



**NOTICE OF COMPLETE APPLICATION AND OF PUBLIC MEETING  
CONCERNING A PROPOSED AMENDMENT TO ZONING BY-LAW 10-04 (as amended)  
OF THE TOWN OF GRAVENHURST**

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Respecting an application by **Linda BISCHOF**  
to rezone lands located at **2252 MUSKOKA ROAD 169 (LAKE MUSKOKA)**  
(Application No. ZA 09-2026)

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**TAKE NOTICE THAT** a complete application has been accepted under Section 34 of the Planning Act, R.S.O.1990, Chapter p. 13, as amended, regarding the above noted property.

**ADDITIONALLY, TAKE NOTICE THAT** the Council of the Corporation of the Town of Gravenhurst will hold a Public Meeting in relation to the application on

**TUESDAY, MAY 26, 2026**  
at 3:00 p.m. at the  
Gravenhurst Municipal Offices  
(Council Chambers)  
5 Pineridge Gate, Gravenhurst, Ontario

**THE PURPOSE** of the Public Meeting will be to consider a proposed amendment to Zoning By-law 10-04 (as amended) of the Town of Gravenhurst pursuant to the provisions of Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13, as amended.

**THE FOLLOWING INFORMATION** is attached to this notice for your information and review:

- an explanation of the Purpose and Effect of the Proposed By-law;
- a key map showing the location of the property affected by the Proposed By-law; and
- a sketch (Site Plan).

**ANY PERSON OR AGENCY** may attend the Public Meeting and/or make written submissions either in support or opposition to the Proposed By-law.

**ALTERNATIVELY, ANY PERSON OR AGENCY** may also provide verbal comments during the meeting electronically using MVI EasyConf Connect Conference System (NOT Zoom), in accordance with Section 238 of the Municipal Act and the Town's Procedural By-law.

A request to address Planning Council electronically must be completed at [www.Gravenhurst.ca/PublicParticipation](http://www.Gravenhurst.ca/PublicParticipation) and **submitted prior to 12:00pm (noon) on the day before the Public Meeting**. Please note that the Public Meeting is taking place in person and any issues with electronic participation will not prevent the meeting (and a potential decision) from proceeding.

**IF A SPECIFIED PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Town of Gravenhurst to the Ontario Land Tribunal, but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gravenhurst, before the Zoning By-law is passed, the specified person or public body is not entitled to appeal the decision.

**IF A SPECIFIED PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting or make written submissions to the Town of Gravenhurst, before the Zoning By-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**IF YOU WISH TO BE NOTIFIED** of the decision of the Town of Gravenhurst in respect of the proposed By-law, you must make a written request to Melissa Halford, Director of Development Services

**ADDITIONAL INFORMATION** relating to the proposed amendment to Zoning By-law 10-04 is available from the Development Services – Planning Division. For further information, please contact Andrew Clark, Planner, at 705-687-3412 ext. 2229 ([andrew.clark@gravenhurst.ca](mailto:andrew.clark@gravenhurst.ca)) or Adam Ager, Manager of Planning Services, 705-687-3412 ext. 2224 ([adam.ager@gravenhurst.ca](mailto:adam.ager@gravenhurst.ca)) during office hours.

**DATED** at the Town of Gravenhurst this 5<sup>th</sup> day of May, 2026.

Melissa Halford, Director of Development Services.

### **Purpose and Effect of the Proposed Zoning By-law**

Re: Application No. ZA 09-2026  
BISCHOF, Linda  
Roll No. 020-037-08100

An application was received to amend the zoning of the lands municipally known as 2252 Muskoka Road 169.

The property is legally described as Part of Lot 35, Concession 14, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 to 2 on Plan BR-190 and Parts 2 and 4 on Plan BR-424 (Zoning Grid Schedule No. A02).

