



## NOTICE OF INTENTION TO REMOVE A HOLDING (H) SYMBOL

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Respecting an application by **Michael MANDIGO** to lift the Holding Provision on lands located at **695 Musquash Road** (Application No. ZA 12-2026)

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**TAKE NOTICE THAT** an application has been received to remove a holding (H) symbol (Mandigo) pursuant to provision of Section 36(4) of the Planning Act, R.S.O., 1990, 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);

**ADDITIONAL INFORMATION** is available for review by contacting a member of the Development Services Department – Planning Division. For further information, please contact Andrew Clark, Planner ([andrew.clark@gravenhurst.ca](mailto:andrew.clark@gravenhurst.ca)), at 705-687-3412 ext. 2229, or Adam Ager, Manager of Planning Services at 705-687-3412 ext. 2224 ([adam.ager@gravenhurst.ca](mailto:adam.ager@gravenhurst.ca))

**DATED** at the Town of Gravenhurst this 17<sup>th</sup> day of June, 2026.

Melissa Halford, Director of Development Services Department

### **Purpose and Effect of the Proposed Zoning By-law**

Re: Application No. ZA 12-2026  
MANDIGO, Michael  
Roll No. 020-031-00100

An application was received to lift the Holding Provision (H33) on lands located at 695 Musquash Road. The lifting of the Holding Provision is required prior to the approval of development on the property.

The property is legally described as South Part of Lot 27, Concession 6, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka (Zoning Grid Schedule No. D04).

Holding Provision 33 (H33) was established on the property through a Zoning Amendment application (ZA 25-2025) which rezoned the property to the Commercial Service (C-2A) zone

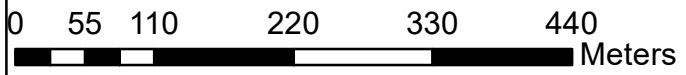
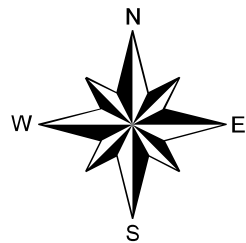
and permitted a Contractor's Establishment as an additional permitted use. The District of Muskoka requested for the Holding Provision to be included in the amending Zoning By-law (2025-81) due to traffic concerns on Muskoka Road 169, and specified that it can only be removed when the following condition has been fulfilled:

- A traffic impact brief, prepared by a qualified professional, be submitted to the satisfaction of the District Municipality of Muskoka and the Town of Gravenhurst.

The application to lift the Holding Provision includes a Traffic Impact Brief, and written confirmation from the District of Muskoka confirming the analysis and conclusions presented in the report are satisfactory.

A decision on this application will be made no earlier than July 2<sup>nd</sup>, 2026.

# KEY MAP



1:5,976

## SCHEDULE

Proposed Zoning Amendment Application  
No. ZA 12-2026 (Lifting of Holding Symbol)  
MANDIGO, Michael  
South Part of Lot 27, Con. 6  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
municipally known as 695 Musquash Road  
Roll No. 020-031-00100

