



**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 **1001061614 ONTARIO INC.**
to rezone lands located at **Part of Lot 18, Concession 6 (Roll No. 440202001503600)**
(Application No. **ZA 27-2025**)

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, JULY 28, 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, 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 7th day of July, 2026.
Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 27-2025
1001061614 Ontario Inc.
Roll No. 020-015-03600

An application was received to amend the zoning of the lands legally described as Part of Lot 18, Concession 6, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka (Zoning Grid Schedule No. D06).

The application proposed to rezone the property from the “Residential One” (R-1) zone to the “Residential Multiple One” (RM-1) zone in order to permit 80 new freehold Townhouse Dwelling units, including 30 Back-to-Back Townhouse units and 50 Street Townhouse units.

The application also requests additional zoning relief for the proposed development, which includes:

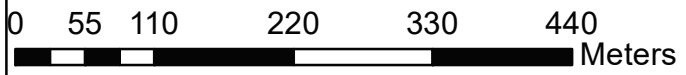
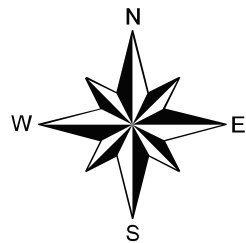
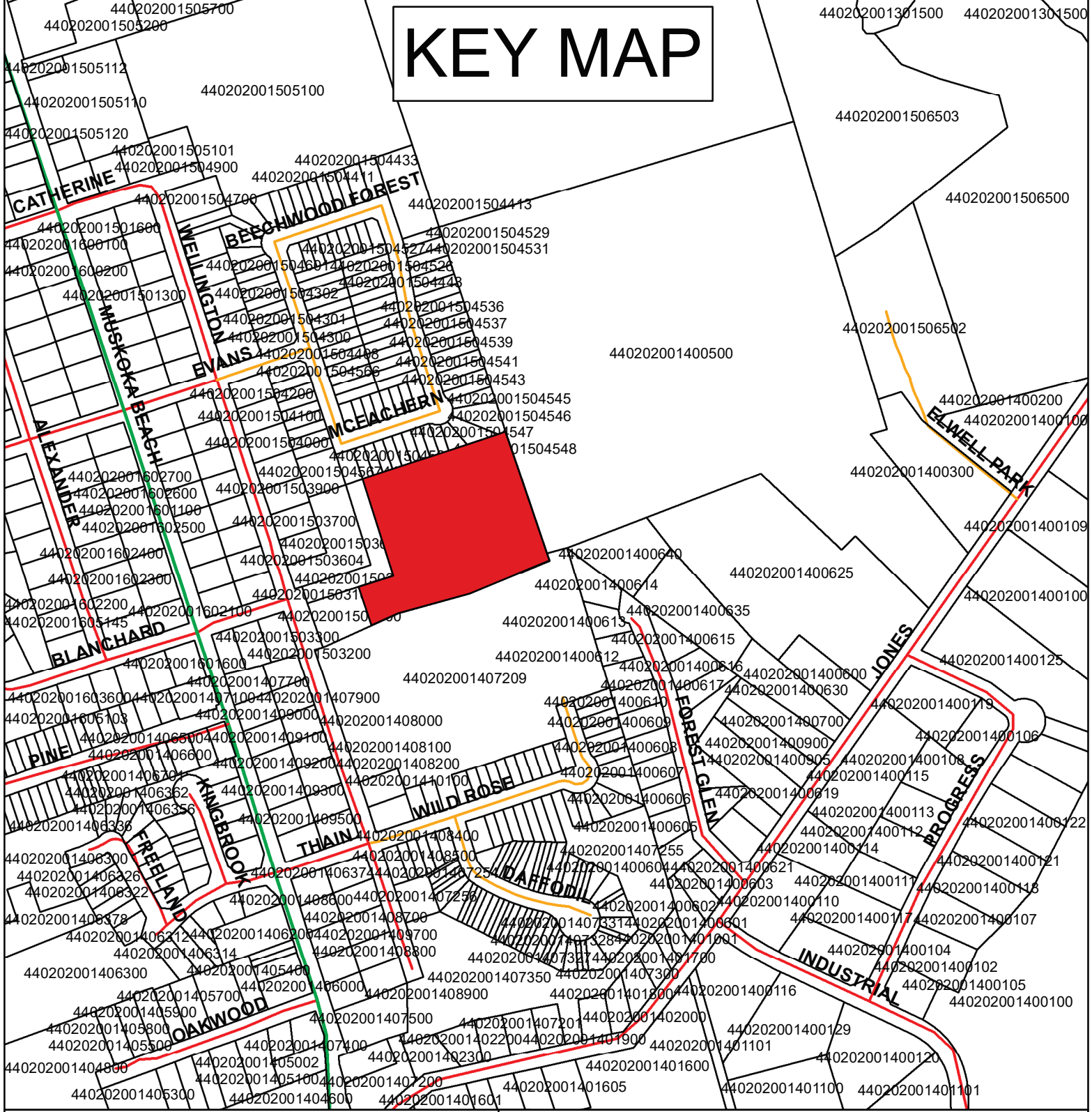
- Recognizing a Back-to-Back Townhouse Dwelling as a permitted use with the following zoning relief:
 - Permit a minimum lot area of 135.0 square metres, where 190.0 square metres is required
 - Permit a minimum lot frontage of 11.0 metres for properties with an exterior Dwelling Unit and an exterior side yard, where 11.5 metres is required

