

# 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 **Robert HEAMAN and Tani NIXON** to amend the zoning of lands located at **666 DEEPWATER DRIVE (MULDREW LAKE)** (Application No. ZA 30-2025)

**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, NOVEMBER 25th, 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 a proposed amendment to Zoning Bylaw 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.

**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; and
- sketches (Site Plan and Elevation).

**ANY PERSON OR AGENCY** may attend the Public Meeting and/or make written submissions either in support or opposition to the Proposed By-law.

ALTERNATIVELY, ANY PERSON OR AGENCY may also provide verbal comments during the meeting electronically using MVI EasyConf Connect Conference System (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 <a href="https://www.Gravenhurst.ca/PublicParticipation">www.Gravenhurst.ca/PublicParticipation</a> 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 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, 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 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 is available from the Development Services – Planning Division. For further information, please contact Angela Ghikadis, at 705-687-3412 ext. 2246 (<a href="mailto:angela.ghikaids@gravenhurst.ca">angela.ghikaids@gravenhurst.ca</a>) or Adam Ager, Manager of Planning Services, 705-687-3412 ext. 2224 (<a href="mailto:adam.ager@gravenhurst.ca">adam.ager@gravenhurst.ca</a>) during office hours.

**DATED** at the Town of Gravenhurst this 4<sup>th</sup> day of November, 2025.

Melissa Halford, Director of Development Services.

# Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 30-2025

HEAMAN, Robert and NIXON, Tani

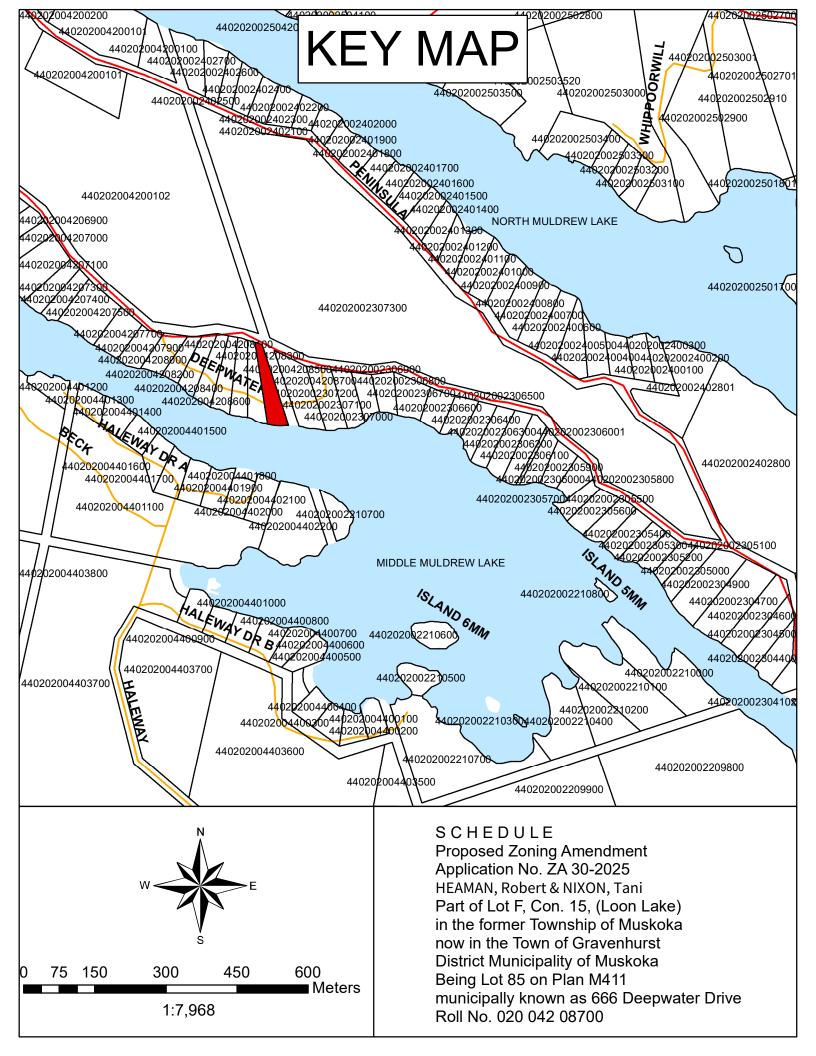
Roll No. 020-042-08700

An application was received to permit a Dwelling that is currently under construction to have a maximum height of 14.6 metres as shown on the attached sketches dated November 4<sup>th</sup>, 2025.

