



NOTE:

WE REQUIRE AGENCY

COMMENTS

ON OR BEFORE

FRIDAY, MARCH 18, 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 **RYAN & DAWN O'KEEFE**
to amend the zoning for lands located at **1741 North Muldrew Lake Road (Muldrew Lake)**
(Application No. ZA 02-2022)

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, MARCH 22ND, 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 are strongly encouraged to make a **written submission to Council** any time prior to the meeting by emailing Angela Ghikadis, Planner angela.ghikadis@gravenhurst.ca or 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;
- 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 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 Planning Division. For further information, please contact Angela Ghikadis, Planner, ext 2246 or Adam Ager, Manager of Planning Services ext 2224, at 705-687-3412.

DATED at the Town of Gravenhurst this 1st day of March, 2022.
Melissa Halford, Director of Development Services

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 02-2022
O'KEEFE, Ryan & Dawn
Roll No. 020-043-00400

An application was received to amend the zoning of lands located at 1741 North Muldrew Lake Road (Muldrew Lake).

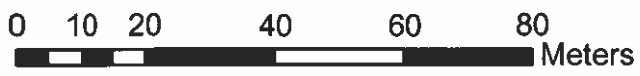
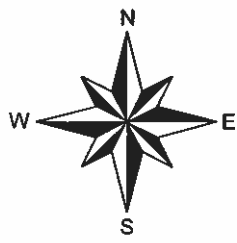
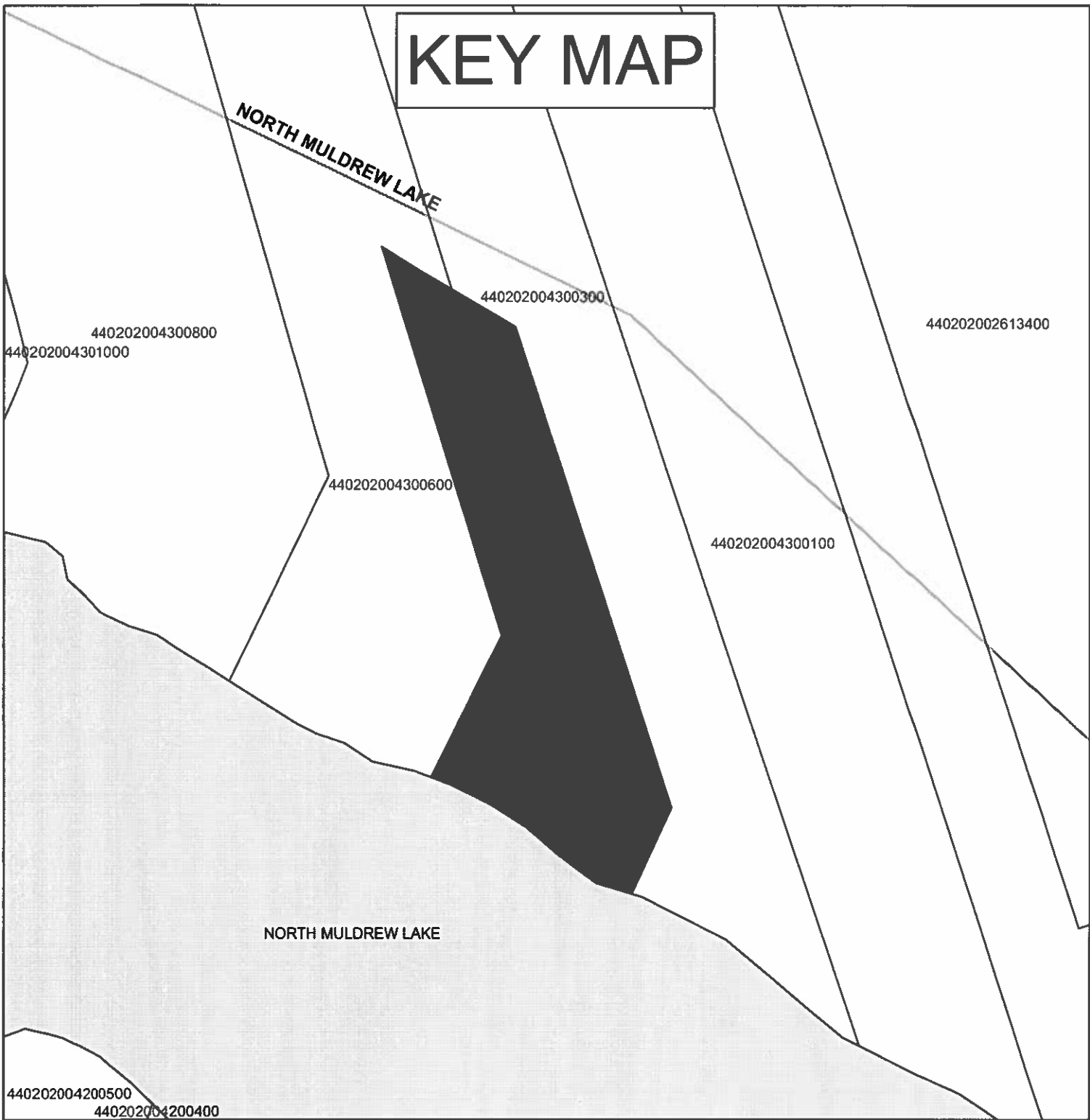
The property is legally described as Part of Lots D & E, Concession 14, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 46A, 48B and 72, Plan BR-895 (Zoning Grid Schedule No. E03).

