



**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 **TIM HUNTER & CATHARINE BOORMAN**
for a variance to lands municipally known as **1045 SHAMROCK MARINA ROAD**
(Application No. **A/09/2026**)

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

Friday, April 17th, 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, 705-687-3412 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 7th day of April, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/09/2026
HUNTER, Tim & BOORMAN, Catharine
Roll No. 030-009-01602

The applicant is proposing to construct an Additional Residential Unit as shown on the attached sketch dated April 7, 2026.

Although an Additional Residential Unit (ARU) is permitted in a Residential Rural (RR-5) zone, the lot area must be a minimum of 1.0 hectare. The subject property is 0.8 hectares, representing a variance of 0.2 hectares.

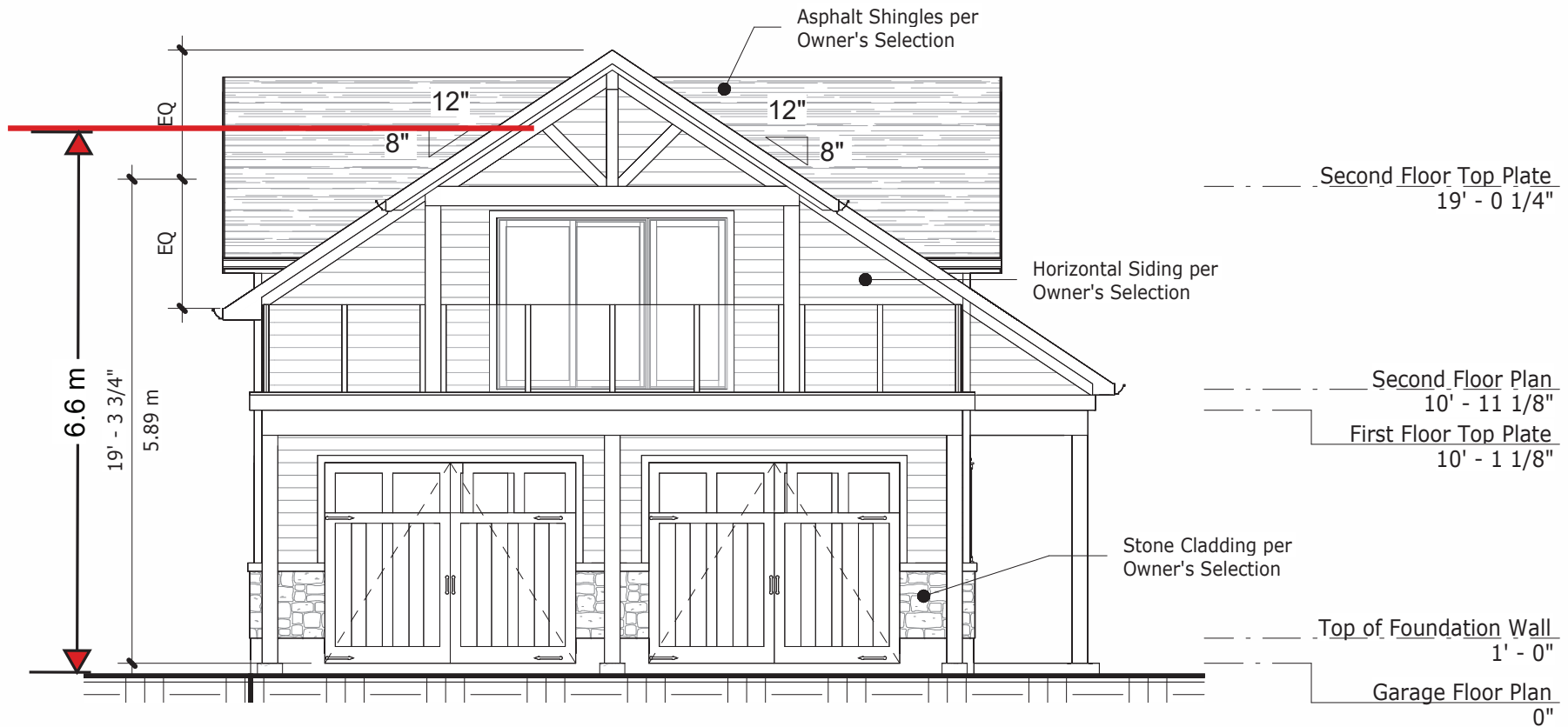
The maximum height of an accessory structure that contains an Additional Residential Unit (ARU) is 6.0 metres. The height of the proposed ARU is 6.6 metres (to the midpoint of the highest roof) representing a variance of 0.6 metres.

If approved, the variance will permit an Additional Residential Unit:

- to be constructed on a property that is 0.8 hectares
- with a maximum height of 6.6 metres

ZONING BY-LAW 10-04, as amended – Residential Rural (RR-5)

The property is municipally known as 1045 Shamrock Marina Road (Zoning Grid Schedule No. L06).



4
A4

West Elevation
NOT TO SCALE

SCHEDULE (2 of 2 - Elevation)
 Minor Variance
 Application No. A/09/2026
 HUNTER, Tim and BOORMAN, Catharine
 Con 1 Lots 27 & 28
 in the former Township of Morrison
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 Being Parts 3 & 6 on Plan 35R-15289
 municipally known as 1045 Shamrock Marina Road
 Roll No. 030-009-01602
 Dated: April 7, 2026