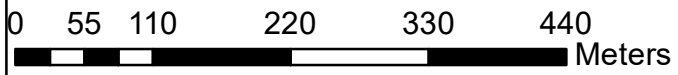
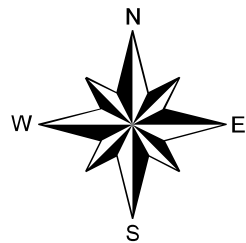
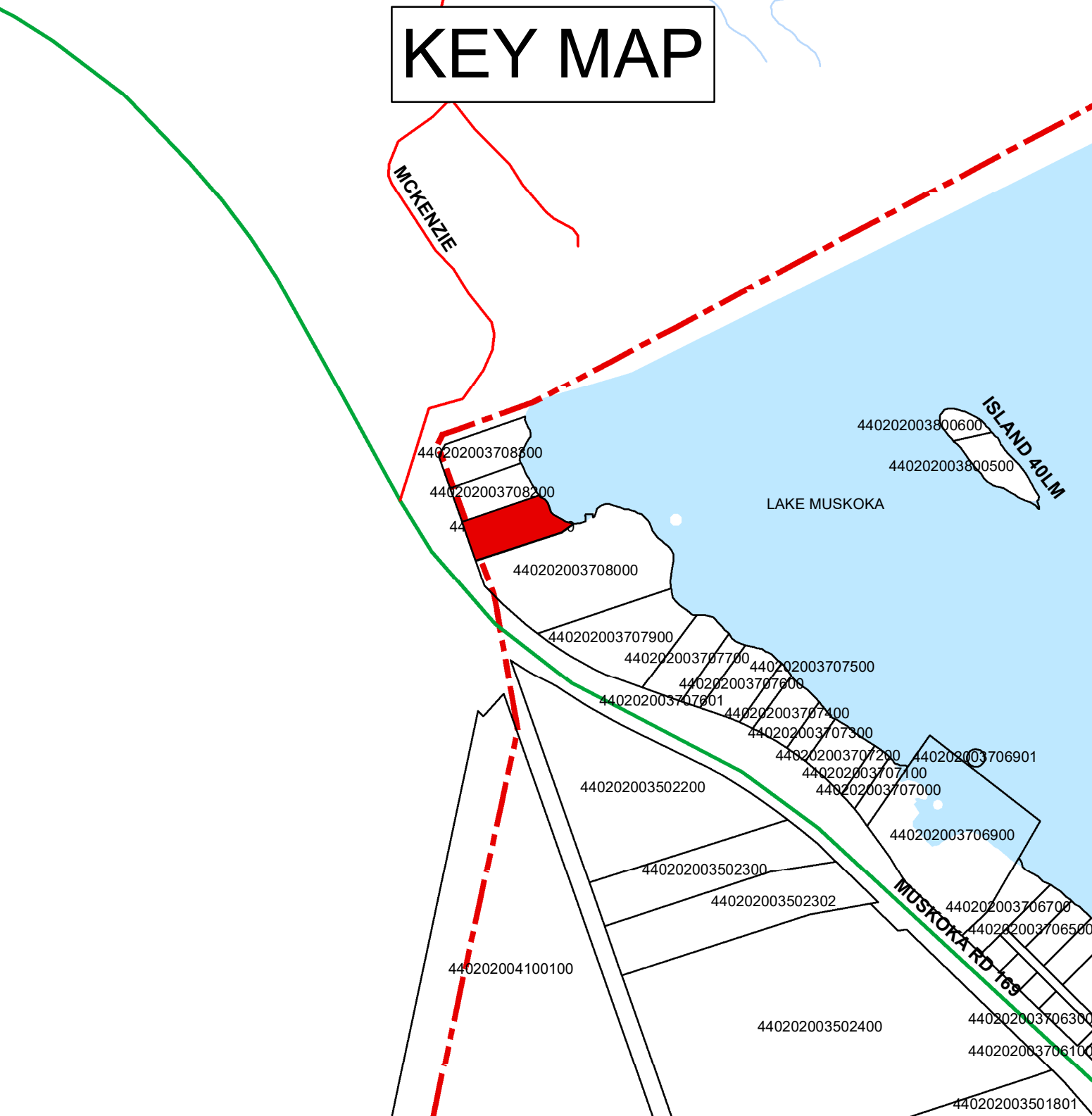
The applicant is proposing to construct an addition to the existing detached Dwelling and attached open Deck on the property, as shown on the attached sketch dated May 5, 2026.

