



NOTE:

WE REQUIRE AGENCY

COMMENTS

ON OR BEFORE

FRIDAY, MAY 20, 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 **Douglas & Theresa GALBRAITH**
To amend the zoning of lands located at **262 Browns Way (Muldrew Lake)**
(Application No. ZA 17-2022)

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, May 31th, 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 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 Development Services Department – Planning Division. For further information, please contact Angela Ghikadis, Planner or Adam Ager, Manager of Planning Services at 705-687-3412, during office hours.

DATED at the Town of Gravenhurst this 10th day of May, 2022.
Melissa Halford, Director of Development Services

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 17-2022
GALBRAITH, Douglas & Theresa
Roll No. 020-043-06900

An application was received to amend the zoning of lands located at 262 Browns Way (Muldrew Lake).

The property is legally described as Part of Lot 1, Concession 14 and 15, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka being Lots 6 and 6A on Plan M-348 and Part 6 on Plan 35R-15207 (Zoning Grid Schedule No. E03).

The applicants are proposing to construct a “Sunroom” Addition to the existing Dwelling as shown on the attached sketch dated May 10th, 2022.

The existing Dwelling is setback 2.1 metres from the water at the closest point and the proposed addition is to be setback 1.8 metres from the Optimal Summer Water Level (Muldrew Lake) at the closest point.

The proposed addition will increase the width of the Dwelling. At a setback of 3.9 metres from the Optimal Summer Water Level (Muldrew Lake), the permitted Dwelling width is 7.7 metres, and the proposed Dwelling width is 9.8 metres.

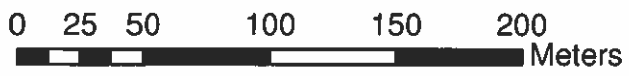
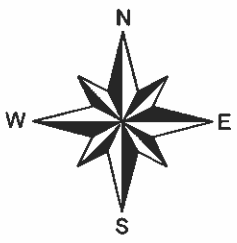
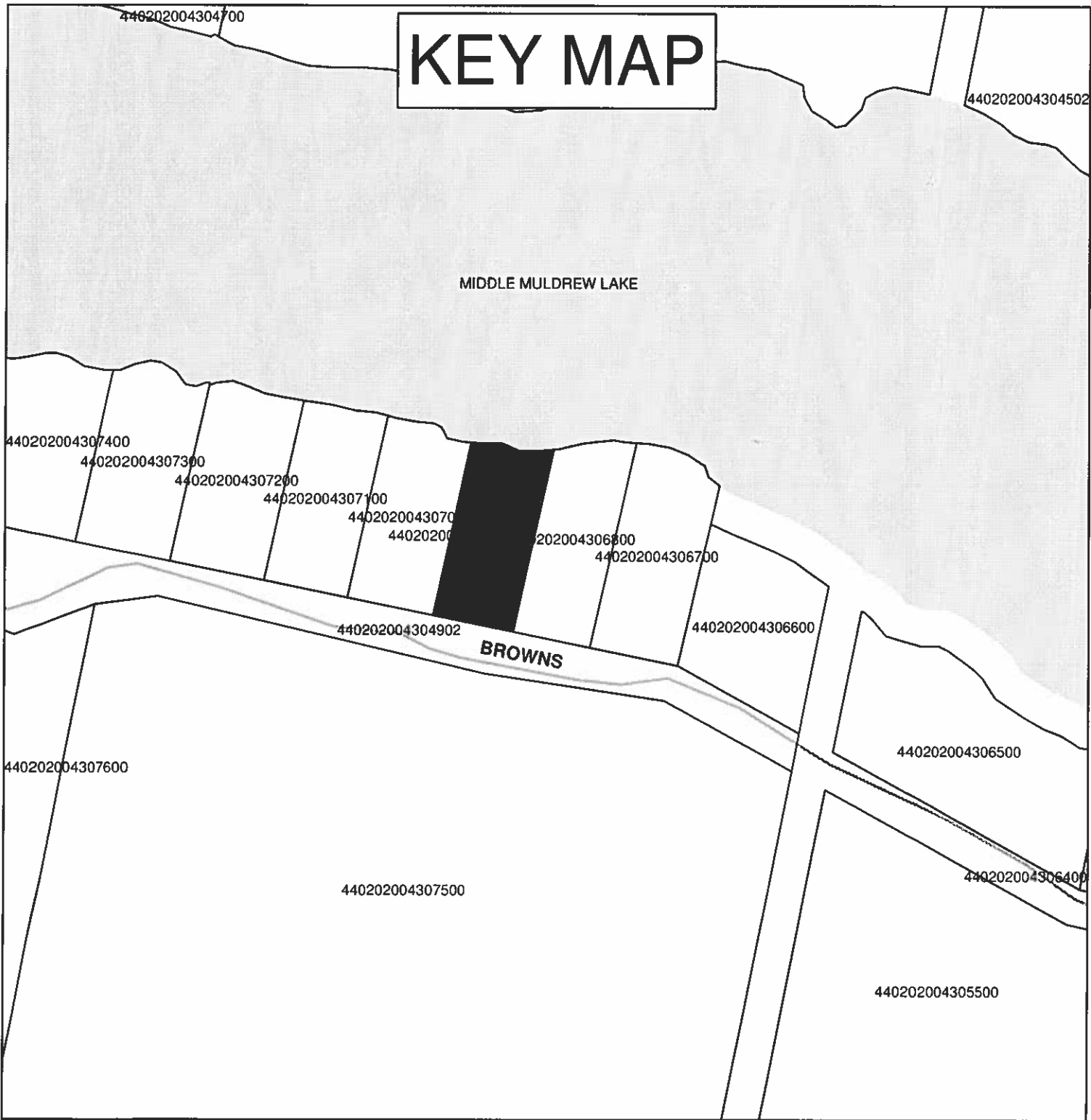
If approved, the proposed amending By-law would add a Special Provision to the current Residential Waterfront Zone (RW-6B) Zone in order to permit a Sunroom addition:

