



**NOTICE OF COMPLETE APPLICATION AND OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT TO ZONING BY-LAW 10-04 (as amended)
OF THE TOWN OF GRAVENHURST**

Respecting an application by **1553106 Bc UNLIMITED LIABILITY COMPANY**
to amend the zoning of lands located at **1 ISLAND 16 KL (KAHSHE LAKE)**
(Application No. ZA 10-2026)

TAKE NOTICE THAT a complete application has been accepted under Section 34 of the Planning Act, R.S.O.1990, Chapter p. 13, as amended, regarding the above noted property.

ADDITIONALLY, TAKE NOTICE THAT the Council of the Corporation of the Town of Gravenhurst will hold a Public Meeting in relation to the application on

TUESDAY, JUNE 23, 2026
at 3:00 p.m. at the
Gravenhurst Municipal Offices
(Council Chambers)
5 Pineridge Gate, Gravenhurst, Ontario

THE PURPOSE of the Public Meeting will be to consider a proposed amendment to Zoning By-law 10-04 (as amended) of the Town of Gravenhurst pursuant to the provisions of Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13, as amended.

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

- an explanation of the Purpose and Effect of the Proposed By-law;
- a key map showing the location of the property affected by the Proposed By-law; and
- a sketch (Site Plan).

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

ALTERNATIVELY, ANY PERSON OR AGENCY may also provide verbal comments during the 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 Planning Council electronically must be completed at www.Gravenhurst.ca/PublicParticipation and **submitted prior to 12:00pm (noon) on the day before the Public Meeting**. Please note that the Public 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 would otherwise have an ability to appeal the decision of the Town of Gravenhurst to the Ontario Land Tribunal, but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gravenhurst, before the Zoning By-law is passed, the specified person or public body is not entitled to appeal the decision.

IF A SPECIFIED PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Gravenhurst, before the Zoning By-law is passed, the specified person or public body 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 Town of Gravenhurst in respect of the proposed By-law, you must make a written request to Melissa Halford, Director of Development Services

ADDITIONAL INFORMATION relating to the proposed amendment to Zoning By-law 10-04 is available from the Development Services – Planning Division. For further information, please contact Angela Ghikadis, at 705-687-3412 ext. 2246 (angela.ghikadis@gravenhurst.ca) or Adam Ager, Manager of Planning Services, 705-687-3412 ext. 2224 (adam.ager@gravenhurst.ca) during office hours.

DATED at the Town of Gravenhurst this 2nd day of June, 2026.

Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 10-2026
1553106 Bc Unlimited Liability Company
Roll No. 030-025-13100

An application was received to permit the redevelopment of Wolf Island as shown on the attached sketch dated June 2, 2026.

The property is legally described as Wolf Island, Kahshe Lake, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka (Zoning Grid Schedule Nos. G08 & G09).

Existing structures include: a Dwelling at the north end of the island which was recently removed; a shed that is to be removed; a shed; a Sleeping Cabin on the south end of the island which is being removed; and three Docks. The Dwelling that was removed is currently being reconstructed.

The applicants are proposing to build a new Dwelling at the south end of the island (adjacent to the existing Sleeping Cabin that is being removed). The Dwelling is proposed to be setback a minimum of 14.2 metres from the Optimal Summer Water Level (Kahshe Lake).

The applicants are then proposing to convert the Dwelling that is currently being rebuilt at the north end of the island to a Sleeping Cabin. The maximum permitted size of a Sleeping Cabin is 46.5 square metres, and the footprint of the building is 65.6 square metres, an increase to the permitted floor area of 19.1 square metres.