The current Zoning By-law permits the maximum height of a Dwelling to be 7.5 metres (measured from the lowest finished grade on the lakeside to the midpoint of the roof). A minor variance was granted in 1991 to permit a 9.1 metre Dwelling which was destroyed by fire in 2023. During the current reconstruction of the Dwelling on the same footprint as what previously existed, it was determined that the Dwelling exceeds that height so relief from the current Zoning By-law requirement of 7.5 metres has been applied for.

The property is legally described as Part of Lot F, Concession 15, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 85 on Plan M411 (Zoning Grid Schedule No. F04).

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



## GENERAL, REQUIREMENTS

- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF DETAILING THE STRUCTURAL REQUIREMENTS TO RECONSTRUCT A FIRE DAMAGED EXISTING DWELLING AT THE LOCATION ADDRESSED BELOW.
- DIMENSIONS AND ALL OTHER INFORMATION SHOWN AND DESCRIBED SHALL BE VERIFIED ON-SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK,
- DISCREPANCIES SHALL BE REPORTED TO ROAR ENGINEERING
- DRAWINGS SHALL NOT BE SCALED UNLESS OTHERWISE NOTED.
- THE SCOPE OF THE WORK OUTLINED ON THESE DRAWINGS SATISFIES THE MINIMUM REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.).
- ROAR ENGINEERING MUST BE NOTIFIED OF ANY CHANGES PRIOR TO COMMENCING WITH THE WORK.
- ELECTRICAL, HVAC, PLUMBING AND SEPTIC SYSTEM DESIGNS BY OTHERS, COORDINATE WITH ALL SUB-TRADES (INCLUDING MECHANICAL AND ELECTRICAL) REGARDING PROVISIONS FOR ALL BUILT-INS.
- THE REQUIREMENTS OF DIVISION 'C', PART 1, ARTICLE 1.2.2.1 "GENERAL REVIEW BY ARCHITECT OR PROFESSIONAL ENGINEER" MAY APPLY TO THE PROPOSED WORK DETAILED ON THESE PLANS, CONTACT ROAR FOR ALL REQUIRED INSPECTIONS AS PER THE PRESCRIBED NOTICES IF A "COMMITMENT TO GENERAL REVIEW" FORM HAS BEEN ISSUED WITH THESE PLANS.

AS PER ARTICLE 1.1.2.4., DIVISION A, PART 1 OF THE 2012 ONTARIO BUILDING CODE (OBC); PART 9, DIVISION B (OBC) IS APPLICABLE TO THE BUILDING DETAILED HEREIN.

# USE AND OCCUPANCY

- GROUP C. RESIDENTIAL
- BUILDINGHEIGHT = +/-34'-8"
  BUILDING AREA = (MAIN LEVEL FLOOR) +/-1304 sq. ft.
  BUILDING IS PROPOSED NEW CONSTRUCTION
- NO CHANGE OF USE IS PROPOSED

- PROPOSED CONSTRUCTION CONFORMS TO PART 9 OBC 2012.
   CONCRETE DESIGNS CONFORM TO CAN/CSA 223,3-14.
   STRUCTURAL STEEL DESIGN CONFORMS TO CAN/CSA S16-14.