- to be located 1.8 metres from the water
- to result in a maximum Dwelling width of 9.8 metres (at a setback of 3.9 metres from the water)

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

KEY MAP

MIDDLE MULDREW LAKE



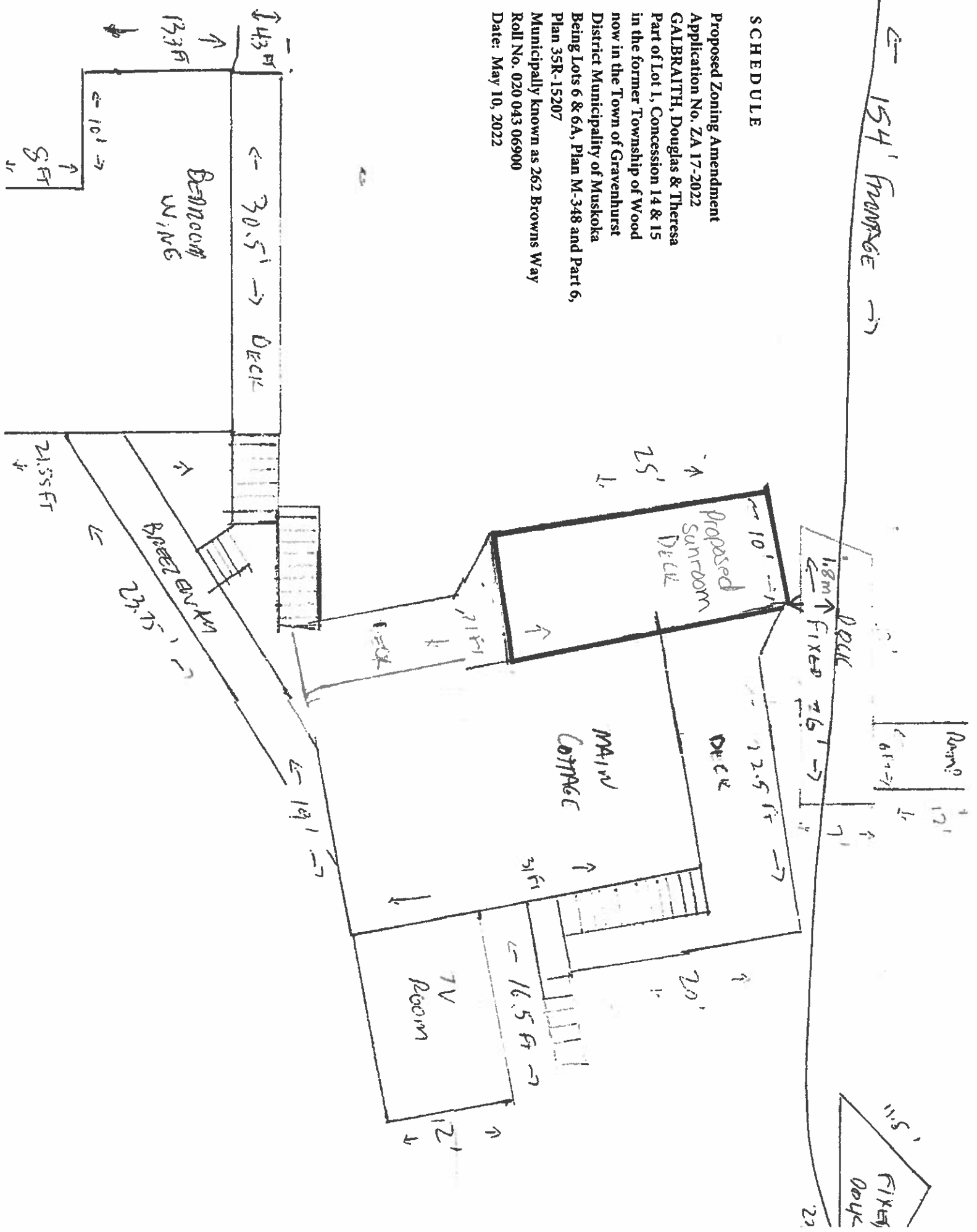
1:2,884

Proposed Zoning Amendment
Application No. ZA 17-2022
GALBRAITH, Douglas and Theresa
Part of Lot 1, Concession 14 & 15
in the former Township of Wood
now in the Town of Gravenhurst District
Municipality of Muskoka
being Lots 6 & 6A, Plan M-348 and
Part 6, Plan 35R-15207
Municipally known as 262 Browns Way
Roll No. 020-043-06900

← 154' FRONTAGE →

SCHEDULE

Proposed Zoning Amendment
Application No. ZA 17-2022
GALBRAITH, Douglas & Theresa
Part of Lot 1, Concession 14 & 15
in the former Township of Wood
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lots 6 & 6A, Plan M-348 and Part 6,
Plan 35R-15207
Municipally known as 262 Browns Way
Roll No. 020 043 06900
Date: May 10, 2022



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

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

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 1251 (S1251) to the Residential Waterfront (RW-6B) Zone on Part of Lot 1, Concessions 14 & 15, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 6 & 6A, Plan M-348 and Part 6, Plan 35R-15207, 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:

