



**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 **Ryan DENYS and Deborah RICHES**
for a variance to lands municipally known as **22 REDWING DRIVE (LOON LAKE)**
(Application No. **A/16/2026**)

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

Friday, June 19th , 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 9th day of June, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/16/2026
DENYS, Ryan and RICHES, Deborah
Roll No. 020-027-03300

You would have received a Notice for this application dated June 8th, 2026. You are receiving an updated Notice which reflects an additional variance request for an existing Dock, as well as clarification about the area where the requested lot coverage which were not included in the original Notice.

The applicants are proposing to construct an addition to an existing detached Dwelling and recognize the location of an existing Dock, as shown on the attached sketch dated June 9th, 2026.

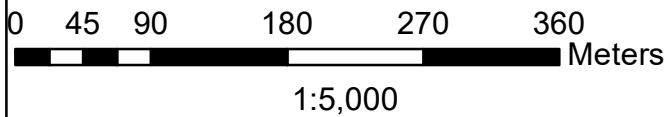
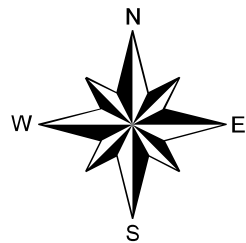
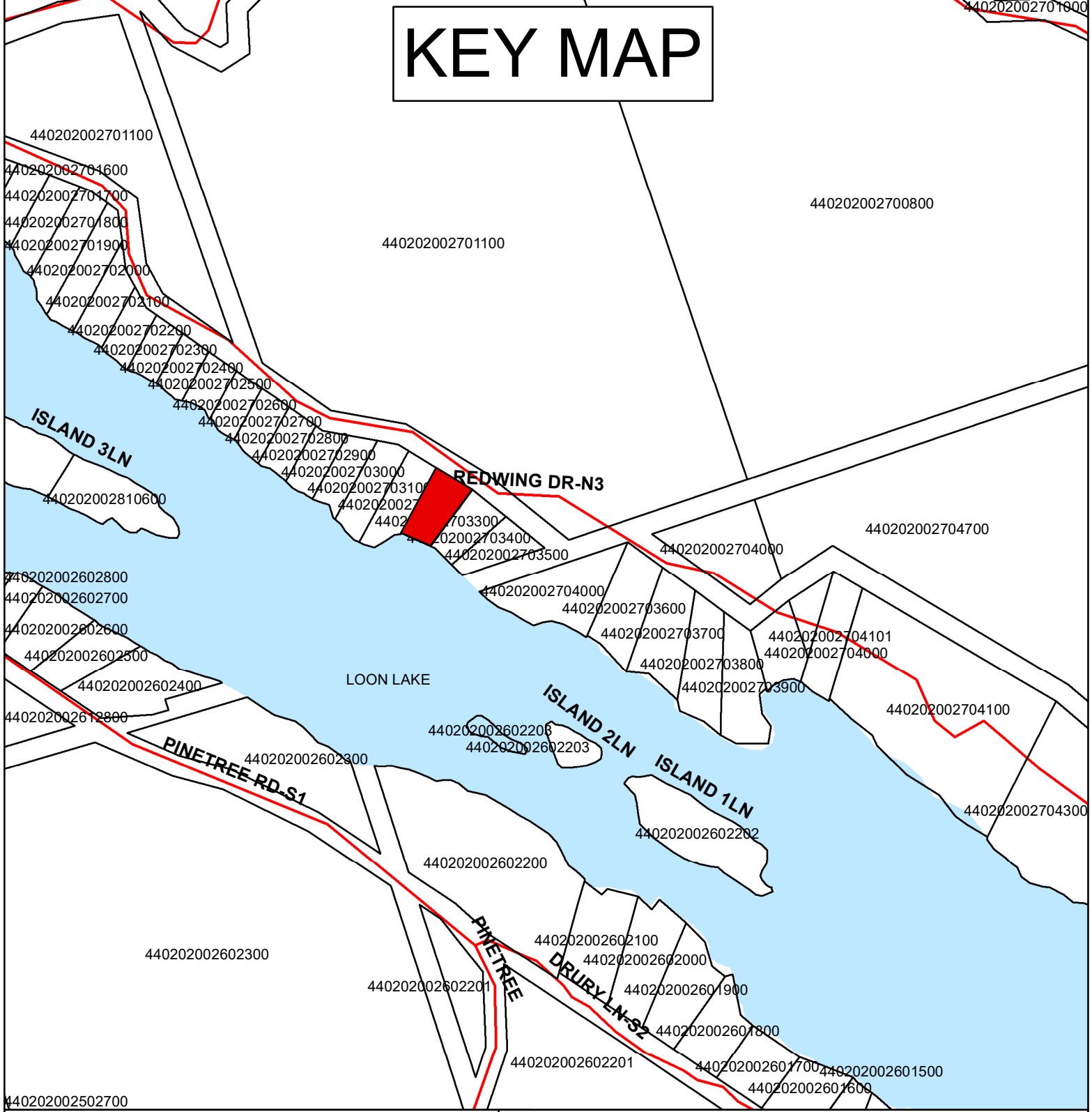
The application is requesting the following relief from Zoning by-law 2010-04 as amended:

