



**NOTICE OF APPLICATION  
CONCERNING A PROPOSED CONSENT TO SEVER LAND  
IN THE TOWN OF GRAVENHURST**

**The Town of Gravenhurst is advising you of this application to invite your comments.**

**A CONSENT APPLICATION** has been submitted, pursuant to the provisions of Section 53 of the Planning Act, 1990, R.S.O. c.P.13, as amended, being **Application No. B/19/2025/GR, WILCOX, Jeannette**

**AN EXPLANATION** of the Purpose and Effect of the individual proposed consent, describing the lands to which the proposed consent applies, a Key Map showing the location of the lands to which the consent applies, and a sketch (Site Plan) showing the proposed consent, 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. 197/96 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 consent, is available from the Development Services Department (Planning Division) located at the Municipal Address noted below. Please contact Susan Flemming, Planning Technician at 705-687-3412 ext. 2233 ([susan.flemming@gravenhurst.ca](mailto:susan.flemming@gravenhurst.ca)) or Adam Ager, Manager of Planning Services at 705-687-3412 ext. 2224 ([adam.ager@gravenhurst.ca](mailto:adam.ager@gravenhurst.ca)).

**ANY PERSON OR AGENCY** may make written representation, either in support of, or in opposition to the proposed consent.

**IF A SPECIFIED PERSON OR PUBLIC BODY** (as defined in the Planning Act) that files an appeal of a decision of the Director of Development Services in respect of the proposed consent does not make written submission to the Town of Gravenhurst before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

**IF YOU WISH TO BE NOTIFIED** of the decision of the Director of Development Services in respect of the proposed consent, you must submit a written request to the Town of Gravenhurst at 3-5 Pineridge Gate, Gravenhurst, Ontario, P1P 1Z3. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. Even if you

are the successful party, you should request a copy of the decision since the Director of Development Services' decision may be appealed to the Ontario Land Tribunal by the applicant or a specified person or public body.

A decision on this application will be made **NO EARLIER THAN , FEBRUARY 6, 2026**. Any submissions regarding this application must be made in writing before this date.

**DATED** at the Town of Gravenhurst this **22nd day of January 2026**.

Melissa Halford  
Director of Development Services

### **EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED CONSENT**

**APPLICATION B/19/2025/GR**  
**WILCOX, Jeannette**  
**Roll No. 020-016-05300**

A consent application was received from Nancy MacDonald of behalf of Jeanette Wilcox for consent (a lot addition) for lands municipally known as 1001 Brydons Bay Road (Zoning Grid Schedule No. C06)

