



NOTICE OF APPLICATION AND PUBLIC HEARING CONCERNING CONSENT APPLICATION, AND NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO ZONING BY-LAW 10-04, AS AMENDED

Respecting applications by **Gerald and Gilbert GAGNE and Martina COLE** for consent and to rezone lands municipally known as **1111 Narrows Road** (Application Nos. B/07/08/2026 & ZA 15-2026)

TAKE NOTICE THAT complete applications have been accepted under Sections 53 and 34 of the Planning Act, R.S.O.1990, Chapter p. 13, as amended, regarding the above noted property.

ADDITIONALLY, TAKE NOTICE THAT the Committee of Adjustment of the Corporation of the Town of Gravenhurst will hold a Public Hearing in relation to the Consent application on

FRIDAY, SEPTEMBER 18, 2026

at **9:00 a.m.** at the
Gravenhurst Municipal Offices
(Council Chambers)
3-5 Pineridge Gate, Gravenhurst,
Ontario, P1P 1Z3

THE PURPOSE of the Public Hearing held at the Committee of Adjustment will be to consider a proposed Consent application pursuant to Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13.

The Council of the Corporation of the Town of Gravenhurst will hold a Public Meeting in relation to the Zoning Amendment application on

TUESDAY, SEPTEMBER 22, 2026

at **3:00 p.m.** at the
Gravenhurst Municipal Offices
(Council Chambers)
3-5 Pineridge Gate, Gravenhurst,
Ontario, P1P 1Z3

THE PURPOSE of the Public Meeting at Council is to consider the proposed amendment to Zoning By-law 10-04 of the Town of Gravenhurst pursuant to the provisions of Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13.

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

- an explanation of the Purpose and Effect of the Proposed concurrent Consent and Zoning Amendment applications;
- a key map showing the location of the subject property; and
- a sketch (Site Plan).

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

ALTERNATIVELY, ANY PERSON OR AGENCY may also provide verbal comments during the hearing/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 Committee/Council electronically must be completed at www.Gravenhurst.ca/PublicParticipation and **submitted prior to 12:00pm (noon) on the day before the meeting you wish to attend (Public Hearing or Public Meeting)**. Please note that the public hearing/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 does not make oral submissions at a public hearing/meeting or make written submissions to the Secretary Treasurer of the Committee of Adjustment or the Director of Development Services for the Town of Gravenhurst in respect of the proposed Consent and/or By-law before the approval of the Consent application or prior to the proposed Zoning By-law being adopted, the specified person or public body is not entitled to appeal the decision of the Town of Gravenhurst and 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 Committee of Adjustment in respect of the proposed Consent, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment at the Town of Gravenhurst.

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 at the Town of Gravenhurst.

ADDITIONAL INFORMATION is available for review at the Town of Gravenhurst Development Services - Planning Division at the Town office. For further information, please contact Adam Ager, Manager of Planning Services at 705-687-3412 ext. 2224 (adam.ager@gravenhurst.ca) or Andrew Clark, Planner at 705-687-3412 ext. 2229 (andrew.clark@gravenhurst.ca).

Dated at the Town of Gravenhurst
This 1st day of September, 2026.

Adam Ager, Secretary Treasurer of the Committee of Adjustment
Melissa Halford, Director of Development Services

Purpose and Effect of the Proposed Consent and Zoning By-law

Re: Application Nos. B/07/08/2026/GR & ZA 15-2026
GAGNE, Gerald and Gilbert, and COLE, Martina
Roll No. 4402-020-030-04202

An application was received for consent to sever and to rezone lands located at 1111 Narrows Road.

The property is legally described as Part of Lot 27, Concession 8, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 2 on Plan 35R-7939 (Zoning Grid Schedule No. C04).

The subject property is currently zoned Rural (RU) and Environmental Protection (EP), in part under By-law 10-04, as amended.

The application proposes to create two (2) new rural residential lots and retain one rural lot, as shown on the attached sketch dated September 1st, 2026. Three (3) lots would be created as a result of the application. The proposed lot dimensions are noted below:

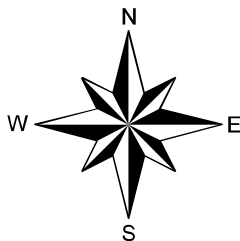
Lot	Lot Frontage (Metres)	Lot Area (Hectares)
Severed Lot #1 (B/07/2026)	+/- 60.0 m	+/- 1.3 ha
Severed Lot #2 (B/08/2026)	+/- 60.0 m	+/- 1.0 ha
Retained Lot	+/- 606.0 m	+/-10.2 ha

The proposed amending By-law will rezone the area of the proposed severed lots from Rural (RU) to Residential Rural (RR-5) in order to recognize the proposed lot area and frontage dimensions. The application would also add a special provision to proposed Severed Lot #1 to recognize reduced rear lot line setbacks for the existing Dwelling and an existing accessory storage building. This relief results from the reconfiguration of the lot lines on the proposed Severed Lot #1, and includes:

- Permitting a minimum rear lot line setback of 18.0 metres for a Dwelling, where 30 metres is required.
- Permitting a minimum rear lot line setback of 10.0 metres for an accessory storage building, where 15.0 metres is required.