- Permit a maximum lot coverage of 17.3% of the lot area within 60.0 metres of the Optimal Summer Water Level, where 13.0% is permitted, representing a variance of 4.3%
- Permit a minimum setback of 0.4 metres for a Dock from the eastern side lot line, where 6.0 metres is required, representing a variance of 5.6 metres.
- Permit a maximum Shoreline Development Width of 7.3 meters, where 6.5 metres is permitted, representing a variance of 0.8 metres.

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

The property is municipally known as 22 Redwing Drive (Zoning Grid Schedule No. E04).

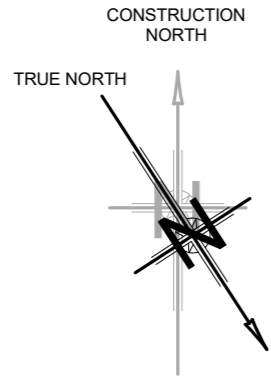
KEY MAP



SCHEDULE
Minor Variance
Application No. A/16/2026
DENYS, Ryan and RICHES, Deborah
Con 5 Lot 30 (Loon Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lot 22 on Plan M389
municipally known as 22 Redwing Drive N3
Roll No. 020-027-03300

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 in the former Township of Muskoka
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 Dated: June 9, 2026

Zoning Regulation Criteria	Zoning Regulation (Proposed)	Zoning Regulation (EXIST.)
REAR YARD:	25.35m	25.95m
FRONT YARD	30.08m	35.14m
BUILDING LOT COVERAGE: (BUILDING AREA / LOT AREA)	12.95% (316.44 m ² / 2443.24m ²)	9.37% (228.91m ² / 2443.24m ²)
BUILDING LOT COVERAGE (WITHIN 60M):	17.3% (316.44 m ² / 1824.62m ²)	12.26% (228.91m ² / 1824.62m ²)
SIDE YARD SETBACK	6.02m	6.72m
BUILDING HEIGHT	9.02m (TALLEST NEW CONSTRUCTION)	9.63m (TALLEST EXIST, TO REMAIN)



SITE LAYOUT NOTES:

THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND ILLUSTRATES THE APPROXIMATE LOCATION OF EXISTING SITE FEATURES (i.e. BUILDINGS, PROPERTY LINES, ETC.). THIS SITE LAYOUT SHALL NOT BE RELIED UPON AS A LEGAL SURVEY. A LEGAL SURVEY MAY BE REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE PROVIDED BY OTHERS IF DEEMED TO BE NECESSARY.

INFORMATION HEREIN IS DERIVED PRIMARILY FROM A HISTORIC LEGAL SURVEY BY COOTE, HILEY, JEMMETT LTD., SHOWING:
 22 REDWING DRIVE, GRAVENHURST, ON.
 TOWNSHIP OF MUSKOKA

NOTE:
 REMOVE ALL OVERLAND DEADFALL PROXIMAL TO THE BUILDING ALL SIDES, AND APPLY THINNING AND PRUNING TO LOW-LYING CONIFEROUS SPECIES WITHIN PRIORITY ZONE 1 (0m-10m) OF THE PROPOSED BUILDING. DAMAGED OR UNHEALTHY VEGETATION TO BE REMOVED IN ACCORDANCE WITH "WILDLAND FIRE RISK ASSESSMENT AND MITIGATION - REFERENCE MANUAL (2014)" PRIMARY LARGE GROWTH SPECIES SURROUNDING BUILDING NOTED TO BE OAK. MAINTAIN HEALTHY PLANTS. OBSERVED TREES TO BE REMOVED DUE TO CONDITION SHOWN GREEN