2.70 kPa (GRAVENHURST) 0.40 kPa

# DESIGN LOADS

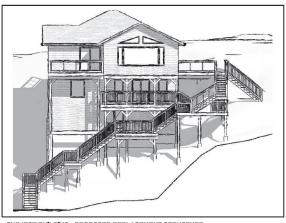
- GROUND SNOW LOAD Ss
   GROUND RAIN LOAD Sr
- LIVE LOAD (DUE TO SNOW) LL 1-89 kPa

#### DRAWING LIST

- GENERAL REQUIREMENTS
  BUILDING ASSEMBLIES & SPECIFICATIONS
- CONSTRUCTION NOTES
  FOUNDATION LEVEL FLOOR PLAN
- MAIN LEVEL FLOOR PLAN UPPER LEVEL FLOOR PLAN
- ROOF PLAN
- BUILDING SECTION
  BUILDING SECTION
- SECTION DETAILS SECTION DETAILS
- S-12 SECTION DETAILS
- TYPICAL DECK STAIR SECTION DETAIL S-14 WEST ELEVATION
- ELEVATIONS
- S-16 SOUTH ELEVATION

#### CONTRACTOR NOTES

- CONTRACTOR TO COMPLY WITH ALL PROVISIONS OF THE ONTARIO BUILDING CODE, LATEST EDITION, IN ALL AREAS OF CONSTRUCTION.
- ALL PRODUCTS SPECIFIED (OR APPROVED EQUIVALENTS) TO BE INSTALLED AS PER THE CERTIFIED MANUFACTURERS INSTRUCTIONS AND ANY APPLICABLE CODE REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND WEATHER PROTECTION REQUIREMENTS (INCLUDING FROST PROTECTION AND TEMPORARY HEAT) DURING ALL STAGES OF CONSTRUCTION NOT SPECIFICALLY DETAILED BY THESE PLANS.
- WHERE GENERAL REVIEW BY AN ENGINEER IS REQUESTED BY THE CHIEF BUILDING OFFICIAL OR OTHER PARTY, THE CONTRACTOR MUST REQUEST A "COMMITMENT TO GENERAL REVIEW" FORM FROM ROAR PRIOR TO THE COMMENCEMENT OF WORK,
- THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT FOR INSPECTION AT ALL STAGES PRESCRIBED IN O.B.C. 2012, DIV C, PART 1 ARTICLE 1.3.5.1. NO WORK IS TO CONTINUE UNTIL APPROVAL IS OBTAINED FROM THE LOCAL BUILDING AUTHORITY.
- ALL INQUIRIES WITH RESPECT TO CLARIFICATION OR EXPANSION OF THE ENCLOSED SPECIFICATIONS MUST BE FORWARDED TO ROAR PRIOR TO COMMENCING ANY WORK.
- ANY CONFLICT BETWEEN THE ENCLOSED SPECIFICATIONS AND APPLICABLE STATUTES OR REGULATIONS MUST BE REPORTED TO ROAR IMMEDIATELY UPON DISCOVERY, CLARIFICATION MUST BE RECEIVED BEFORE COMMENCING OR CONTINUING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF THE WORK, A COPY OF ALL OBTAINED PERMITS TO BE FORWARDED TO ROAR BEFORE WORK IS COMMENCED.



