



**NOTICE OF COMPLETE APPLICATIONS
CONCERNING A PROPOSED AMENDMENT TO
ZONING BY-LAW 10-04 (as amended)
OF THE TOWN OF GRAVENHURST**

Respecting applications by **TRG (Cherokee) Holdings Inc.**
to amend the Official Plan and the zoning for lands located at
Cherokee Lane (Lake Muskoka)
(Application Nos. OPA 01-2022 and ZA 11-2022)

TAKE NOTICE THAT complete applications have been accepted under Sections 22 and 34 of the Planning Act, R.S.O.1990, Chapter p. 13, as amended, regarding the above noted property.

The Statutory Public Meeting has not yet been scheduled for these applications. This is to allow time for the technical studies that were submitted in support of the applications to be peer reviewed. Once these reviews have been completed, a Public Meeting will be scheduled and you will be sent a Notice of Public Meeting in accordance with the provisions of the Planning Act.

Any person or agency may attend the Public Meeting and/or make written submissions either in support or opposition to the proposed official plan amendment and the zoning by-law amendment to The Town of Gravenhurst.

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 applications;
- a sketch (Schedule),
- a copy of the Draft By-law; and
- a Draft copy of the Proposed Official Plan Amendment.

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 Official Plan Amendment or 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 Official Plan Amendment or 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.

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.

ADDITIONAL INFORMATION relating to the proposed amendment to the Official Plan or Zoning By-law 10-04, including a full scale map, is available from the Planning Division. For further information, please contact Melissa Halford, Director of Development Services or Adam Ager, Manager of Planning Services at 705-687-3412.

DATED at the Town of Gravenhurst this 22nd day of APRIL, 2022.
Melissa Halford, Director of Development Services

Purpose and Effect of the Proposed Zoning By-law

Re: Application Nos. OPA 01-2022 and ZA 11-2022
TRG (Cherokee) Holdings Inc.
Roll No. 020-033-03800;03600, 03900, 04000

Applications were received to amend the official plan policies and zoning of lands located at 205 Cherokee Lane & 195 Cherokee Lane (Lake Muskoka).

The property is legally described as Part of Lot 9, Concession West Range Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, more particularly described as: 195 Cherokee Lane Lots 9, 10 & 11 & Part of Lots 18 & 19, Plan 25, Part of the OSRA in front of Lot 9 Range West of Muskoka Road, Part 2, Plan 35R-23533 AND 205 Cherokee Lane - Lots 12, 13, 14, 15, 16 ,17, Plan 25, Part of Lots 18 and 19, Plan 25, Part of Water lot in front of Mill Lots Plan 4; Part of the OSRA in front of Lot 9 Range West of Muskoka Road, Part 1, 35R-23553 AND Roll No. 010-013-03900 - Lot 20, Plan 25, Lot 9 West Range Muskoka AND Roll No. 010-013-04000 - Lot 9 West Range Muskoka; Part 1, 35R-8130

The lands subject to these applications are currently designated "Gravenhurst Urban Centre" and "Urban Mixed Use Waterfront Area" in the Gravenhurst Official Plan and are zoned Commercial Special Purposed (C4) subject to Special Provisions 294 and 800 (S294 and S800) in the Town's Comprehensive Zoning Bylaw 10-04, as amended.

The proposed Official Plan Amendment would amend the Urban Mixed Use Waterfront Area by adding a new site-specific policy set that would have the effect of permitting a seven-storey, high density mixed-use building on the subject lands. This building would form part of a comprehensive mix-use development on the entire property and is envisioned to compliment the existing commercial and residential development on the surrounding Muskoka Wharf properties which are also within the Urban Mixed Use Waterfront Area. As currently proposed, the mixed-use building would contain between 129 to 145 residential units, 1,172 square metres of amenity space and 2,455 square metres of retail space, associated parking of vehicles and boats, longer docking than would in character with what exists at the Muskoka Wharf.

