



**NOTICE OF PUBLIC HEARING
CONCERNING A PROPOSED MINOR VARIANCE TO
ZONING BY-LAW 10-04 (AS AMENDED)
OF THE TOWN OF GRAVENHURST**

Respecting an application by **9335-6301 QUEBEC INC.**
for a variance to lands municipally known as **1676 Winhara Road**
(Application No. **A/17/2026**)

TAKE NOTICE THAT the above noted application will be heard by the Town of Gravenhurst Committee of Adjustment on

Friday, July 17th, 2026
at 9:00 a.m. at the
Gravenhurst Municipal Offices
(Council Chambers)
5 Pineridge Gate
Gravenhurst, Ontario

TO CONSIDER a proposed minor variance application under Section 45 of the Planning Act, 1990, R.S.O. c.P.13, as amended.

AN EXPLANATION of the Purpose and Effect of the proposed minor variance, describing the lands to which the proposed minor variance applies, a Key Map showing the location of the lands to which the minor variance applies, and a sketch (Site Plan) showing the proposed minor variance, accompany this Notice.

A NOTICE of this Application has been sent to all property owners within 60 metres of the subject property and to the appropriate officials and agencies according to Ontario Reg. 200/96 under the Planning Act. This Notice has been sent to you for your information and does not require any response unless you wish to make one.

ADDITIONAL INFORMATION relating to the proposed minor variance, is available from the Development Services Department (Planning Division) by contacting Andrew Clark, Planner, 705-687-3412 ext. 2229 (andrew.clark@gravenhurst.ca), or Adam Ager, Manager of Planning Services ext. 2224 (adam.ager@gravenhurst.ca).

PUBLIC HEARING – Any person or agency may attend and provide representation at the hearing and/or make written representation prior to the hearing, either in support of, or in opposition to the proposed minor variance.

ALTERNATIVELY, ANY PERSON OR AGENCY may also provide verbal comments during the meeting electronically using MVI EasyConf Connect Conference System (this is NOT Zoom), in accordance with Section 238 of the Municipal Act and the Town's Procedural By-law. A request to address Committee electronically must be completed at www.Gravenhurst.ca/PublicParticipation and **submitted prior to 12:00 pm (Noon) on the day before the Public Hearing**. Please note that the public hearing is taking place in person and any issues with electronic participation will not prevent the meeting (and a potential decision) from proceeding.

FAILURE TO ATTEND HEARING - If you do not attend the Hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION - A copy of the decision of the Committee will be sent to the applicant and to each person who appeared or was represented by Counsel at the Hearing and who has filed with the Secretary-Treasurer a written request for notice of the decision.

Dated at the Town of Gravenhurst
This 6th day of July, 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/17/2026
9335-6301 Quebec Inc.
Roll No. 020-003-05700

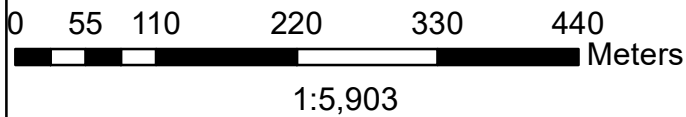
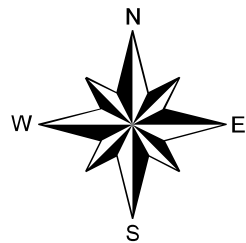
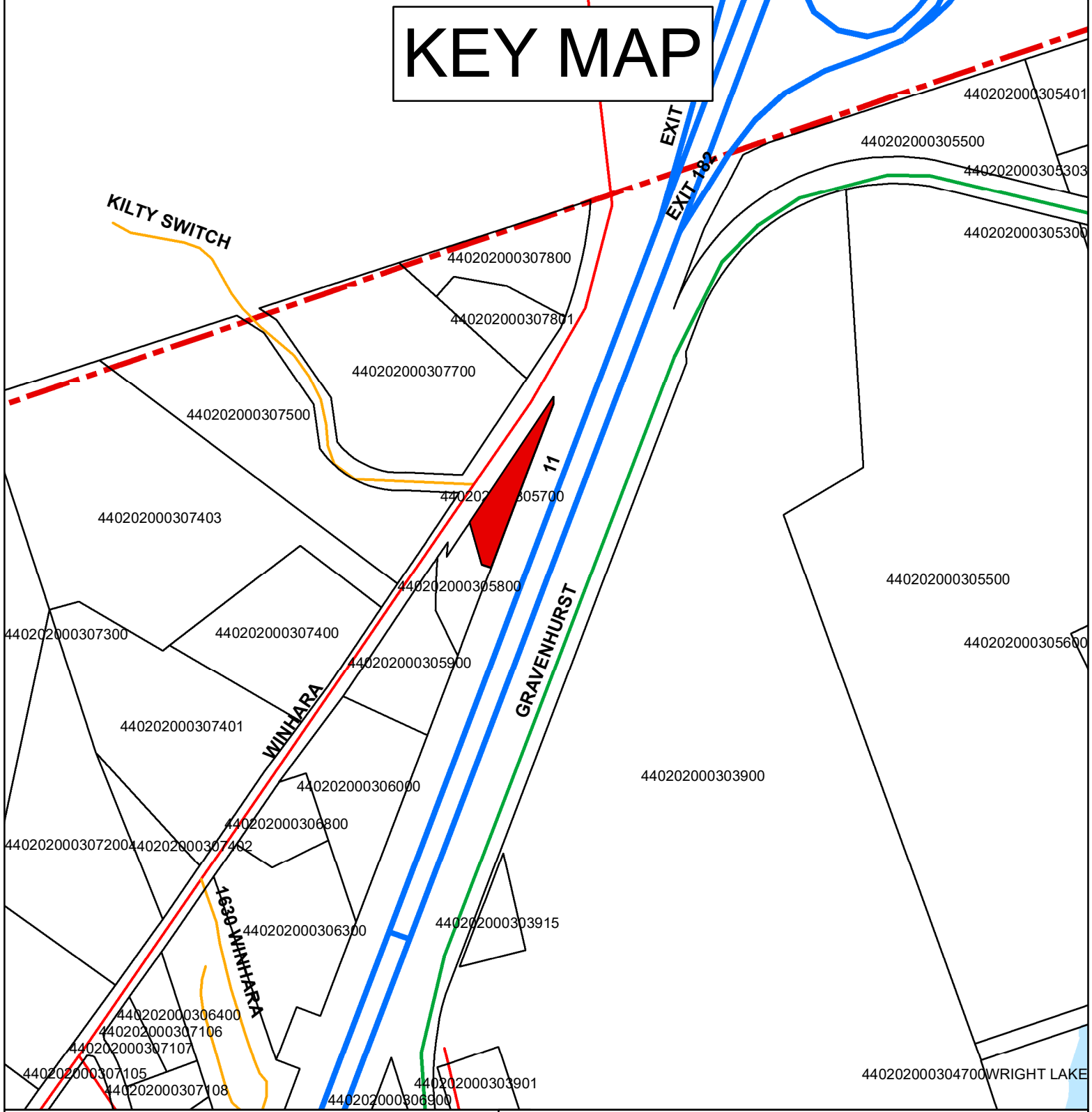
The applicant is proposing to construct an addition to an existing commercial building, as shown on the attached sketch dated July 6th, 2026.