The applicants are proposing to reconstruct and expand the existing Dwelling, as shown on the attached sketch dated March 1, 2022.

The existing Dwelling is setback 12.2 metres from the Optimal Summer Water Level (Muldrew Lake) at the closest point, and establishes the minimum setback. A proposed part of the new Dwelling (Screened Porch) is to be setback 11.7 metres from Muldrew Lake.

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

KEY MAP



1:1,130

Proposed Zoning Amendment
Application No. ZA 02-2022
O'KEEFE, Ryan and Dawn
Part of Lots D & E, Concession 14
in the former Township of Wood
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Parts 46A, 48B and 72 Plan BR-895
Municipally known as 1741 Muldrew Lake Rd
Roll No. 020-043-00400

SCHEDULE

Proposed Zoning Amendment
Application No. ZA 02-2022
O'KEEFE, Ryan and Dawn
Part of Lots D & E, Concession 14
in the former Township of Wood
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Parts 46A, 48B and 72 Plan BR-895
Municipally known as 1741 Muldrew Lake Rd
Roll No. 020-043-00400
Date: February 2, 2022

EXISTING DECK TO BE REMOVED

PROPOSED NEW DECK

**PROPOSED NEW COTTAGE (SAME
FOOTPRINT AS EXISTING COTTAGE -
