



NOTE:

WE REQUIRE AGENCY

COMMENTS

ON OR BEFORE

WEDNESDAY, SEPTEMBER 22, 2021



**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 **ANNE MARIE and ROBBIN ROWE**
to amend the zoning for lands located at **1176 Woodland Drive, Unit 1 (South Muldrew Lake)**
(Application No. ZA 03-2021)

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, SEPTEMBER 28th, 2021 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 are strongly encouraged to make a **written submission to Council** any time prior to the meeting by emailing the Town's Consulting Planner on the file, Jonathan Pauk from MHBC Planning at jpauk@mhbcplan.com. 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;
- a sketch (Schedule); and,
- a copy of the Draft By-law.

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 Scott Lucas, Director of Community Growth & Development.

ADDITIONAL INFORMATION relating to the proposed amendment to Zoning By-law 10-04, including a full scale map, is available from the Community Growth & Development Department – Planning Division. For further information, please contact the Town’s Planning Consultant on this file; Jonathan Pauk at jpauk@mhbcplan.com

DATED at the Town of Gravenhurst this 8th day of September, 2021.
Scott Lucas, Director of Community Growth & Development

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 03-2021
ROWE, Anne Marie and Robbin
Roll No. 020-022-03700

An application was received to amend the zoning of lands located at 1176 Woodland Drive, Unit 1 (South Muldrew Lake).

The property is legally described as part of Lots 33 & 34, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 3, 3A, Part of Block A, Plan M-418 and part 2, Plan 35R-10984.

The applicants are proposing to convert the existing Dwelling to a Sleeping Cabin and construct a new Dwelling, as shown on the attached sketch dated September 8, 2021.

The proposed new Dwelling is to be setback a minimum of 21.8 metres from the Optimal Summer Water Level (OSWL) of Muldrew Lake, whereas a new Dwelling is to be setback a minimum of 30.0 metres.

The Dwelling Width exceeds the maximum permitted (ranging from a Dwelling Width of 23.1 metres when measured at a setback of 22.6 metres from the water to a Dwelling Width of 30.5 metres at a setback of 29.9 metres from the water).

The proposed Sleeping Cabin (to be converted from the existing Dwelling) is located 2.0 metres from the Optimal Summer Water Level. A Sleeping Cabin is not a permitted use within the Shoreline Development Area (within 20.0 metres of the water).

The height of the Sleeping Cabin will also be 5.5 metres, an increase of 1.0 metre over the permitted 4.5 metres.

Based on the lot frontage of 53.4 metres, the permitted Shoreline Development is 138.0 square metres and the proposed Shoreline Development is 144.5 square metres.

