



**NOTICE OF APPLICATION  
CONCERNING A PROPOSED CONSENT TO SEVER LAND  
IN THE TOWN OF GRAVENHURST**

**The Town of Gravenhurst is advising you of this application to invite your comments.**

**A CONSENT APPLICATION** has been submitted, pursuant to the provisions of Section 53 of the Planning Act, 1990, R.S.O. c.P.13, as amended, being **Application No. B/03/2026**, submitted by **Mark McGINN for property municipally known as 2205 Houseys Rapids Road.**

**AN EXPLANATION** of the Purpose and Effect of the individual proposed consent, describing the lands to which the proposed consent applies, a Key Map showing the location of the lands to which the consent applies, and a sketch (Site Plan) showing the proposed consent, 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. 197/96 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 consent, is available from the Development Services Department (Planning Division) located at the Municipal Address noted below. Please contact Susan Flemming, Planning Technician at 705-687-3412 ext. 2233 ([susan.flemming@gravenhurst.ca](mailto:susan.flemming@gravenhurst.ca)) or Adam Ager, Manager of Planning Services at 705-687-3412 ext. 2224 ([adam.ager@gravenhurst.ca](mailto:adam.ager@gravenhurst.ca)).

**ANY PERSON OR AGENCY** may make written representation, either in support of, or in opposition to the proposed consent.

**IF A SPECIFIED PERSON OR PUBLIC BODY** (as defined in the Planning Act) that files an appeal of a decision of the Director of Development Services in respect of the proposed consent does not make written submission to the Town of Gravenhurst before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

**IF YOU WISH TO BE NOTIFIED** of the decision of the Director of Development Services in respect of the proposed consent, you must submit a written request to the Town of Gravenhurst at 3-5 Pineridge Gate, Gravenhurst, Ontario, P1P 1Z3. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. Even if you are the successful party, you should request a copy of the decision since the Director of

Development Services' decision may be appealed to the Ontario Land Tribunal by the applicant or a specified person or public body.

A decision on this application will be made **NO EARLIER THAN June 15, 2026**. Any submissions regarding this application must be made in writing before this date.

**DATED** at the Town of Gravenhurst this 29<sup>th</sup> day of May, 2026.

Melissa Halford  
Director of Development Services

### **Purpose and Effect of the Proposed Consent**

RE: Application B/03/2026, McGINN, Mark  
Application CC 01-2026, McGINN, Lukas  
Roll Nos. 040-002-11100 & 040-002-11110

A consent application was received from Mark McGinn for consent (a lot addition) for lands municipally known as 2205 Houseys Rapids Road (Zoning Grid Schedule No. I10)

The consent application proposes a lot addition of approximately 2.8 hectares from 2205 Houseys Rapids Road to the abutting property to the north. The proposed severed lot is part of a parcel created by consent (severance) in 2014. Due to a large amount of Environmental Protection (EP) on this property, an entrance is not possible through the wetland. The lot addition will allow better options for an entrance and provide the owner with additional area to develop the property with a dwelling, septic system and accessory structures.

