



**NOTICE OF PUBLIC HEARING
CONCERNING A PROPOSED MINOR VARIANCE TO
ZONING BY-LAW 10-04 (AS AMENDED)
OF THE TOWN OF GRAVENHURST**

Respecting an application by **ANDREA COHEN-SOLISH**
for variances to lands municipally known as **1216 Parkers Point Road (Lake Muskoka)**
(Application No. **A/12/2026**)

TAKE NOTICE THAT the above noted application will be heard by the Town of Gravenhurst Committee of Adjustment on

Friday, May 15th, 2026
at 9:00 a.m. at the
Gravenhurst Municipal Offices
(Council Chambers)
5 Pineridge Gate
Gravenhurst, Ontario

TO CONSIDER a proposed minor variance application under Section 45 of the Planning Act, 1990, R.S.O. c.P.13, as amended.

AN EXPLANATION of the Purpose and Effect of the proposed minor variance, describing the lands to which the proposed minor variance applies, a Key Map showing the location of the lands to which the minor variance applies, and a sketch (Site Plan) showing the proposed minor variance, accompany this Notice.

A NOTICE of this Application has been sent to all property owners within 60 metres of the subject property and to the appropriate officials and agencies according to Ontario Reg. 200/96 under the Planning Act. This Notice has been sent to you for your information and does not require any response unless you wish to make one.

ADDITIONAL INFORMATION relating to the proposed minor variance, is available from the Development Services Department (Planning Division) by contacting Angela Ghikadis, Senior Planner, 705-687-3412 ext. 2246 (angela.ghikadis@gravenhurst.ca), or Adam Ager, Manager of Planning Services ext. 2224 (adam.ager@gravenhurst.ca).

PUBLIC HEARING – Any person or agency may attend and provide representation at the hearing and/or make written representation prior to the hearing, either in support of, or in opposition to the proposed minor variance.

ALTERNATIVELY, ANY PERSON OR AGENCY may also provide verbal comments during the meeting electronically using MVI EasyConf Connect Conference System (this is NOT Zoom), in accordance with Section 238 of the Municipal Act and the Town's Procedural By-law. A request to address Committee electronically must be completed at www.Gravenhurst.ca/PublicParticipation and **submitted prior to 12:00 pm (Noon) on the day before the Public Hearing**. Please note that the public hearing is taking place in person and any issues with electronic participation will not prevent the meeting (and a potential decision) from proceeding.

FAILURE TO ATTEND HEARING - If you do not attend the Hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION - A copy of the decision of the Committee will be sent to the applicant and to each person who appeared or was represented by Counsel at the Hearing and who has filed with the Secretary-Treasurer a written request for notice of the decision.

Dated at the Town of Gravenhurst
This 4th day of May, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/12/2026
Cohen-Solish, Andrea
Roll No. 020-029-04400

The applicant is proposing to construct a new Sleeping Cabin and a new Garage as shown on the attached sketch dated May 4, 2026.

The Sleeping Cabin is proposed to be setback a minimum of 20.5 metres from the optimal summer water level (Lake Muskoka), where a 30.0 metre setback is required, representing a variance of 9.5 metres.

The Garage is proposed to be setback a minimum of 3.0 metres from the rear lot line (the lot line abutting the Parkers Point Road road allowance), where a 6.0 metre setback is required, representing a variance of 3.0 metres.

