



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

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Respecting an application by **Jeanne KESTEN**  
for a variance to lands municipally known as **1 Island 7 KL (Kahshe Lake)**  
**(Application No. A/18/2026)**

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

**Friday, July 17<sup>th</sup>, 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](mailto:angela.ghikadis@gravenhurst.ca)), or Adam Ager, Manager of Planning Services ext. 2224 ([adam.ager@gravenhurst.ca](mailto: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](http://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 6<sup>th</sup> day of July, 2026.

Adam Ager  
Secretary-Treasurer

### **Variances Requested to Zoning By-law**

Re: Application No. A/18/2026  
KESTEN, Jeanne  
Roll No. 030-025-13000

The applicant is proposing to remove, reconstruct and enlarge an existing second Dwelling as shown on the attached sketch dated July 6, 2026.

Two previous variances have been approved for this proposal (A/03/2021/GR & A/06/2024/GR). However, all of the variances have been very specific to the proposed design, which has now been modified a third time.

The maximum width of the Dwelling is limited by the setback from the lake (i.e. the farther from the lake, the wider the Dwelling can be).

The applicants are now seeking relief to permit the following:

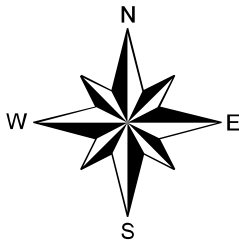
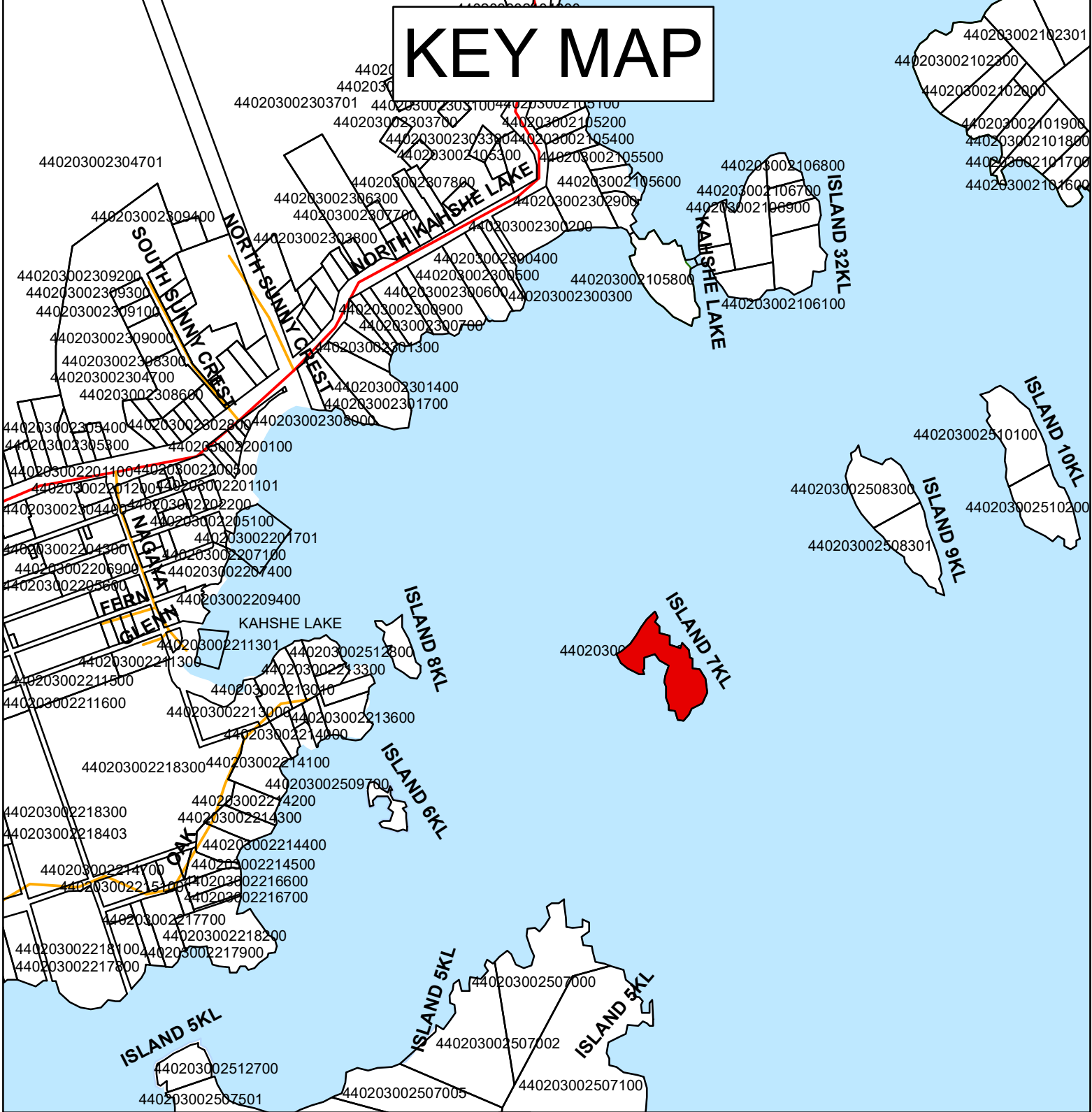
- a maximum Dwelling width of 11.0 metres at a setback of 5.6 metres from the lake, a variance of 2.1 metres
- a maximum Dwelling width of 17.0 metres at a setback of 5.8 metres from the lake, a variance of 8.0 metres
- a maximum Dwelling width of 21.0 metres at a setback of 7.9 metres from the lake, a variance of 10.4 metres

