



**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 **Tammy FERGUSON and Iain WATSON**
for a variance to lands municipally known as **1 ISLAND 8LM (LAKE MUSKOKA)**
(Application No. **A/20/2026**)

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

Friday, August 21st, 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 10th day of August, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/20/2026
FERGUSON, Tammy, and WATSON, Iain
Roll No. 020-039-02701

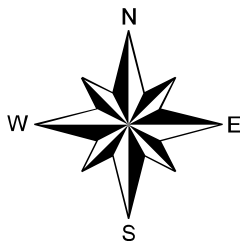
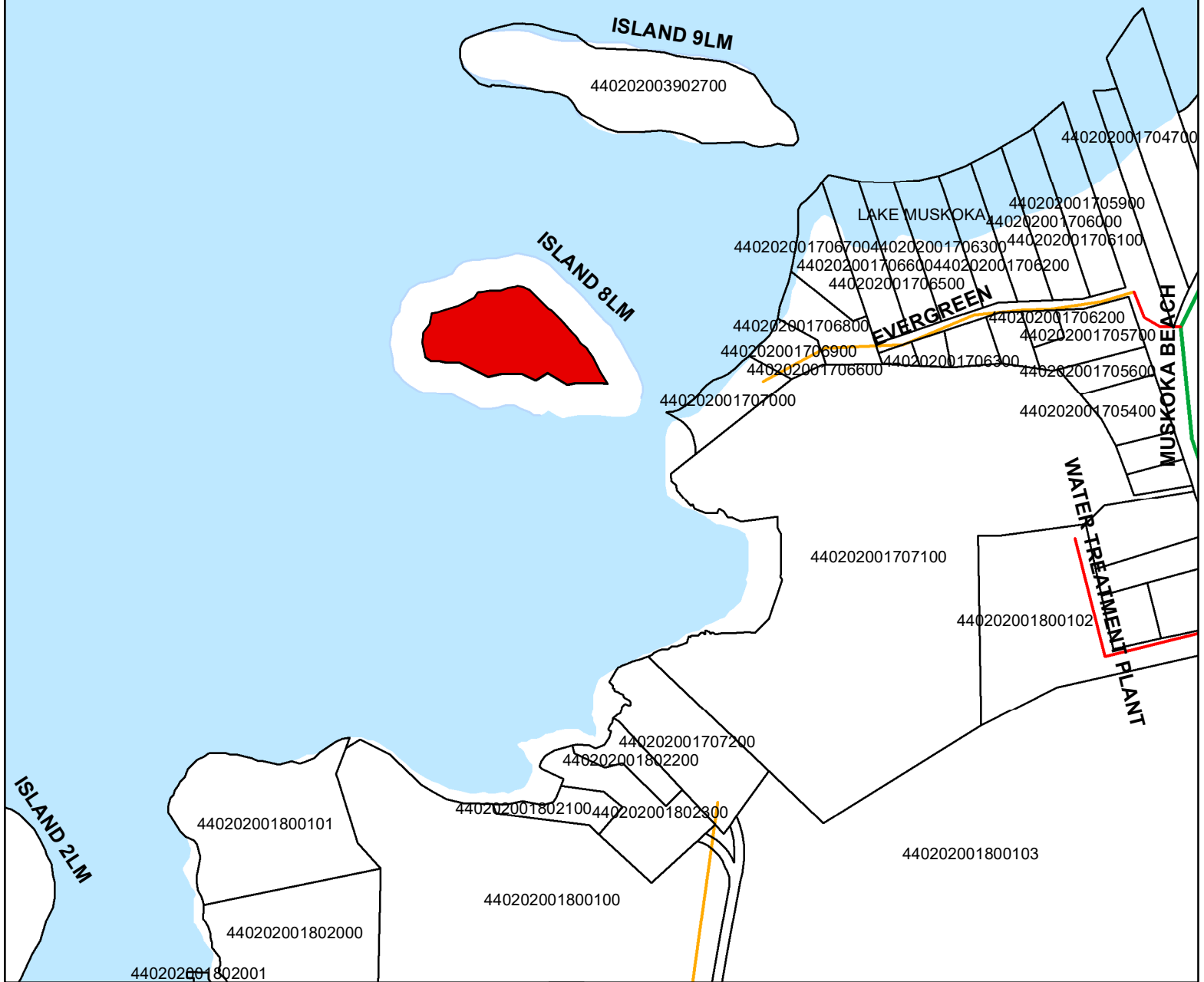
The applicants are proposing to construct a new Dwelling and a detached Garage as shown on the attached sketch dated August 10th, 2026.

The application is requesting to permit a minimum setback of 27.4 metres from the Optimal Summer Water Level for the proposed detached Garage, where 30.0 metres is required, representing a variance of 2.6 metres.

ZONING BY-LAW 10-04, as amended – Residential Island (RI-8A)

The property is municipally known as 1 Island 8LM (Zoning Grid Schedule Nos. C05 and C06).

KEY MAP



0 35 70 140 210 280 Meters

1:3,621

SCHEDULE

Minor Variance

Application No. A/20/2026

FERGUSON, Tammy & WATSON, Iain

Peninsula In Front of Con 7; Lot 18

in the former Township of Muskoka

now in the Town of Gravenhurst

District Municipality of Muskoka

Being Part 1 on Plan RP 3518229

municipally known as 1 ISLAND 8LM

Roll No. 020-039-02701

WATER'S EDGE ON JANUARY 29, 2026

ORIGINAL SHORE ROAD ALLOWANCE

PROPOSED COVERED DECK

PROPOSED OPEN AIR DECK

PROPOSED DWELLING

PROPOSED SCREEN ROOM

PROPOSED GARAGE

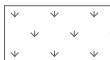
BEDROCK AREA

LOT 18

CONCESSION 7

TOWNSHIP OF MUSKOKA

VEGETATED / TREE AREA



VEGETATED / TREE AREA