1251. 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-6B) on Schedule E03 of Appendix "A", described as Part of Lot 1, Concessions 14 & 15, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 6 & 6A, Plan M-348 and Part 6, Plan 35R-15207, the following special provisions shall apply:

- (i) Regulations:
 - a. The minimum setback of a "Sunroom" addition to a Dwelling is 1.8 metres from the Optimal Summer Water Level.
 - b. At a setback of 3.9 metres from the Optimal Summer Water Level, the maximum width of the Dwelling, including the "Sunroom", is 9.8 metres.

All other provisions of By-law 10-04 as applicable to a Residential Waterfront (RW-6B) 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

By-law 2022-XXX

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(GALBRAITH)

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 31st day of May, 2022.

Mayor
Paul Kelly

Clerk
Kayla Thibeault

MIDDLE MULDREW LAKE

RW-6B

RW-6B

RW-6B

RW-6B
S1251

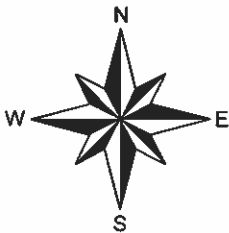
RW-6B

RW-6B

OS

BROWNS WY

OS



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Meters

1:1,500

This is Schedule "A-1" to By-law 2022 - of the Town of
Gravenhurst, passed this 31st day of May, 2022.

Mayor

Clerk



Lands rezoned to Residential Waterfront (RW-6B), with
Special Provision 1251 (S1251) on Part of
Lot 1, Concessions 14 & 15, in the former Township of Wood,
now in the Town of Gravenhurst, District Municipality of
Muskoka, being Lots 6 & 6A, Plan M-348 and Part 6, Plan 35R-15207

Roll No. 020-043-06900