

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

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 E06 of Appendix "A" of By-law 10-04 of the Town of Gravenhurst, as amended, is hereby amended by changing the Residential Multiple Two (RM-2) (Exception 318) zone, as shown on Block 1 of Schedule "A", attached hereto to RM-2-XX; the Residential Multiple Two (RM-2)(Exception 318) zone; further described as PART OF LOTS 23 AND 24 CONCESSION 2 MUSKOKA PARTS 9, 10 AND 11 PLAN 35R26394.
2. In addition to the definitions outlined in Exception 318 in Appendix "C" and Section 4 of By-law 10-04, as amended, the following By-law Definitions shall apply to the lands:
 - "Floor Area, Gross Leasable" shall mean the gross floor area of a non-residential use or building that is incidental, subordinate or exclusively devoted to the principal building or use that is situated on the same lot and will exclude:
 - in the case of a restaurant use, back of house areas, kitchens, bars, washrooms and exterior or outdoor seating areas that are covered or uncovered;
 - any part of such building used as a dwelling unit; and
 - any part of such building used for the parking or storage of motor vehicles; and
 - any part of such building used for equipment to heat such building or a portion thereof; and
 - any part of such building used as a mall, if such mall serves as a common area between stores; and
 - the thickness of any exterior walls of such building.
 - "Height" shall mean the greatest vertical distance, measured from the finished grade on the side of the building facing the front lot line to top of roof slab, and the following building components should be disregarded in the calculation of height: antennae, chimneys, spires, cupolas, elevator penthouses, flag poles, water tanks, windmills, air conditioner ducts, farm produce storage facility, silos, a drive-in theatre screen or incidental equipment associated with internal building equipment, or other similar structures and equipment.
 - "Lot Line, Front" shall mean the portion of the lot that abuts a "street", known as Carrick Trail and shall include a "private road".
 - "Restaurant" shall mean a commercial establishment where beverages, food, or meals are served to the public in consideration of payment, in such building or on an abutting

terrace or patio, and may include home delivery, catering, or food pick-up/take out services provided as an accessory use thereto.

3. 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 Provisions:

xxxx. Within the lands zoned RM-2-XX on Schedule "A" described as Part of Lots 23 & 24, CONCESSION 2 MUSKOKA PARTS 9, 10 AND 11 PLAN 35R26394, Town of Gravenhurst, District Municipality of Muskoka, the following provisions shall apply:

- i. Permitted uses:

- In addition to the permitted uses set out in Section 11.1 of By-law 2010-04, a Restaurant use shall be permitted on the lands.

- ii. In addition to Section 11.5 and the Special Provisions in Exception 318 and Schedule "C" of By-law 2010-04, the following provisions shall be amended by the following:

a) Maximum Height of Principal Building shall be 24.5 metres

b) The maximum number of units in a multiple dwelling shall be 89 units

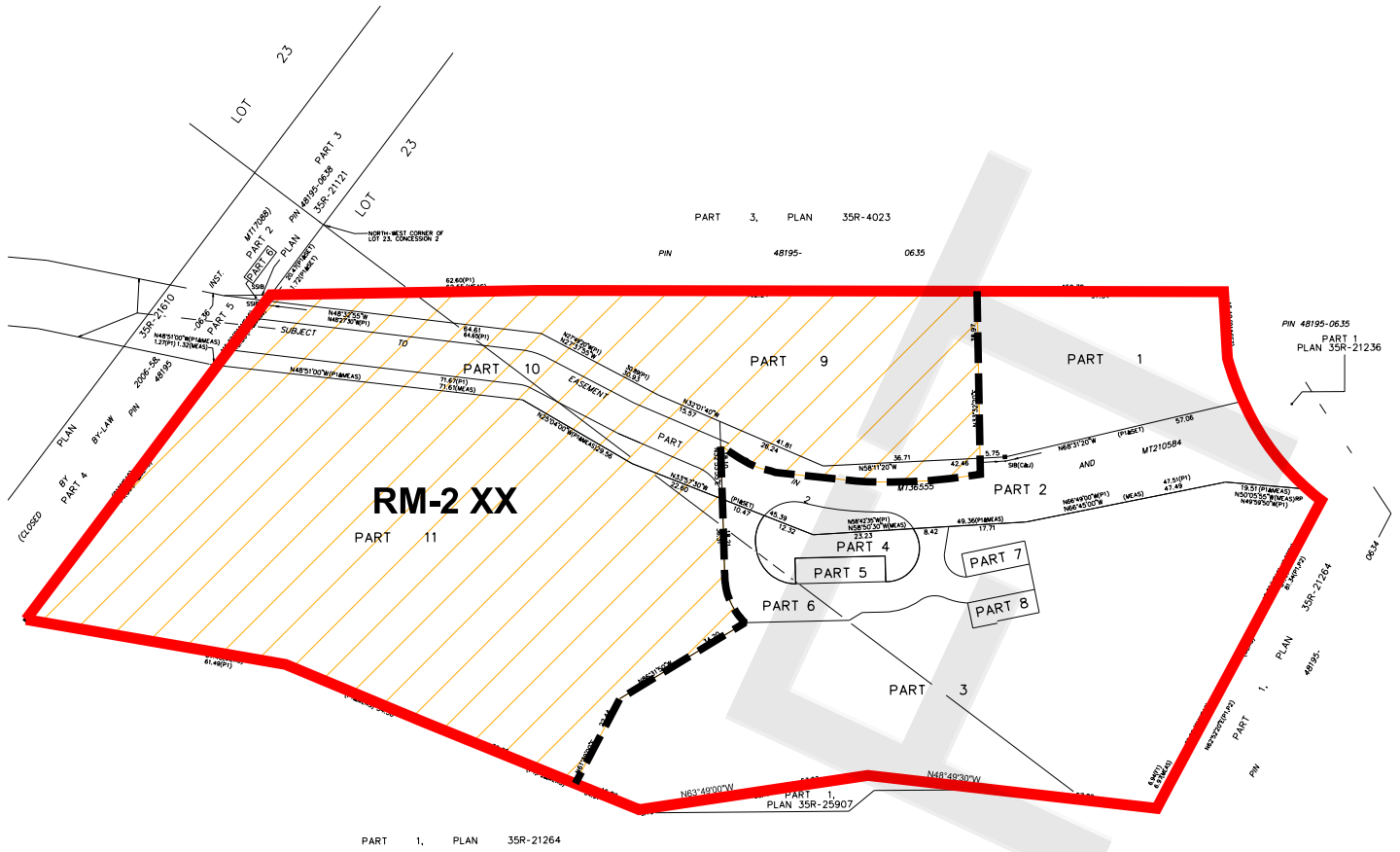
4. Schedule "A" is hereby declared to form part of this By-law.

5. 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, Chapter P.13.

READ A FIRST, SECOND AND THIRD TIME and finally passed this xx day of xx, 20xx.

Mayor

Clerk




Scale
1:1700


THIS IS SCHEDULE 'A' to By-law _____-21 of the Town of Gavenhurst, passed this _____ day of _____, 2021

Mayor

Clerk

LEGEND

 Lands Subject to By-law Amendment

 Phase 1 (Not in Scope)

 Phase 2

PART OF LOTS 23 AND 24,
CONCESSION 2 CARRICK TRAIL
TOWN OF GAVENHURST
DISTRICT MUNICIPALITY OF MUSKOKA