



NOTICE OF APPLICATION AND PUBLIC HEARING CONCERNING A CONSENT APPLICATION, AND NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO ZONING BY-LAW 10-04, AS AMENDED

Respecting applications by **MICHAEL RUBINATO (1064 Pine Lake Road – Pine Lake)**
& ELLEN GOWLAND (1062 Pine Lake Road – Pine Lake)
for consent and to amend the zoning for lands municipally known as **1064 Pine Lake Road & 1062 Pine Lake Road**
(Application Nos. B/02/2026/GR & ZA 03-2026)

TAKE NOTICE THAT complete applications have been accepted under Sections 53 and 34 of the Planning Act, R.S.O.1990, Chapter p. 13, as amended, regarding the above noted property.

ADDITIONALLY, TAKE NOTICE THAT the Committee of Adjustment of the Corporation of the Town of Gravenhurst will hold a Public Hearing in relation to the Consent application on

FRIDAY, FEBRUARY 20th, 2026
at **9:00** a.m. at the
Gravenhurst Municipal Offices
(Council Chambers)
3-5 Pineridge Gate, Gravenhurst,
Ontario, P1P 1Z3

THE PURPOSE of the Public Hearing held at the Committee of Adjustment will be to consider a proposed Consent application pursuant to Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13.

The Council of the Corporation of the Town of Gravenhurst will hold a Public Meeting in relation to the Zoning Amendment application on

TUESDAY, FEBRUARY 24th, 2026
at **3:00 p.m.** at the
Gravenhurst Municipal Offices
(Council Chambers)
3-5 Pineridge Gate, Gravenhurst,
Ontario, P1P 1Z3

THE PURPOSE of the Public Meeting at Council is to consider the proposed amendment to Zoning By-law 10-04 of the Town of Gravenhurst pursuant to the provisions of Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13.

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

- an explanation of the Purpose and Effect of the Proposed concurrent Consent and Zoning Amendment applications;
- a key map showing the location of the subject property; and
- a sketch (Site Plan).

ANY PERSON OR AGENCY may attend the Public Hearing/Meeting and/or make written or verbal representations either in support of or in opposition to the Proposed Consent and/or By-law.

ALTERNATIVELY, ANY PERSON OR AGENCY may also provide verbal comments during the hearing/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 Committee/Council electronically must be completed at www.Gravenhurst.ca/PublicParticipation and submitted prior to 12:00pm (noon) on the day before the meeting you wish to attend (Public Hearing and/or Public Meeting). Please note that the public hearing/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 does not make oral submissions at a public hearing/meeting or make written submissions to the Secretary Treasurer of the Committee of Adjustment or the Director of Development Services for the Town of Gravenhurst in respect of the proposed Consent and/or By-law before the approval of the Consent application or prior to the proposed Zoning By-law being adopted, the specified person or public body is not entitled to appeal the decision of the Town of Gravenhurst and 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 Committee of Adjustment in respect of the proposed Consent, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment at the Town of Gravenhurst.

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 at the Town of Gravenhurst.

ADDITIONAL INFORMATION is available for review at the Town of Gravenhurst Development Services - Planning Division at the Town office. For further information, please contact Adam Ager, Manager of Planning Services at 705-687-3412 ext. 2224 (adam.ager@gravenhurst.ca) or Angela Ghikadis, Planner at 705-687-3412 ext. 2246 (angela.ghikadis@gravenhurst.ca).

Dated at the Town of Gravenhurst
This 3rd day of February, 2026.

Adam Ager, Secretary Treasurer of the Committee of Adjustment
Melissa Halford, Director of Development Services

Purpose and Effect of the Proposed Consent and Zoning By-law

Re: Application Nos. B/02/2026/GR & ZA 03-2026
RUBINATO, Michael & GOWLAND, Ellen
Roll No. 020-031-01300 & 020-031-01200

An application was received to sever a piece of land (127 square metres) from the property located at 1064 Pine Lake Road (Rubinato) and add it to the property located at 1062 Pine Lake Road (Gowland) in order to address encroachments of an inclinator, and associated winch house and access ramp. No new lots will be created as a result of this application.