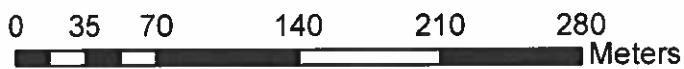
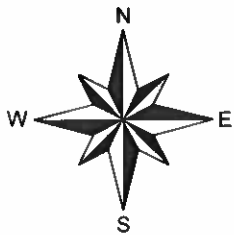
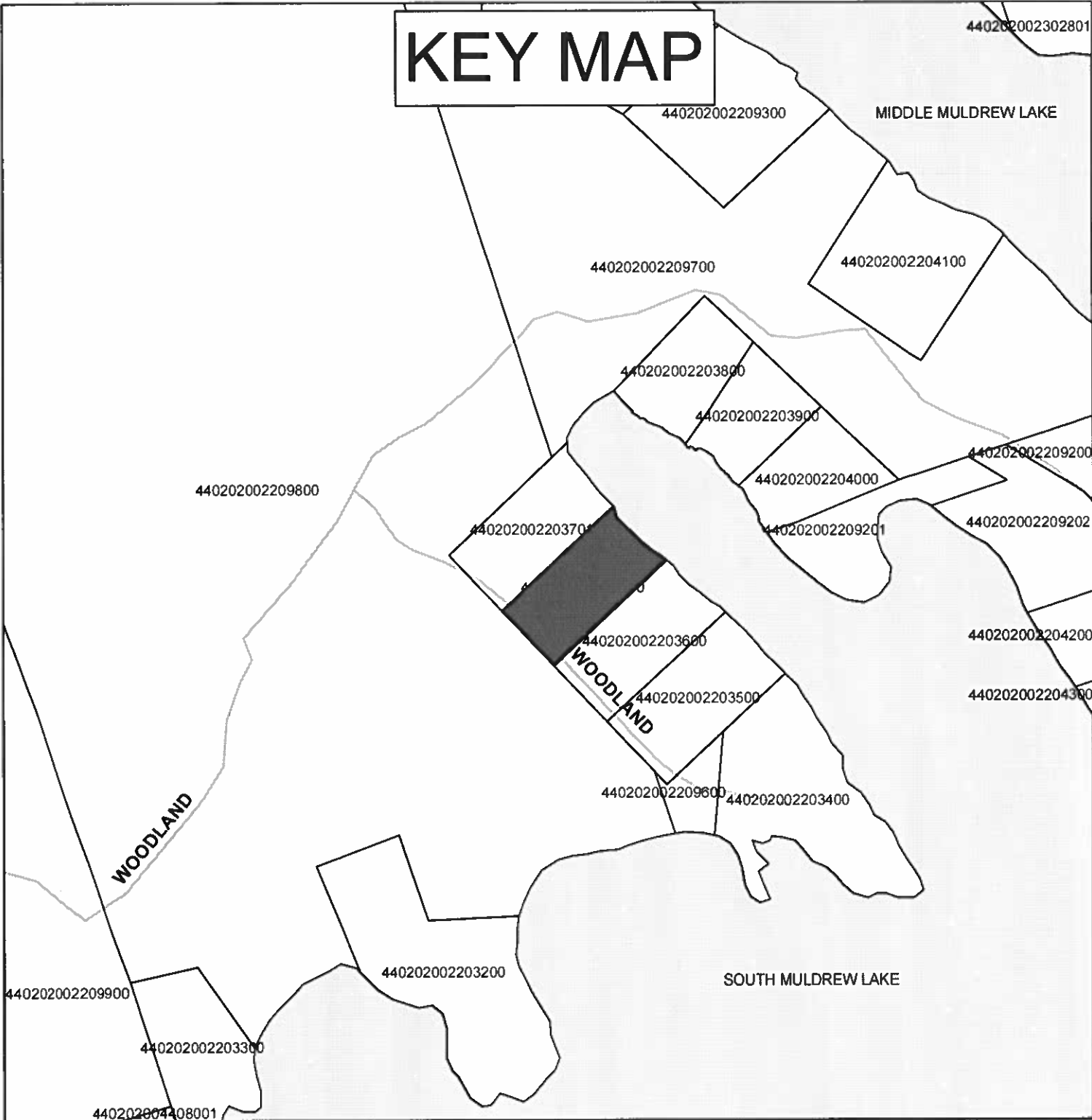
In summary, the proposed amending By-law would add a Special Provision to the current Residential Waterfront (RW-6C) zone in order to permit the following exceptions which will

permit the redevelopment of the residential waterfront lot:

- Dwelling with a minimum setback of 21.8 metres from the OSWL;
- Maximum Dwelling Width to be 30.5 metres within 30.0 metres of the OSWL;
- Sleeping Cabin to be permitted 2.0 metres from the OSWL;
- Sleeping Cabin to be permitted in Shoreline Development Area;
- Sleeping Cabin to have a maximum height of 5.5 metres; and
- Maximum Shoreline Development of 144.5 square metres

