



**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**

Respecting an application by **HAYES LAND HOLDINGS LTD.**
to rezone lands located at **1031 Road 2900 (LAKE MUSKOKA)**
(Application No. ZA 35-2025)

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, JANUARY 27, 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 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 Angela Ghikadis, Senior Planner at 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) during office hours.

DATED at the Town of Gravenhurst this 7th day of January, 2026.
Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 35-2025
Hayes Land Holdings Ltd.
Roll No. 020-033-00300

An application was received to legalize a Sleeping Cabin located in the second storey of a Boathouse, as shown on the attached sketch dated January 6, 2026.

The Sleeping Cabin is not permitted in the second storey of the Boathouse, as there is another Sleeping Cabin on the property and the Zoning By-law only permits two Sleeping cabins on lots that are larger than 2.0 hectares, where the subject property is approximately 1.0 hectare.

The Zoning By-law requires a minimum of 90.0 metres of straight line water frontage for a Sleeping Cabin to be located in the second storey of a Boathouse, where this Boathouse is located on approximately 78.0 metres of straight line frontage.

The Zoning By-law permits Sleeping Cabins to have a maximum Floor Area of 46.5 square metres. The Sleeping Cabin above the Boathouse has a Floor Area of 61.0 square metres.

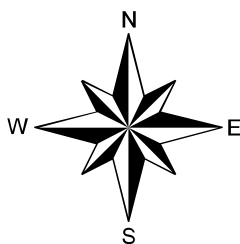
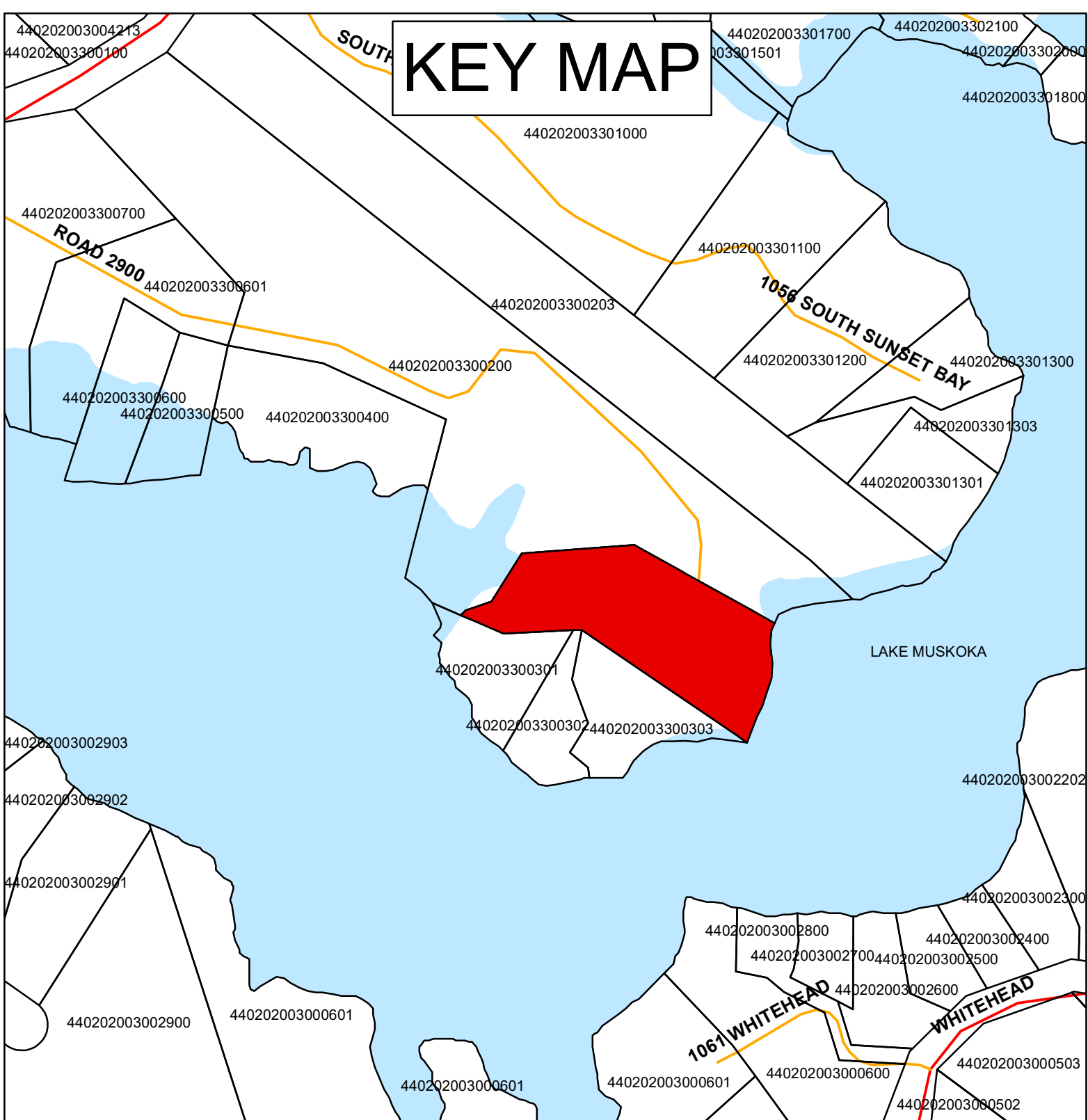
The property is legally described as Part of Lots 26 & 27, Concession 8, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being part of Part 1, Plan 35R-6073 (Zoning Grid Schedule Nos. D04 & D05).

If approved, the Zoning By-law Amendment will permit:

- two Sleeping Cabins on a lot less than 1.0 hectare
- a Sleeping Cabin in the second storey of a Boathouse on a lot with less than 90.0 metres of straight line frontage
- a 61.0 square metre Sleeping Cabin in the second storey of a Boathouse, where 46.5 square metres is the maximum Floor Area

The subject property is located within the “Waterfront Area” designation of the Town of Gravenhurst Official Plan.

KEY MAP



0 30 60 120 180 240 Meters
1:3,308

SCHEDULE

Proposed Zoning Amendment

Application No. ZA 35-2025

Hayes Land Holdings Ltd.

Part of Lots 26 & 27, Concession 8 (Lake Muskoka)

in the former Township of Muskoka

now in the Town of Gravenhurst

District Municipality of Muskoka

Being part of Part 1, Plan 35R-6073

Municipally known as 1031 Road 2900

Roll No. 020-033-00300

Proposed Zoning Amendment
Application No. ZA 35-2025
Hayes Land Holdings Ltd.
Part of Lots 26 & 27, Concession 8 (Lake Muskoka)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being part of Part 1, Plan 35R-6073
Municipally known as 1031 Road 2900
Roll No. 020-033-00300
Dated: January 7th, 2025

