

July 9, 2018

Dear Property Owner

RE: Proposed Development  
Moody Drive  
Gravenhurst

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Please be advised I have been retained by Moody Bay Developments Inc. who owns property at 310 and 360 Moody Drive, Gravenhurst. The property consists of a point of land which is currently vacant, and the residential property at the northeast corner of Moody Drive and Bethune Drive.

Attached please find information about the proposal. The property is currently zoned Commercial – Mixed Use (C4) which permits a number of uses including a Marina, Restaurant, Retail Store, Tourist Establishment and Townhouses amongst other uses. My client is proposing to rezone the property to Residential Multiple Two (RM-2) to permit 30 townhouses on the property in five blocks. There are no docking facilities proposed. The density of the townhouses will be almost half what is permitted in the Official Plan for medium density housing and the lot coverage will be less than half of what is permitted in the current or proposed Zone.

Due to the narrowness of the lot, part of the application is requesting a reduction in the setback from the lake and a reduction in the depth of the shoreline buffer. This is offset by the fact the buffer will be on 100% of the frontage.

You are invited to an Information Meeting to be held at the Centennial Centre (Arena) in the Terry Fox Auditorium (upstairs) on August 1<sup>st</sup> from 7 – 8:30 pm. I will be present along with the property owner to make a short presentation and answer any questions.

Sincerely,

Stephen Fahner B.A. (Hon.), A.M.C.T., CMMIII, M.C.I.P., R.P.P.  
Northern Vision Planning Ltd.





The reader is advised that this plan is a preliminary plan and is subject to change without notice. It is not to be used for construction purposes without the written consent of the engineer. The engineer is not responsible for any errors or omissions in this plan or for any consequences arising therefrom. The engineer is not responsible for any damage to property or persons resulting from the use of this plan. The engineer is not responsible for any damage to property or persons resulting from the use of this plan.

NOTES

BENCHMARK  
 B.M. 100  
 100.000

NO.	DESCRIPTION	DATE

SCALE  
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NO.	DESCRIPTION	DATE

CLIENT/PROJECT  
 SMITH GULL LAKE PROPERTY

OWNER TITLE  
 SMITH GULL LAKE PROPERTY

PROJECT NO.  
 07-0797

DATE  
 07/2019

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NO. OF SHEETS  
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DATE  
 07/2019

