



**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**

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Respecting an application by **DT HOLDING INC.**  
to rezone lands located at **100 STEAMSHIP BAY ROAD**  
(Application No. ZA 36-2025)

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**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, JANUARY 27, 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](http://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, Planner, at 705-687-3412 ext. 2229 ([andrew.clark@gravenhurst.ca](mailto:andrew.clark@gravenhurst.ca)) or Adam Ager, Manager of Planning Services, 705-687-3412 ext. 2224 ([adam.ager@gravenhurst.ca](mailto:adam.ager@gravenhurst.ca)) during office hours.

**DATED** at the Town of Gravenhurst this 7<sup>th</sup> day of January, 2026.  
Melissa Halford, Director of Development Services.

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

Re: Application No. ZA 36-2025  
DT Holding Inc.  
Roll No. 010-015-09200

An application was received to amend the zoning of the lands municipally known as 100 Steamship Bay 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 8 on Plan 35R-21111 (Zoning Grid Schedule No. E05).

The application is proposing to permit a Dental Office as an additional permitted use on the property, as shown on the attached sketch dated January 7, 2026.

The subject property is located within the Urban Mixed Use Waterfront Area designation of the Town of Gravenhurst Official Plan and is zoned Commercial Special Purpose (C-4), subject to Special Provision 331 (S331).

# KEY MAP

440201001502600

440201001502601

440201001502500

440201001502202

JAMES

440201001502401

440201001502400

## SCHEDULE

## Proposed Zoning Amendment

Proposed LOM  
Application No.

Application No.  
DT Holding Inc

## Con 4 Pt Lot 24

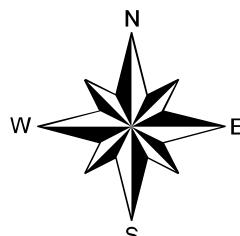
## in the former Township of Gravenhurst

now in the Town of Gravenhui

## District Municipality of Muskoka

Being Part 8 on Plan 35R 21111

municipally known as 10



0 20 40 80 120 160 Meters

1:2,414

Zone Matrix		
ZBL 2010-04	Required C-4 S331 Zone	Proposed C-4 SXZ Zone
Lot Area (min)	0m <sup>2</sup>	±0.182ha
Lot Frontage (min)	0m	±37.9m
Front Yard (min)	0m	±6.7m
Side Yard (min)	0m	±14.2m
Exterior Side Yard (min)	3.0m	±3.0m
Rear Yard (min)	0m	±27.8m
Building Height (max)	10.5m	<10.5m
Lot Coverage (max)	50%	±12.5%
Landscaped Open Space (min)	20%	±65.2%
Parking Spaces (min)	7 (1 / 25m <sup>2</sup> )	14
Barrier Free Spaces (min)	1	1
Parking Setback (min)	3.0m	±3.3m
Parking Dimensions (min)	2.5m x 5.5m 4.5m x 5.5m (b.f.)	unmarked
Drive Aisle Width (min)	6.0m	±6.0m



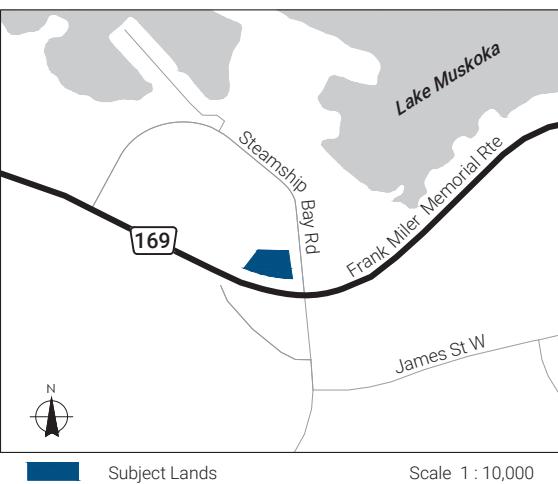
**SCHEDULE**  
 Proposed Zoning Amendment  
 Application No. ZA 36-2025  
 DT Holding Inc  
 Con 4 Pt Lot 24  
 in the former Township of Gravenhurst  
 now in the Town of Gravenhurst  
 District Municipality of Muskoka  
 Being Part 8 on Plan 35R 21111  
 municipally known as 100 Steamship Bay  
 Roll No. 010 015 09200  
 Dated: January 6, 2026

## CONCEPT PLAN

### 100 Steamship Bay Rd

Part of Lot 24 Concession 4

Town of Gravenhurst, District of Muskoka



### LEGEND

	Subject Lands
	Lot Area: ±0.178ha (0.44ac)
	Lot Frontage: ±37.2m
	Existing Building
	Footprint Area: ±0.178ha (0.44ac)
	Height: 1.5 Storeys
	Proposed Use: Health Services

**DRAFT**



**Note:** This drawing is for discussion purposes only.  
 Boundary to be verified by an O.L.S.

**Source:** District of Muskoka interactive map.

**Drawn By:** A.M. **Date:** November 14, 2025 **File No:** 1585

**MORGAN**  
 PLANNING & DEVELOPMENT

Phone: (705) 327-1873 Website: morganplanning.ca  
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