More specifically, the proposed Official Plan Amendment would:

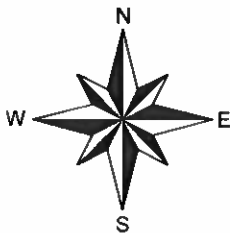
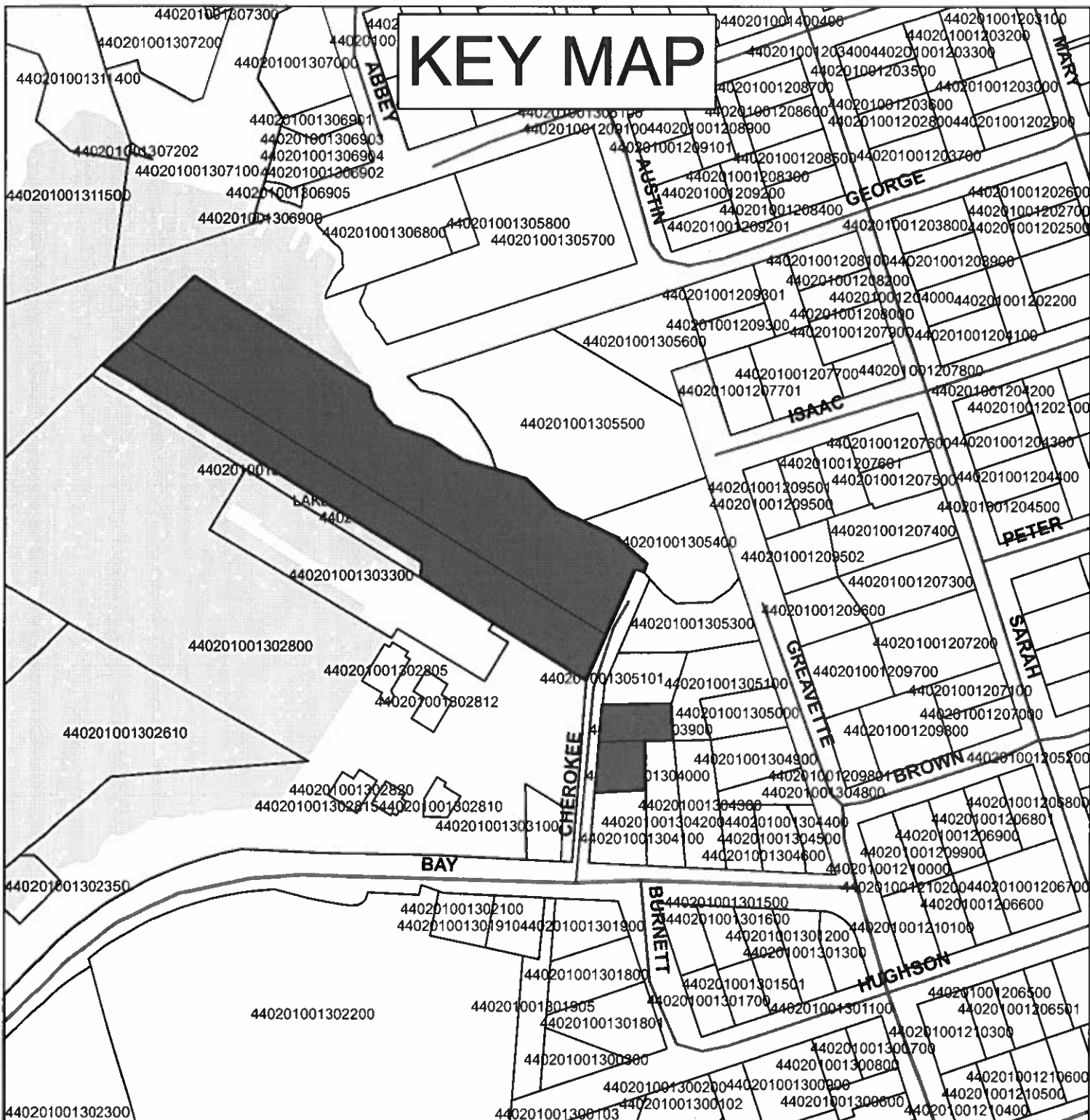
- Permit the maximum residential density on the site to increase to 186 units per hectare (an increase from 40 units per hectare);
- Establish the maximum height for the proposed mixed use high density residential building to be seven storeys; and
- Permit the docking associated with the site to be developed to a length that is larger than others within the surrounding area.

