



**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 **Chris MILLER & Carrie SWATMAN**
for variances to lands municipally known as **224 Haleway Drive A (Muldrew Lake)**
(Application No. **A/30/2025/GR**)

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

Friday, January 23rd, 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 Angela Ghikadis, Senior Planner, 705-687-3412 ext. 2246 (angela.ghikadis@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 12th day of January, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/30/2025/GR
MILLER, Chris & SWATMAN, Carrie
Roll No. 020-044-01700

The applicant is: proposing to construct an addition to the existing Dwelling (cottage); to construct a new Two-Storey Garage with Sleeping Cabin (in the second storey); and, requesting to permit two Shoreline Storage buildings, all as shown on the attached sketch dated January 12, 2026.

As the Dwelling is setback 15.3 metres from the water, the maximum permitted Dwelling Width is 15.7 metres. The proposed addition will increase the Dwelling Width to a maximum of 18.4 metres, representing a variance of 2.7 metres.

The minimum required setback from the side lot lines is 6.0 metres. The proposed new Two-Storey Garage with Sleeping Cabin will be setback a minimum of 3.0 metres from the western side lot line at the closest point, representing a variance of 3.0 metres.

There are two existing buildings on the property that are both proposed to be used as Shoreline Storage buildings. The Zoning By-law permits one Shoreline Storage Building (and one Dock). The requested variance will permit two Shoreline Storage Buildings (and one Dock).

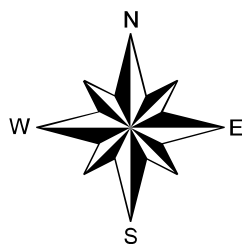
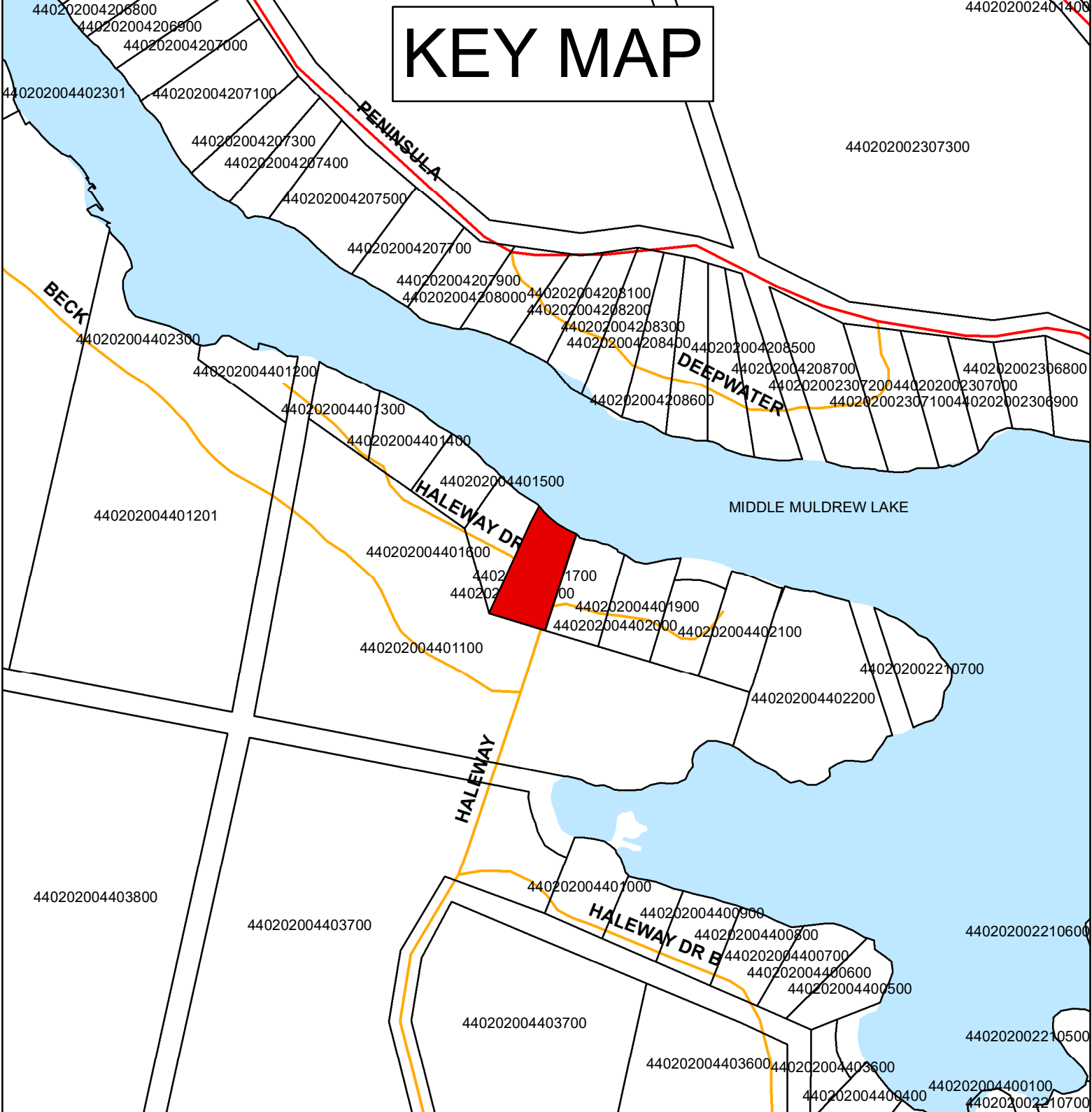
If approved, the variance will permit:

- a maximum Dwelling Width of 18.4 metres
- a Two-Storey Garage with Sleeping Cabin to be setback a minimum of 3.0 metres from the western side lot line
- Two Shoreline Storage Buildings

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

The property is municipally known as 224 Haleway Drive A (Zoning Grid Schedule No. F04).