- Permit a minimum setback of 3.9 metres from the front lot line that abuts a daylight triangle on corner lots, where 6.0 metres is required
 - Permit a minimum exterior side lot line setback of 4.0 metres, where 6.0 metres is required
 - Permit a rear lot line setback of 0.0 metres, where 7.5 metres is required
 - Permit a maximum lot coverage of 75.0%, where 60.0% is permitted
 - Permit a maximum of 10 Dwelling Units on a site, where a maximum of 8 Dwelling Units are permitted
- Permitting the following zoning relief for a standard Street Townhouse Dwelling:
 - Permit a minimum lot frontage of 6.8 metres for properties with an exterior Dwelling Unit and an interior side yard, where 8.0 metres is required

The Zoning Amendment application is also associated with a Draft Plan of Subdivision application that has been submitted to the District Municipality of Muskoka (File No. S2025-031), which includes creating 10 new blocks of land for the proposed residential development and one block for a stormwater management pond.

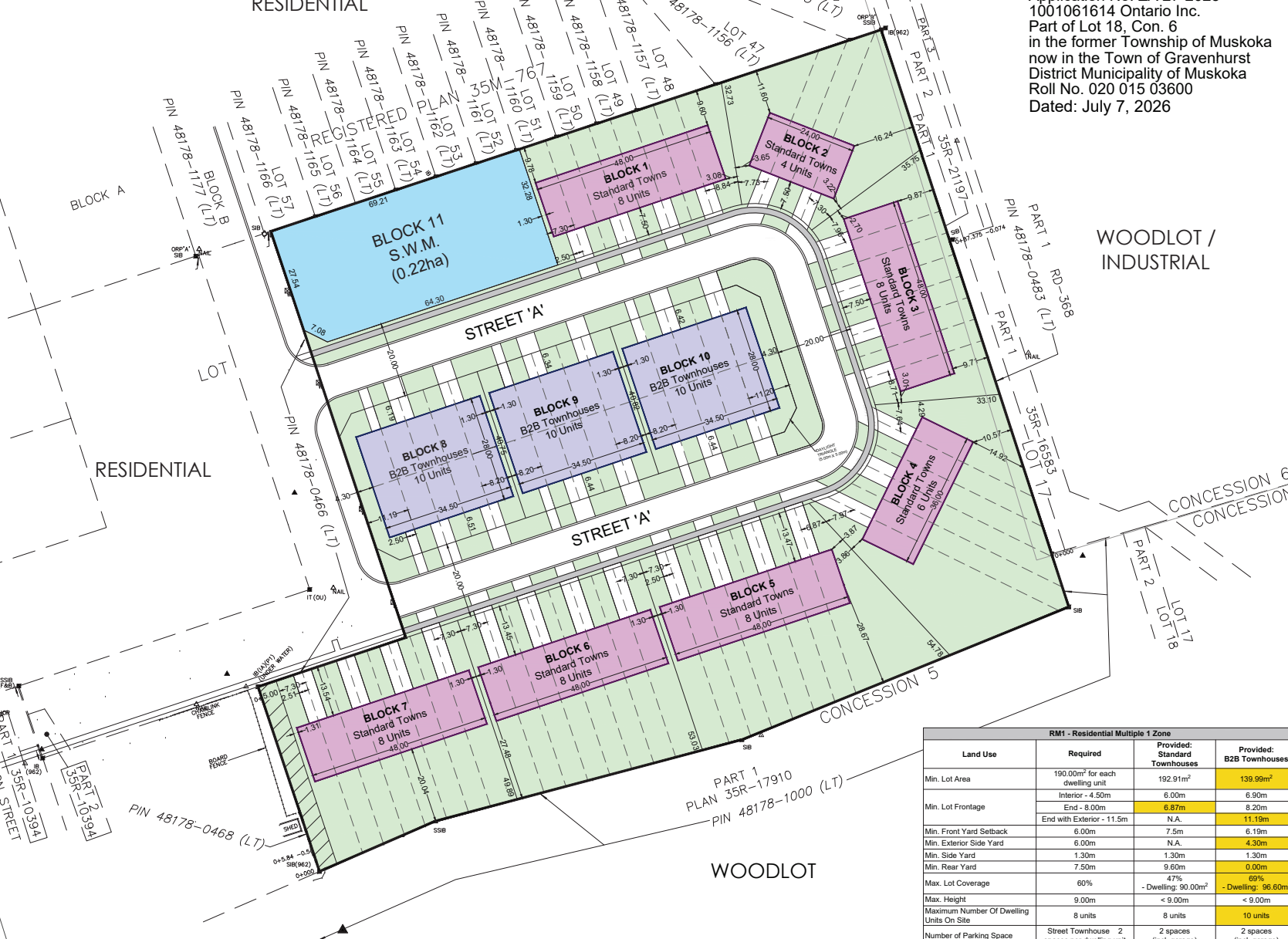
The subject property is located within the “Urban Residential Area” designation of the Town of Gravenhurst Official Plan.