The proposed amending zoning by-law would delete Special Provisions 294 and 800 (S294 and S800) and would replace these with a new site-specific special provision to permit a number of exceptions to those contained in the Commercial Special Purpose (C4) Zone in order to enable the build-out of the mixed-use development outlined above. Specifically, the new Special Provision would:

- Add “micro brewery/micro distillery” as a permitted use and include a definition for this use;
- Zone the four lots subject to the application as one for planning purposes;
- Include boat slips in the site’s overall parking requirements;
- Establish site-specific side, front and rear yard setback reductions;
- Increase the permitted height of a building on the site to 33.6 metres and no more than seven storeys
- Establish the maximum number of residential units on site to be 186 and limit the gross floor area to 13,471 square metres;
- Permit a dock or two-storey boathouse to project a maximum of 192 metres from the shoreline into the water;
- Permit the two-storey boathouse to be 16 metres in height and only permit commercial retail and/or restaurant uses on the second storey;
- Include the landscaped/boardwalk area in the shoreline buffer; and
- Remove the requirement for a visual buffer.

A copy of the proposed draft official plan and zoning by-law amendments are attached to this notice.

KEY MAP



0 25 50 100 150 200 Meters

1:2,884

Proposed Zoning and Official Plan Amendment
 Application ZA 11-2022 and OPA 01-2022
 TRG (Cherokee) Holdings Inc
 Part of Lot 9, Concession West Range Muskoka,
 now in the Town of Gravenhurst, District Municipality of
 Muskoka, more particularly described as: 195 Cherokee
 Lane Lots 9, 10 & 11 & Part of Lots 18 & 19, Plan 25, Part
 of the OSRA in front of Lot 9 Range West of Muskoka
 Road, Part 2, Plan 35R-23533 AND 205 Cherokee Lane -
 Lots 12, 13, 14, 15, 16, 17, Plan 25, Part of Lots 18 & 19,
 Plan 25, Part of Water lot in front of Mill Lots Plan 4; Part
 of the OSRA in front of Lot 9 Range West of Muskoka Rd,
 Part 1, 35R-23553 AND Roll No. 010-013-03900 - Lot 20,
 Plan 25, Lot 9 West Range Muskoka AND 010-013-04000 -
 Lot 9 West Range Muskoka; Part 1, 35R-8130
 Municipally known as 205 & 195 Cherokee Lane
 Roll Nos. 010-013-03800; -03600; -03900 & -04000