The application seeks to permit a minimum front lot line setback of 5.9 metres, where 6.6 metres is existing and 18.0 metres is required, representing a variance of 12.1 metres

ZONING BY-LAW 10-04, as amended – Commercial Highway (C-3)

The property is municipally known as 1676 Winhara Road (Zoning Grid Schedule No. A07).

KEY MAP



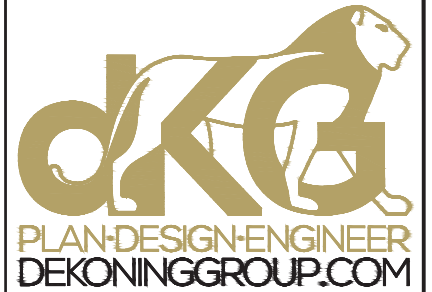
SCHEDULE
Minor Variance
Application No. A/17/2026
9335-6301 Quebec Inc
Con 9 Lot 3
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Part 4 on Plan 35R-20218
municipally known as 1676 Winhara Road
Roll No. 020-003-05700

ZONING DETAILS	
ZONING	C-3
LOT AREA	67635 ft ²
AREA WITHIN 200' OF HW MARK	N/A
MAX. LOT COVERAGE	35%
MIN. FRONT YARD SETBACK	18m
MIN. INT. SIDE YARD SETBACK	4.5m
MIN. EXT. SIDE YARD SETBACK	18m
MIN. REAR YARD SETBACK	7.5m
MAX. HEIGHT	10.5m

EXISTING LOT AREA STATS		
DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	67,635	-
EXISTING STRUCTURES		
EXISTING BUILDING	12,491.52	18.49%
PROPOSED COVERED ENTRY	168	.25%
PROPOSED COVERED ENTRY (north)	437	.64%
PERGOLA	322	.47%
EXISTING/PROPOSED TOTAL	13,418.5	19.8%

LANDSCAPED AREA:
REMAINING LANDSCAPED AREA = 47%±

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District Municipality of Muskoka
Being Part 4 on Plan 35R-20218
municipally known as 1676 Winhara Road
Roll No. 020-003-05700
Dated: July 6, 2026



705.640.3800
INFO@DEKONINGGROUP.COM
3 ARMSTRONG POINT ROAD
PORT CARLING, ONTARIO
POB 1J0

BCIN REGISTRATION INFORMATION
DE KONING GROUP INC. 124300
FIRM NAME FIRM BCIN
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE.

No.	Revision/Issue Column	Date
7	ISSUED FOR MINOR VARIANCE	JUNE.04.2026
6	REVISED - ISSUED FOR REVIEW	JUNE.02.2026
5	REVISED - ISSUED FOR REVIEW	JUNE.01.2026
4	RE-ISSUED FOR PRE-CONSULTATION (parking added)	MAR.06.2026
3	RE-ISSUED FOR PRE-CONSULTATION	MAR.05.2026
2	ISSUED FOR PRE-CONSULTATION	FEB.20.2026
1	ISSUED FOR REVIEW	XXX.XX.2026

CLIENT

GRANITE SHORE CONTRACTING

PROJECT

BUILDING RENOVATION
1676 WINHARA RD.
TOWN OF GRAVENHURST

DRAWING

SITE PLAN WITH
COVERED ENTRY ADDITIONS

PROJECT 26-68-01

DATE	FEB.2026
DESIGNED	MR
REVIEWED	MR/KTL
SCALE	AS SHOWN
SHEET	SP2

