



**NOTICE OF APPLICATION
CONCERNING A PROPOSED CONSENT TO SEVER LAND
IN THE TOWN OF GRAVENHURST**

The Town of Gravenhurst is advising you of this application to invite your comments.

A CONSENT APPLICATION has been submitted, pursuant to the provisions of Section 53 of the Planning Act, 1990, R.S.O. c.P.13, as amended, being **Application No. B/20/2025/GR, MICHAEL ENSIO & KRISTIN VICK**

CERTIFICATE OF CANCELLATION applications have also been submitted, pursuant to the provisions of Section 53(45) of the Planning Act, 1990, R.S.O. c.P.13, as amended, being **Application Nos. B/21/22/2025/GR, MICHAEL ENSIO and MICHAEL & KRISTIN VICK.**

AN EXPLANATION of the Purpose and Effect of the individual proposed consent, describing the lands to which the proposed consent applies, a Key Map showing the location of the lands to which the consent applies, and a sketch (Site Plan) showing the proposed consent, 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. 197/96 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 consent, is available from the Planning Division located at the Municipal Address noted below. Please contact Susan Fleming, Planning Technician at 705-687-3412 ext. 2233 (susan.flemming@gravenhurst.ca) or Adam Ager, Manager of Planning Services at 705-687-3412 ext. 2224 (adam.ager@gravenhurst.ca).

ANY PERSON OR AGENCY may make written representation, either in support of, or in opposition to the proposed consent.

IF A SPECIFIED PERSON OR PUBLIC BODY (as defined in the Planning Act) that files an appeal of a decision of the Director of Development Services in respect of the proposed consent does not make written submission to the Town of Gravenhurst before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

IF YOU WISH TO BE NOTIFIED of the decision of the Director of Development Services in respect of the proposed consent, you must submit a written request to the Town of Gravenhurst at 3-5 Pineridge Gate, Gravenhurst, Ontario, P1P 1Z3. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. Even if you are the successful party, you should request a copy of the decision since the Director of Development Services' decision may be appealed to the Ontario Land Tribunal by the applicant or a specified person or public body.

A decision on this application will be made **NO EARLIER THAN APRIL 15, 2026**. Any submissions regarding this application must be made in writing before this date.

DATED at the Town of Gravenhurst this **31st day of March, 2026**.

Melissa Halford
Director of Development Services

EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED CONSENT

**APPLICATION B/20/2025/GR
MICHAEL ENSIO & KRISTIN VICK
Roll Nos. 020-039-02303**

A consent application (B/20/2025/GR) was received from T.A. Bunker Surveying Ltd on behalf of Michael Jordan Ensio and Kristen Janet Martta Vick for lands municipally known as Island 23 LM (Sumatra Island, Lake Muskoka).

The consent application proposes to sever one lot which will be added through lot additions to the abutting properties to the north and south as shown on the attached Schedule, dated March 30, 2026.

No new lots will be created as a result of this application, and a parcel will be eliminated as result of the proposed lot additions.

Each resultant lot will exceed Zoning By-law requirements for lot area and lot frontage in the Residential Island (RI-8) zone.

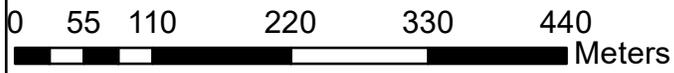
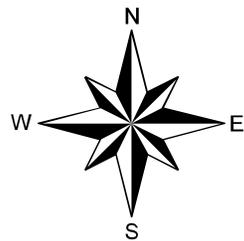
T.A. Bunker Surveying Ltd also requested approval of two certificates of cancellation under Application Nos. B/21/22/2025/GR. Application B/21/2025/GR is for a certificate of cancellation for a severed lot created under Application No. B/25/2000/GR that is now owned by Michael Jordan Ensio. Application B/22/2025 is for a severed lot created under B/24/2000/GR that is now owned by Michael Dean Vick and Kristin Vick.

These previous severance approvals need to be cancelled for the proposed lot additions to merge with the two benefitting properties as shown on the attached Schedule.

The result of these applications will be the reduction of one existing lot, and the enlargement of two existing lots.

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

KEY MAP



1:6,000

Proposed Consent
Application No. B/20/21/22/2025/GR
ENSIO & VICK
Part of Island Sumatra (Lake Muskoka)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Parts, 1, 3 & 4, Plan 35R-18476
Municipally known as 1 Island 23 LM (in part)
Roll No. 020-039-02301, 02302 & 02303

SKETCH TO ILLUSTRATE PROPOSED SEVERANCE



LEGEND

- SSIB DENOTES SHORT STANDARD IRON BAR (0.025mX0.025mX0.60m)
- IB DENOTES IRON BAR (0.016mX0.016mX0.60m)
- RP DENOTES ROCK POST (ROCK ANCHOR AND BOLT WITH CAP)
- DENOTES FOUND SURVEY MONUMENT
- DENOTES WALKED SURVEY MONUMENT
- (WT) DENOTES T. A. BUNKER SURVEYING LTD.
- (1323) DENOTES T. A. BUNKER SURVEYING LTD.

SCHEDULE

Proposed Consent
Application No. B/20/21/22/2025/GR
ENSIO & VICK
Part of Island Sumatra (Lake Muskoka)
in the former Township of Muskoka
now in the Town of Gravenhurst

LAKE MUSKOKA
Being Parts, 1, 3 & 4, Plan 35R-18476
Municipally known as 1 Island 23 LM (in part)
Roll No. 020-039-02301, 02302 & 02303
Date: March 31, 2026

B/22/2025/GR CANCELLATION
CERTIFICATE

ZONE: RI-8
 S1113
 PART 1
 0.73 Ha.
BENEFITTING 1
 (1.06 Ha. Resultant)

B/20/2025/GR

SEVERED
 0.33 Ha.
 132.2±

RETAINED
 0.53 Ha.

LAKE MUSKOKA

B/21/2025/GR
CANCELLATION
CERTIFICATE

0.69 Ha.
 PART 3
 ZONE: RI-8
BENEFITTING 2
 (1.02 Ha. Resultant)

SEVERANCE STATISTICS

EXISTING CONDITIONS	RESULTANT BY ADDITIONS			
	EXISTING LOT NO.	FRONTAGE CHORD IRREG.	RESULTANT LOT DESCRIPTION	FRONTAGE CHORD IRREG.
PART 1, 35R-18476 (BENEFITTING 1)	0.73 Ha	127.4±	BENEFITTING 1 & SEVERED	232.8±
PART 4, 35R-18476 (SEVERED AND RETAINED)	0.66 Ha	93.0±	BENEFITTING 2 & RETAINED	359.2±
(BENEFITTING 2)	0.69 Ha	117.4±		194.6±

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
2. THIS SKETCH IS PROTECTED BY COPYRIGHT. ©
3. THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL, OR IF EMBOSSED BY THE SURVEYOR'S SIGNATURE.
4. DATA SHOWN IS COMPILED FROM PLAN OF SURVEY 35R-18476 AND FROM FIELD WORK COMPLETED ON THE 7th DAY OF AUGUST, 2025.

ISSUED OCTOBER 3, 2025

T. A. BUNKER SURVEYING LTD.

150 JOHN ST. N. GRAVENHURST, ONTARIO, P. O. BOX 1180, R1P 1V4
 705-687-5883
 survey@BunkerSurveying.ca
 www.BunkerSurveying.ca
 FILE 5698 SEV SKETCH

