



**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 **Robert HEAMAN and Tani NIXON**
to amend the zoning of lands located at **666 DEEPWATER DRIVE (MULDREW LAKE)**
(Application No. ZA 30-2025)

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, NOVEMBER 25th, 2025

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
- sketches (Site Plan and Elevation).

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 4th day of November, 2025.

Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 30-2025
HEAMAN, Robert and NIXON, Tani
Roll No. 020-042-08700

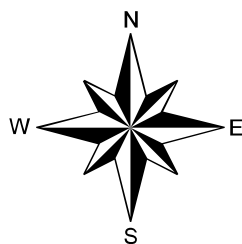
An application was received to permit a Dwelling that is currently under construction to have a maximum height of 14.6 metres as shown on the attached sketches dated November 4th, 2025.

The current Zoning By-law permits the maximum height of a Dwelling to be 7.5 metres (measured from the lowest finished grade on the lakeside to the midpoint of the roof). A minor variance was granted in 1991 to permit a 9.1 metre Dwelling which was destroyed by fire in 2023. During the current reconstruction of the Dwelling on the same footprint as what previously existed, it was determined that the Dwelling exceeds that height so relief from the current Zoning By-law requirement of 7.5 metres has been applied for.

The property is legally described as Part of Lot F, Concession 15, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 85 on Plan M411 (Zoning Grid Schedule No. F04).

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

KEY MAP



1:7,968

SCHEDULE

Proposed Zoning Amendment

Application No. ZA 30-2025

HEAMAN, Robert & NIXON, Tani

Part of Lot F, Con. 15, (Loon Lake)

in the former Township of Musko

now in the Town of Gravenhurst

District Municipality of Mus

Being Lot 85 on Plan M411

municipally known as 66

Roll No. 020 042 08700

• THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF DETAILING THE STRUCTURAL REQUIREMENTS TO RECONSTRUCT A FIRE DAMAGED EXISTING DWELLING AT THE LOCATION ADDRESSED BELOW.

- ## APPLICATION

- AS PER ARTICLE 1.1.2.4., DIVISION A, PART 1 OF THE 2012 ONTARIO BUILDING CODE (OBC); PART 9, DIVISION B (OBC) IS APPLICABLE TO THE BUILDING DETAILED HEREIN.

- GROUP C, RESIDENTIAL
- BUILDING HEIGHT = +/- 34' - 8"
- BUILDING AREA = (MAIN LEVEL FLOOR) +/- 1304 sq. ft.
- BUILDING IS PROPOSED NEW CONSTRUCTION
- NO CHANGE OF USE IS PROPOSED

- PROPOSED CONSTRUCTION CONFORMS TO PART 9 OBC 2012.
- CONCRETE DESIGNS CONFORM TO CAN/CSA A23.3-14.
- STRUCTURAL STEEL DESIGN CONFORMS TO CAN/CSA S16-14.

- GROUND SNOW LOAD S_s 2.70 kPa (GRAVENHURST)
- GROUND RAIN LOAD S_r 0.40 kPa
- LIVE LOAD (DUE TO SNOW) LL 1.89 kPa

- S-1 GENERAL REQUIREMENTS
- S-2 BUILDING ASSEMBLIES & SPECIFICATIONS
- S-3 CONSTRUCTION NOTES
- S-4 FOUNDATION LEVEL FLOOR PLAN
- S-5 MAIN LEVEL FLOOR PLAN
- S-6 UPPER LEVEL FLOOR PLAN
- S-7 ROOF PLAN
- S-8 BUILDING SECTION
- S-9 BUILDING SECTION
- S-10 SECTION DETAILS
- S-11 SECTION DETAILS
- S-12 SECTION DETAILS
- S-13 TYPICAL DECK STAIR SECTION DETAIL
- S-14 WEST ELEVATION
- S-15 ELEVATIONS
- S-16 SOUTH ELEVATION

- CONTRACTOR TO COMPLY WITH ALL PROVISIONS OF THE ONTARIO BUILDING CODE, LATEST EDITION, IN ALL AREAS OF CONSTRUCTION.

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- An architectural sketch of a two-story house with a gabled roof. The house features a large front porch with a railing, a balcony on the second floor, and a large staircase leading up to the entrance. The drawing is done in a simple, sketchy style with some shading to indicate depth.

SUBJECT BUILDING - PROPOSED REPLACEMENT STRUCTURE
SOUTH ELEVATION



SUBJECT DWELLING - POST LOSS CONDITION
SITE PHOTOGRAPH OBTAINED BY ROAR ENGINEER
DATED MAY 29, 2023

**DRAWINGS TO BE PRINTED ON ARCH C PAPER
(24" WIDE x 18" HIGH)**

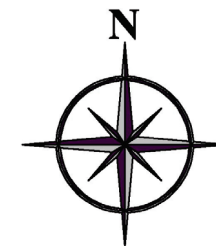
Drawings and building specifications submitted with the permit application.