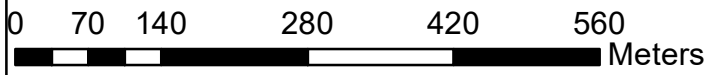
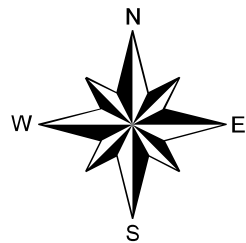
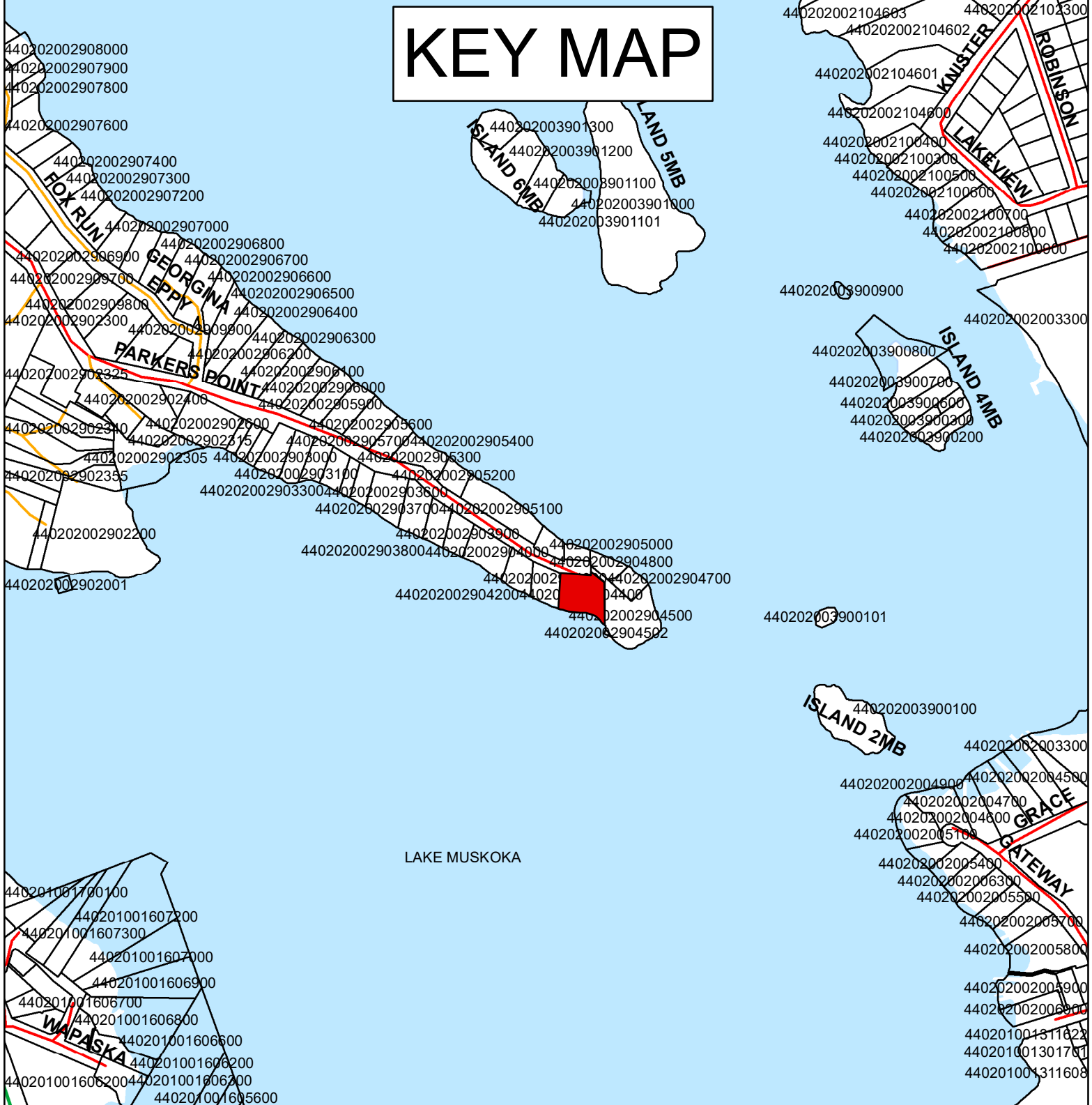
If approved, the variances will permit:

- a new Sleeping Cabin to be setback 20.5 metres from Lake Muskoka
- a new Garage to be setback 3.0 metres from the rear lot line

ZONING BY-LAW 10-04, as amended – Residential Waterfront (RW-6D)

The property is municipally known as 1216 Parkers Point Road (Zoning Grid Schedule No. D05).