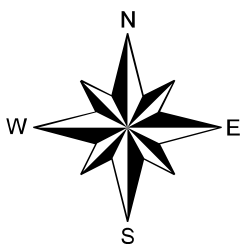
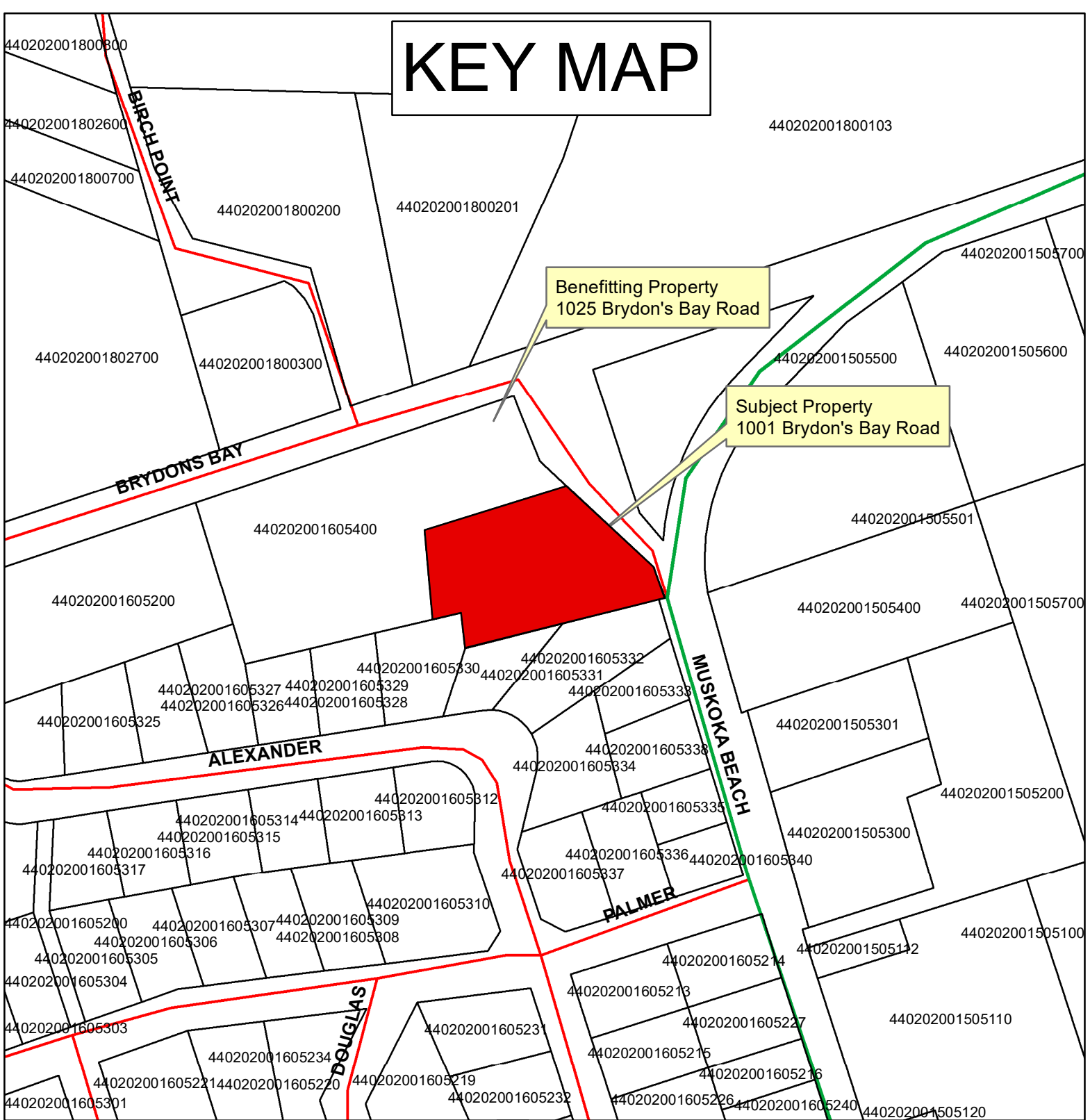
The consent application proposes a lot addition of approximately 1,000 square metres from 1001 Brydons Bay Road to 1025 Brydons Bay Road. The addition is necessitated by the location of an existing hydro pole, and will result in the hydro infrastructure being fully contained on one lot, as shown on the attached Schedule dated January 22, 2026.

	<b>Proposed Severed B/19/2025/GR</b>	<b>Proposed Retained Lot</b>	<b>Resultant Benefitting Lot</b>
<b>Lot Frontage Proposed</b>	14.0 metres	45.0 metres	47.0 metres
<b>Lot Area Proposed</b>	1000 sq. m.	4290 sq.m.	1.1 ha(11,300 sq m.)

No new lots will be created as a result of this application and each lot will still comply with Zoning By-law requirements for lots in the Residential One (R-1) Zone.

The subject property is located within the Urban Residential Area designation of the Town of Gravenhurst Official Plan.

# KEY MAP



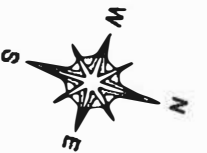
0 20 40 80 120 160 Meters  
1:2,500

Proposed Consent  
Application No. B/19/2025/GR  
WILCOX, Jeanette  
Part of Lot 19, Concession 6  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Being Part 1, Plan 35R-4508  
municipally known as 1001 Brydon's Bay Rd  
Roll No. 020-016-05300

AREAS	
AREA OF PLANT BUILDING -	92.00 SQ. M.
AREA OF ROAD -	5.72 SQ. M.
AREA OF PLOT -	2.07 SQ. M.
AREA OF PROPOSED BUILDING -	188.78 SQ. M.
AREA OF OVERSEER -	1.05 H.A.