In addition, any part of the new Dwelling that is within 10.0 metres of the lake cannot exceed the height of the previously existing Dwelling, which is 5.9 metres in height. The proposed new Dwelling is a maximum height of 6.7 metres, an increase and variance of 0.8 metres.

ZONING BY-LAW 10-04, as amended – Residential Waterfront (RW-6F) subject to Special Provision 452 (S452)

The property is municipally known as 1 Island 7 KL (Zoning Grid Schedule No. H08).

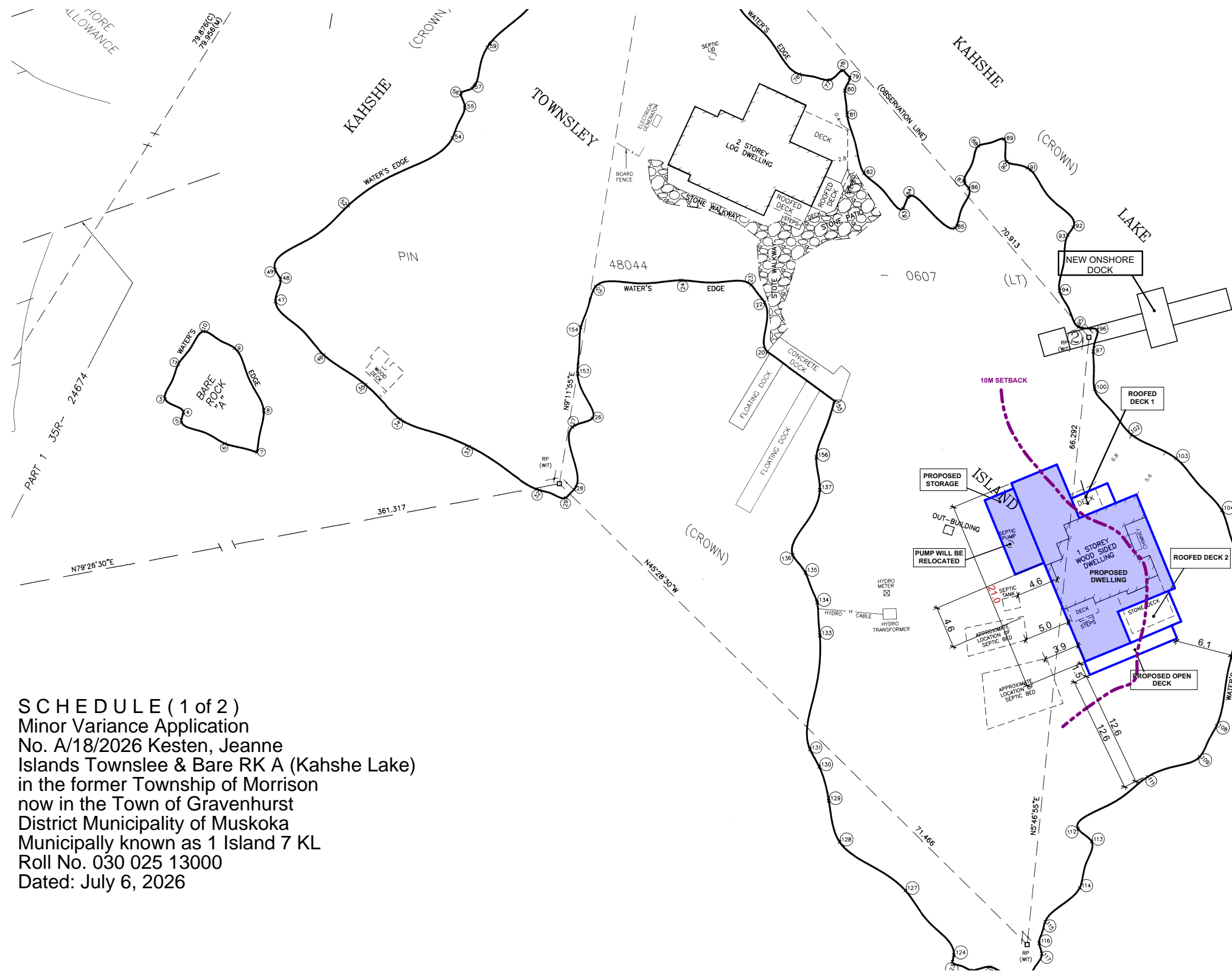
# KEY MAP





0 55 110 220 330 440 Meters

1:6,042

Minor Variance  
Application No. A/18/2026  
Kesten, Jeanne  
Islands Townslee & Bare RK A (Kahshe Lake)  
in the former Township of Morrison  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Municipally known as 1 Island 7 KL  
Roll No. 030 025 13000