KEY MAP

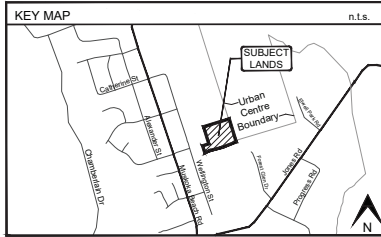


1:5,976

SCHEDULE
Proposed Zoning Amendment
Application No. ZA 27-2025
1001061614 Ontario Inc.
Part of Lot 18, Con. 6
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Roll No. 020 015 03600

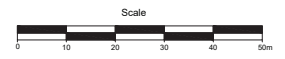


SCHEDULE
 Proposed Zoning Amendment
 Application No. ZA 27-2025
 1001061614 Ontario Inc.
 Part of Lot 18, Con. 6
 in the former Township of Muskoka
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 Roll No. 020 015 03600
 Dated: July 7, 2026



CONCEPTUAL SITE PLAN (80 UNITS)

PART OF LOT 18, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF MUSKOKA
 NOW IN THE
 TOWN OF GRAVENHURST
 DISTRICT MUNICIPALITY OF MUSKOKA



LEGEND

- Subject Lands (29,870.08m² / 2.97ha)
- Proposed 2 Storey B2B Street Townhouses (30 D.U.):
 - Dwelling Unit Size: 6.90m x 14.00m (96.60m²)
 - Dwelling G.F.A.: 193.20m² (incl. garage)
- Proposed 2 Storey Standard Townhouse (50 D.U.):
 - Dwelling Unit Size: 6.00m x 15.00m (90.00m²)
 - Dwelling G.F.A.: 180.00m² (incl. garage)
- 5.00m Easement

SCHEDULE
 Proposed Zoning Amendment
 Application No. ZA 27-2025
 1001061614 Ontario Inc.
 Part of Lot 18, Con. 6
 in the former Township of Muskoka
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 Roll No. 020 015 03600
 Dated: July 7, 2026

RM1 - Residential Multiple 1 Zones			
Land Use	Required	Provided: Standard Townhouses	Provided: B2B Townhouses
Min. Lot Area	190.00m ² for each dwelling unit	192.91m ²	139.99m ²
Min. Lot Frontage	Interior - 4.50m	6.00m	6.90m
	End - 8.00m	6.87m	8.20m
	End with Exterior - 11.5m	N.A.	11.19m
Min. Front Yard Setback	6.00m	7.5m	6.15m
Min. Exterior Side Yard	6.00m	N.A.	4.30m
Min. Side Yard	1.30m	1.30m	1.30m
Min. Rear Yard	7.50m	9.60m	0.00m
Max. Lot Coverage	60%	47% - Dwelling: 90.00m ²	69% - Dwelling: 96.60m ²
	Max. Height	9.00m	< 9.00m
Maximum Number Of Dwelling Units On Site	8 units	8 units	10 units
Number of Parking Space	Street Townhouse - 2 spaces per dwelling unit	2 spaces (incl. garage)	2 spaces (incl. garage)
Parking Space Dimension	2.50m x 5.50m	2.50m x 5.50m	2.50m x 5.50m

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1.	Nov. 13, 2025	Second Submission	A.S.
2.	Jan. 15, 2026	Increase front yard setback for Standard Townhouse Dwellings	A.S.

IPS INNOVATIVE PLANNING SOLUTIONS CELEBRATING 20 YEARS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 8E7
 Tel: 705-812-1281 Fax: 705-812-3438 e: info@innovativeips.com www.innovativeips.com

Date: April 8, 2025 Drawn By: A.S.
 File: 24 - 1406 Checked: G.B.

Source: Town of Gravenhurst Zoning By-Law 2010-04, updated Feb. 2013