As 1064 Pine Lake Road will be reduced in size (by 127 square metres), the resulting lot area of 2,198 square metres needs to be recognized through a zoning by-law amendment.

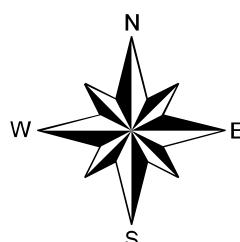
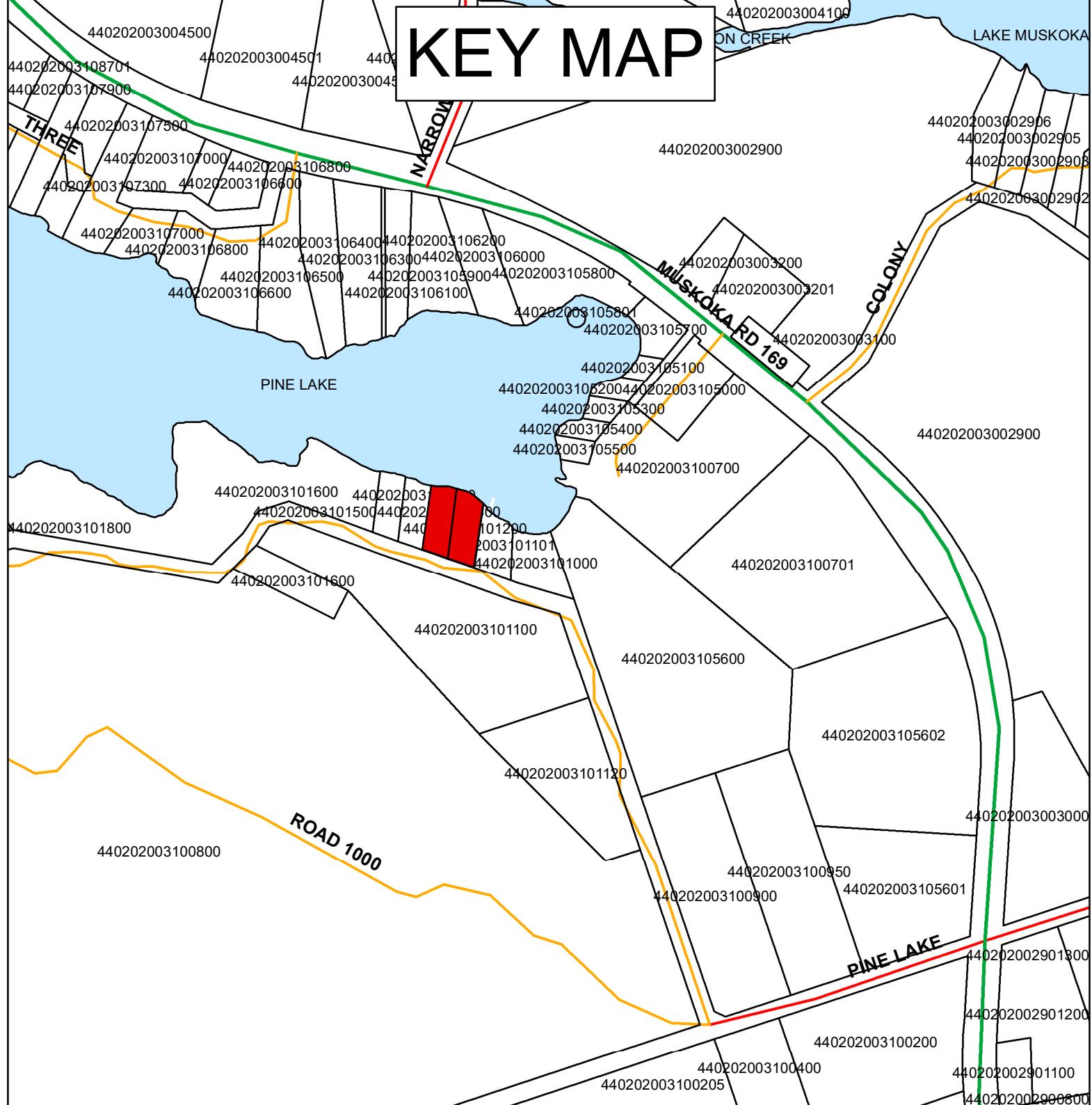
In addition, the access ramp, winch house and inclinator located on 1062 Pine Lake Road will still be setback closer than 6.0 metres to the proposed western side lot line. The existing access ramp for the inclinator will be setback 0.1 metres from the western side lot line. The existing winch house for the inclinator will be setback 1.6 metres from the western side lot line. The existing inclinator will be setback 1.8 metres from the western side lot line.