Keep a maintained copy of this document on the site of construction.

10/4/2024, 10:04:18 AM

GH-2024-207

Andy Jones



• THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS A LEGAL SURVEY.

- A LEGAL TOPOGRAPHICAL SURVEY MAY BE REQUIRED BY THE LOCAL AUTHORITIES WHICH SHALL BE PROVIDED BY OTHERS AND FORWARDED TO ROAR.

- LOCATE AND IDENTIFY ALL SERVICES, CABLES, PIPES AND WIRES PRIOR TO EXCAVATION.

- THE EXISTING BUILDING FOOTPRINT IS PROPOSED TO REMAIN. THERE ARE NO PROPOSED ALTERATIONS TO THE PROPERTY SETBACKS OR LOT COVERAGE.

- INFORMATION HEREIN IS DERIVED IN PART FROM
TOPOGRAPHIC PLAN OF
PART OF LOT 85,
REGISTERED PLAN M-11
GEOGRAPHIC TOWNSHIP OF WOOD,
TOWN OF GRAVENHURST,
DISTRICT MUNICIPALITY OF MUSKOKA.

BOWERS JONES FOURNIER SURVEYING LTD.
2024

- BEARINGS AND DISTANCE NOTED ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF ISSUANCE.

- DISTANCES SHOWN ON THIS PLAN IN METERS CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- CONTRACTOR IS RESPONSIBLE FOR SITE GRADING REQUIREMENTS TO ACHIEVE ADEQUATE GRADING OF FINAL SETTLED GRADE AROUND REPAIRED DWELLING.

- **FINAL SETTLED GRADE TO SLOPE MIN. 5% AWAY FROM DWELLING PERIMETER FOR MIN. 6' AND SHALL NOT DISCHARGE OR REROUTE SURFACE WATER RUN-OFF ONTO NEIGHBORING PROPERTIES.**

- DESIGN, LAYOUT, INSTALLATION OF NEW WATER WELL AND SEPTIC SYSTEM TO BE COORDINATED BY CONTRACTOR IF NECESSARY.



Roar
ENGINEERING

18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5A5
Telephone: 705.315.0231 • Facsimile: 705.737.9090

WORK OUTLINED ON THIS SHEET SHALL BE
EXECUTED IN CONFORMANCE WITH THE
ENTIRETY OF THE DRAWING SET

PROJECT TITLE:	DWELLING DESIGN DRAWINGS
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DRAWING TITLE:	GENERAL REQUIREMENTS
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INSURED: HEAMAN, ROBERT

LOCATION: 666 DEEP WATER DRIVE

GRAVENHURST, ONT

LOSS DATE: FEBRUARY 26, 2023

DRAWN BY: A. MCKAY SCALE: As indicated

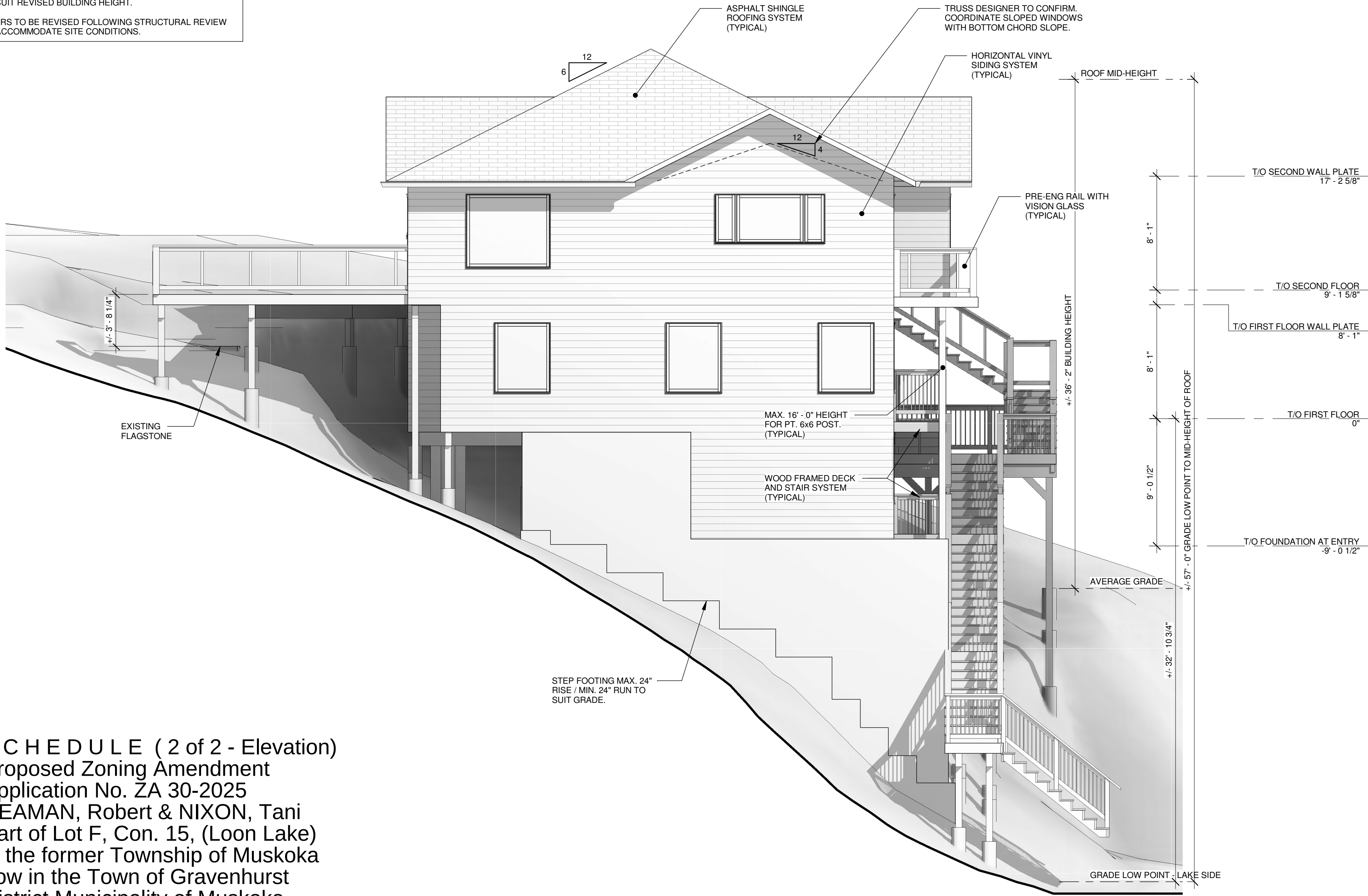
FILE NO. **23R05113** DRAWING NO. **S-1**

