



**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 **STEPHENS, Michael**
for a variance to lands municipally known as **135 Revell Street**
(Application No. **A/23/2026**)

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

Friday, September 18th, 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 8th day of September, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/23/2026
STEPHENS, Mike
Roll No. 010-015-09122

The applicant is proposing to construct an attached Carport to an existing Dwelling, as shown on the attached sketch dated September 8th, 2026.

The application is requesting to permit a minimum setback of 0.5 metres from the southeastern side lot line, where 1.3 metres is required, representing a variance of 0.8 metres.

ZONING BY-LAW 10-04, as amended – RESIDENTIAL ONE (R-1)

The property is municipally known as 135 Revell Street (Zoning Grid Schedule No. E-05).

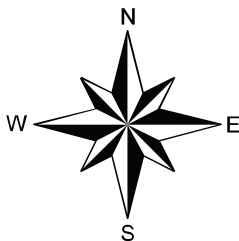
KEY MAP

NORTH

MUSQUASH

REVELL

DUNGEY



0 12.5 25 50 75 100 Meters

1:1,500

SCHEDULE

Minor Variance

Application No. A/23/2026

STEPHENS, Mike

Con 4 Lot 25

in the former Township of Muskoka

now in the Town of Gravenhurst

District Municipality of Muskoka

Being Lot 20 on Plan 15

municipally known as 135 Revell Street

Roll No. 010-015-09122

LOT 60
REGISTERED PLAN NO. 15
TOWN OF GRAVENHURST
DISTRICT MUNICIPALITY OF MUSKOKA
AS PER SURVEY AND MEASUREMENTS
PROVIDED BY PROPERTY OWNER

SCHEDULE

Minor Variance

Application No. A/23/2026

STEPHENS, Mike

Con 4 Lot 25

in the former Township of Muskoka

now in the Town of Gravenhurst

District Municipality of Muskoka

Being Lot 20 on Plan 15

municipally known as 135 Revell Street

Roll No. 010-015-09122

Dated: September 8, 2026

AREA TABLE

DESCRIPTION	AREA (m ²)
LOT (DRY LAND)	949
EXISTING DWELLING	91.6
EXISTING COV'D WOOD DECK AND STAIRS	12.1
EXISTING STORAGE	20.4
EXISTING WOOD DECKS AND STAIRS	12.3
EXISTING SHED	14.9
PROPOSED CARPORT	32.4
ALLOWABLE LOT COVERAGE @ 45% = 427 m ²	
PROPOSED LOT COVERAGE @ 19.18% = 182 m ²	

DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

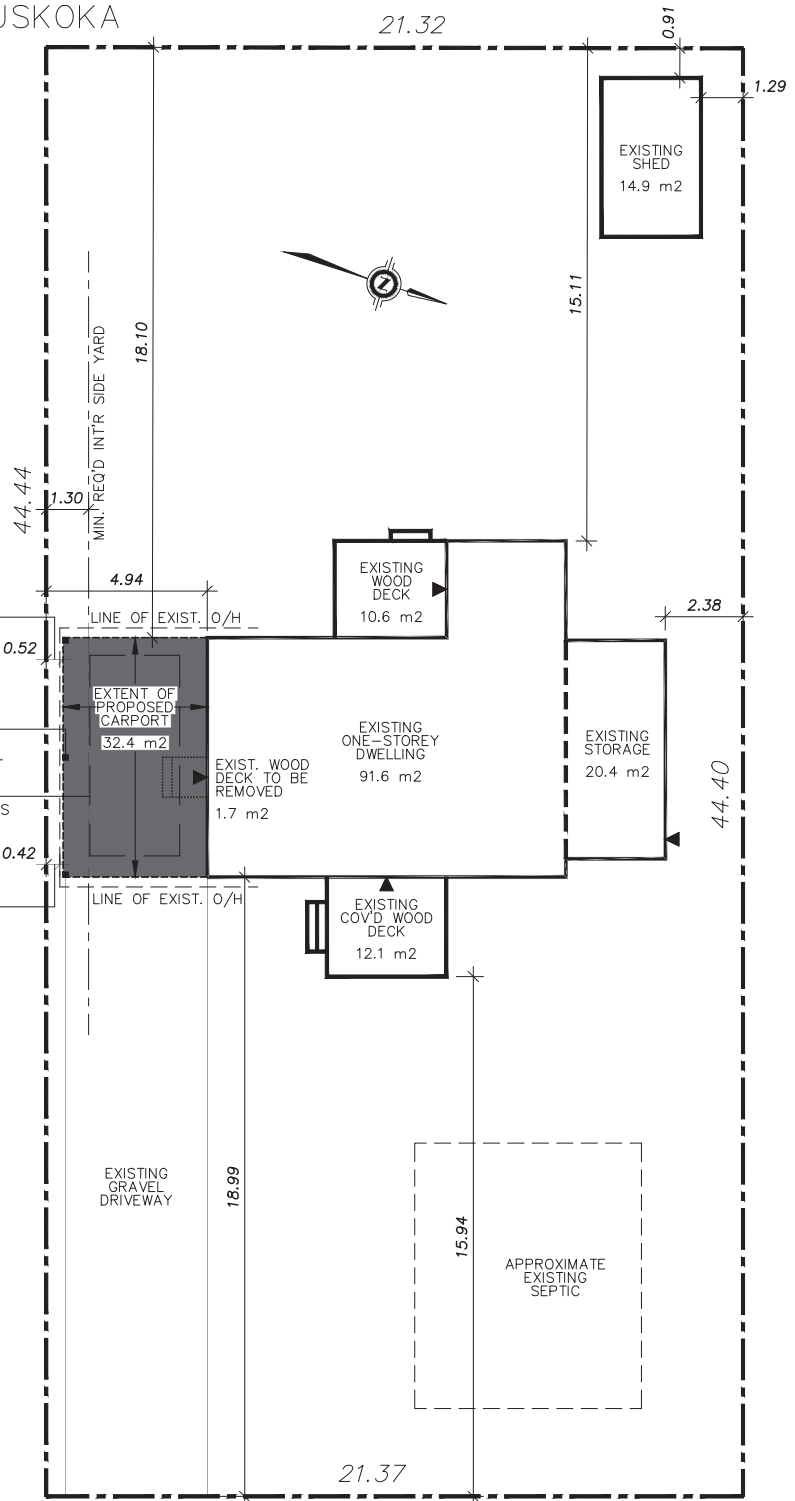
LEGEND



DENOTES PROPOSED STRUCTURE(S)



DENOTES POINTS INTO BUILDING



REVELL STREET

ARCHER
DESIGN + CONSULTING

Phone 705-641-1065
Phone 647-688-3494
EMAIL : carcher@archerdesign.ca

SITE PLAN

OWNERS INFORMATION
MR. STEPHENS
135 REVELL STREET
GRAVENHURST, ONTARIO
P1P 0E4

REVISIONS NO.	DATE	DESCRIPTION

PROJECT

SCALE 1:150	DATE JULY 30 2026	DRAWN BY C.A.	CHK'D BY	FILE NO. 2026-021S	PROJECT NO. 2026-021	DRAWING NO. S1
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