RE-USE EXISTING FOUNDATION)**

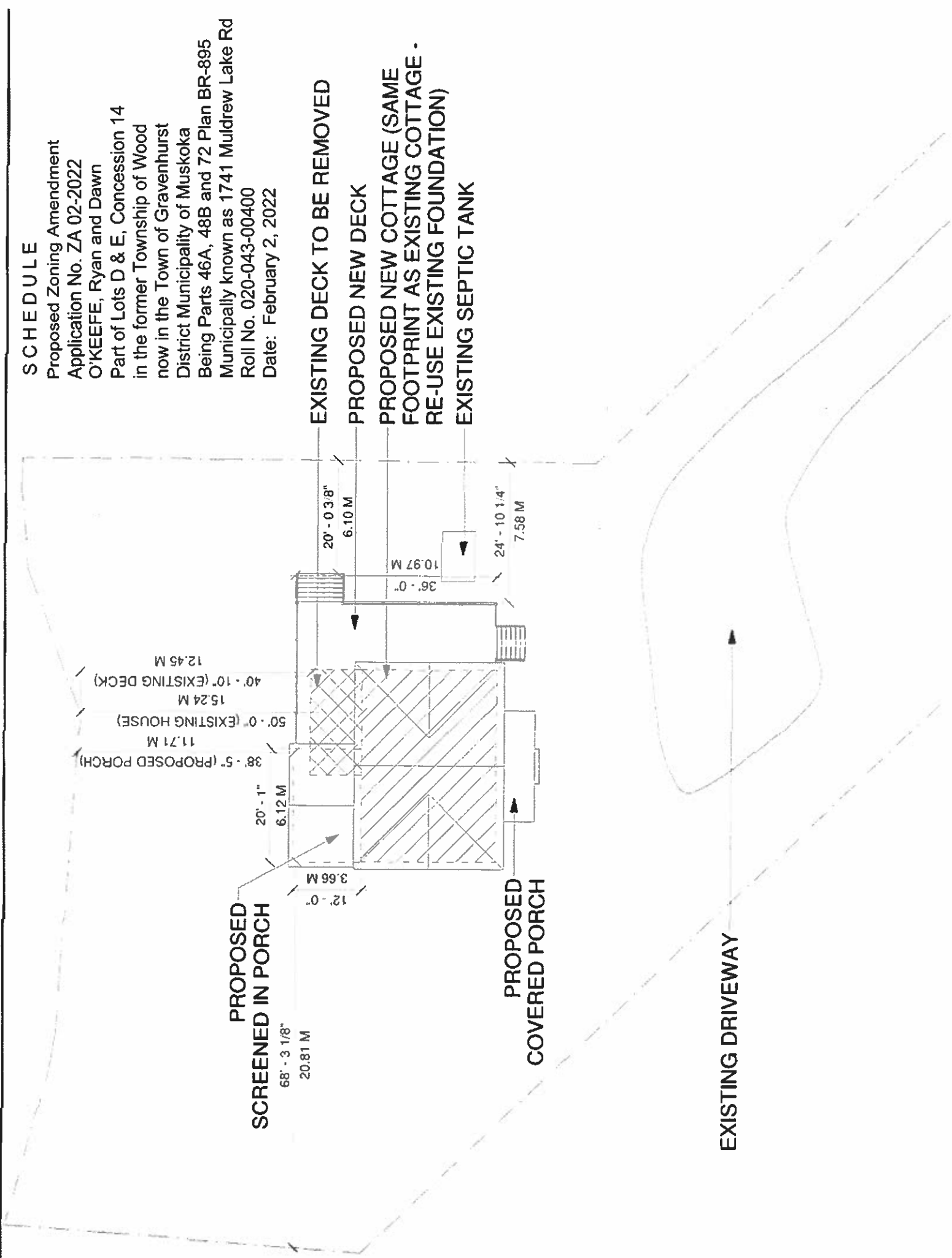
EXISTING SEPTIC TANK

38' - 5" (PROPOSED PORCH)
11.71 M
50' - 0" (EXISTING HOUSE)
15.24 M
40' - 10" (EXISTING DECK)
12.45 M

**PROPOSED
SCREENED IN PORCH**

**PROPOSED
COVERED PORCH**

EXISTING DRIVEWAY



**THE CORPORATION OF THE TOWN OF GRAVENHURST
BY-LAW 2022-XXX**

Being a By-law to amend Zoning By-law 10-04
as amended (O'Keefe)

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 E03 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 1242 (S1242) to the Residential Waterfront (RW-6C) Zone on Part of Lots D & E, Concession 14, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 46A, 48B and 72, Plan BR-895, 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:

1242. Notwithstanding any provisions to the contrary of Sections 5.7.2.1 and 14 of this By-law, within the lands zoned Residential Waterfront (RW-6C) on Schedule E03 of Appendix "A" described as Part of Lots D & E, Concession 14, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 46A, 48B and 72, Plan BR-895, the following special provisions shall apply:

- (i) Regulations:
 - a. The minimum Dwelling setback from the Optimal Summer Water Level is 11.7 metres.