The subject property is located within the Rural Area designation of the Town of Gravenhurst Official Plan, as amended.

KEY MAP



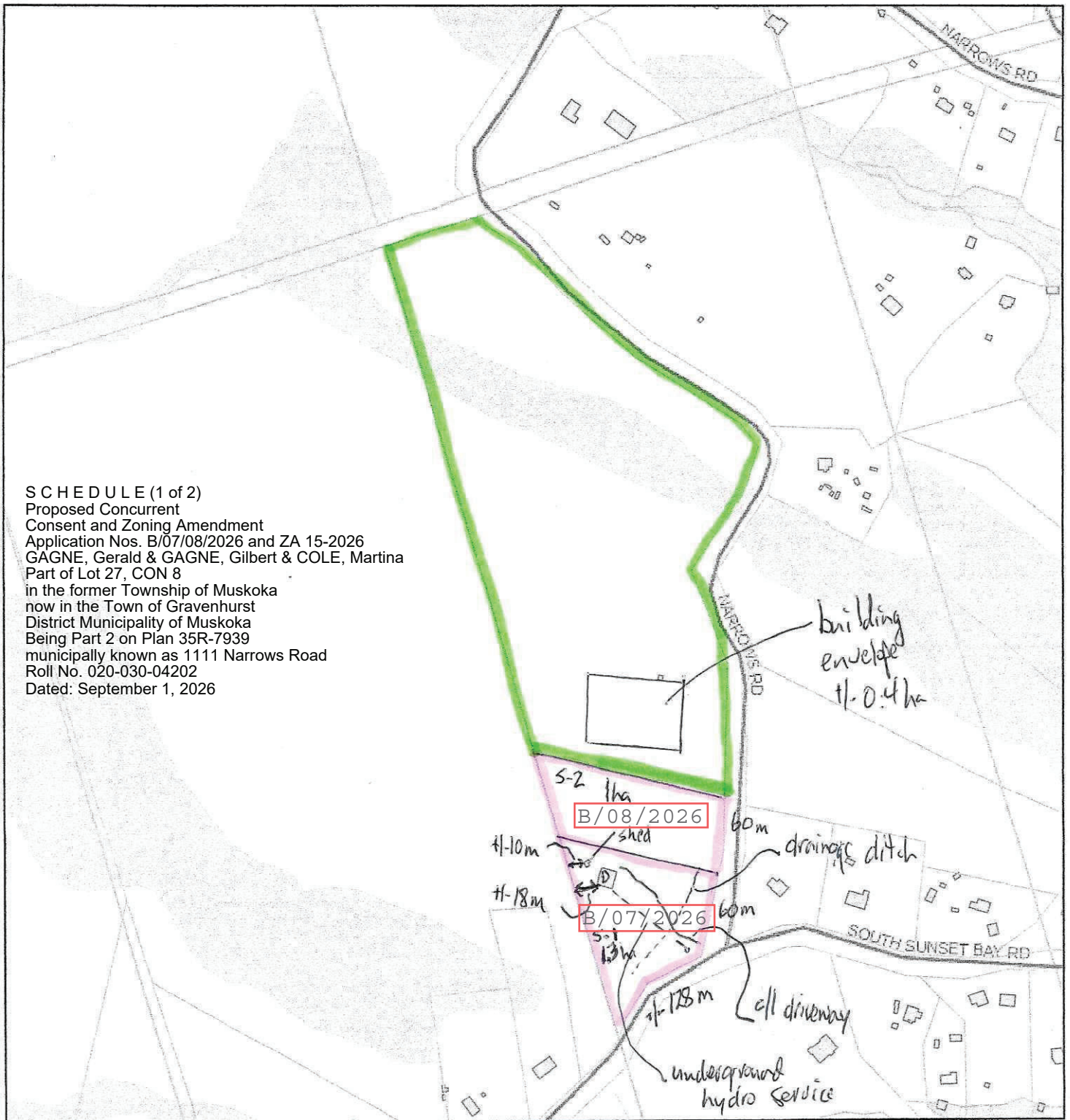
0 235 470 940 1,410 1,880 Meters

1:24,000

SCHEDULE

Proposed Concurrent
Consent and Zoning Amendment
Application Nos. B/07/08/2026 and ZA 15-2026
GAGNE, Gerald & GAGNE, Gilbert & COLE, Martina
Part of Lot 27, CON 8
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Part 2 on Plan 35R-7939
municipally known as 1111 Narrows Road
Roll No. 020-030-04202

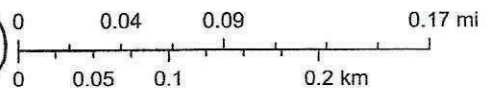
Muskoka GeoHub



6/3/2026, 1:59:14 PM

1:7,144

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| Parcel: Assessment | Civic Addresses | Evaluated-Other |
| District Municipality | Road Network | Lot Fabric |
| Area Municipality | Township | Canada_Hillshade |
| Geographic Township | Wetland With Significance | World_Hillshade |
| | Evaluated-Provincial | |



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

