



**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 **Rene and Kimberly SEIPT**
to rezone lands located at **1087 NORTH MORRISON LAKE ROAD (MORRISON LAKE)**
(Application No. ZA 08-2025)

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, SEPTEMBER 22, 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 (Schedule).

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 Andrew Clark, Planner, at 705-687-3412 ext. 2229 (andrew.clark@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 1st day of September, 2026.

Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 08-2025
SEIPT, Rene and Kimberly
Roll No. 020-045-04000

An application was received to amend the zoning of the lands municipally known as 1087 North Morrison Lake Road.

This application was originally considered at the October 28, 2025 Planning Council meeting and was deferred to provide the applicant with an opportunity to improve the shoreline buffer on the property. A revised proposal has been provided, requiring the application to be reconsidered at a new public meeting.

The applicants are proposing to construct a two-storey Garage with an upper storey Sleeping Cabin, while converting an existing Sleeping Cabin into a Shoreline Storage Building and recognizing a reduced Shoreline Buffer, as shown on the attached sketch dated September 1st, 2026. The application is requesting the following relief from Zoning By-law 10-04, as amended:

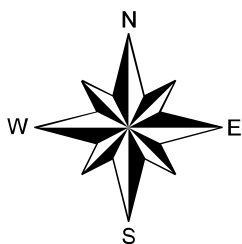
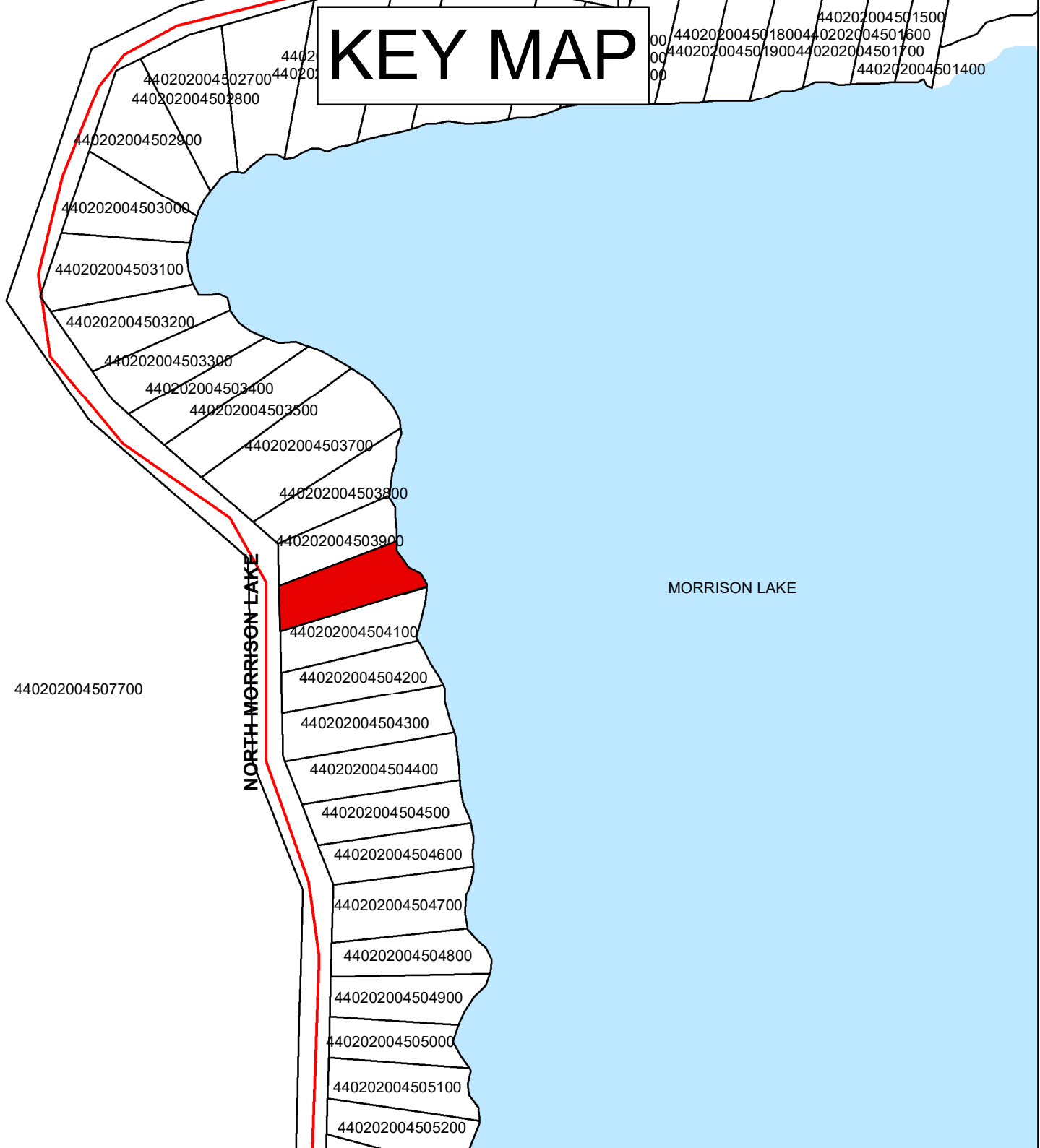
- Permit a maximum lot coverage of 16.6% within 60.0 metres of the Optimal Summer Water Level, where 13.0% is permitted.
- Permit a minimum side lot line setback of 3.0 metres for a two-storey detached Garage with an upper storey Sleeping Cabin, where 6.0 metres is required.
- Permit a maximum Shoreline Development Area of 141.7 square metres, where 138.0 square metres is permitted.

- Extend the Shoreline Buffer to 30 metres from the Optimal Summer Water Level, where it currently extends 20.0 metres, and permit a minimum Shoreline Buffer of 55.0% of the area within 30.0 metres of the Optimal Summer Water Level, where 75.0% is required within 20 metres.

The property is legally described as Part of Lot F, Concession 18, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 27 on Plan M406 (Zoning Grid Schedule No. G03).

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

KEY MAP



0 35 70 140 210 280 Meters

1:3,621

SCHEDULE

Proposed Zoning Amendment

Application No. ZA 08-2025

SEIPT, Rene, & Kimberly

Part of Lot F, Con. 18, (Morrison Lake)

in the former Township of Muskoka

now in the Town of Gravenhurst

District Municipality of Muskoka

Being Lot 27 on Plan M406

municipally known as 1087 North Morrison Lake Road

Roll No. 020 045 0400