The application requests the following relief from Zoning By-law 10-04 as amended:

- Permit a maximum Dwelling width of 22.9 metres at a setback of 20.4 metres from the Optimal Summer Water Level, where 19.2 metres is permitted.
- Permit a maximum Shoreline Development Area of 193.2 square metres, where 138.0 square metres is permitted.

The property is within the “Waterfront Area” designation of the Town of Gravenhurst Official Plan and is zoned Residential Waterfront (RW-6), subject to Special Provision 877 (S877).

# KEY MAP



1:6,035

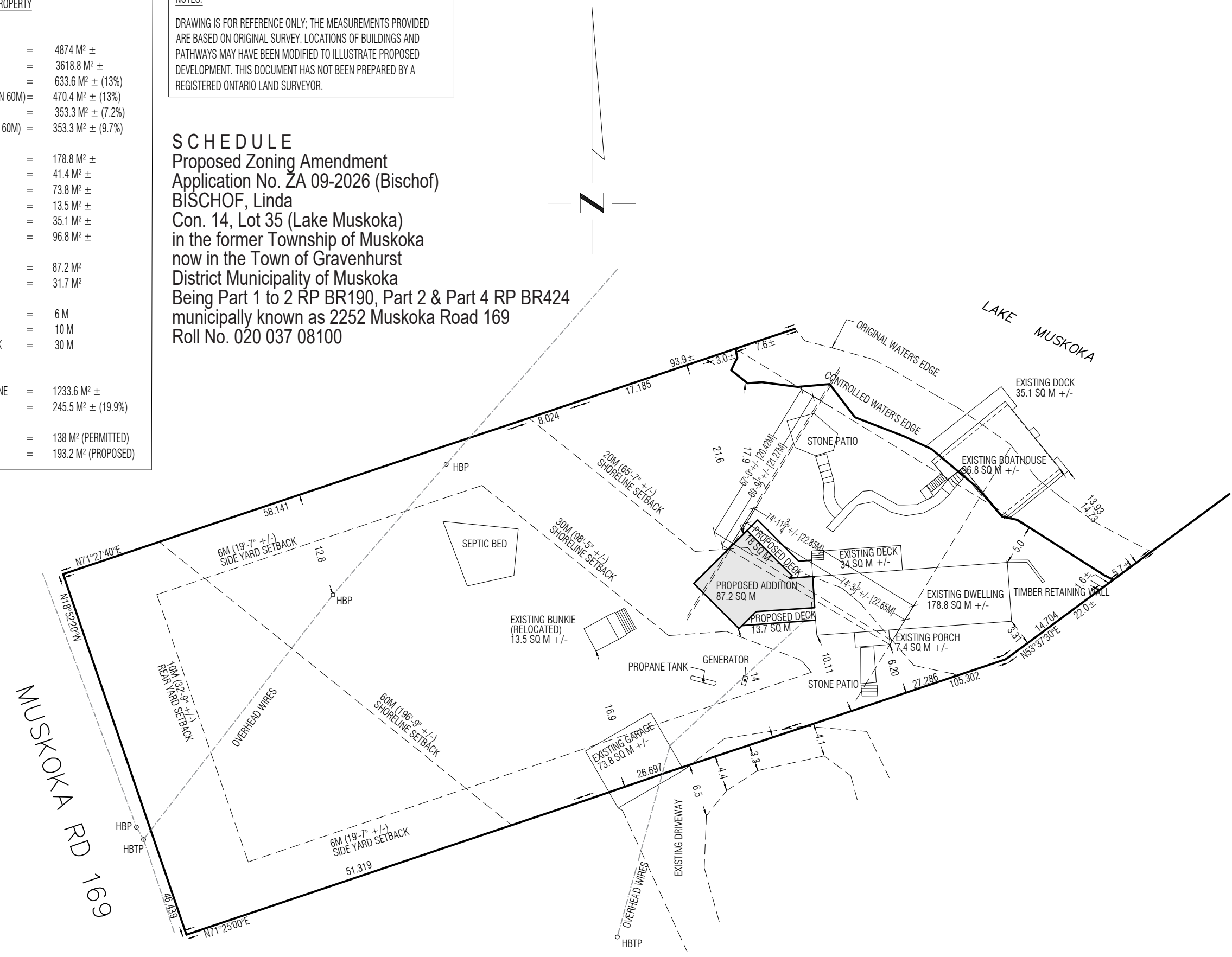
**SCHEDULE**  
Proposed Zoning Amendment  
Application No. ZA 09-2026 (Bischof)  
BISCHOF, Linda  
Con. 14, Lot 35 (Lake Muskoka)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Being Part 1 to 2 RP BR190, Part 2 & Part 4 RP BR424  
municipally known as 2252 Muskoka Road 169  
Roll No. 020 037 08100

