



**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 **Sasha ADLER**
for a variance to lands municipally known as **1048 FITCHETT LANE (RILEY LAKE)**
(Application No. **A/21/2026**)

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

Friday, August 21st, 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 Andrew Clark, Planner, 705-687-3412 ext. 2229 (andrew.clark@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 10th day of August, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/21/2026
ADLER, Sasha
Roll No. 040-003-07100

The applicant is proposing to construct a new two-storey detached Garage on the property and recognize the location of an existing Dock, as shown on the attached sketch dated August 10th, 2026.

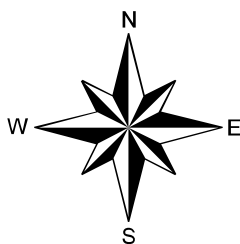
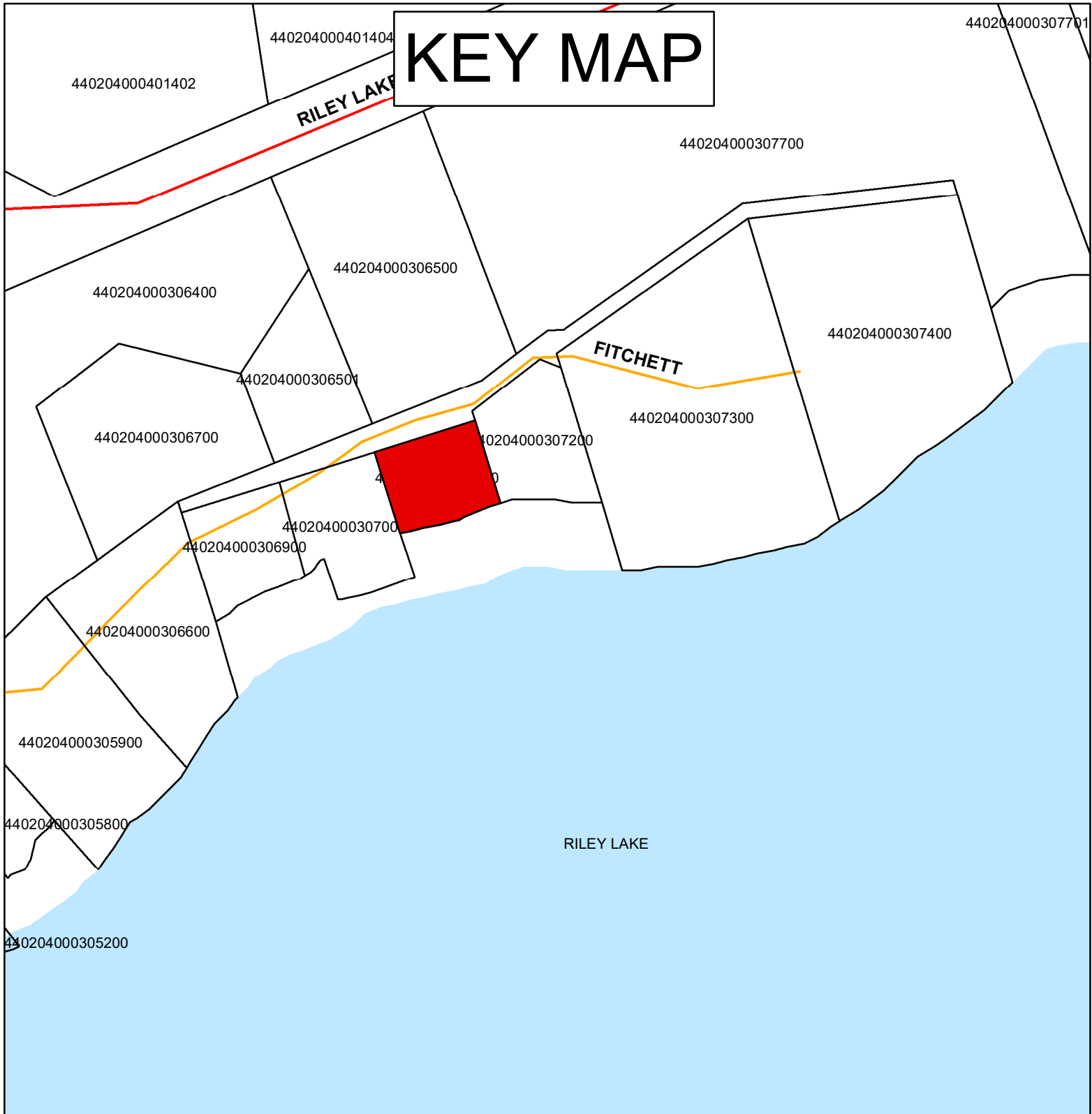
The application is requesting the following relief from the Town of Gravenhurst Zoning By-law:

- Permit a minimum setback of 3.6 metres for a Garage from the rear lot line, where 6.0 metres is required, representing a variance of 2.4 metres
- Permit a minimum setback of 1.8 metres for a Garage from the eastern side lot line, where 6.0 metres is required, representing a variance of 4.2 metres
- Permit a minimum setback of 1.5 metres for a Dock from the eastern side lot line, where 6.0 metres is required, representing a variance of 4.5 metres

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

The property is municipally known 1048 Fitchett Lane (Zoning Grid Schedule No. I11).