The legal description for both properties is Part of Lot 29, Concession 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka (Zoning Grid Schedule No. D04).

The subject properties are currently zoned Residential Waterfront (RW-6B) under By-law 10-04, as amended.

The subject properties are located within the "Waterfront Area" designation of the Town of Gravenhurst Official Plan, as amended.

KEY MAP



0 55 110 220 330 440 Meters
1:5,903

SCHEDULE
Proposed Concurrent
Consent and Zoning Amendment
Application Nos. B/02/2026/GR (RUBINATO)
and ZA 02-2026 (RUBINATO & GOWLAND)
Part of Lot 27, Con. 7, (Pine Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
municipally known as 1062 & 1064 Pine Lake Road
Roll Nos. 020-031-01300 & 020-031-01200

SKETCH FOR SEVERANCE APPLICATION

SCALE 1 : 250

0 1 3 5 10 15 20 METRES

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
2. THIS SKETCH IS PROTECTED BY COPYRIGHT. ©
3. THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL, OR IF IT IS PDF CERTIFIED IN AN ELECTRONIC VERSION.
4. THE INFORMATION SHOWN ON THIS SKETCH IS FROM FIELD OBSERVATIONS.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PINE LAKE

THE LIMIT DENOTED HEREON AS 'WATER'S EDGE'
OF PINE LAKE IS THE BEST AVAILABLE EVIDENCE OF
THE ORIGINAL WATER'S EDGE EXISTING AT THE TIME OF THE
ORIGINAL SURVEY OF THE TOWNSHIP OF MUSKOKA.

LOT 3

AREA TABLE

DESCRIPTION	AREA (Sq.M)
BENEFITTING LOT	±2108
FRAME DWELLING	262.0
FRONT 60m(BENEFITTING)	±1884
FRONT 60m SEVERED	±119
DECKS & STEPS	84.7
SHED	9.2
GARAGE	78.8
WINCH HOUSE	1.2
ACCESS RAMP	4.7
INCLINATOR RAILS	20.0
BOATHOUSE	51.4
DOCKS	59.3