KEY MAP



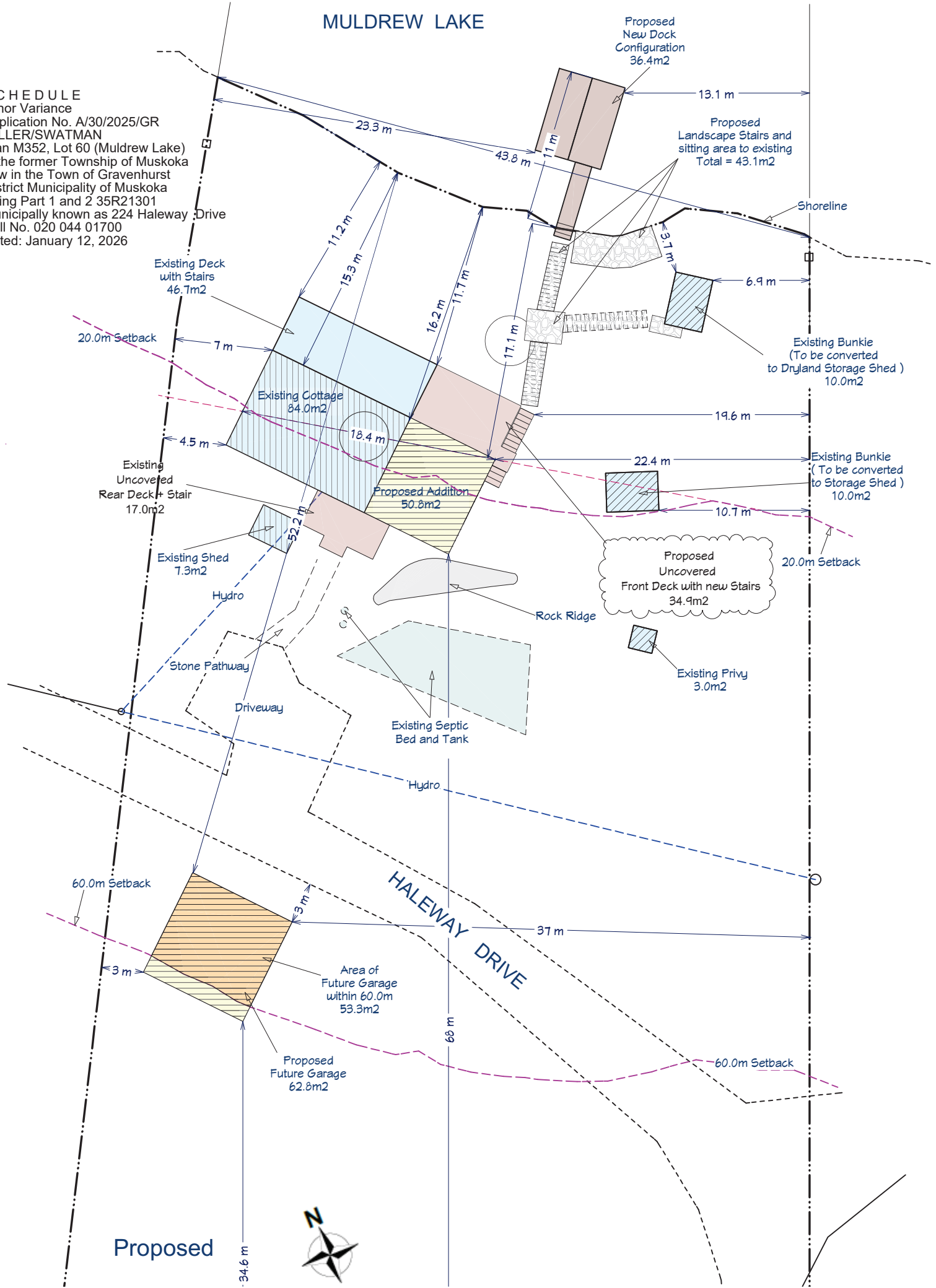
1:4,828

SCHEDULE

Minor Variance
Application No. A/30/2025/GR
MILLER/SWATMAN
Plan M352, Lot 60 (Muldrew Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Part 1 and 2 35R21301
municipally known as 224 Haleway Dr
Roll No. 020 044 01700

MULDREW LAKE

SCHEDULE
Minor Variance
Application No. A/30/2025/GR
MILLER/SWATMAN
Plan M352, Lot 60 (Muldraw Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Part 1 and 2 35R21301
municipally known as 224 HALEWAY Drive
Roll No. 020 044 01700
Dated: January 12, 2026



Proposed