SUBJECT BUILDING - PROPOSED REPLACEMENT STRUCTURE SOUTH ELEVATION

DEEP WATER DRIVE

DRIVEWAY

EXISTING WOOD STEPS

EXISTING

- EXISTING WOOD PRIVY



SUBJECT DWELLING - POST LOSS CONDITION
SITE PHOTOGRAPH OBTAINED BY ROAR ENGINEER
DATED MAY 29, 2023

DESCRIPTION DATE ISSUED FOR PERMIT MAR. 27. 2024 2 FOR REVIEW 3 ISSUED FOR PERMI AUG. 23, 2024



DRAWINGS TO BE PRINTED ON ARCH C PAPER

# SSUED FOR CONSTRUCTION



Drawings and building specifications submitted

Keep a maintained copy of

10/4/2024, 10:04:18 AM

GH-2024-207

**Andy Jones** 



## SITE LAYOUT NOTES

- · THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS A LEGAL SURVEY.
- A LEGAL TOPOGRAPHICAL SURVEY MAY BE REQUIRED BY THE LOCAL AUTHORITIES WHICH SHALL BE PROVIDED BY OTHERS AND FORWARDED TO ROAR.
- LOCATE AND IDENTIFY ALL SERVICES, CABLES, PIPES AND WIRES PRIOR TO EXCAVATION.
- THE EXISTING BUILDING FOOTPRINT IS PROPOSED TO REMAIN.
  THERE ARE NO PROPOSED ALTERATIONS TO THE PROPERTY SETBACKS OR LOT COVERAGE.
- INFORMATION HEREIN IS DERIVED IN PART FROM TOPOGRAPHIC PLAN OF PART OF LOT 85, REGISTERED PLAN M-11 GEOGRAPHICTOWNSHIP OF WOOD, TOWN OF GRAVENHURST, DISTRICT MUNICIPALITY OF MUSKOKA.
- BOWERS JONES FOURNIER SURVEYING LTD.
- BEARINGS AND DISTANCE NOTED ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF
- DISTANCES SHOWN ON THIS PLAN IN METERS CAN BE CONVERTED TO FEET BY DIVIDING BY 0,3048.
- CONTRACTOR IS RESPONSIBLE FOR SITE GRADING REQUIREMENTS TO ACHIEVE ADEQUATE GRADING OF FINAL SETTLED GRADE AROUND REPAIRED DWELLING,
- FINAL SETTLED GRADE TO SLOPE MIN. 5% AWAY FROM DWELLING PERIMETER FOR MIN. 6' AND SHALL NOT DISCHARGE OR RE-REROUTE SURFACE WATER RUN-OFF ONTO NEIGHBORING
- DESIGN, LAYOUT, INSTALLATION OF NEW WATER WELL AND SEPTIC SYSTEM TO BE COORDINATED BY CONTRACTOR IF NECESSARY.





Telephone: 705.315.0231 • Facsimile: 705.737.9090 WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT DWELLING DESIGN **DRAWINGS** 

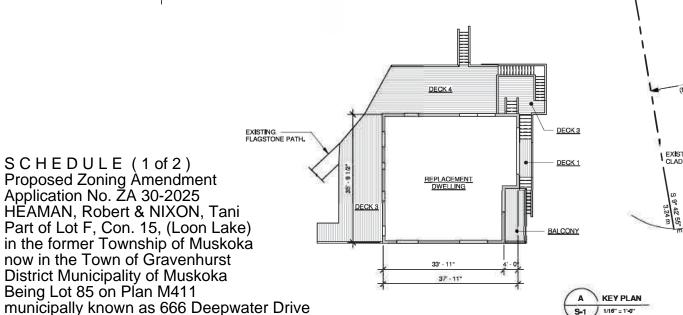
**GENERAL** 

REQUIREMENTS

LOCATION: 666 DEEP WATER DRIVE GRAVENHURST ONTARIO

LOSS DATE: FEBRUARY 26, 2023 DRAWN BY: A. MCKAY SCALE: As indicated

23R05113 DRAWING S-1 DRAWINGS REMAIN THE PROPERTY OF ROAR



**Qualified Septic** 

installed/designer to

verify the septic is in good working order.

Structure to maintain required setbacks for existing above ground electrical

conductors as per 9.1.1.5. & 3.1.19.

Min 4.8m setback required from existing

above ground electrical conductors

OUTLINE OF REPLACEMENT DWELLING +/- 12.57 m REPLACEMENT DWELLING LEXISTING WOOD CLAD SHED REPLACEMENT DECK AND STAIR FRAMING. XISTING WOOD DOCK APPROXIMATE EXTENT OF MULDREW LAKE