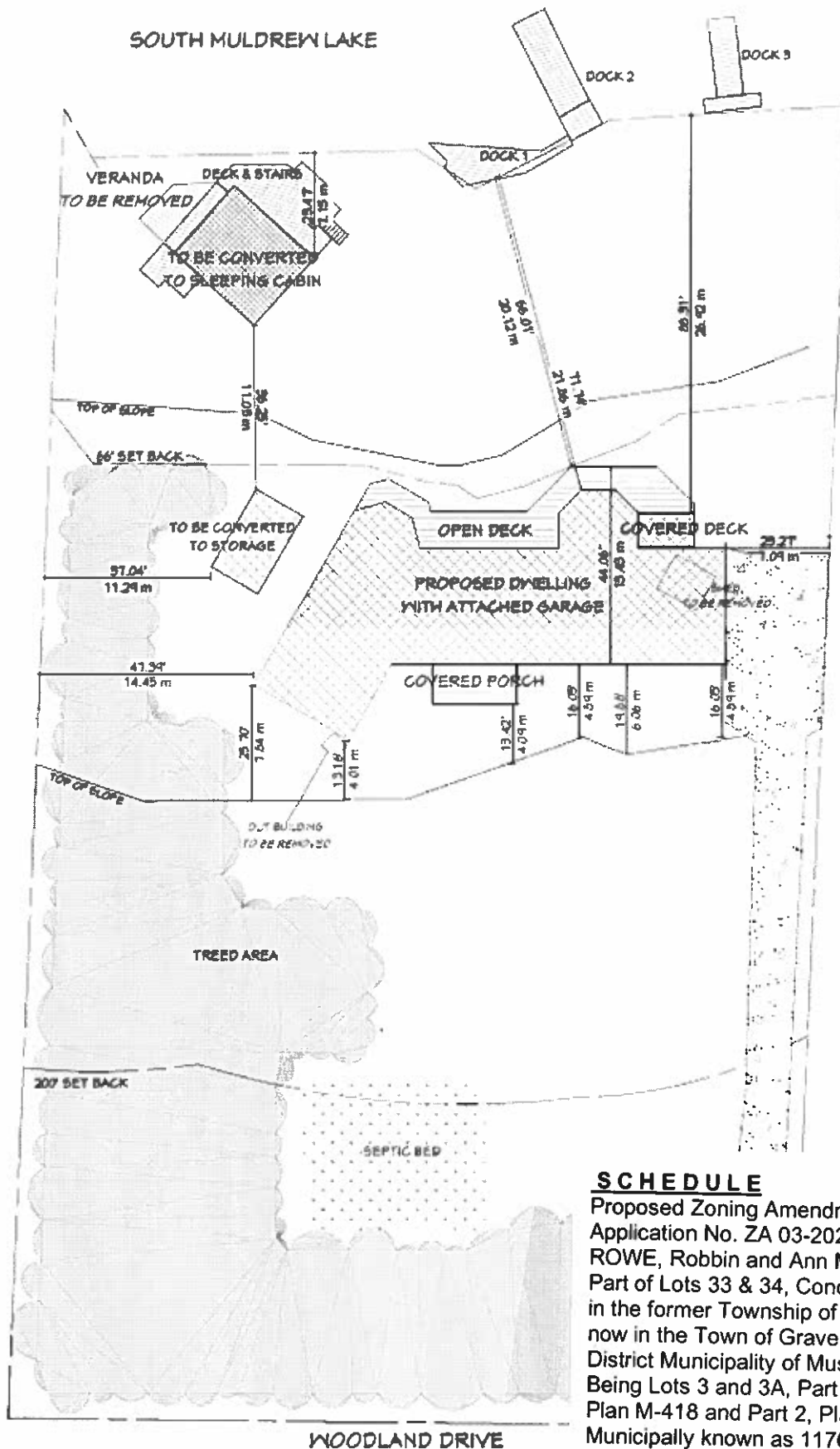
The subject property is located within the "Waterfront Area" designation of the Town of Gravenhurst Official Plan.

KEY MAP



1:3,593

Proposed Zoning Amendment
Application No. ZA 03-2021
ROWE, Robbin and Ann Marie
Part of Lot 33, Concession 2 (Muldrew Lake) in
the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lots 3 and 3A, Part of Block A,
Plan M-418 and Part 2, Plan 35R-10984
Municipally known as 1176 Woodland Dr #1
Roll No. 020-022-03700



SCHEDULE

Proposed Zoning Amendment
 Application No. ZA 03-2021
 ROWE, Robbin and Ann Marie
 Part of Lots 33 & 34, Concession 2 (Muldrew Lake)
 in the former Township of Muskoka
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 Being Lots 3 and 3A, Part of Block A,
 Plan M-418 and Part 2, Plan 35R-10984
 Municipally known as 1176 Woodland Dr #1
 Roll No. 020-022-03700
 Date: September 7, 2021

THE CORPORATION OF THE TOWN OF GRAVENHURST BY-LAW 2021-XXX

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

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 1230 (S1230) to the Residential Waterfront (RW-6C) Zone, on Part of Lots 33 and 34, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District of Muskoka, being Lots 3, 3A and Part of Block A, Plan M-418 and Part 2, Registered Plan 35R-10984 in the Town of Gravenhurst, District Municipality of Muskoka, and as shown on Schedule "A-1" 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:

1230. Notwithstanding any provisions to the contrary of Section 14 of this By-law, as amended, within the lands zoned Residential Waterfront (RW-6C) on Schedule F04 of Appendix "A", described as Part of Lots 33 and 34, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District of Muskoka, being Lots 3, 3A and Part of Block A, Plan M-418 and Part 2, Registered Plan 35R-10984, the following special provisions shall apply:

- (i) Regulations:
 - i. The minimum Dwelling setback from the Optimal Summer Water Level shall be 21.8 metres;
 - ii. The maximum Dwelling Width within 30.0 metres of the Optimal Summer Water Level shall be 30.5 metres;
 - iii. A Sleeping Cabin shall be a permitted use in Shoreline Development Area;
 - iv. The minimum Sleeping Cabin setback from the Optimal Summer Water Level shall be 2.0 metres;
 - v. The maximum Height of a Sleeping Cabin shall be 5.5 metres; and

- vi. The maximum Shoreline Development shall be 144.5 square metres and shall include a sleeping cabin.

