



**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 **Michael MANDIGO**
to rezone lands located at **695 MUSQUASH ROAD**
(Application No. ZA 25-2025)

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, NOVEMBER 25, 2025
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 (Schedule).

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, Planner, 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 4th day of November, 2025.

Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 25-2025
MANDIGO, Michael
Roll No. 020-031-00100

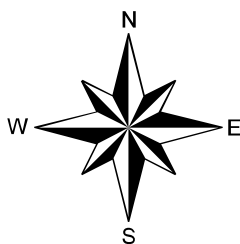
An application has been received to amend the zoning of the lands municipally known as 695 Musquash Road.

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).

The application proposes to rezone the property from Residential One (R-1) and Rural (RU) to the Commercial Service (C-2A) zone, and to permit a Contractor's Establishment as an additional permitted use, as shown on the attached sketch dated November 4th, 2025.

The subject property is located within the "Highway Commercial Area" designation of the Town of Gravenhurst Official Plan.

KEY MAP



SCHEDULE

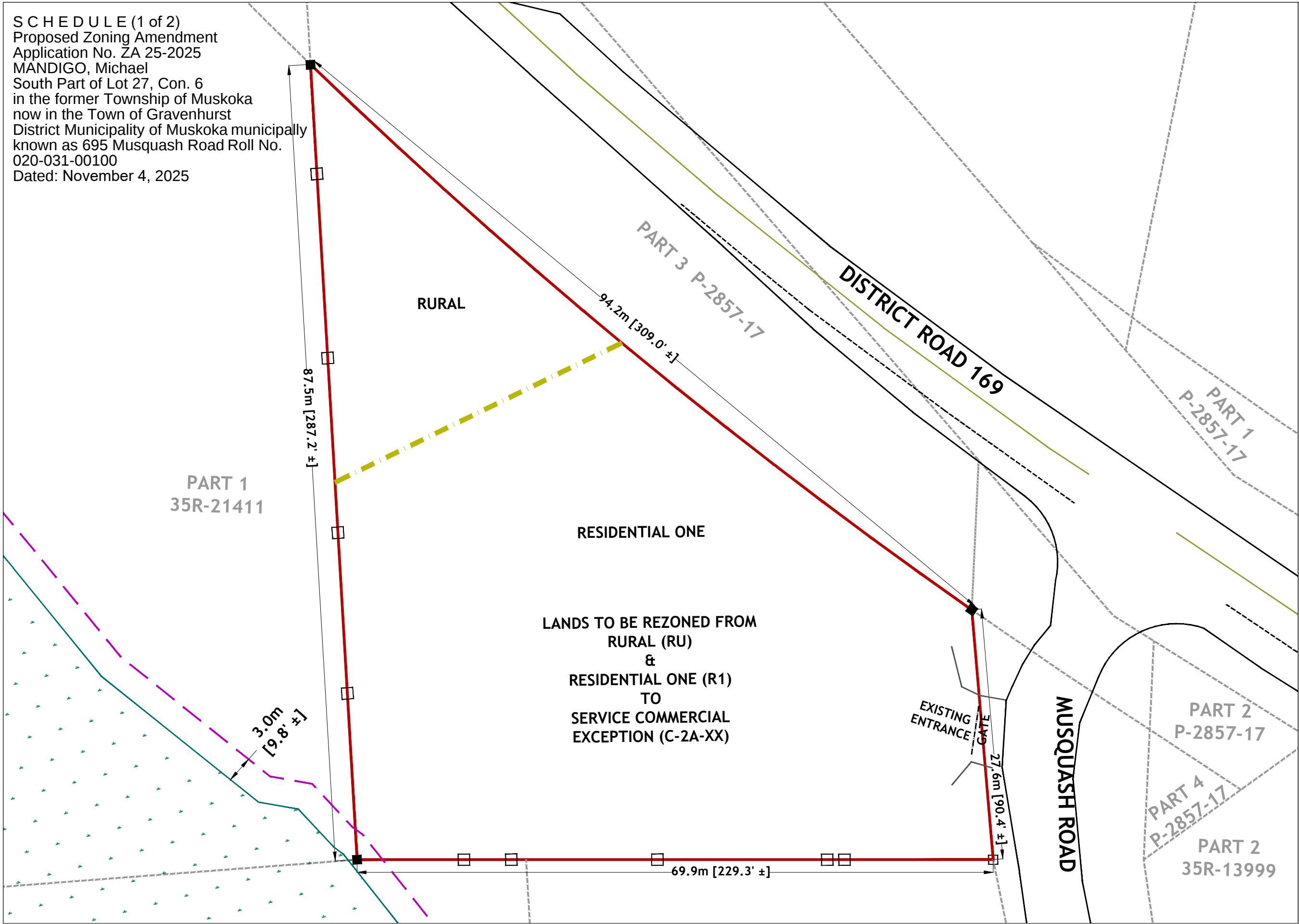
Proposed Zoning Amendment
Application No. ZA 25-2025
MANDIGO, Michael
South Part of Lot 27, Con. 6
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
municipally known as 695 Musquash Road
Roll No. 020-031-00100