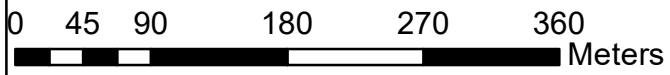
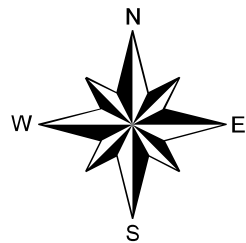
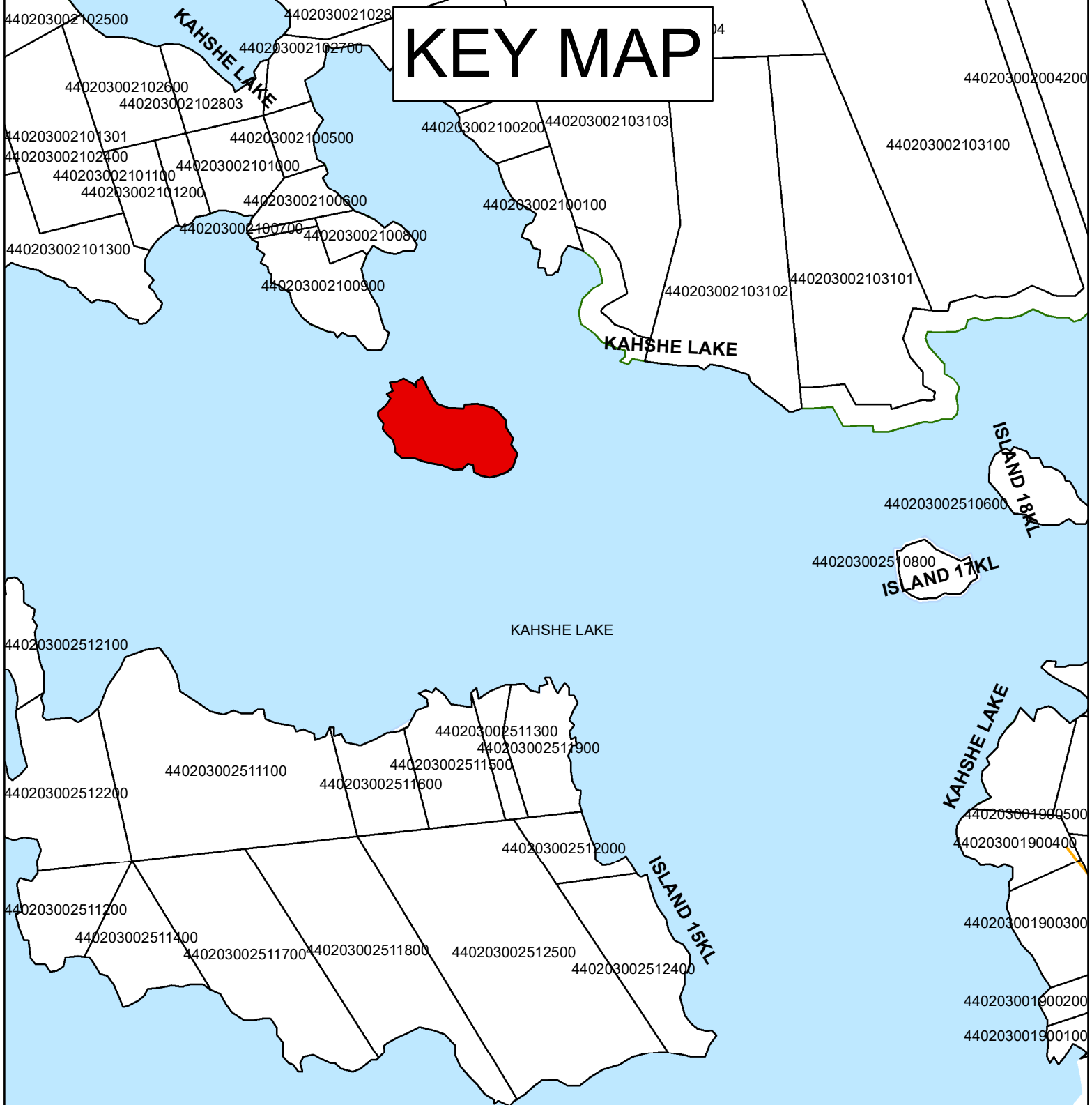
As the proposed Sleeping Cabin is setback 13.8 metres from the Optimal Summer Water Level (Kahshe Lake) at the closest point, it is within the Shoreline Development Area (within 20.0 metres of the lake) and needs to be recognized as a permitted use within the Shoreline Development Area.

The proposal is to:

- build a new Dwelling at the south end of the island which is proposed to be setback a minimum of 14.2 metres from the lake, where a setback of 30.0 metres is required;
- convert the 65.6 square metre Dwelling at the north end of the island to a Sleeping Cabin, where a maximum 46.5 square metre floor area is permitted;
- permit the Sleeping Cabin at the north end of the island to be setback a minimum of 13.8 metres from the lake and be located within the Shoreline Development Area.

The subject property is located within the “Waterfront Area” designation of the Town of Gravenhurst Official Plan.

KEY MAP



1:5,000

SCHEDULE
Proposed Zoning Amendment
Application No. ZA 10-2026
1553106 Bc Unlimited Liability Company
Island Wolf PCL 2082
in the former Township of Morrison
now in the Town of Gravenhurst
District Municipality of Muskoka
municipally known as 1 Island 16KL
Roll No. 030-025-13100

GRAVENHURST ZONING: RESIDENTIAL WATERFRONT RW-6

LOT SETBACKS

Proposed Cottage	Required	Existing	Proposed	Acceptable
FY	30.0m	13.8m	13.8m	Yes (Existing)
Proposed Future Cottage	Required	Existing	Proposed	Acceptable
FY	30.0m	N/A	15.2m	No (ZA Required)

Lot Coverage

Existing Cottage	69.6m ²
Existing Shed 1	7.3m ²
Existing Shed 2	8.4m ²
Existing Bunkie	19.7m ²
Total	105.0m²
Proposed Cottage	65.6m ²
Proposed Future Cottage	153.2m ²
Existing Shed 2	19.7m ²
Total	238.5m²

Lot Coverage	Full Lot (7505.8m ²)	Required 20%	Existing 1.4%	Proposed 3.2%	Acceptable Yes
--------------	----------------------------------	--------------	---------------	---------------	----------------



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington
 Phone: 705-321-8916
 Email: designbybobbi@gmail.com
 Location: 190 Taylor Road
 Bracebridge On.
 P1L 1J9

GENERAL NOTE:

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER.

