



NOTE:

WE REQUIRE AGENCY

COMMENTS

ON OR BEFORE

FRIDAY, JULY 15, 2022



**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 **SHANE COONEY & TODD COONEY**
to amend the zoning of lands located at **1273 Woodland Drive & 1275 Woodland Drive**
(Muldrew Lake)
(Application No. ZA 24-2022)

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, JULY 26TH, 2022 at 5:00 p.m.

The Public Meeting will be held ELECTRONICALLY in accordance with Section 238 of the Municipal Act, and the Town's Procedural By-law.

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.

Members of the public wishing to comment may make a **written submission to Council** any time prior to the meeting by emailing Adam Ager, Manager of Planning Services adam.ager@gravenhurst.ca
Members of the public wishing to make oral submissions to Council may do so through *Zoom*. A link to the *Zoom* meetings and instructions on how to participate will be made available to the public prior to the meeting at: www.gravenhurst.ca/agendas

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; and
- a sketch (Schedule).

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Town of Gravenhurst to the Ontario Land 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 Ontario Land 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 Melissa Halford, Director of Development Services.

ADDITIONAL INFORMATION relating to the proposed amendment to Zoning By-law 10-04, including a full scale map, is available from the Development Services Department – Planning Division. For further information, please contact Angela Ghikadis, Planner or Adam Ager, Manager of Planning Services at 705-687-3412.

DATED at the Town of Gravenhurst this 5th day of July, 2022.
Melissa Halford, Director of Development Services

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 24-2022
COONEY, Shane & COONEY, Todd
Roll No. 020-022-08500 & 020-022-08600

An application was received to amend the zoning of lands located at 1273 Woodland Drive & 1275 Woodland Drive (Muldrew Lake).

The properties are legally described as Part of Lot 32, Concession 1, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka being Lots 4 & 5, Plan M-222 (Zoning Grid Schedule No. F04).

The subject properties are comprised of two separate vacant lots. On each of the two existing lots, the applicants are proposing to construct a Dwelling with accessory building, shoreline deck and Dock, as shown on the attached sketch dated July 5, 2022.

