



**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 **Sylvia PURDY**
for a variance to lands municipally known as **1017 FOX RUN (LAKE MUSKOKA)**
(Application No. **A/10/2026**)

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

Friday, May 15th, 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 4th day of May, 2026.

Adam Ager
Secretary-Treasurer

Variations Requested to Zoning By-law

Re: Application No. A/10/2026
PURDY, Sylvia
Roll No. 020-029-07100

The applicant is proposing to construct additions to an existing Dwelling and attached open Deck and stairs as shown on the attached sketch dated May 4th, 2026.

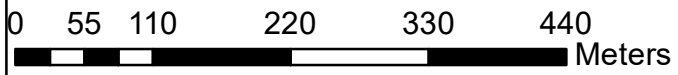
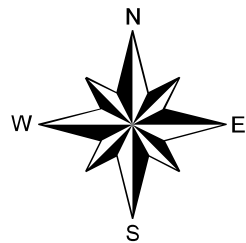
The application is requesting the following relief from Zoning By-law 10-04, as amended:

- Permit a minimum setback of 5.7 metres from the eastern side lot line, where 6.0 metres is required, representing a variance of 0.3 metres.
- Permit a maximum Shoreline Development Area of 171.2 square metres, where 153.8 square metres is existing and 138.0 square metres is permitted, representing a variance of 33.2 square metres.

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

The property is municipally known as 1017 Fox Run (Zoning Grid Schedule No. D05).

KEY MAP

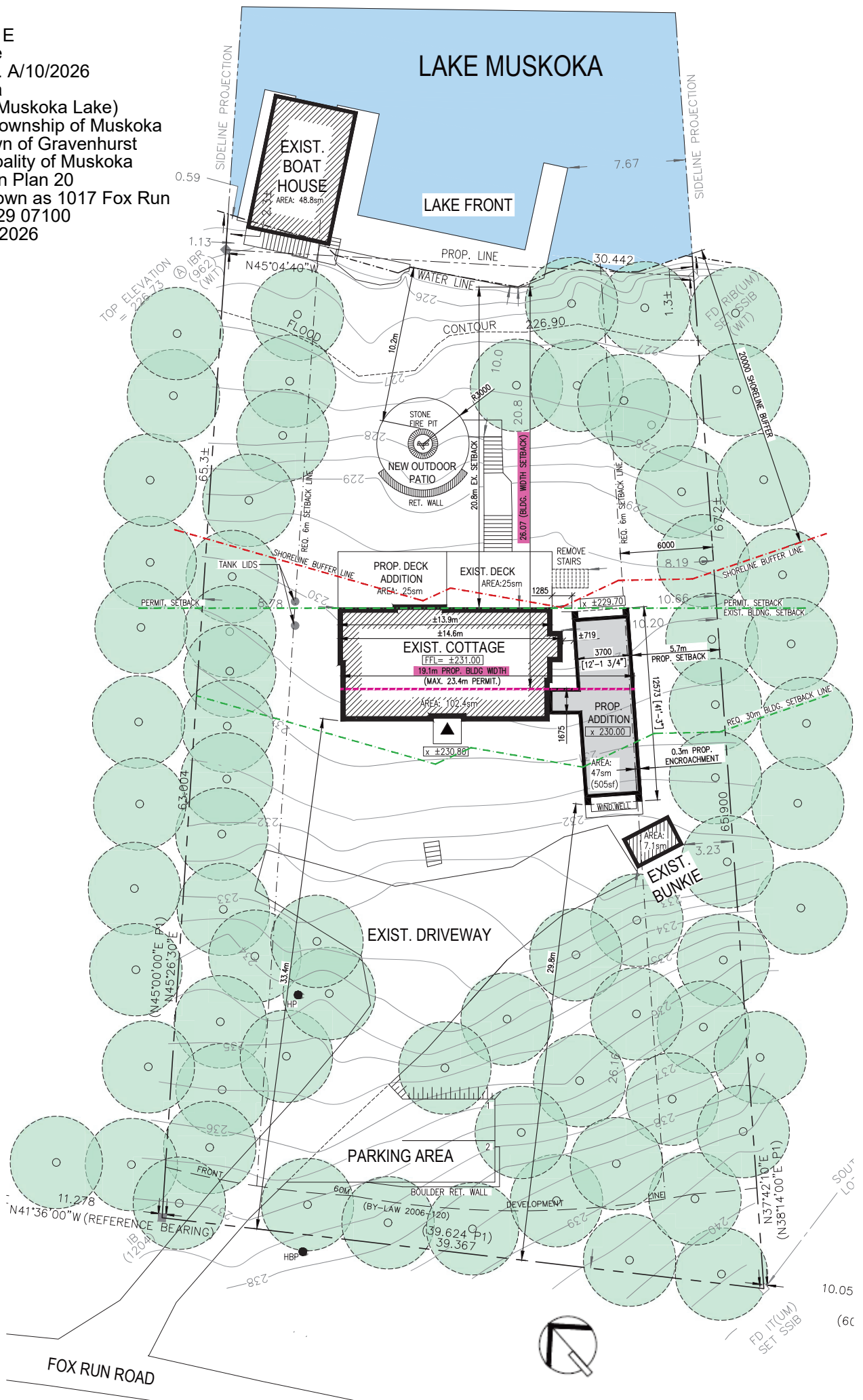


1:6,035

SCHEDULE

Minor Variance
Application No. A/10/2026
PURDY, Christopher
Con 6 Lot 26 (Muskoka Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lot 26 on Plan 20
municipally known as 1017 Fox Run
Roll No. 020 029 07100

SCHEDULE
 Minor Variance
 Application No. A/10/2026
 PURDY, Sylvia
 Con 6 Lot 26 (Muskoka Lake)
 in the former Township of Muskoka
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 Being Lot 26 on Plan 20
 municipally known as 1017 Fox Run
 Roll No. 020 029 07100
 Dated: May 4, 2026



FOX RUN ROAD

10.05
 (6C)