



**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 **ALAN SCOTT BARCLAY & LINDSEY BARCLAY**
for a variance to lands municipally known as **1029 Parkholme Road, Unit #2**
(Lake Muskoka)
(Application No. **A/27/2026**)

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

Friday, October 23rd, 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 Angela Ghikadis, Senior Planner, 705-687-3412 ext. 2246 (angela.ghikadis@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 13th day of October, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/27/2026
BARCLAY, Alan Scott & Lindsey
Roll No. 020-036-05905

The applicant is proposing to reconstruct the existing Dwelling in the same location with a partial second storey as shown on the attached sketches dated October 13, 2026.

The existing and proposed Dwelling is setback 6.0 metres from Lake Muskoka (at the closest point).

Any part of an existing Dwelling that is located within 10.0 metres of the water (Lake Muskoka) cannot be increased in height. The existing Dwelling is 5.4 metres in height and the reconstructed Dwelling is proposed to be 7.2 metres in height, representing a variance of 1.8 metres.

Dwelling height is measured from the lowest finished grade at the lakeside of the building to the midpoint of the highest main roof.

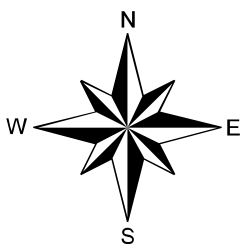
If approved, the minor variance application will permit:

- the existing Dwelling to be reconstructed 6.0 metres from the water at the closest point, in the same location as it currently exists
- the height of the Dwelling to be increased to 7.2 metres to permit a second storey

ZONING BY-LAW 10-04, as amended – Residential Waterfront (RW-6)

The property is municipally known as 1029-2 Parkholme Road (Zoning Grid Schedule No. B03).

KEY MAP



0 20 40 80 120 160 Meters
1:2,500

SCHEDULE

Minor Variance

Application No. A/27/2026

BARCLAY, Alan & Lindsey

N Pt Lot 8, Plan M256 (Lake Muskoka)