SCHEDULE

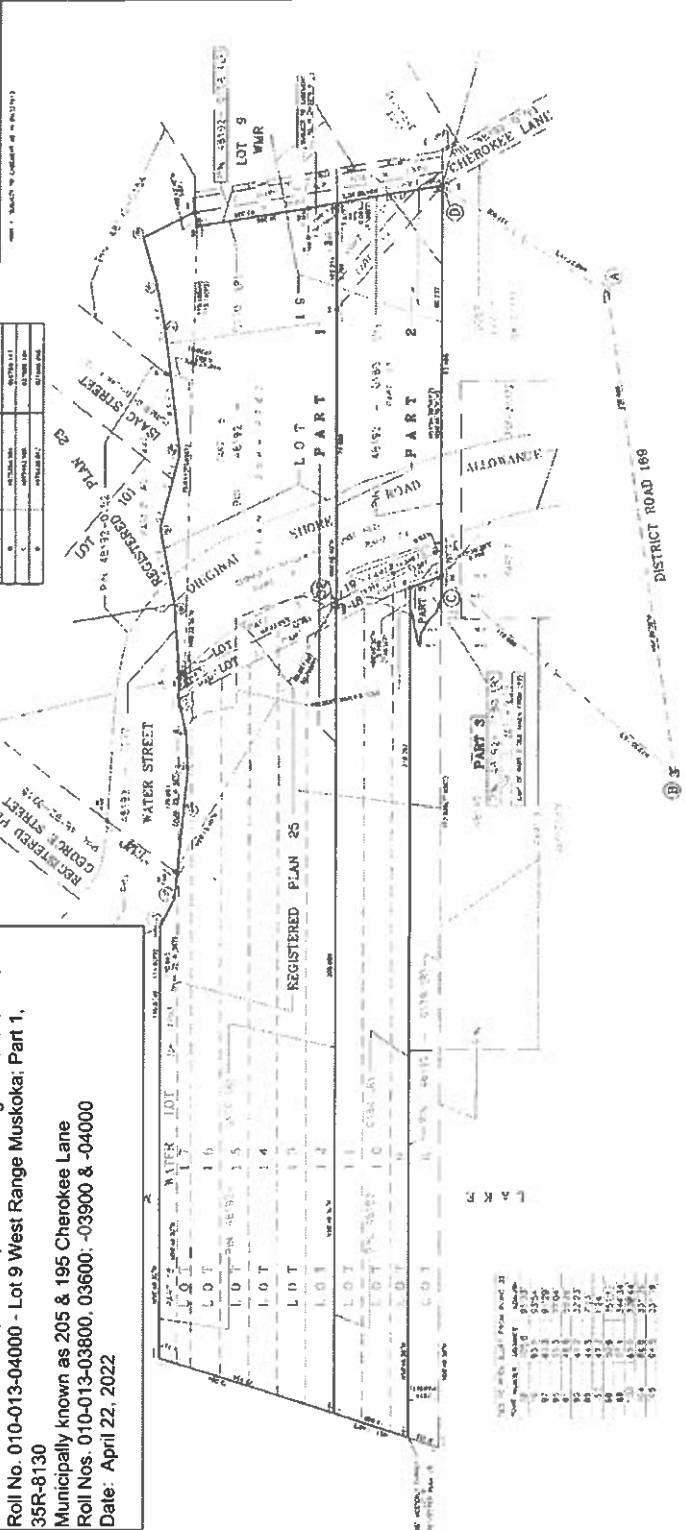
Proposed Zoning Amendment
 Application No. ZA 11-2022, OPA 01-2022
 TRG (Cherokee) Holdings Inc
 Part of Lot 9, Concession West Range Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, more particularly described as: 195 Cherokee Lane Lots 9, 10 & 11 & Part of Lots 18 & 19, Plan 25, Part of the OSRA in front of Lot 9 Range West of Muskoka Road, Part 2, Plan 35R-23533 AND 205 Cherokee Lane - Lots 12, 13, 14, 15, 16, 17, Plan 25, Part of Lots 18 and 19, Plan 25, Part of Water lot in front of Mill Loils Plan 4; Part of the OSRA in front of Lot 9 Range West of Muskoka Road, Part 1, 35R-23553 AND Roll No. 010-013-03900 - Lot 20, Plan 25, Lot 9 West Range Muskoka AND Roll No. 010-013-04000 - Lot 9 West Range Muskoka; Part 1, 35R-8130
 Municipally known as 205 & 195 Cherokee Lane
 Roll Nos. 010-013-03800, 03600; -03900 & -04000
 Date: April 22, 2022

PLAN 35R-24657
 RECORDED AND APPROVED
 DATE: MAY 18, 2011
 BY: MARY M. JARIL
 JANE E. CHERRY 116

NO.	DESCRIPTION	PROVIDE	DATE
1	AS SHOWN ON THIS PLAN, THE PROPOSED ZONING AMENDMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:		
2	THE PROPOSED ZONING AMENDMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:		
3	THE PROPOSED ZONING AMENDMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:		

OWNER'S & SURVEYOR'S CERTIFICATE OF THIS PLAN AND OF THE RIGHTS AND INTERESTS THEREIN

NO.	DESCRIPTION	DATE
1	AS SHOWN ON THIS PLAN, THE PROPOSED ZONING AMENDMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:	
2	THE PROPOSED ZONING AMENDMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:	
3	THE PROPOSED ZONING AMENDMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:	



LEGEND

NOTES

SURVEYOR'S CERTIFICATE

C.T. STRONGMAN SURVEYING LTD.
 Ontario Land Surveyors
 ORILLIA ONTARIO
 D-2480

APPENDIX "A"
AMENDMENT NO. XX TO THE
GRAVENHURST OFFICIAL PLAN

(OP XX-2022)

SECTION 1 TITLE AND COMPONENTS

- 1.1 This Amendment shall be referred to as Amendment No. XX to the Gravenhurst Official Plan
- 1.2 Sections 1 to 7 inclusive of this document and the attached Schedule 1 constitute the Amendment.