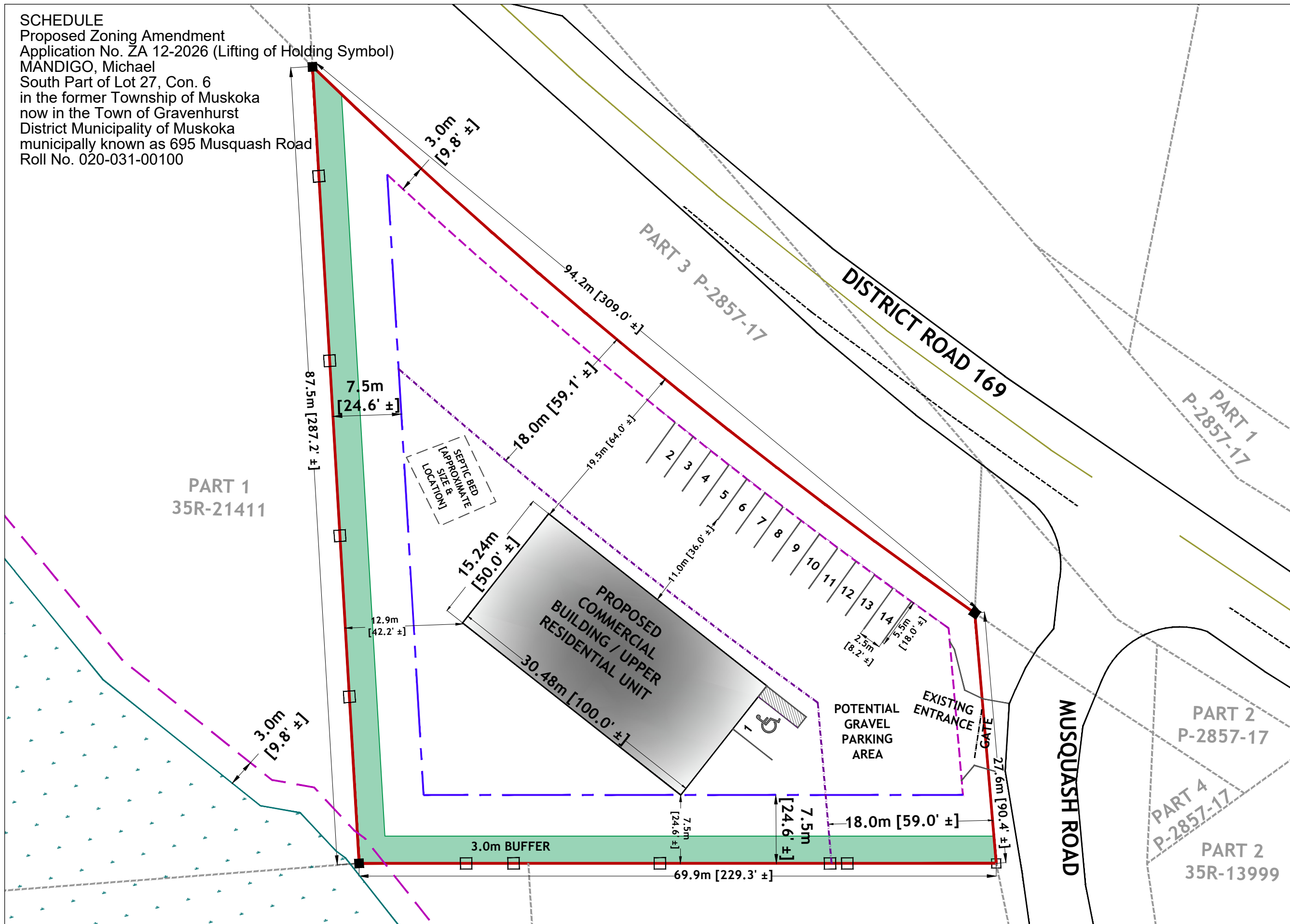
**SCHEDULE**  
 Proposed Zoning Amendment  
 Application No. ZA 12-2026 (Lifting of Holding Symbol)  
 MANDIGO, Michael  
 South Part of Lot 27, Con. 6  
 in the former Township of Muskoka  
 now in the Town of Gravenhurst  
 District Municipality of Muskoka  
 municipally known as 695 Musquash Road  
 Roll No. 020-031-00100

**CONCEPT PLAN**

695 MUSQUASH ROAD  
 PART OF LOT 28, CONCESSION 6  
 GEOGRAPHIC TOWNSHIP OF MUSKOKA  
 TOWN OF GRAVENHURST  
 DISTRICT MUNICIPALITY OF MUSKOKA

MANDIGO

LOT AREA = 3,864.0m<sup>2</sup> [41,591.7 ft<sup>2</sup>]  
 [0.38 Ha] [0.95 Ac] ±



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SCALE	PROJECT NO.	DATE	BY
1 : 400	182400	NOVEMBER 3, 2025	JT

NO.	DATE	REVISIONS	BY
1.			
2.			

BASE MAP SOURCE:  
 RAIKES GEOMATICS INC. - 2025