in the former Township of Muskoka

now in the Town of Gravenhurst

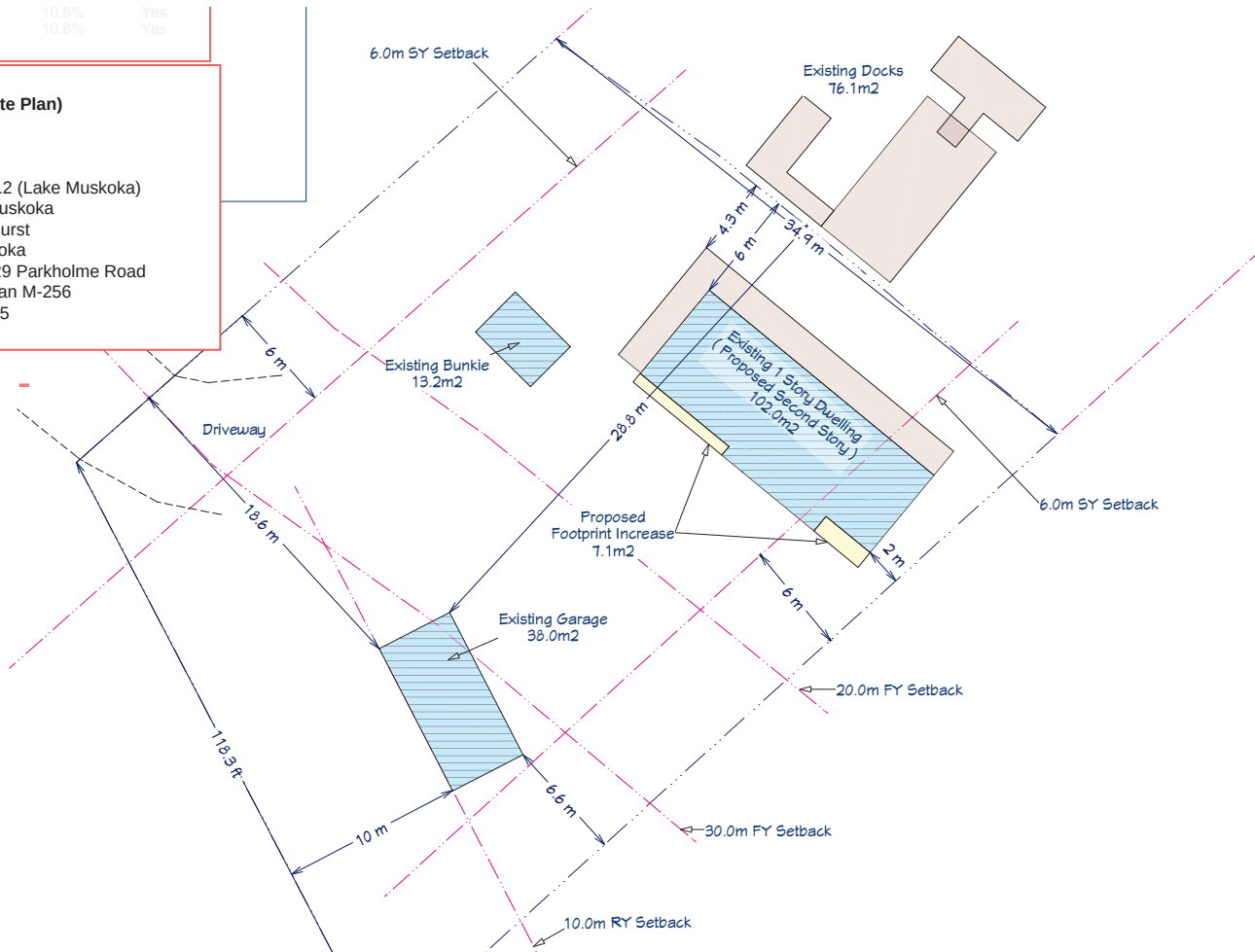
District Municipality of Muskoka

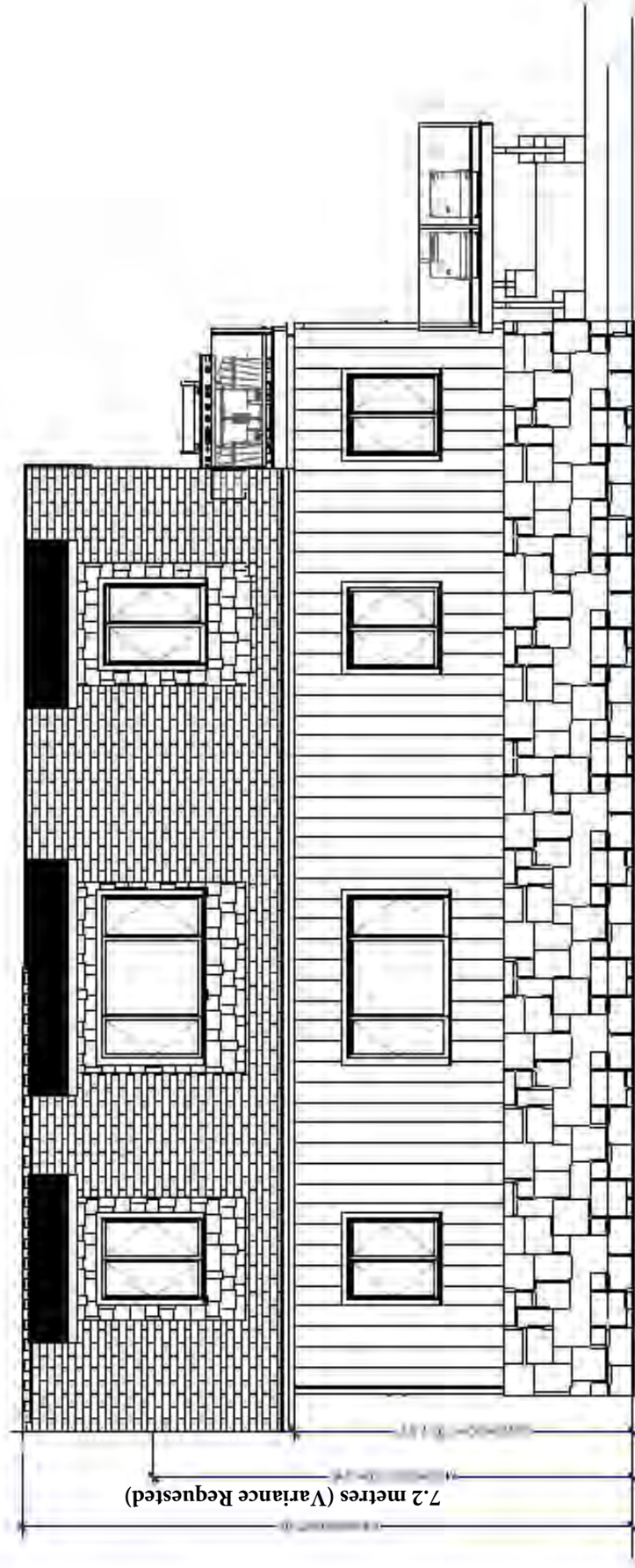
municipally known as 1029 Parkholme Road, Unit 2

Roll No. 4402 020 036 05905

1)	13%	10.3%	10.8%	Yes
2)	13%	10.3%	10.8%	Yes

SCHEDULE 1 of 2 (Site Plan)
Minor Variance
Application No. A/27/2026
BARCLAY, Alan & Lindsey
Part of Lot 32, Concession 12 (Lake Muskoka)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
municipally known as 2- 1029 Parkholme Road
being North Part of Lot 8, Plan M-256
Roll No. 4402 020 036 05905
Date: October 13, 2026





SCHEDULE 2 of 2 (Elevation)

Minor Variance

Application No. A/27/2026

BARCLAY, Alan & Lindsey

Part of Lot 32, Concession 12 (Lake Muskoka)

in the former Township of Muskoka

now in the Town of Gravenhurst

District Municipality of Muskoka

municipally known as 1029 Parkholme Road, Unit 2

being North Part of Lot 8, Plan M-256

Roll No. 4402 020 036 05905

Date: October 13, 2026