SECTION 2 PURPOSE OF THE AMENDMENT

- 2.1 Planscape Inc. on behalf of TRG (CHEROKEE) HOLDINGS INC., owners of 195 & 205 Cherokee Lane and two vacant parcels 010-013-03900 & 010-013-04000, have made an application to amend the Gravenhurst Official Plan in order to permit a new "mixed-use" infill development project on the subject lands. In addition to the current and permitted uses, the amendment will permit multiple (high density) residential uses and various private accessory and public commercial uses along the waterfront.
- 2.2 The subject lands are located within the *Urban Mixed Use Waterfront* designation of the Gravenhurst Official Plan.
- 2.3 Section C7.7.1 of the Gravenhurst Official Plan currently permits the intended mixed uses, including a range of commercial uses servicing the residential and tourist markets, as well as high density housing and large public open spaces, specifically along the shoreline.
- 2.4 The purpose of this amendment is to permit a new "mixed-use" proposal that follows the intended uses of the Official Plan. The effect of this application will include a site-specific amendment to permit a seven storey building with a range (for market flexibility) of 129-145 residential units – including approximately 1,172 m² (12,615 sq.ft.) of amenity space, approximately 2,455 m² (26,425 sq.ft.) of new proposed retail space, applicable parking split between vehicle and boat parking, longer docks to be in character to what exists in the wharf and an increase to the maximum permitted density of residential development (165-186 units/hectare).
- 2.5 The policies of the Official Plan Amendment shall only apply to 195 & 205 Cherokee Lane and the two vacant properties described in Section 2.1 and ensure the

development proposal defines these three separate properties as one single property for planning purposes.

SECTION 3 LANDS SUBJECT TO THIS AMENDMENT

- 3.1 The lands subject to this Amendment consist of Part of Lot 9, Concession West Range Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, more particularly described as: 195 Cherokee Lane Lots 9, 10 & 11 & Part of Lots 18 & 19, Plan 25, Part of the OSRA in front of Lot 9 Range West of Muskoka Road, Part 2, Plan 35R-23533 AND 205 Cherokee Lane - Lots 12, 13, 14, 15, 16 ,17, Plan 25, Part of Lots 18 and 19, Plan 25, Part of Water lot in front of Mill Lots Plan 4; Part of the OSRA in front of Lot 9 Range West of Muskoka Road, Part 1, 35R-23553 AND Roll No. 010-013-03900 - Lot 20, Plan 25, Lot 9 West Range Muskoka AND Roll No. 010-013-04000 - Lot 9 West Range Muskoka; Part 1, 35R-8130; as shown on Schedule 1 of this Amendment.

SECTION 4 BACKGROUND AND BASIS

- 4.1 An application was received by Planscape Inc. on behalf of TRG (Cherokee) Holdings Inc. to amend the Gravenhurst Official Plan.
- 4.2 The applicants own 195, 205 Cherokee Lane and two vacant properties (Roll Nos. 010-013-03900 & 010-013-04000) in its entirety, which are located in the Town of Gravenhurst.
- 4.3 The application has been submitted concurrently with Zoning Amendment Application No. ZA XX-2022 in order to permit the various By-law provisions including maximum height, density range, maximum residential gross floor area, setbacks, range for residential units, total retail commercial space, maximum extent and location of docks, minimum boat and vehicle parking stalls and slips, and other applicable provisions, as determined and discussed with staff.

SECTION 5 THE AMENDMENT

- 5.1 Schedule "A-1" of the Gravenhurst Official Plan, as amended, is further amended by identifying a property described in Section 3.1 and as shown on Schedule 1 of this Amendment.
- 5.2 A new Section C7.7.14, immediately after Section C7.5.13 of the Gravenhurst Official Plan, as amended, is hereby further amended by the addition of the following policies which apply to the lands subject to this amendment:

"Section C7.7.14 Cherokee Lane Mixed Use

The following special policies apply to the properties known municipally as 195 & 205 Cherokee Lane and the two vacant properties (Roll Nos. 010-013-03900 & 010-013-04000) being Part of Lot 9, Concession West Range Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, more particularly described as: 195 Cherokee Lane Lots 9, 10 & 11 & Part of Lots 18 & 19, Plan 25, Part of the OSRA in front of Lot 9 Range West of Muskoka Road, Part 2, Plan 35R-23533 AND 205 Cherokee Lane - Lots 12, 13, 14, 15, 16 ,17, Plan 25, Part of Lots 18 and 19, Plan 25, Part of Water lot in front of Mill Lots Plan 4; Part of the OSRA in front of Lot 9 Range West of Muskoka Road, Part 1, 35R-23553 AND Roll No. 010-013-03900 - Lot 20, Plan 25, Lot 9 West Range Muskoka AND Roll No. 010-013-04000 - Lot 9 West Range Muskoka; Part 1, 35R-8130; as shown on Schedule 1 of this Amendment.

C7.7.14.1

The subject lands, being 195, 205 Cherokee Lane and the two vacant lots (Roll numbers: 010-013-03900 & 010-013-04000); shall be defined as one lot for current and future planning purposes.

C7.7.14.2

Notwithstanding Section C7.7.6 b), the maximum permitted residential density shall not exceed 186 units per hectare and not exceed a gross floor area of 13,471 m².

C7.7.14.3

Notwithstanding any similar policies, to the contrary, a mixed use building shall not exceed 7 storeys.

C7.7.14.4

Notwithstanding Section C5.9, C7.7.5 and similar policies, to the contrary, docks and boathouses extending out into Lake Muskoka will generally be longer than what is permitted and in general character with those contained within this designation.

C7.7.14.5

Prior to any further development or site alteration of the property, the owners shall be required to enter into a Site Plan Agreement with the Town of Gravenhurst."

SECTION 6 IMPLEMENTATION

- 6.1 The changes to the Gravenhurst Official Plan as described in this Amendment shall be implemented in accordance with the Implementation policy of the Plan and shall apply to the subject lands.

SECTION 7 INTERPRETATION

- 7.1 The provisions of the Gravenhurst Official Plan shall apply with respect to the interpretation of this Amendment.

APPENDIX "B"

THE CORPORATION OF THE TOWN OF GRAVENHURST

BY-LAW 2022-XX

Being a By-law to amend Zoning By-law 10-04
as amended (TRG (Cherokee) Holdings Inc.)

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. Appendix "C" to By-law 10-04 of the Town of Gravenhurst, as amended, is hereby further amended by deleting the provisions contained in C-4 S294 & S800 and replaced with the following Special Provisions:

(i) Additional Permitted Uses:

Micro brewery/micro distillery defined as:

the small-scale production with associated processing, packaging and/or storage of food or beverages, where such an establishment includes an ancillary restaurant, retail food store or retail store use through which such goods are sold or served to the public on-site, and which goods may be sold or distributed wholesale to off-site users or resellers.

(ii) Regulations

- The existing four (4) lots shall be regarded as one (1) lot for the purpose of meeting zoning regulations
- Severances are permitted without meeting minimum lot frontage and area requirements, as the entire lands are considered one lot for planning purposes
- Parking requirements shall be considered over the entire project, including the proposed boat slips where a boat slip is considered the same as a vehicle

parking stall

- The minimum side yard for the Principle Building shall be 6.0 metres
- The minimum front yard shall be 8.0 metres
- The minimum rear yard shall be 0.0 metres
- The maximum height shall be 33.6 metres and no more than 7 storeys.
- The maximum number of residential units shall be 186 units and not exceed a gross floor area of 13,471 m²
- Notwithstanding any provision, a dock and/or a two storey boathouse shall be permitted to extend 192 metres from the shoreline of the lot and 0.5 metres from an interior lot line.
- Notwithstanding any provision, the two-storey boathouses shall not exceed 16 metres in height and will only permit commercial retail or restaurant uses on the second storey.
- Notwithstanding any provision, the shoreline buffer will be defined and included within the landscaped/boardwalk area calculations.
- Notwithstanding any provision, a visual barrier is not required.

All other provisions of By-law 10-04 as applicable to a Commercial Special Purpose Zone (C-4) 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 21 and Section 34 of the Planning Act, 1990, Chapter P.13.

READ A FIRST, SECOND AND THIRD TIME and finally passed this

day of 2022.

DEPUTY MAYOR

DEPUTY CLERK