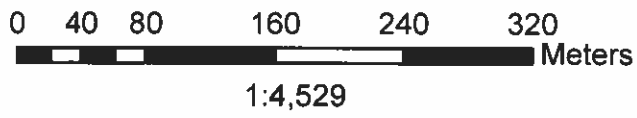
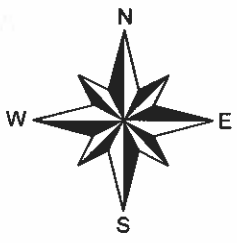
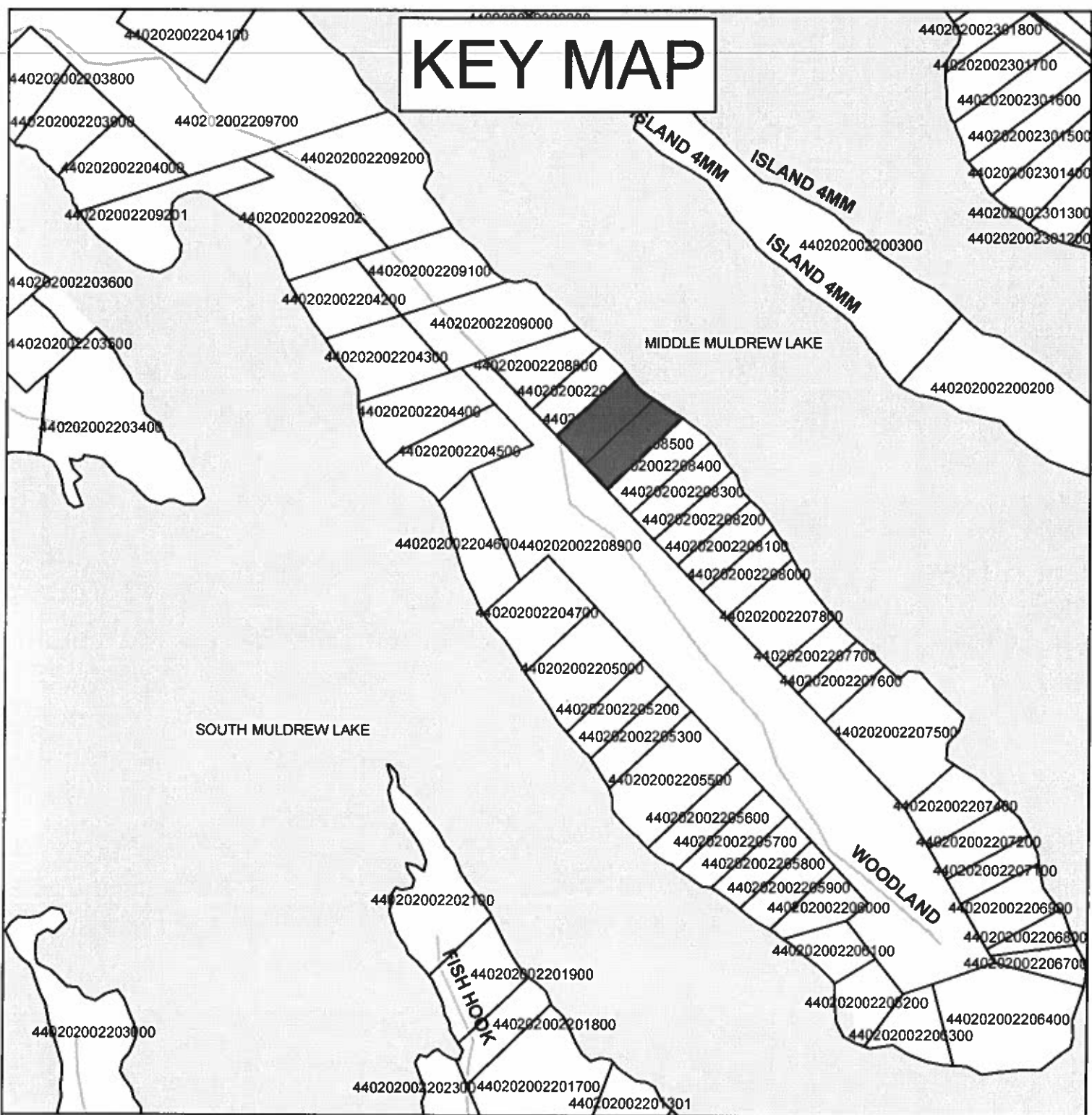
The two lots that are subject to this application have the following dimensions:

	<u>1273 Woodland Drive</u>	<u>1275 Woodland Drive</u>
Lot Frontage:	29.4 metres	27.5 metres
Lot Area:	2,173.8 square metres	2,260.2 square metres

In order to qualify as a building lot, a vacant lot must have a minimum lot frontage of 30.0 metres and a minimum lot area of 3,000 square metres. Therefore, the proposed amending By-law would add a Special Provision to the current Residential Waterfront (RW-6B) Zone in order to recognize the lot frontage and area of each of the two existing lots, which will permit a Dwelling with accessory structures to be constructed on each lot.