SCHEDULE (1 of 2)
Proposed Zoning Amendment
Application No. ZA 25-2025
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
Dated: November 4, 2025

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

MANDIGO

LOT AREA = 3,864.0m² [41,591.7 ft²]
[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

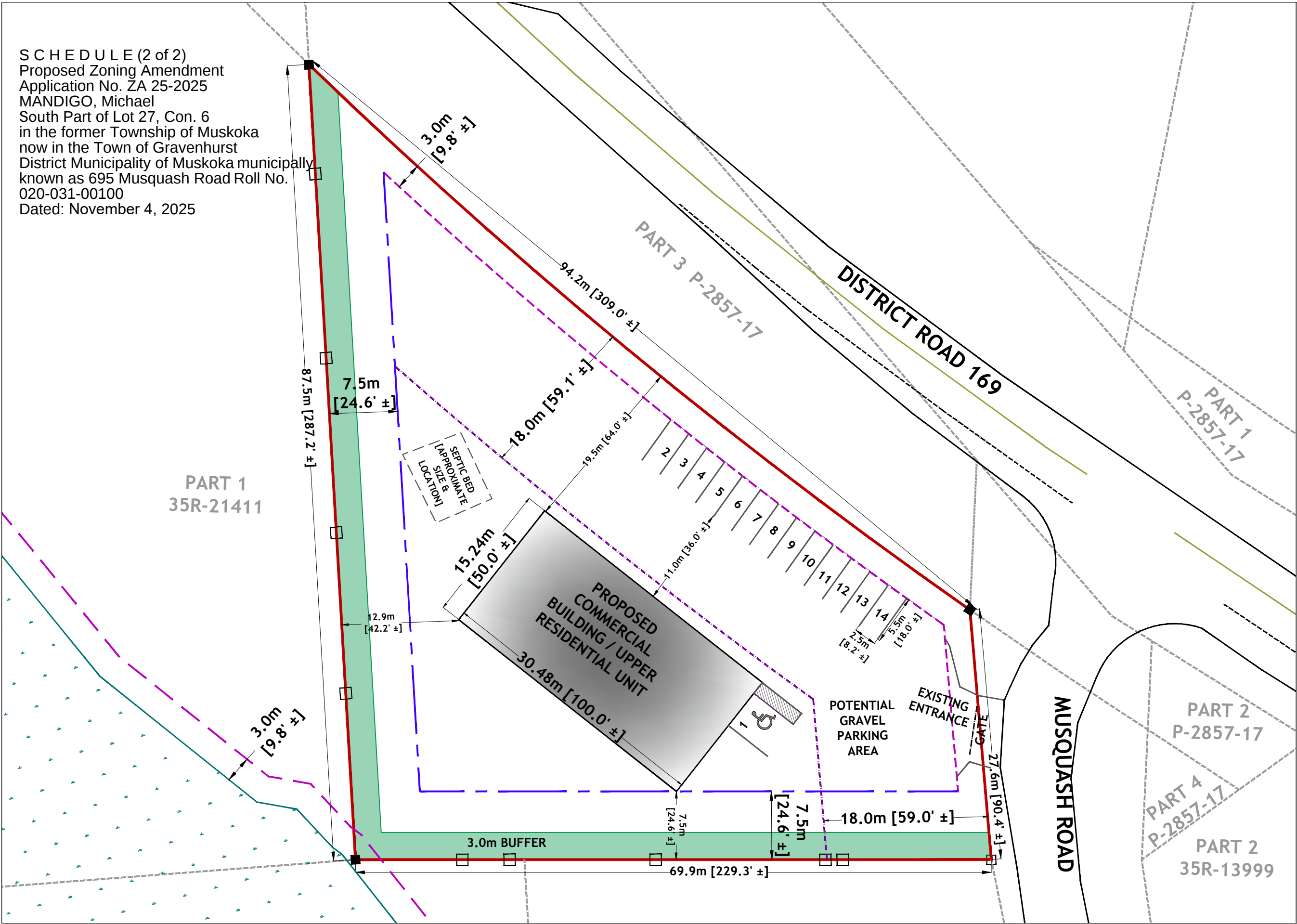
SCHEDULE (2 of 2)
Proposed Zoning Amendment
Application No. ZA 25-2025
MANDIGO, Michael
South Part of Lot 27, Con. 6
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka municipally
known as 695 Musquash Road Roll No.
020-031-00100
Dated: November 4, 2025

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 = 3,864.0m² [41,591.7 ft²]
[0.38 Ha] [0.95 Ac] ±



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		 PLANSCAPE BUILDING COMMUNITY THROUGH PLANNING	
SCALE	PROJECT NO.	DATE	BY
1 : 400	182400	NOVEMBER 3, 2025	JT
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1.			
2.			

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RAIKES GEOMATICS INC. - 2025