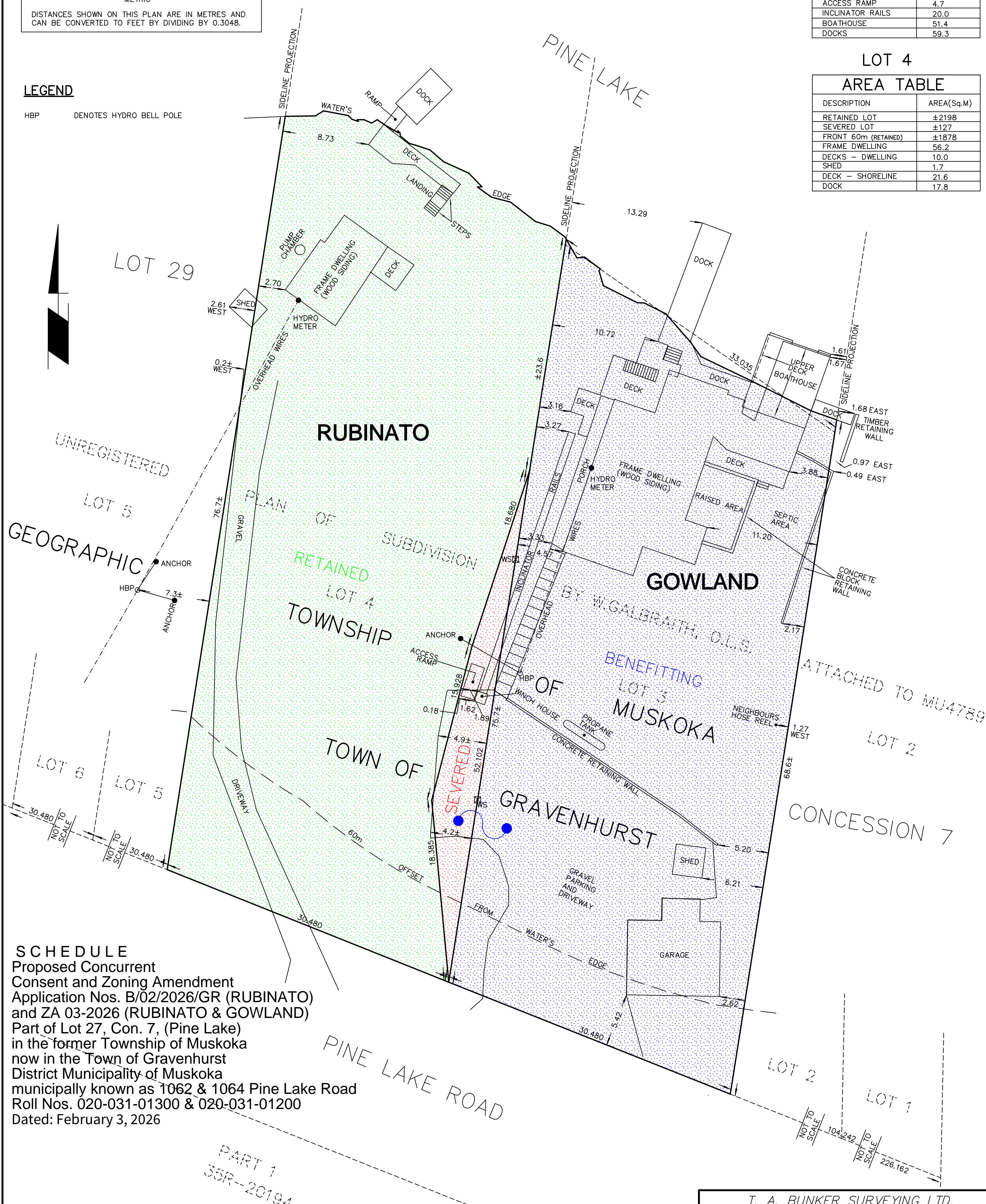
LOT 4

AREA TABLE

DESCRIPTION	AREA(Sq.M)
RETAINED LOT	±2198
SEVERED LOT	±127
FRONT 60m (RETAINED)	±1878
FRAME DWELLING	56.2
DECKS – DWELLING	10.0
SHED	1.7
DECK – SHORELINE	21.6
DOCK	17.8

LEGEND

HBP DENOTES HYDRO BELL POLE



SCHEDULE

SCHEDULE Proposed Concurrent

Proposed Concurrent
Consent and Zoning Amendment
Application Nos. B/02/2026/GR (RUBINATO)
and ZA 03-2026 (RUBINATO & GOWI AND)

and ZA 03-2026 (RUBINATO & GO
Part of Lot 27, Con. 7, (Pine Lake)
in the former Township of Muskoka

now in the Town of Gravenhurst

District Municipality of Muskoka

municipally known as 1062 & 1064 Pine Lake Road
Ball Nook 222-221-21222-2-222-221-21222

Roll Nos. 020-031-01300 & 020-031-01200
Dated: February 3, 2026

Dated: February 3, 2026

35P-2019-4

ISSUED FEBRUARY 2, 2026

T. A. BUNKER SURVEYING LTD.