PROJECT INFORMATION:

Mario and Marianne Serrani
 Island 16KL
 Wolfe Island
 Gravenhurst On.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:

18465 **B. Leppington**
 BCIN SIGNATURE

REGISTRATION INFORMATION:

103806 **Design by Bobbi**
 BCIN FIRM NAME

REVISIONS

NUM	DATE	REVISED BY	DESCRIPTION
01	25.08.28	SLR	SITE PLAN
02	26.01.05	SLR	SEPTIC
03	26.03.30	SLR	FOR PLANNING
04			

DRAWN BY:

STEVE ROSSITER

SCALE:

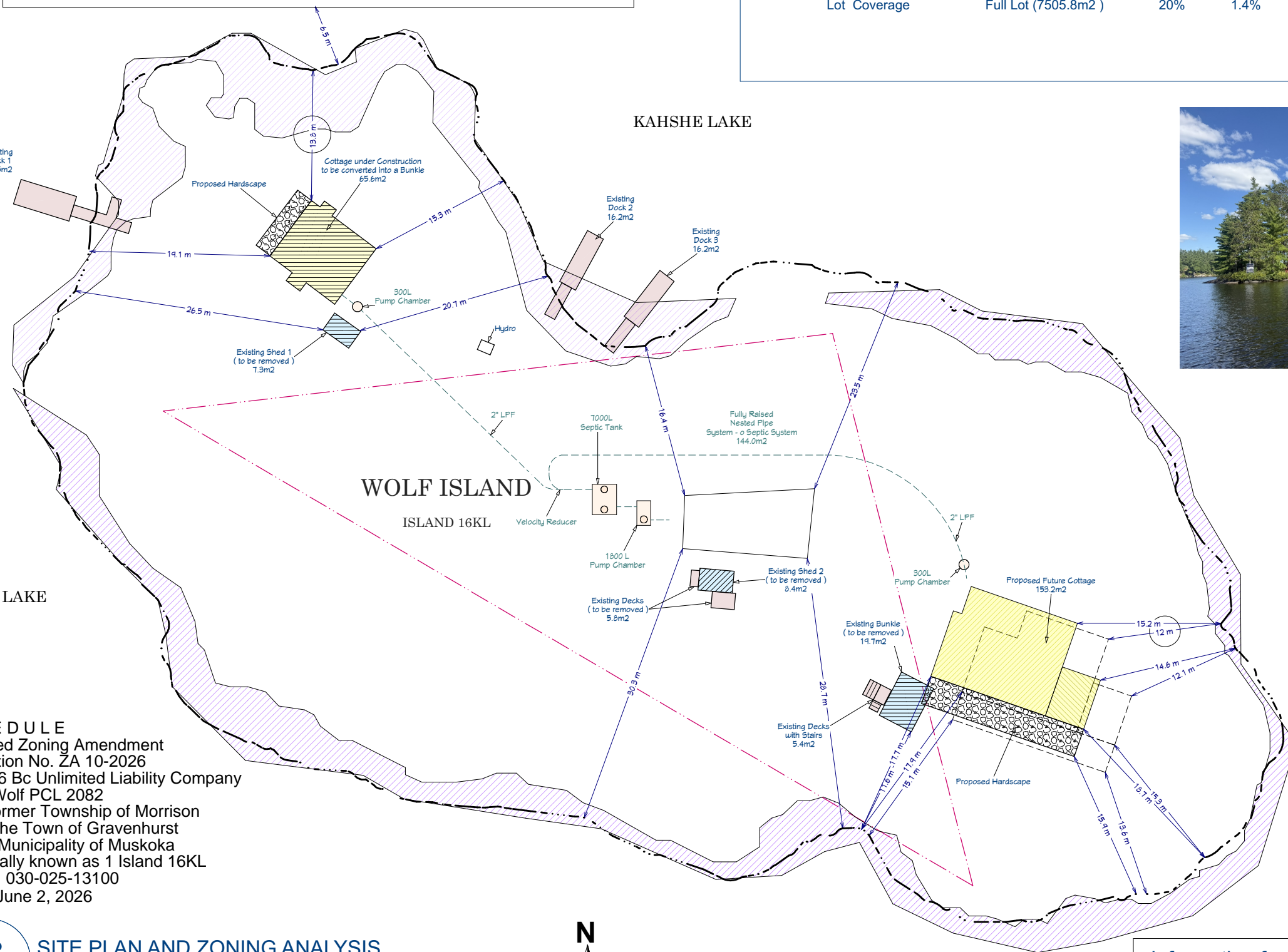
1 : 500

DRAWING:

SITE PLAN

PROJECT NUMBER:
2026-033

SHEET NUMBER:
SP 1.0



SCHEDULE
 Proposed Zoning Amendment
 Application No. ZA 10-2026
 1553106 Bc Unlimited Liability Company
 Island Wolf PCL 2082
 in the former Township of Morrison
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 municipally known as 1 Island 16KL
 Roll No. 030-025-13100
 Dated: June 2, 2026

SP SITE PLAN AND ZONING ANALYSIS
 SP-1.0 GRAVENHURST



Information for Site Plan taken from Survey
 By RUDY MAK OLS
 Dated OCTOBER 30 , 2025