

**NOTICE OF CONCURRENT PUBLIC MEETING**  
CONCERNING PROPOSED AMENDMENTS TO THE DISTRICT OF MUSKOKA  
OFFICIAL PLAN AND THE TOWN OF GRAVENHURST COMPREHENSIVE ZONING BY-  
LAW 10-04

**Application File Numbers:**  
District of Muskoka Official Plan Amendment 54  
Zoning By-Law Amendment Application ZA 06-2022 (Muskoka  
Bay Resort – Condo II)

**TAKE NOTICE THAT:** The District of Muskoka Community and Planning Services Committee and the Council of the Corporation of the Town of Gravenhurst will hold an Electronic Concurrent Public Meeting on:

**TUESDAY, March 22, 2022, at 5:00 P.M.**

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This meeting will be held **ELECTRONICALLY** in accordance with **Section 238 of the Municipal Act, which provides for Electronic Participation in accordance with the Town of Gravenhurst Procedural By-law, and the District of Muskoka Procedural By-law 2020-1.**

**THE PURPOSE OF THE MEETING IS TO CONSIDER** proposed amendments to the District of Muskoka Official Plan and Zoning By-law 10-04 (as amended) of the Town of Gravenhurst, pursuant to the provisions of Sections 17, 22 and 34 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

**HOW TO PARTICIPATE**

**ANY PERSON OR AGENCY** may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the draft plan of subdivision and/or the proposed by-law. Submissions respecting the proposed District of Muskoka Official Plan amendment should be forwarded to The District of Muskoka. Submissions respecting the proposed zoning by-law amendment should be forwarded to The Town of Gravenhurst.

**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 at [adam.ager@gravenhurst.ca](mailto:adam.ager@gravenhurst.ca) or by emailing Kassidee Fior, Manager of Planning at [kassidee.fior@muskoka.on.ca](mailto:kassidee.fior@muskoka.on.ca) . Members of the public wishing to make **oral submissions** to Committee or 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](http://www.gravenhurst.ca/agendas)

**AGENCY COMMENTS:** Agencies (i.e. District of Muskoka, Town of Gravenhurst, Utilities, and Ministries) wishing to make a written submission should do so no later than **March 17<sup>th</sup>, 2022.**

**PLEASE NOTE:** All comments and submissions received will become part of the public record.

**INFORMATION ABOUT APPEALS**

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Council of the Town of Gravenhurst or the District of Muskoka to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to:

- **The District of Muskoka** before the proposed District official plan amendment is adopted; and,
  - **The Town of Gravenhurst** before the by-law is passed,
- the person or public body is not entitled to appeal the decision and/or 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.

**POSTING OF NOTICE AND NOTIFICATION OF DECISIONS**

**THIS NOTICE MUST BE POSTED BY THE OWNER** of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

## **NOTIFICATION OF DECISIONS:**

If you wish to be notified of the decision of the District of Muskoka on the proposed District Official Plan Amendment, you must make a written request to the District Clerk:

### **Amy Back, Clerk**

District Municipality of Muskoka  
70 Pine Street  
Bracebridge, ON P1L 1N3 (705) 645-2100  
[clerk@muskoka.on.ca](mailto:clerk@muskoka.on.ca)

If you wish to be notified of the decision of the Town of Gravenhurst on the proposed zoning by-law, you must make a written request to:

### **Development Services Department**

Town of Gravenhurst,  
3-5 Pineridge Gate,  
Gravenhurst, ON, P1P 1Z3  
[adam.ager@gravenhurst.ca](mailto:adam.ager@gravenhurst.ca)

**ADDITIONAL INFORMATION AND MATERIAL**, including a full scale map, relating to the proposed draft plan of subdivision and zoning by-law amendment is available as indicated below.

For more information about these matters, including information about preserving your appeal rights, contact:

#### **DRAFT PLAN OF SUBDIVISION:**

The District Municipality of Muskoka  
Community and Planning Services  
Department  
70 Pine Street, Bracebridge, ON  
P1L 1N3  
In person: By appointment only  
Telephone: (705) 645-2100 (Ext.4396) email:  
[pedinfo@muskoka.on.ca](mailto:pedinfo@muskoka.on.ca)

#### **ZONING BY-LAW AMENDMENT:**

The Corporation of the Town of Gravenhurst  
Development Services Department  
3-5 Pineridge Gate, Gravenhurst, ON P1P 1Z3  
In person: 8:30a.m.-4:30p.m.  
Telephone: (705) 687-3412  
email: [adam.ager@gravenhurst.ca](mailto:adam.ager@gravenhurst.ca)

**Dated** at the Town of Bracebridge this 1<sup>st</sup> day of March, 2022.

## **EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

The lands subject to the proposed official plan and zoning by-law amendments consist of approximately 1.53 hectares (3.74 acres) with access provided from Carrick Trail, a privately owned roadway. The subject lands are located in the "Urban Centre" of the Town of Gravenhurst and are described as Part of Lots 23 and 24, Concession 2, Parts 9 through 11 on Plan 35R-26394, Geographic Township of Muskoka, Town of Gravenhurst. A key map which identifies the location of the subject lands can be found below.

The purpose of the proposed official plan amendment (OPA) is to add a new site-specific policy to the Muskoka Official Plan to permit private communal sewage servicing on the subject lands. If adopted, the proposed OPA would facilitate the submission of a future condominium application to construct a 7-storey apartment building proposed to contain 89 residential units and one commercial unit, as well as various indoor and outdoor amenity spaces.

The proposed zoning by-law amendment would facilitate the development of the proposed apartment building. Site specific provisions include a maximum height of 24.5 metres, and a maximum number of units 89 be permitted. Further the application proposes to allow for a restaurant as a permitted use. The property is currently zoned Residential Multiple Two (RM-2) subject to Special provision 318 (S318).

The lands are also subject to Minor Variance Application A/25/2021/GR which was approved by the Town of Gravenhurst Committee of Adjustment on August 20, 2021.

**KEY MAP SHOWING LOCATION OF THE LANDS TO WHICH THE PROPOSED AMENDMENTS APPLY:**

