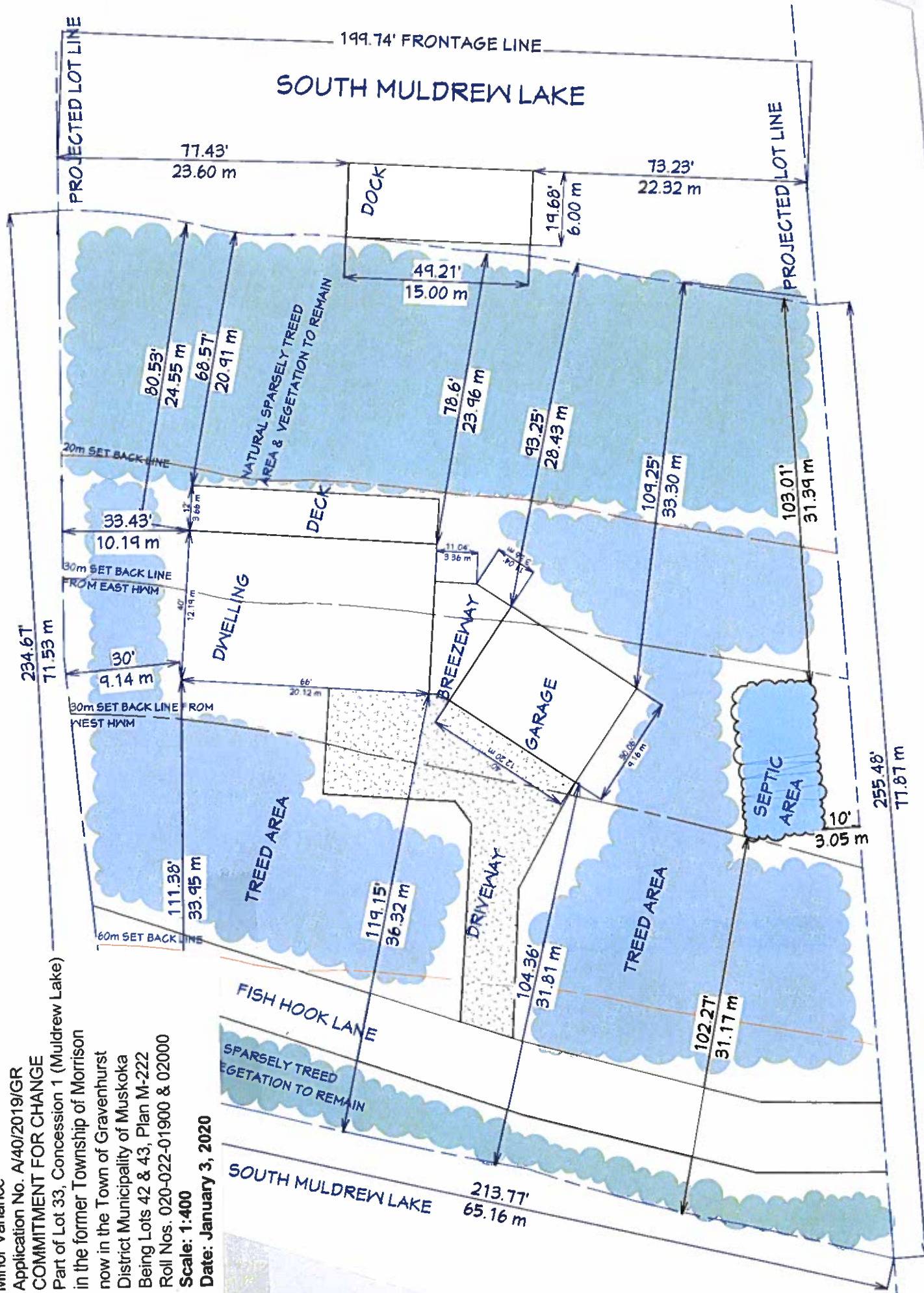
District Municipality of Muskoka

Being Lots 42 & 43, Plan M-222

Roll Nos. 020-022-01900 & 02000

Scale: 1:400

Date: January 3, 2020



SOUTH MULDREW LAKE

199.74' FRONTAGE LINE

PROJECTED LOT LINE

PROJECTED LOT LINE

77.43'
23.60 m

73.23'
22.32 m

DOCK

49.21'
15.00 m

19.68'
6.00 m

80.53'
24.55 m

68.57'
20.91 m

NATURAL SPARSELY TREED
AREA & VEGETATION TO REMAIN

78.6'
23.96 m

93.25'
28.43 m

109.25'
33.30 m

103.01'
31.39 m

20m SET BACK LINE

30m SET BACK LINE
FROM EAST HWM

30m SET BACK LINE FROM
WEST HWM

DWELLING

BREEZEWAY

GARAGE

TREED AREA

TREED AREA

SEPTIC
AREA

60m SET BACK LINE

FISH HOOK LANE

SPARSELY TREED
VEGETATION TO REMAIN

SOUTH MULDREW LAKE

213.77'
65.16 m

255.48'
77.87 m

10'
3.05 m

102.27'
31.17 m

104.36'
31.81 m

119.15'
36.32 m

111.38'
33.95 m

33'

12.19 m

40'

12.19 m

30'

9.14 m

66'

20.12 m

11.06'

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