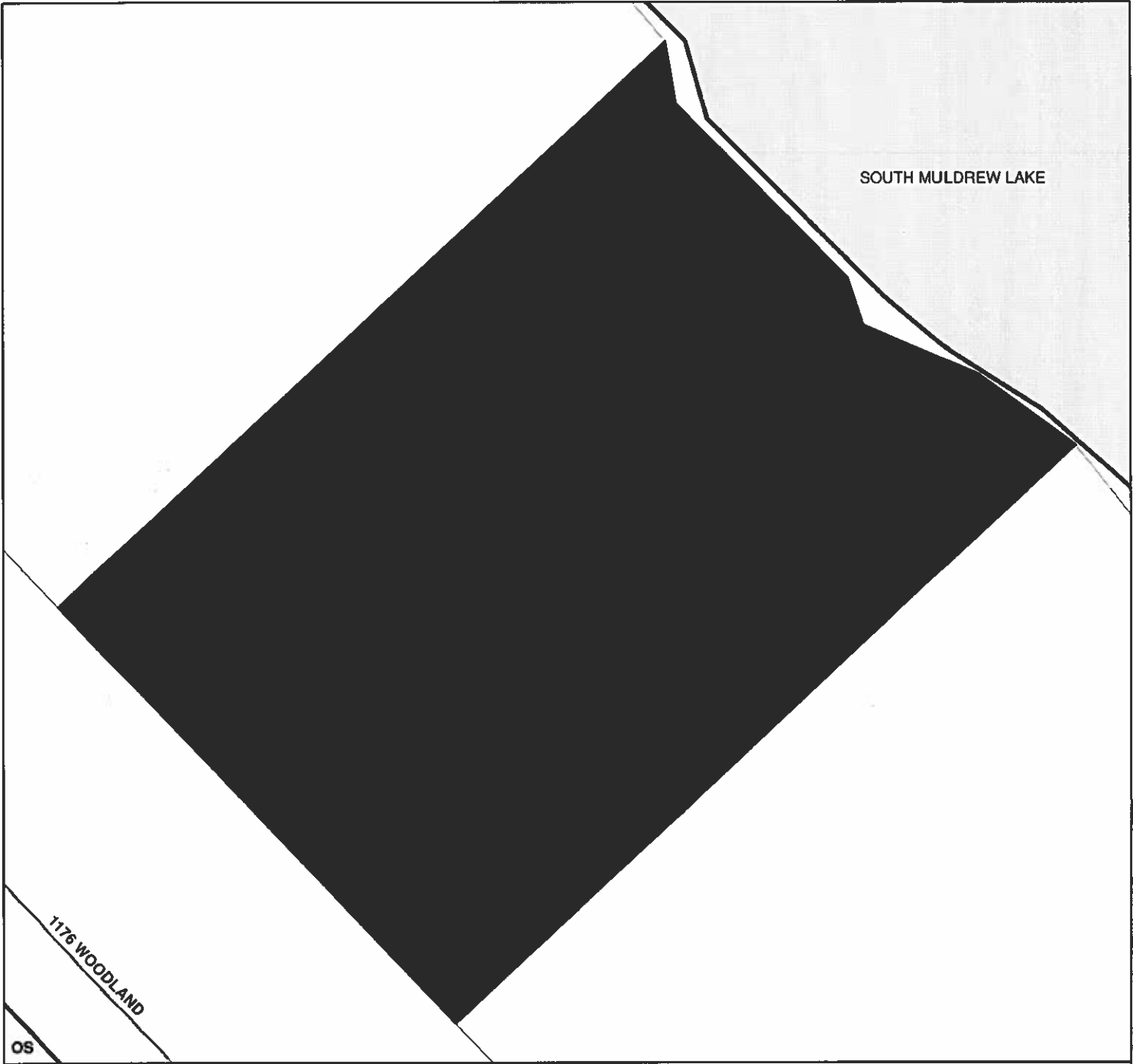
All other provisions of By-law 10-04 as applicable to a Residential Waterfront Zone (RW-6C) shall apply.

3. Schedule "A-1" is hereby declared to form part of this By-law.
4. 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 28th day of September, 2021.

Mayor
Paul Kelly

Clerk
Kayla Thibeault



Scale
1:500

This is Schedule "A-1" to By-law 2021 - of the Town of
Gravenhurst, passed this 28th day of September, 2021.

Mayor

Clerk



Lands rezoned Residential Waterfront (RW-6C) subject to Special Provision 1230 (S1230) on Part of Lots 33 and 34, Concession 2 (in the former Township of Muskoka) now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 3, 3A and Part of Block A, Plan M-418 including Part 2, Plan 35R-10984