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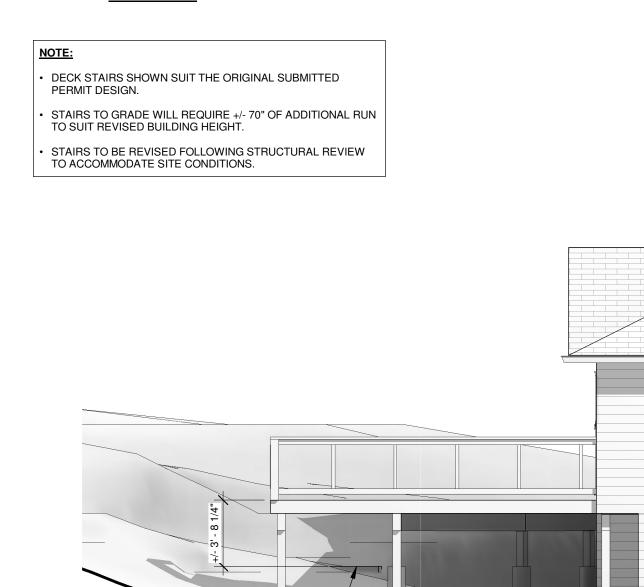
B SITE LAYOUT

SCHEDULE (1 of 2) Proposed Zoning Amendment Application No. ZA 30-2025 HEAMAN, Robert & NIXON, Tani Part of Lot F, Con. 15, (Loon Lake) in the former Township of Muskoka now in the Town of Gravenhurst District Municipality of Muskoka Being Lot 85 on Plan M411

Roll No. 020 042 08700 Date: November 4, 2025

# NOTE:

- CONTRACTOR AND TRUSS FABRICATOR TO ATTEND SITE AND CONFIRM ALL DIMENSIONS INCLUDING HEEL HEIGHTS; ROOF SLOPES AND OVERHANGS AND QUANTITY PRIOR TO ORDERING TRUSSES.
- REFER TO <u>WOOD TRUSSES</u> NOTES ON **S-2** FOR DETAILS.



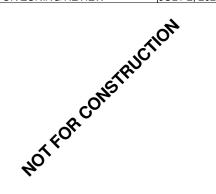
**EXISTING** 

**FLAGSTONE** 

S C H E D U L E (2 of 2 - Elevation)
Proposed Zoning Amendment
Application No. ZA 30-2025
HEAMAN, Robert & NIXON, Tani
Part of Lot F, Con. 15, (Loon Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lot 85 on Plan M411
municipally known as 666 Deepwater Drive
Roll No. 020 042 08700

Dated November 4, 2025

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	MAR. 27, 2024
2	FOR REVIEW	AUG. 1, 2024
3	ISSUED FOR PERMIT	AUG. 23, 2024
4	REVISED PER OWNER	MAY 27, 2025
5	FOR ZONING REVIEW	JULY 2, 2025



DRAWINGS TO BE PRINTED ON ARCH C PAPER (24" WIDE x 18" HIGH)



PROJECT DWELLING DESIGN DRAWINGS

DRAWING WEST ELEVATION

INSURED: HEAMAN, ROBERT

LOCATION: 666 DEEP WATER DRIVE, GRAVENHURST, ONTARIO

FILE NO.: DRAWING NO. DRAWINGS REMAIN THE PROPERTY OF ROAR



T/O FIRST FLOOR WALL PLATE 8' - 1"

T/O FIRST FLOOR

\_T/O\_FOUNDATION AT ENTRY -9' - 0 1/2"

TRUSS DESIGNER TO CONFIRM.

WITH BOTTOM CHORD SLOPE.

COORDINATE SLOPED WINDOWS

- HORIZONTAL VINYL SIDING SYSTEM (TYPICAL)

ROOF MID-HEIGHT

AVERAGE GRADE

GRADE LOW POINT - LAKE SIDE

PRE-ENG RAIL WITH VISION GLASS

(TYPICAL)

ASPHALT SHINGLE ROOFING SYSTEM

MAX. 16' - 0" HEIGHT

WOOD FRAMED DECK AND STAIR SYSTEM

FOR PT. 6x6 POST.

(TYPICAL)

(TYPICAL)

STEP FOOTING MAX. 24" RISE / MIN. 24" RUN TO

SUIT GRADE.

(TYPICAL)