



**NOTICE OF COMPLETE APPLICATIONS AND CONCURRENT PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT TO
THE GRAVENHURST OFFICIAL PLAN AND
ZONING BY-LAW 10-04 (as amended)
OF THE TOWN OF GRAVENHURST**

Respecting an application by **MULDREW LAKES COTTAGERS ASSOCIATION**
to amend the Official Plan and to amend the zoning for
ALL LANDS ON MULDREW LAKE
(Application No. ZA 28-2024 & OPA 02-2024)

TAKE NOTICE THAT complete applications have been accepted under Sections 17, 22, and 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 applications on

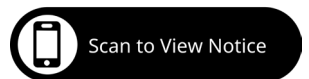
TUESDAY, NOVEMBER 25, 2025
at 3:00 p.m. at the
Gravenhurst Municipal Offices
(Council Chambers)
5 Pineridge Gate, Gravenhurst, Ontario

THE PURPOSE of the Public Meeting will be to consider the proposed amendments to the Town of Gravenhurst Official Plan and the proposed amendments to 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.

THE FOLLOWING INFORMATION is attached to this notice for your information and review:

- an explanation of the Purpose and Effect of the proposed Official Plan Amendment and proposed Zoning By-law amendment;
- **No key map is provided as the proposed Official Plan Amendment applies to all lands on Muldrew Lake.**

A digital copy of the Planning Justification Report (Second Submission) prepared by EcoVue Consulting, which includes the details of the proposed Official Plan and Zoning By-Law Amendments can be found on the 'Planning Notices' section of the Town of Gravenhurst website or by Scanning the following QR Code:



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 Proposed By-law Amendment.

ALTERNATIVELY, ANY PERSON OR AGENCY may also provide verbal comments during the meeting electronically using MVI EasyConf Connect Conference System (which is NOT Zoom), in accordance with Section 238 of the Municipal Act and the Town's Procedural By-law.

A request to address Planning Council electronically must be completed at www.Gravenhurst.ca/PublicParticipation and **submitted prior to 12:00pm (noon) on the day before the Public Meeting**. Please note that the Public Meeting is taking place in person and any issues with electronic participation will not prevent the meeting (and a potential decision) from proceeding.

IF A SPECIFIED 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 specified 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 is adopted, or before the Zoning By-law is passed, the specified person or public body is not entitled to appeal the decision.

IF A SPECIFIED 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, or before the Official Plan is adopted, the specified 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 Official Plan Amendment or By-law Amendment, you must make a written request to Melissa Halford, Director of Development Services

ADDITIONAL INFORMATION is available from the Development Services – Planning Division. For further information, contact Adam Ager, Manager of Planning Services, 705-687-3412 ext. 2224 (adam.ager@gravenhurst.ca)

DATED at the Town of Gravenhurst this 29th day of October, 2025.

Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Official Plan Amendment and Zoning By-law

Re: Application Nos. OPA 02-2024 & ZA 28-2024
Muldreu Lakes Cottagers Association
Muldreu Lake

Applications were received from EcoVue Consulting on behalf of the Muldreu Lakes Cottagers Association to amend the Official Plan and to amend the Zoning By-law for all properties within the Town of Gravenhurst that have frontage on Muldreu Lake.

As detailed in the applicant's Planning Justification Report: the Muldreu Lakes Cottagers Association is proposing to amend the lake-specific policies for Muldreu Lake (Section D17.3) of the Town of Gravenhurst Official Plan as well as lake-specific provisions in the Town of Gravenhurst Zoning By-law 10-04 in accordance with the results of background research, a policy review, and a community consultation process that was carried out by EcoVue Consulting Services on behalf of the Lake Association.

More specifically, the intent of the proposed amendments is to update the Gravenhurst Official Plan (GOP) to reflect the current values and vision of the Muldreu Lake community, and to amend the Zoning By-law, in order to effectively implement the lake-specific Official Plan policies.

The current lake-specific policies for the Muldreu Lakes were implemented following a community lake planning process initiated by the Lake Association that occurred in the early 2000s. The policies were most recently updated in 2009 through an applicant driven process.

The proposed amendments would implement a number of changes for properties fronting on Muldreu Lake which include: establishing a maximum building size; establishing limits for rebuilding or enlarging existing dwellings; updating provisions related to boathouses and boatports; updating lot creation policies; clarifying policies related to commercial uses on the lake; and providing direction for additional studies that may be required to support future Planning Act Applications made on Muldreu Lake.

A complete list of the proposed amendments can be found within the digital copy of the Planning Justification Report (Second Submission) prepared by EcoVue Consulting, located on the 'Planning Notices' section of the Town of Gravenhurst website or by Scanning the following QR Code:



The lands effected by the proposed amendments are within the "Waterfront Area" designation of the Town of Gravenhurst Official Plan and are currently subject to the Lake Specific Policies of Section D17.3 - Muldreu Lake.