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

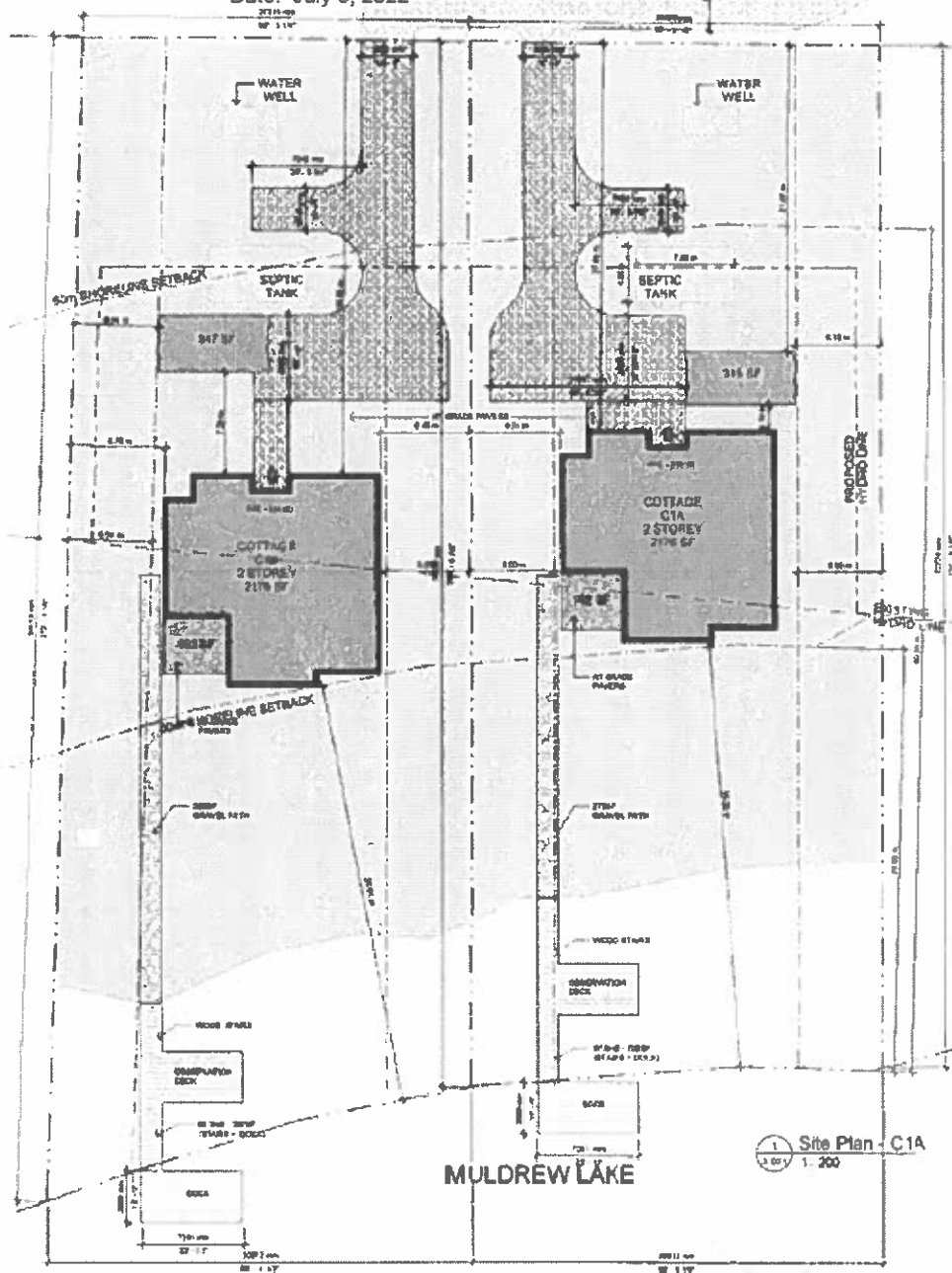
KEY MAP



Proposed Zoning Amendment
 Application No. ZA 24-2022
 COONEY, Shane
 COONEY, Todd
 Part of Lot 32, Concession 1
 in the former Township of Muskoka
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 Being Lots 4 & 5, Plan M-22
 Municipally known as 1273 and 1275 Woodland Drive
 Roll No. 020-022-08500 & 08600

SCHEDULE

Proposed Zoning Amendment
 Application No. ZA 24-2022
 COONEY, Shane
 COONEY, Todd
 Part of Lot 32, Concession 1
 in the former Township of Muskoka
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 Being Lots 4 & 5, Plan M-222
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 Roll No. 020-022-08500 & 08600
 Date: July 5, 2022



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Site Plan - C1A
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