**ZONING REGULATIONS FOR RW-6 PROPERTY**

<b>LOT COVERAGE</b>	
LOT AREA TOTAL	= 4874 M <sup>2</sup> ±
LOT AREA WITHIN 60M	= 3618.8 M <sup>2</sup> ±
ALLOWABLE LOT COVERAGE TOTAL	= 633.6 M <sup>2</sup> ± (13%)
ALLOWABLE LOT COVERAGE (WITHIN 60M)	= 470.4 M <sup>2</sup> ± (13%)
PROPOSED LOT COVERAGE TOTAL	= 353.3 M <sup>2</sup> ± (7.2%)
PROPOSED LOT COVERAGE (WITHIN 60M)	= 353.3 M <sup>2</sup> ± (9.7%)
<b>EXISTING DWELLING</b>	
EXISTING DWELLING	= 178.8 M <sup>2</sup> ±
EXISTING DECK/PORCH	= 41.4 M <sup>2</sup> ±
EXISTING GARAGE	= 73.8 M <sup>2</sup> ±
EXISTING BUNKIE	= 13.5 M <sup>2</sup> ±
EXISTING DOCK	= 35.1 M <sup>2</sup> ±
EXISTING BOATHOUSE	= 96.8 M <sup>2</sup> ±
<b>PROPOSED ADDITION</b>	
PROPOSED ADDITION	= 87.2 M <sup>2</sup>
PROPOSED DECKS	= 31.7 M <sup>2</sup>
<b>SIDE YARD SETBACK</b>	
SIDE YARD SETBACK	= 6 M
REAR YARD SETBACK	= 10 M
FRONT YARD (SHORELINE) SETBACK	= 30 M
<b>SHORELINE BUFFER</b>	
LOT AREA WITHIN 20M OF SHORELINE	= 1233.6 M <sup>2</sup> ±
AREA OF STRUCTURES WITHIN 20M	= 245.5 M <sup>2</sup> ± (19.9%)
<b>SHORELINE DEVELOPMENT AREA</b>	
SHORELINE DEVELOPMENT AREA	= 138 M <sup>2</sup> (PERMITTED)
SHORELINE DEVELOPMENT AREA	= 193.2 M <sup>2</sup> (PROPOSED)

**NOTES:**  
DRAWING IS FOR REFERENCE ONLY; THE MEASUREMENTS PROVIDED ARE BASED ON ORIGINAL SURVEY. LOCATIONS OF BUILDINGS AND PATHWAYS MAY HAVE BEEN MODIFIED TO ILLUSTRATE PROPOSED DEVELOPMENT. THIS DOCUMENT HAS NOT BEEN PREPARED BY A REGISTERED ONTARIO LAND SURVEYOR.

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Proposed Zoning Amendment  
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**DUE NORTH**  
DESIGN & DRAFTING INC.  
www.duenorthdesign.ca  
jessica@duenorthdesign.ca  
705-783-7045  
5 River House Lane  
Huntsville ON P1H 2J3

**NOTES:**

**ISSUED FOR PERMIT**

**REVISIONS**

NO.	DESCRIPTION	DATE
1		
1		

**BISCHOF**

**SITE PLAN**

Address:  
2252 MUSKOKA RD 169  
GRAVENHURST, ON

Project Number: 25-115

Date: APR. 30, 2026

Drawn By: JC

**SP1**

Scale: 1:500      REV: