



**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 **135 MUSQUASH LIMITED**
to rezone lands located at **135 MUSQUASH ROAD**
(Application No. ZA 04-2026)

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, APRIL 28th, 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 (Site Plan).

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, 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 7th day of April, 2026.

Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 04-2026
135 MUSQUASH LIMITED
Roll No. 010-015-09000

An application was received to amend the zoning of the lands municipally known as 135 Musquash Road.

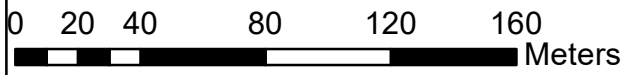
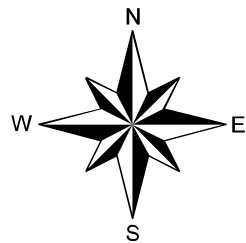
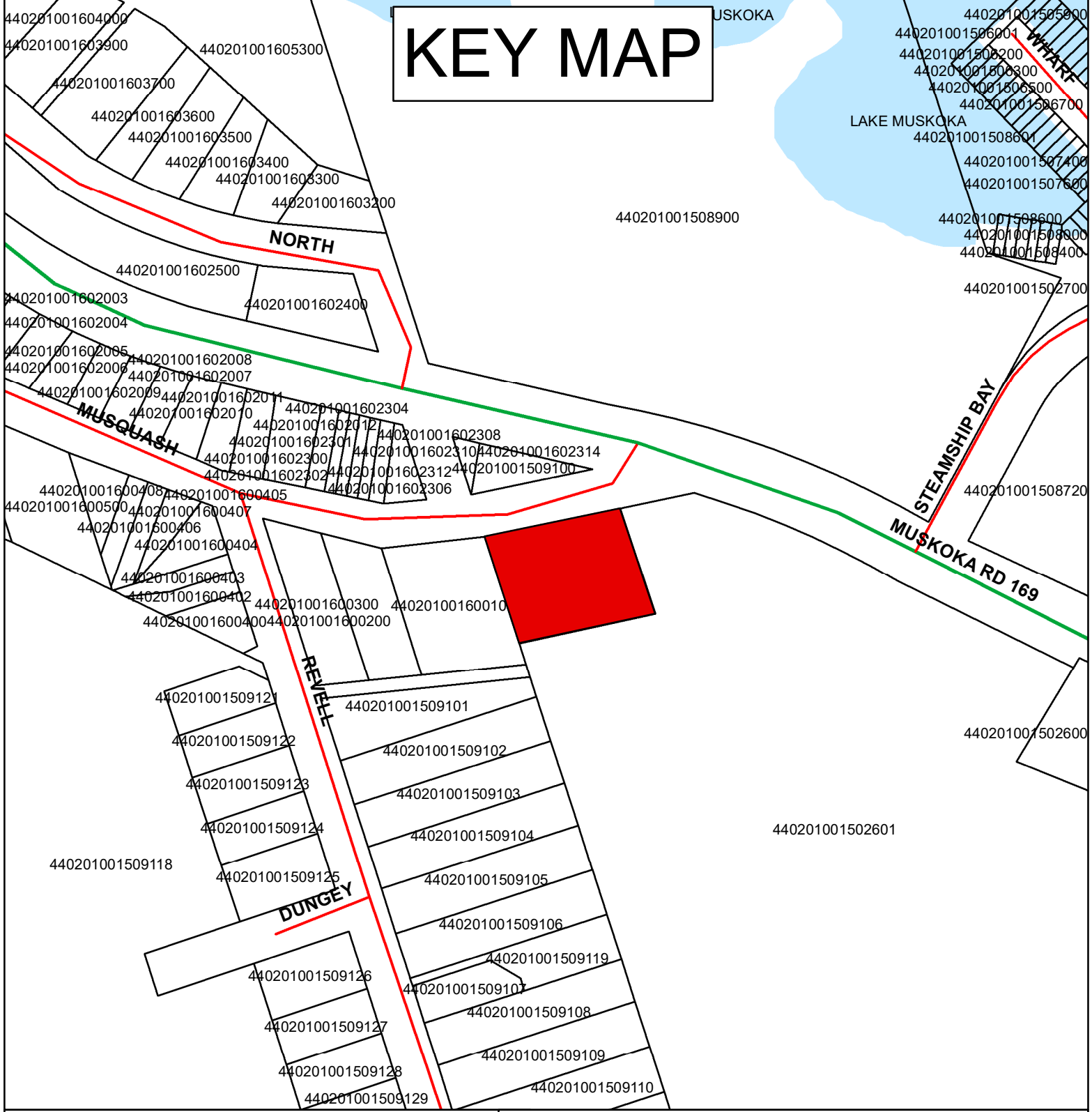
The property is legally described as Part of Lot 24, Concession 4, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1 on Plan 35R-2944 (Zoning Grid Schedule No. E05).

The applicant is intending to construct a residential apartment building with 14 Dwelling Units, as shown on the attached sketch dated April 7th, 2026. The application is requesting the following changes and relief from Zoning By-law 2010-04, as amended:

- Rezone the property from Residential One (R-1) to Residential Multiple One (RM-1)
- Permit a minimum setback of 3.8 metres from the western side lot line, where 6.0 metres is required
- Permit a maximum building height of 11.0 metres, where 10.0 metres is permitted
- Permit a maximum of 14 Dwelling Units, where 6 are permitted
- Permit a minimum setback of 0.6 metres for a Parking Space from the front lot line, where 3.0 metres is required

The subject property is located within the “Urban Residential Area” designation of the Town of Gravenhurst Official Plan.

KEY MAP

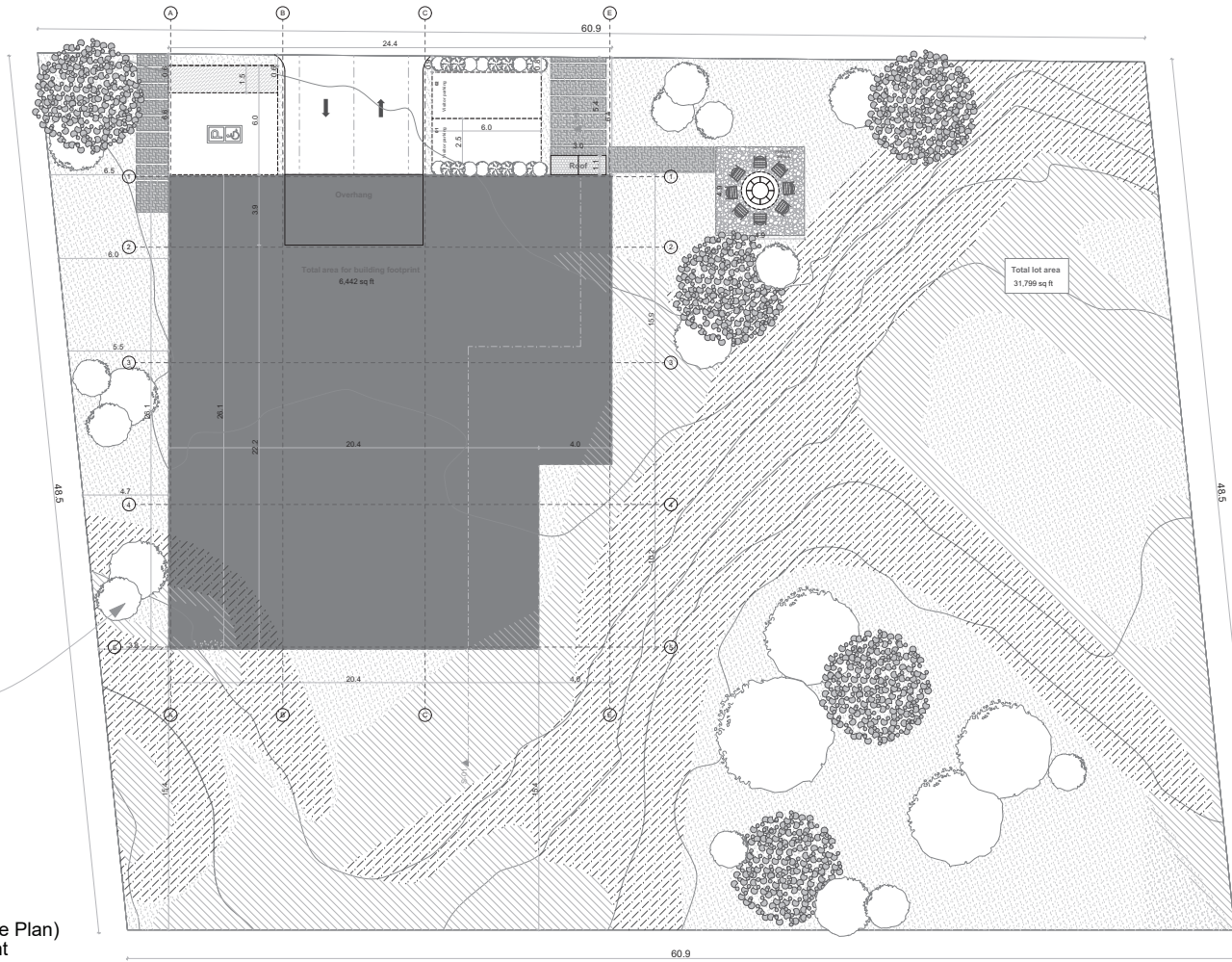


1:2,414

SCHEDULE
 Proposed Zoning Amendment
 Application No. ZA 04-2026
 135 Musquash Ltd.
 Con 4, Pt Lot 24
 in the former Township of Muskoka
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 Being Part 1 on Plan 35R2944
 municipally known as 135 Musquash Rd
 Roll No. 010 015 0900

Base Site Plan

Total floor area 6457 sq.ft
Total lot area 31,799 sq.ft



NOT TO SCALE

SCHEDULE (1 of 2 – Site Plan)
Proposed Zoning Amendment
Application No. ZA 04-2026
135 Musquash Ltd.
Con 4, Pt Lot 24
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Part 1 on Plan 35R2944
municipally known as 135 Musquash Rd
Roll No. 010 015 0900

Dated: April 7, 2026

PRELIMINARY
FOR COORDINATION