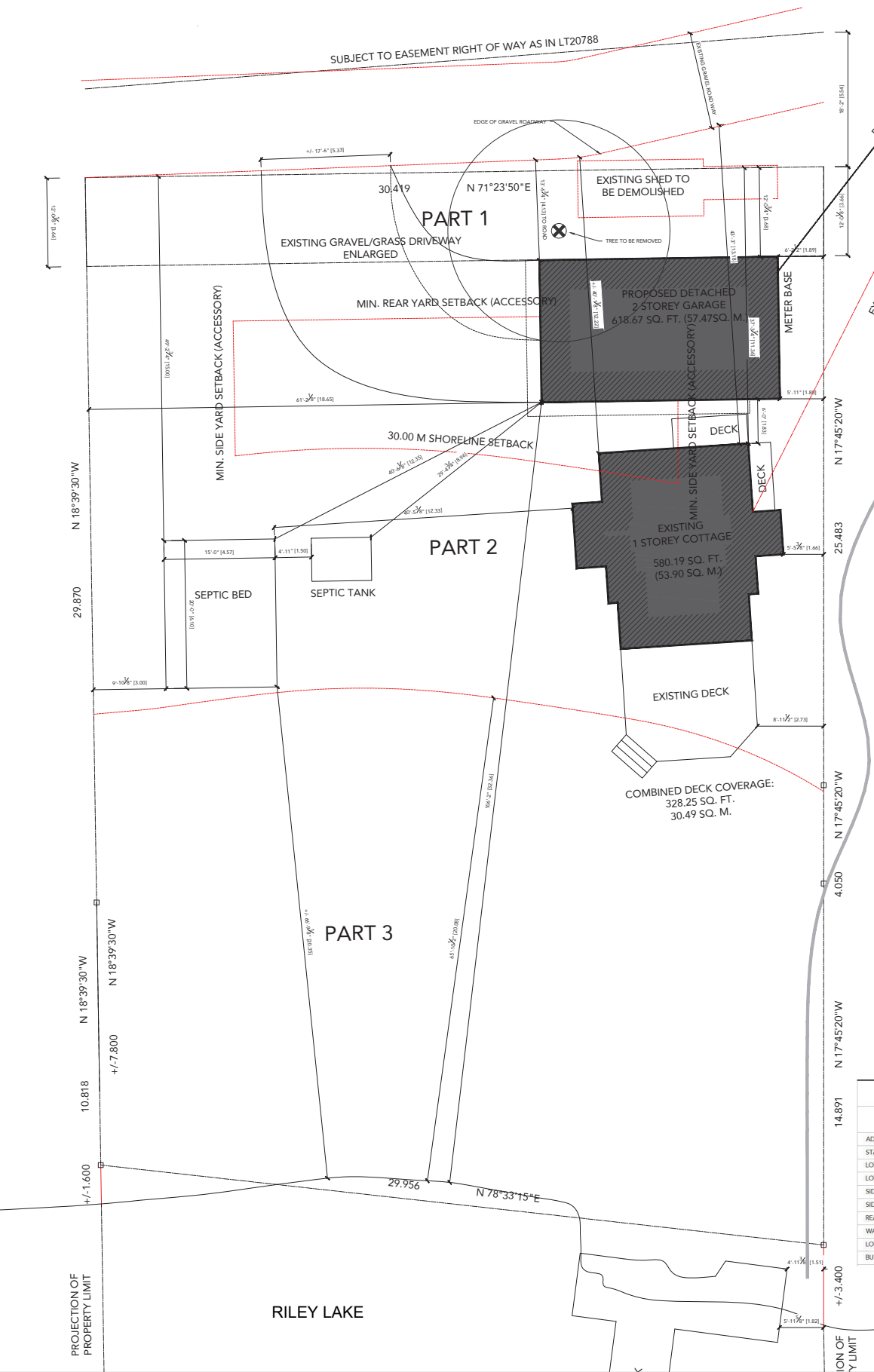
KEY MAP



0 15 30 60 90 120 Meters

1:1,574

SCHEDULE
Minor Variance
Application No. A/21/2026
ADLER, Sasha
Con 4 Lot 26 (Riley Lake)
in the former Township of Ryde
now in the Town of Gravenhurst
District Municipality of Muskoka
municipally known as 1048 Fitchett Lane
Roll No. 040-003-07100



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Roll No. 040-003-07100
Dated: August 10, 2026

[ZONING LEGEND]		
[DWELLING REQUIREMENTS]		
ADDRESS: 1048 FITCHETT LANE	ZONING: RW-6	
STANDARDS	PERMITTED	PROVIDED
LOT AREA [MIN.]	0.08 HECTARES	0.13 H. (1306.67 SQ. M.)
LOT FRONTAGE [MIN.]	40.00 M.	29.95A M. EXISTING
SIDE YARD SETBACK [MIN.]	6.00 M.	18.65 M.
REAR YARD SETBACK [MIN.]	6.00 M.	1.90 M.
WATERFRONT SETBACK [MIN.]	30.00 M.	32.89 M.
LOT COVERAGE [MAX.] WITHIN 60.00 M OF SHORELINE	13.00 %	10.85 % (141.86 SQ. M.)
BUILDING HEIGHT [MAX.] - TWO STOREY GARAGE	6.00 M.	6.00 M.