DRAWINGS REMAIN THE PROPERTY OF BOAR

SCHEDULE (1 of 2)
Proposed Zoning Amendment
Application No. ZA 30-2025
HEAMAN, Robert & NIXON, Tani
Part of Lot F, Con. 15, (Loon Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lot 85 on Plan M411
municipally known as 666 Deepwater Drive
Roll No. 020 042 08700
Date: November 4, 2025

- NOTE:**
- CONTRACTOR AND TRUSS FABRICATOR TO ATTEND SITE AND CONFIRM ALL DIMENSIONS INCLUDING HEEL HEIGHTS; ROOF SLOPES AND OVERHANGS AND QUANTITY PRIOR TO ORDERING TRUSSES.
 - REFER TO **WOOD TRUSSES** NOTES ON **S-2** FOR DETAILS.

- NOTE:**
- DECK STAIRS SHOWN SUIT THE ORIGINAL SUBMITTED PERMIT DESIGN.
 - STAIRS TO GRADE WILL REQUIRE +/- 70" OF ADDITIONAL RUN TO SUIT REVISED BUILDING HEIGHT.
 - STAIRS TO BE REVISED FOLLOWING STRUCTURAL REVIEW TO ACCOMMODATE SITE CONDITIONS.



SCHEDULE (2 of 2 - Elevation)
Proposed Zoning Amendment
Application No. ZA 30-2025
HEAMAN, Robert & NIXON, Tani
Part of Lot F, Con. 15, (Loon Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lot 85 on Plan M411
municipally known as 666 Deepwater Drive
Roll No. 020 042 08700
Dated November 4, 2025

V
S-14
WEST ELEVATION
3/16" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	MAR. 27, 2024
2	FOR REVIEW	AUG. 1, 2024
3	ISSUED FOR PERMIT	AUG. 23, 2024
4	REVISED PER OWNER	MAY 27, 2025
5	FOR ZONING REVIEW	JULY 2, 2025

NOT FOR CONSTRUCTION

DRAWINGS TO BE PRINTED ON ARCH C PAPER
(24" WIDE x 18" HIGH)

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ENGINEERING
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Telephone: 705.315.0231 • Facsimile: 705.737.9090

WORK OUTLINED ON THIS SHEET SHALL BE
EXECUTED IN CONFORMANCE WITH THE
ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **DWELLING DESIGN
DRAWINGS**

DRAWING TITLE: **WEST ELEVATION**

INSURED: HEAMAN, ROBERT

LOCATION: 666 DEEP WATER DRIVE,
GRAVENHURST, ONTARIO

LOSS DATE: FEBRUARY 26, 2023

DRAWN BY: A. MCKAY SCALE: 3/16" = 1'-0"

FILE NO.: **23R05113** DRAWING NO.: **S-14**

DRAWINGS REMAIN THE PROPERTY OF ROAR