Revision History

RevID	CHD	Change Made	Date
			2026.02.04
			2026.02.01
			2026.01.26
			2026.01.21
			2026.01.13
			2026.01.09
			2025.12.30
			2025.12.23

THE DRAWINGS SHOWN IN THIS TABLE ARE GENERAL. ANY EVENTUAL MODIFICATION SHOULD BE PREVIOUSLY AGREED WITH THE ARCHITECT.

DO NOT SCALE DRAWINGS. ALL MEASUREMENTS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR OR SUPPLIER. ANY DISCREPANCIES MUST BE POINTED-OUT TO ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING. THE CONTRACTOR OR THE SUPPLIER WILL BE SOLELY RESPONSIBLE FOR FAILURE TO DO SO.

THIS DRAWING INDICATES DESIGN INTENT ONLY AND SHOULD BE READ IN-CONJUNCTION WITH THE OTHER CONSULTANTS' DRAWINGS.

OTHER CONSULTANTS SHALL PREPARE THEIR OWN WORKING DRAWINGS FOR AREAS RELATING TO THEIR OWN DISCIPLINES FOR EXECUTION ON SITE.

DRAWINGS MUST BE RETURNED UPON COMPLETION OF WORK.



STUDIODZJE

Anna Turzeladze

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1072 CS, Amsterdam NL

Residential building

a135 Musquash RD,
Gravenhurst

Stage 01 (concept)

Drawing name

Base site plan

Drawing Scale

1" = 20'

Issue date

04.02.2026

Front facade elevation

SCHEDULE (2 of 2 – Elevation)
 Proposed Zoning Amendment
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 135 Musquash Ltd.
 Con 4, Pt Lot 24
 in the former Township of Muskoka
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Residential building

a135 Musquash RD,
 Gravenhurst

Stage 01 (concept)

Drawing name

Front facade elevation

Drawing Scale

1" = 10'

Issue date
26.01.2025

NOT TO SCALE