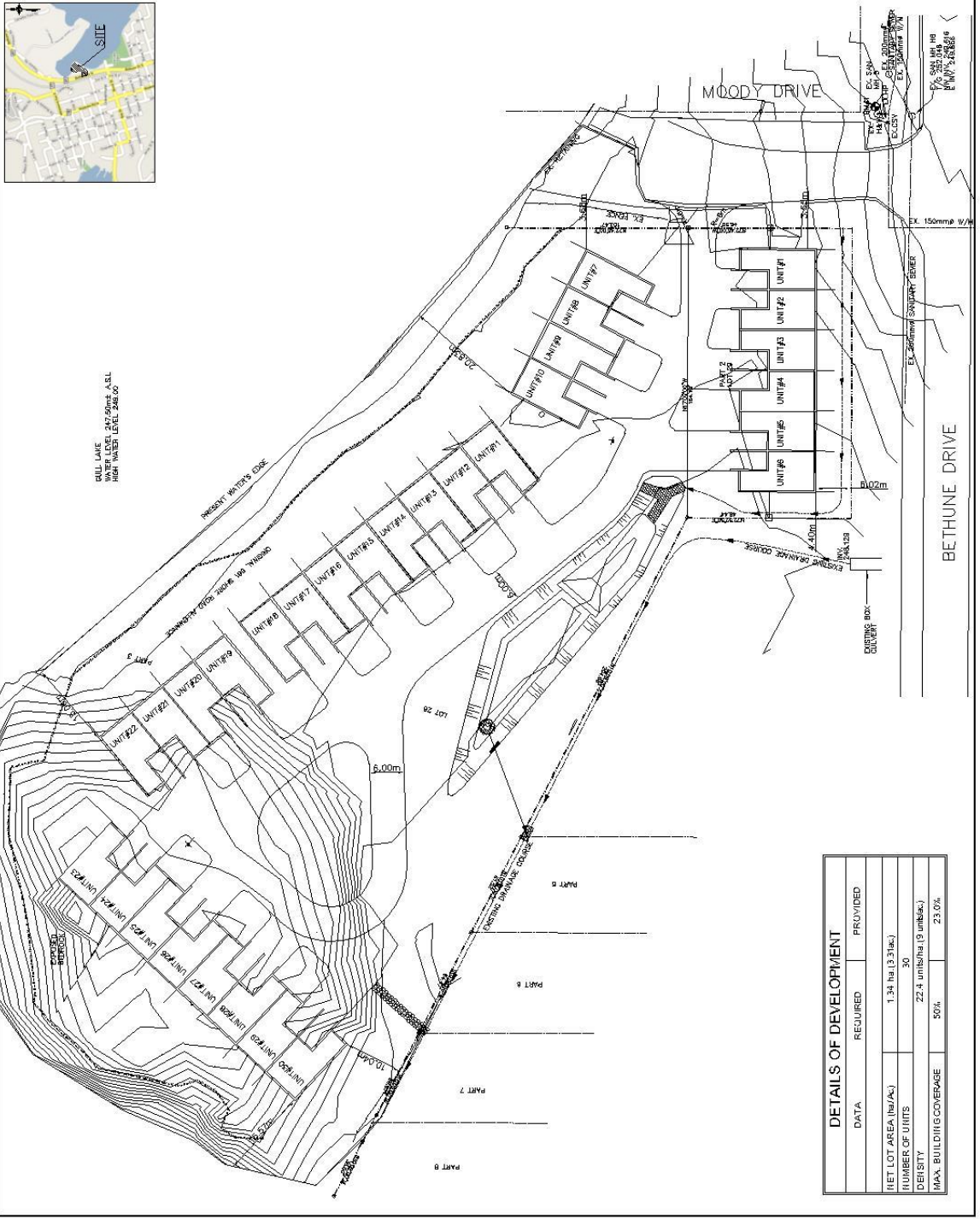
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DATE  
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BILL LAKE  
 WATER LEVEL 247.50m ± A.S.L.  
 HIGH WATER LEVEL 246.50



DATA	REQUIRED	PROVIDED
NET LOT AREA (HA)	1.34	1.34
NUMBER OF UNITS	30	30
DENSITY	22.4	22.4
MAX. BUILDING COVERAGE	50%	23.0%

BETHUNE DRIVE

MOODY DRIVE

EXISTING CONC. DRIVE  
 EX. 150mm W/S  
 EX. 200mm W/S  
 EX. 250mm W/S  
 EX. 300mm W/S  
 EX. 350mm W/S  
 EX. 400mm W/S  
 EX. 450mm W/S  
 EX. 500mm W/S  
 EX. 550mm W/S  
 EX. 600mm W/S  
 EX. 650mm W/S  
 EX. 700mm W/S  
 EX. 750mm W/S  
 EX. 800mm W/S  
 EX. 850mm W/S  
 EX. 900mm W/S  
 EX. 950mm W/S  
 EX. 1000mm W/S

EXISTING DRAINAGE CANALS

EXISTING CONC. DRIVE

EXISTING CONC. DRIVE

EXISTING CONC. DRIVE

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Proposed Townhouse Block As Seen From Internal Road



Proposed Townhouses As Seen From Gull Lake

REPORTS  
COMPLETED  
IN  
SUPPORT OF THE APPLICATION

1. Archaeological Assessment Amick Consultants Ltd. dated December 2011, revised October 2015.
2. Architectural Drawings and renderings by Duncan Ross Architect.
3. Environmental Impact Study by Azimuth Environmental dated March 2018.
4. Environmental Noise and Vibration Impact Study by OZA Inspections Ltd. dated February 2018.
5. Planning Justification Report by Northern Vision Planning Ltd. dated June 2018.
6. Stormwater Management and Construction Mitigation Report (including Servicing Feasibility/Strategy) by Pinestone Engineering Ltd. May 24, 2018.
7. Traffic Study by C.C. Tatham and Associates Ltd. dated May 2017.
8. Water Balance and Phosphorus Budget Report by Azimuth Environmental dated April 2018.