LAATB

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SECTION TO ACCOMPANY A BUILDING PERMIT APPLICATION  
OF ALL OF  
LOT 22  
REGISTRARS COMPILED PLAN NO. 548  
GEOGRAPHIC TOWNSHIP OF MUSKOKA  
TOWN OF GRAVENHURST  
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE: 1:500

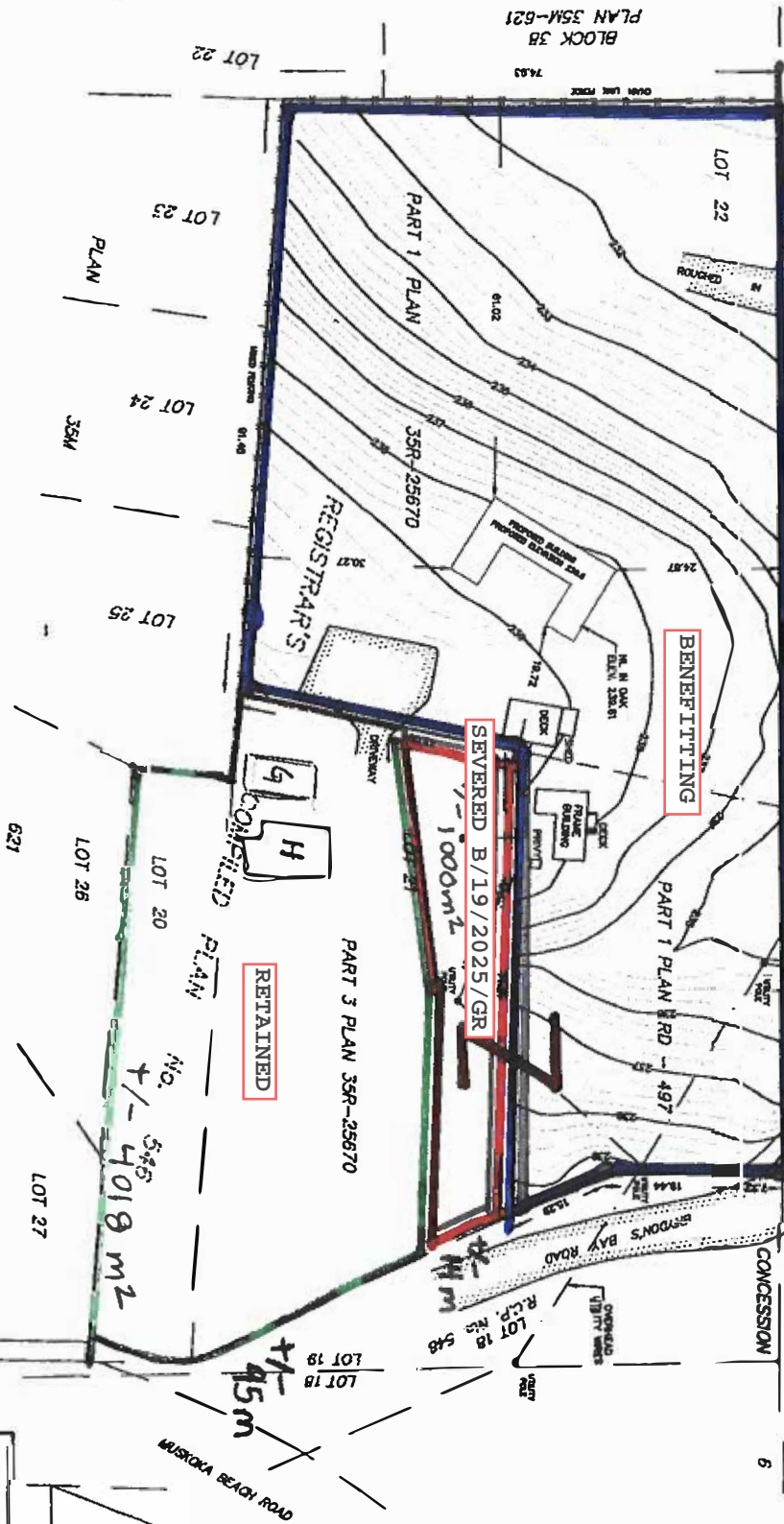


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**SCHEDULE**  
Proposed Consent Application No. B/19/2025/GR  
WILCOX, Jeanette  
Part of Lot 19, Concession 6  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Being Part 1, Plan 35R-4508  
municipally known as 1001 Brydon's Bay Rd Roll  
No. 020-016-05300  
Date: January 22, 2026

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7 CONCESSION 7

BRYDON'S BAY ROAD



CONTIGUOUS  
CONTRIBUTION 12.00M

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NOTE  
CROSSING GRADES ESPECIALLY UNCHANGED

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