



**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 **Chris & Ruth TYRRELL**
for a variance to lands municipally known as **140 Hill Street (Lake Muskoka)**
(Application No. **A/01/2026**)

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

Friday, February 20th, 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 February, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/01/2026
TYRRELL, Chris & Ruth
Roll No. 010-017-02400

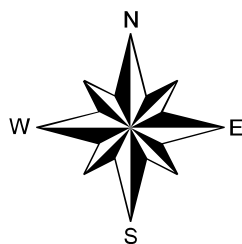
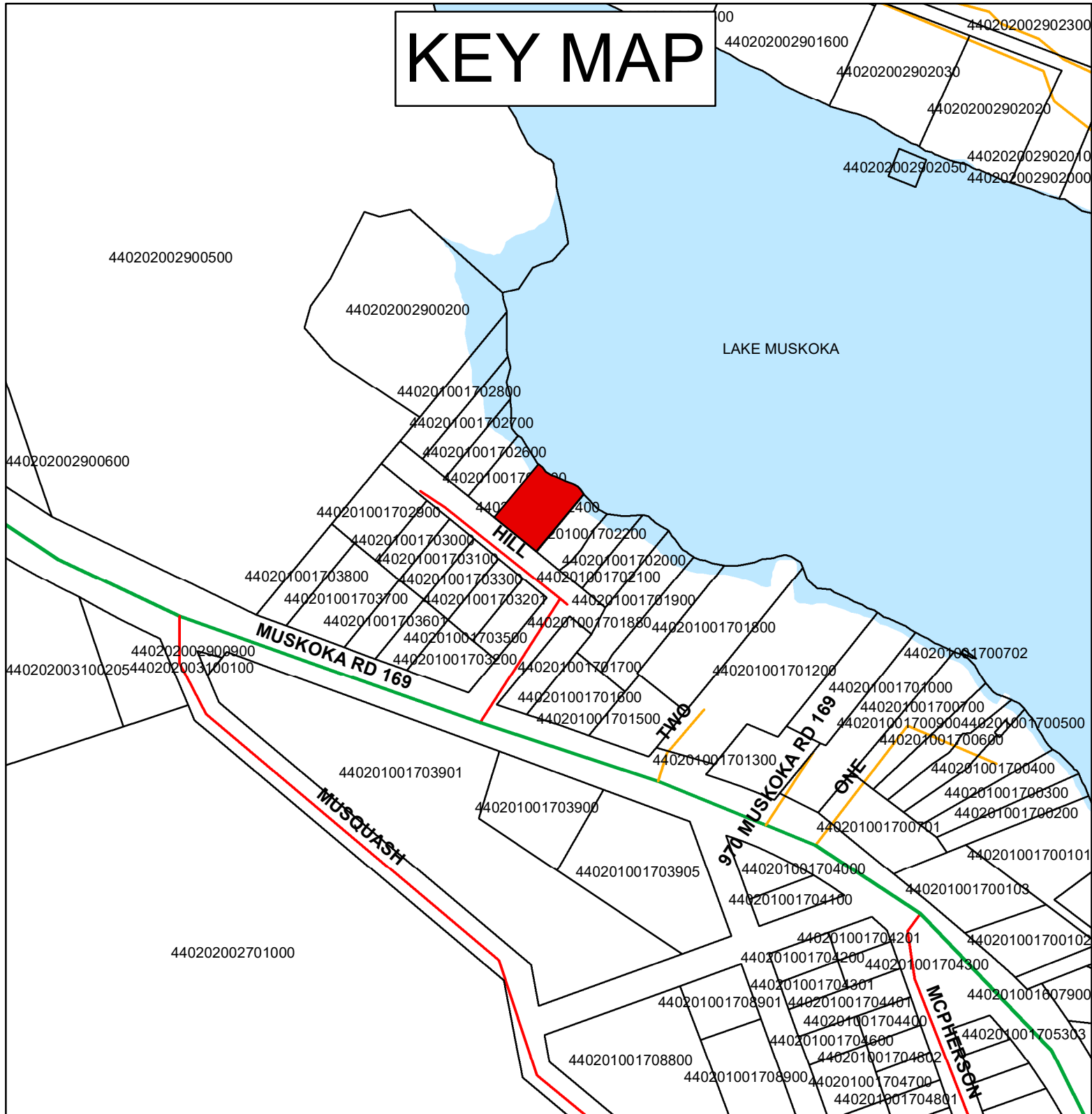
The applicant is proposing to construct a detached Garage as shown on the attached sketch dated February 9th, 2026.

The applicant is requesting to permit a minimum front lot line setback of 1.3 metres for the Garage, where 6.0 metres is required, representing a variance of 4.7 metres.

ZONING BY-LAW 10-04, as amended – RESIDENTIAL TWO (R-2)

The property is municipally known as 140 Hill Street (Zoning Grid Schedule No. D05).

KEY MAP



1:3,621

SCHEDULE

Minor Variance

Application No. A/01/2026

TYRRELL, Chris & Ruth 35R8264

Part 5 (Lake Muskoka)

now in the Town of Gravenhurst
District Municipality of Muskoka
municipally known as 140 Hill St.
Roll No. 010 017 02400

LAKE MUSKOKA
ELEV. (2014) = 225.78 m



40.5

- LOT CALCULATIONS & DATA
- LOT AREA = 1750 m²
 - 30% = 525 m²
 - EXISTING HOUSE = 192.31 m²
 - NEW/PROPOSED GARAGE = 44.53 m²
 - EXISTING LOT WIDTH, 40.5 m
 - ALLOWABLE SHORELINE DEVEL.
 - AREA = 138.0 m²
 - EXISTING DOCK = 33.8 m²
 - EXISTING BOATHOUSE DEVEL.
 - AREA = 88.7 m²
 - WATER ELEV. = 225.78 m
 - HILL STREET ELEV. = 235.93 m

EXISTING
COTTAGE

EXISTING
SIDE YARD
PROPERTY
LINE

EXISTING HOUSE

DECK

SEPTIC

SEPTIC
BED

NEW
GARAGE

EXISTING
COTTAGE

14/9 HYDR

EXISTING
SIDE YARD
PROPERTY LINE

VARIANCE REQUEST
1.3 SET BACK FROM
PROPERTY LINE

PART 2

HYDR
POLE

OLD
DRIVEWAY
NEW
DRIVEWAY

PART 3 & 4

EDGE OF ROAD
HILL STREET

ROAD
EDGE
ELEV. = 235.93

SCALE 1:250

CHRIS & RUTH TYRELL
140 HILL STREET
GRAVENHURST ON
PART LOT 27, CONCESSION 6
TOWNSHIP OF MUSKOKA
TOWN OF GRAVENHURST

SCHEDULE
Minor Variance
Application No. A/01/2026
TYRELL, Chris & Ruth
Part of Lot 27, Concession 6 (Lake Muskoka)
in the Town of Gravenhurst
District Municipality of Muskoka
Being Part 5, Plan 35R-8264
municipally known as 140 Hill St.
Roll No. 010 017 02400
Date: February 9, 2026