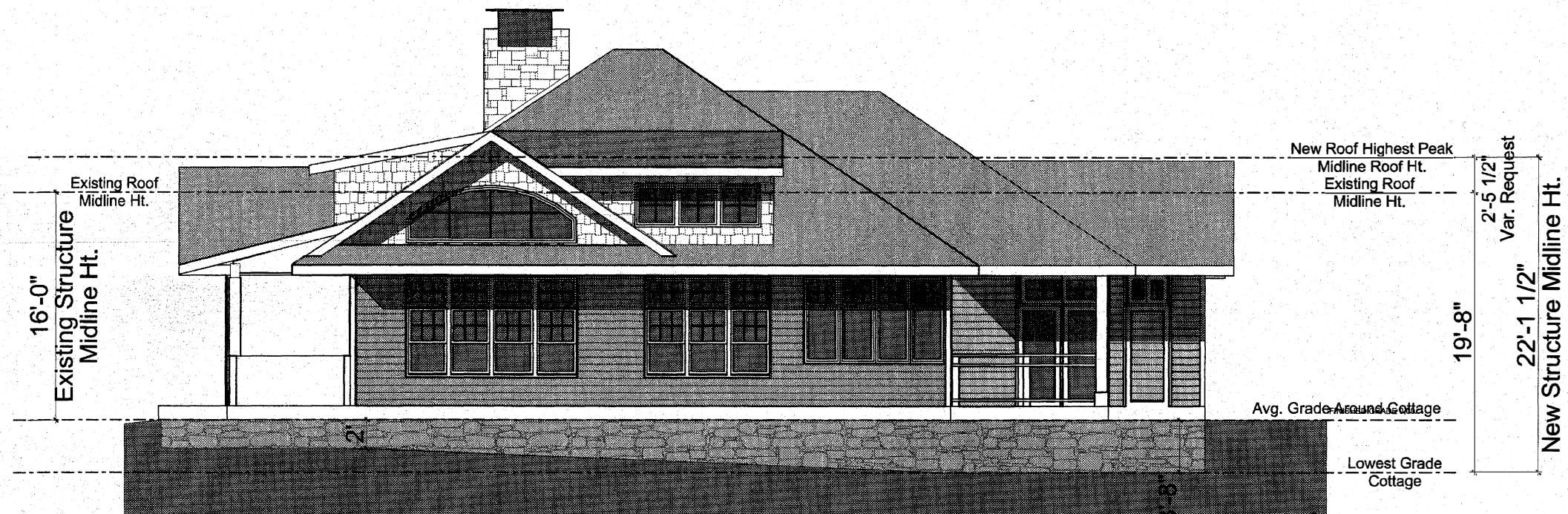


COVERAGE SUMMARY	
LOT AREA	53 589 SQ. FT.
<b>EXISTING CONDITIONS</b>	
2 STOREY COTTAGE	1547 SQ. FT.
ROOFED DECK	202 SQ. FT.
WOOD DECK	307 SQ. FT.
GENERATOR	9 SQ. FT.
CONCRETE DOCK	256 SQ. FT.
1 STOREY COTTAGE / DECKS	1103 SQ. FT.
OUTBUILDINGS	9 SQ. FT.
WATERFRONT WOOD DECK	102 SQ. FT.
<b>TOTAL</b>	<b>3535 SQ. FT.</b>
<b>% COVERAGE</b>	<b>6.59%</b>
<b>NEW CONDITIONS</b>	
2 STOREY COTTAGE	1547 SQ. FT.
ROOFED DECK 1 (REDUCED)	110 SQ. FT.
ROOFED DECK 2 (REDUCED)	169 SQ. FT.
WOOD DECK	307 SQ. FT.
GENERATOR	9 SQ. FT.
CONCRETE DOCK	256 SQ. FT.
NEW 1 STOREY COTTAGE (REDUCED)	2424 SQ. FT.
OUTBUILDINGS	9 SQ. FT.
WATERFRONT WOOD DECK	102 SQ. FT.
NEW ON SHORE DOCK	131 SQ. FT.
<b>TOTAL (REDUCED)</b>	<b>5064 SQ. FT.</b>
<b>% COVERAGE (REDUCED)</b>	<b>9.4%</b>

 SHADED OUTLINE  
NEW COTTAGE  
 OUTLINE OF NEW  
COTTAGE

**SCHEDULE (1 of 2)**  
 Minor Variance Application  
 No. A/18/2026 Kesten, Jeanne  
 Islands Townslee & Bare RK A (Kahshe Lake)  
 in the former Township of Morrison  
 now in the Town of Gravenhurst  
 District Municipality of Muskoka  
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 Roll No. 030 025 13000  
 Dated: July 6, 2026

SCHEDULE ( 2 of 2 )  
Minor Variance Application  
No. A/18/2026 Kesten, Jeanne  
Islands Townslee & Bare RK A (Kahshe Lake)  
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Roll No. 030 025 13000  
Dated: July 6, 2026



ALL ELEVATION MEASUREMENTS WERE TAKE AT 10M SETBACK LIMIT

1

**EAST ELEVATION**

SCALE: 1:100