



**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 **ROB & JILL ISABELLE**
for variances to lands municipally known as **1060 Birch Point Rd – Unit 3 (Lake Muskoka)**
(Application No. **A/29/2025/GR**)

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

Friday, January 23rd, 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 12th day of January, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/29/2025/GR
ISABELLE, Rob & Jill
Roll No. 020-018-02200

The applicants are proposing to tear down the existing Dwelling (cottage) and construct a new Dwelling as shown on the attached sketch dated January 12, 2026.

The new Dwelling will include a new Deck that will be located within 20.0 metres of the water (Lake Muskoka). Structures within 20.0 metres of the water (except the Dwelling) and all structures over the water are counted as Shoreline Development. Based on the lot frontage, the maximum permitted Shoreline Development is 138.0 square metres. The proposed Shoreline Development (including the footprint of the Boathouse, Dock, Pumphouse and proposed new Open Deck) is 184.0 square metres, representing a variance of 46.0 square metres.

There is an existing wood shed at the rear of the property which is setback 3.0 metres from the rear lot line, where a minimum setback of 3.7 metres is required, representing a variance of 0.7 metres.

There is also another shed that is setback 1.0 metre from the rear lot line, where a minimum setback of 3.7 metres is required, representing a variance of 2.7 metres.

If approved:

- A maximum of 184.0 square metres of Shoreline Development will be permitted
- The wood shed will be permitted to be setback a minimum of 3.0 metres from the rear lot line
- The shed will be permitted to be setback a minimum of 1.0 metre from the rear lot line

ZONING BY-LAW 10-04, as amended – Residential Two (R-2)

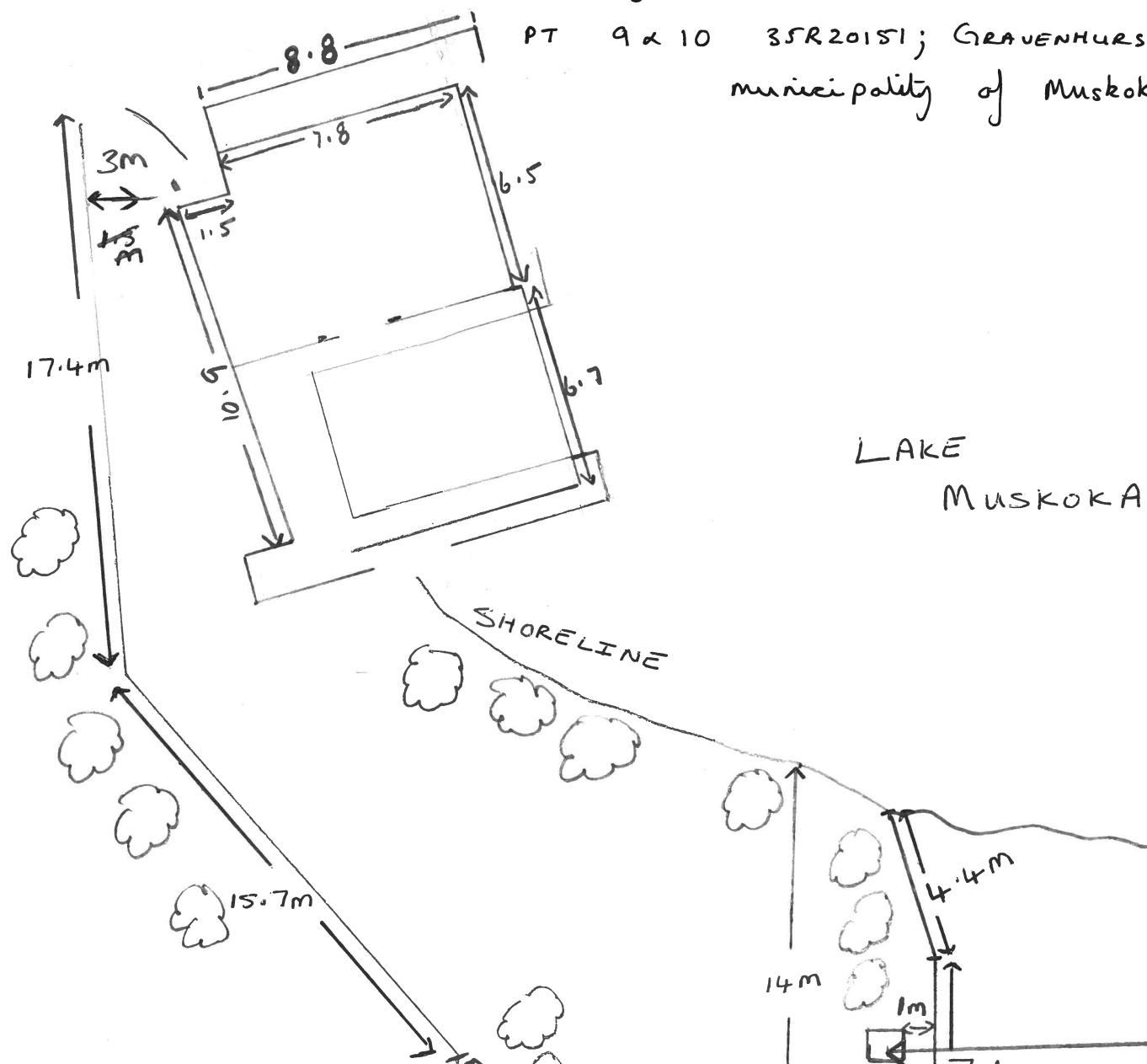
The property is municipally known as 1060 Birch Point Road – Unit 3 (Zoning Grid Schedule No. C06).

Legal Description

PT LT 18-19 CON7 MUSKOKA AS IN DM243175; T/L
DM243175; GRAVENHURST; THE DISTRICT MUNICIPALITY OF
MUSKOKA

PT RDAL FR LOT 19 CON 7 MUSKOKA closed by
MT5781

PT 9 x 10 35R20151; GRAVENHURST; THE DISTRICT
MUNICIPALITY OF MUSKOKA



Scale

1cm = 2m

1:200

1060 BIRCH POINT ROAD
UNIT 3

Rob & Jill Isabelle

LOT 19

CONCESSION 7

ROLL # 4402 020 01802200.0000
TOWN OF GRAVENHURST

MUNICIPALITY OF MUSKOKA

CELL # 416 578 9497

outhouse
1m x 1m

septic
3m
3.6m
3m
3.3m
1m

shed
3.6m x 3m

= TREES

Proposed
Cottage

Wood Shed 1m x 3m