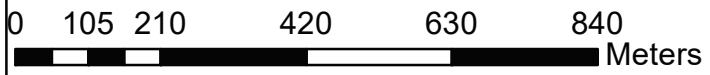
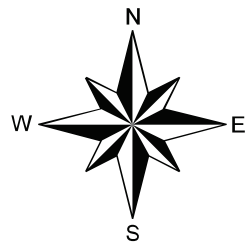
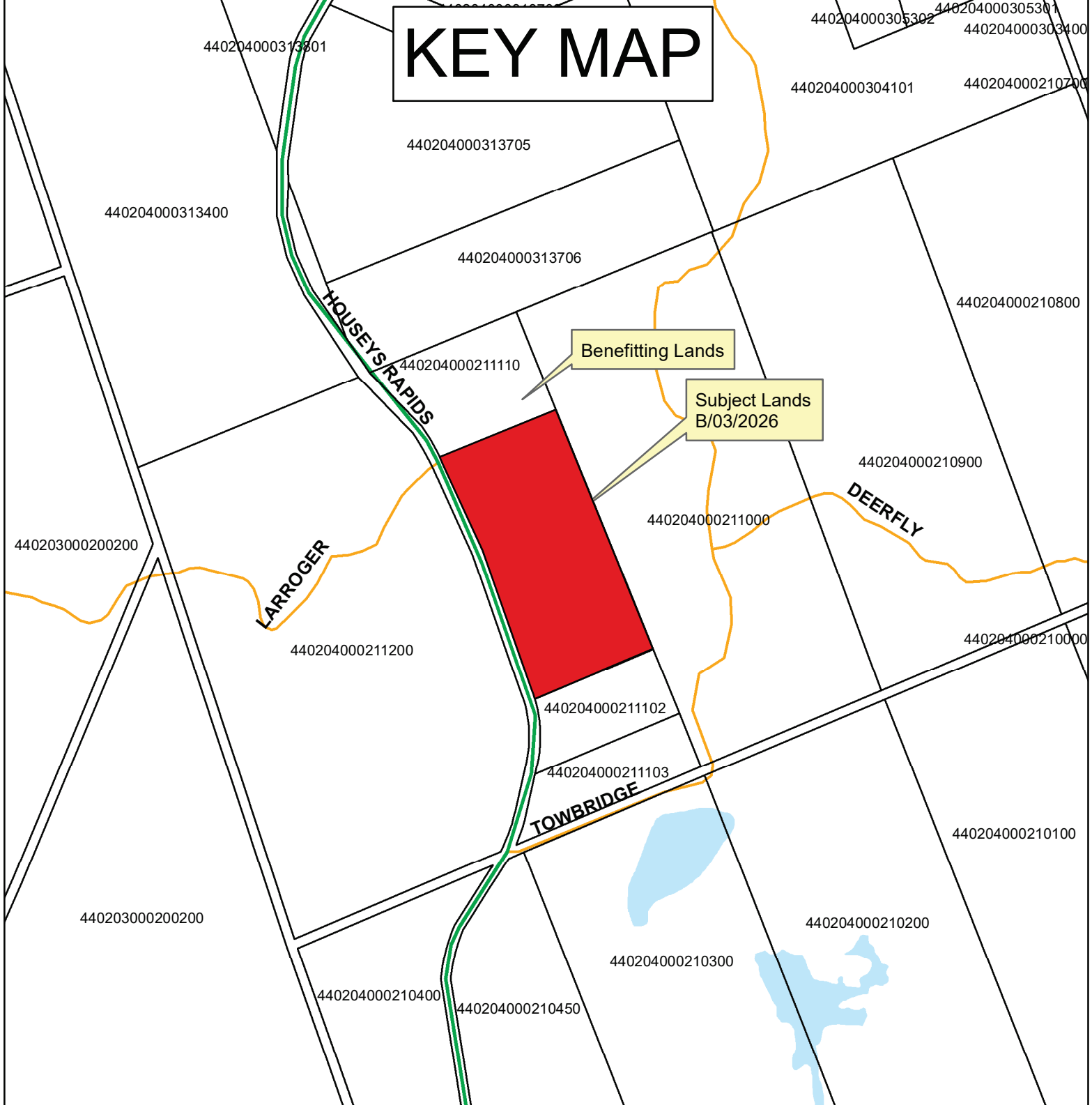
	<b>Proposed Severed B/03/2026</b>	<b>Proposed Retained Lot</b>	<b>Resultant Benefitting Lot</b>
<b>Lot Frontage Proposed</b>	90.0 metres	457.2 metres	316.3 metres
<b>Lot Area Proposed</b>	2.8 ha	11.3 ha	8.8 ha

No new lots will be created as a result of this application, and each lot will still comply with Zoning By-law requirements for lots in the Rural (RU) Zone and Environmental Protection (EP) Zone.

An additional application was also received for a certificate of cancellation for previous Consent Application B/19/2007/GR for the property to the north of 2205 Houseys Rapids Road. This 2007 severance approval needs to be cancelled to allow the lot addition portion to merge with the benefitting property, as shown on the attached Schedule.

The subject property is located within the Rural Area designation of the Town of Gravenhurst Official Plan.

# KEY MAP



1:10,903

Proposed Consent  
Application No. B/03/2026  
McGINN, Mark  
Part of Lot 29, Concession 3  
in the former Township of Ryde  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Being Parts 1 & 2, Plan 35R-24580  
municipally known as 2205 Houseys Rapids Road  
Roll No. 040-002-11100

SCHEDULE

Proposed Consent Application No. B/03/2026

McGINN, Mark

Part of Lot 29, Concession 3

in the former Township of Ryde, now in the Town of Gravenhurst

Being Parts 1 & 2, Plan 35R-24580

municipally known as 2205 Houseys Rapids Road

Roll No. 040-002-11100

Date: May 29, 2026