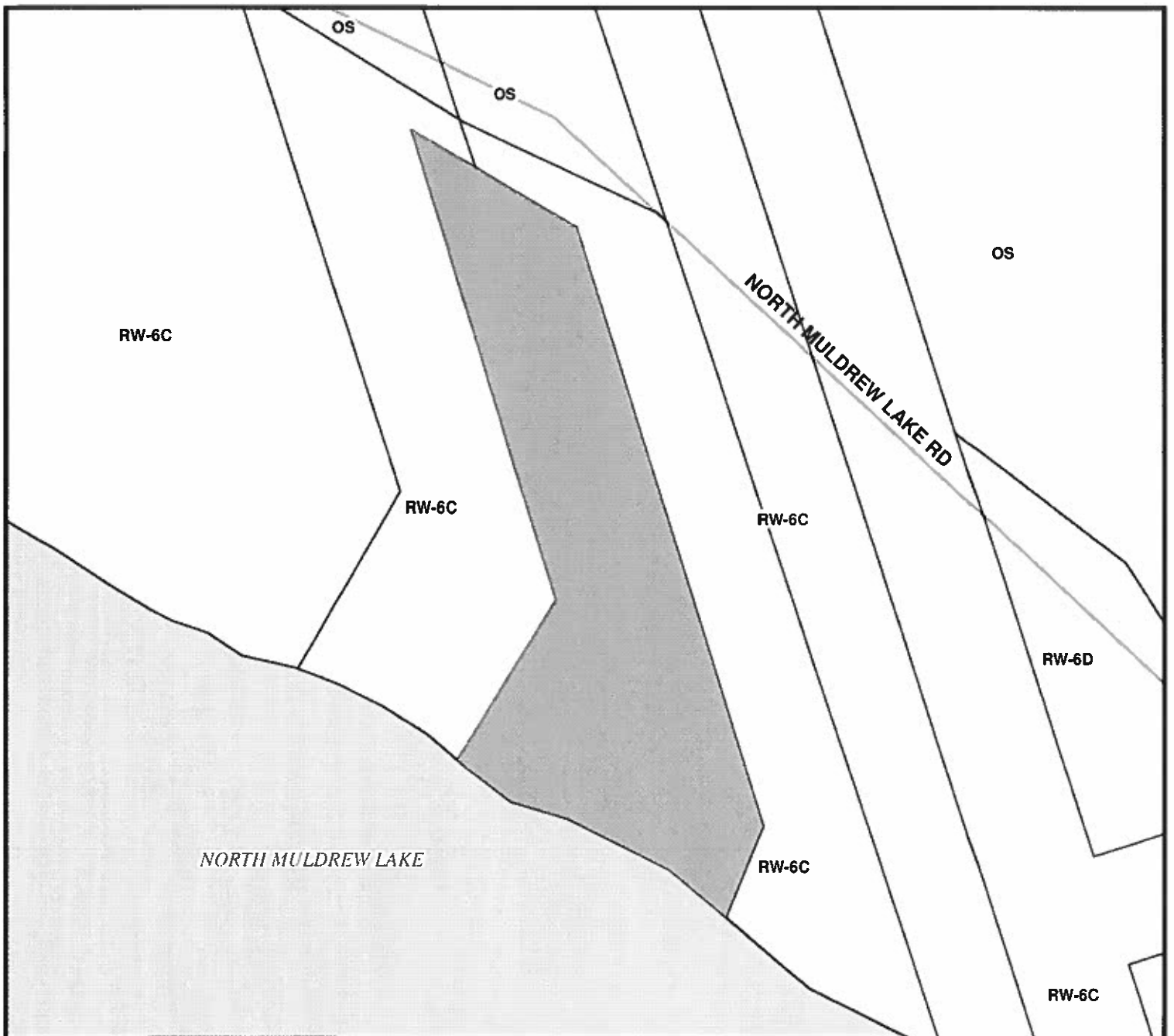
All other provisions of By-law 10-04 as applicable to a Residential Waterfront (RW-6C) Zone shall apply.

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 22nd day of March, 2022.

Mayor
Paul Kelly

Clerk
Kayla Thibeault



This is Schedule "A-1" to By-law 2022 - of the Town of Gravenhurst, passed this 22nd day of March, 2022.

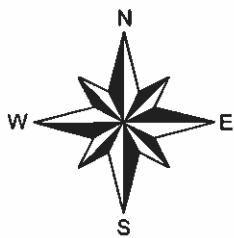
Mayor

Clerk



Lands rezoned to Residential Waterfront (RW-6C) with Special Provision 1242 (S1242) on Part of Lots D & E, Concession 14, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 46A, 48B and 72, Plan BR-895

Roll No. 020-043-00400



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