KEY MAP



1:7,242

SCHEDULE
 Minor Variance
 Application No. A/11/2026
 COHEN-SOLISH, Andrea
 Con 6 Pt Lot 26 (Lake Muskoka)
 in the former Township of Muskoka now in the
 Town of Gravenhurst
 District Municipality of Muskoka
 Being Part 1 & 2 on Plan 35R18930
 municipally known as 1216 Parkers Point Road
 Roll No. 020 029 04400

PARKERS POINT ROAD

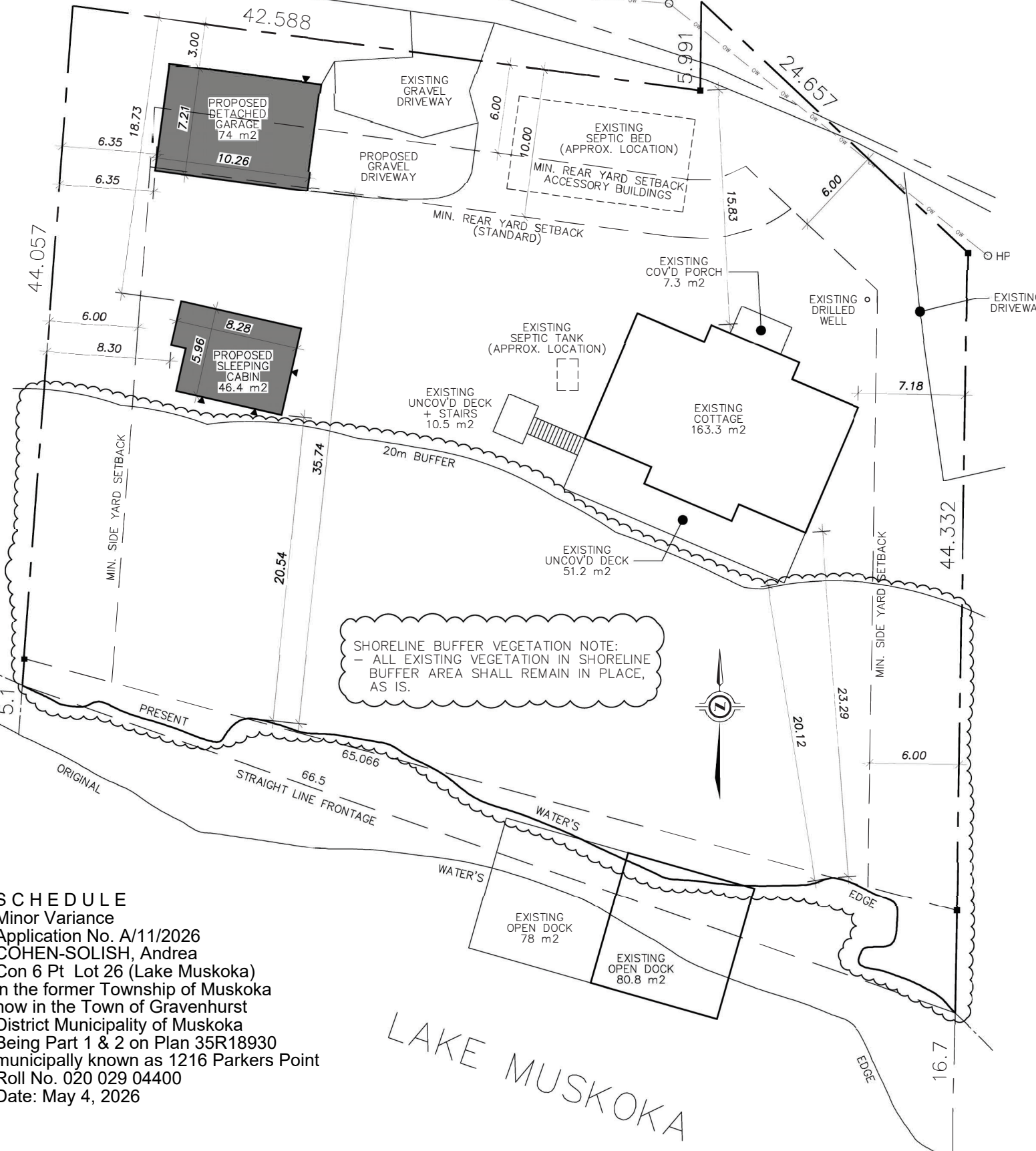
CENTRELINE OF ROAD

EDGE OF ROAD

HP

HP

HP



SHORELINE BUFFER VEGETATION NOTE:
 - ALL EXISTING VEGETATION IN SHORELINE BUFFER AREA SHALL REMAIN IN PLACE, AS IS.



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 in the former Township of Muskoka
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 Date: May 4, 2026

LAKE MUSKOKA