



**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 **Shahid MOHAMMAD and Waheeda MUSHTAQ**  
to rezone lands located on **JOHN STREET (NO MUNICIPAL ADDRESS ASSIGNED)**  
(Application No. ZA 11-2026)

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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, JUNE 23, 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 3<sup>rd</sup> day of June, 2026.

Melissa Halford, Director of Development Services.

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

Re: Application No. ZA 11-2026  
MOHAMMAD, Shahid and MUSHTAQ, Waheeda  
Roll No. 4402-010-014-07002

An application was received to amend the zoning of lands on John Street.

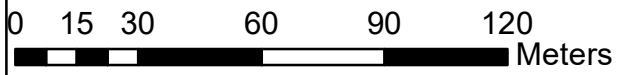
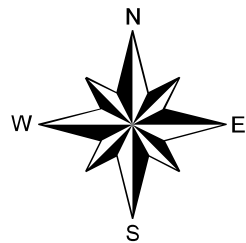
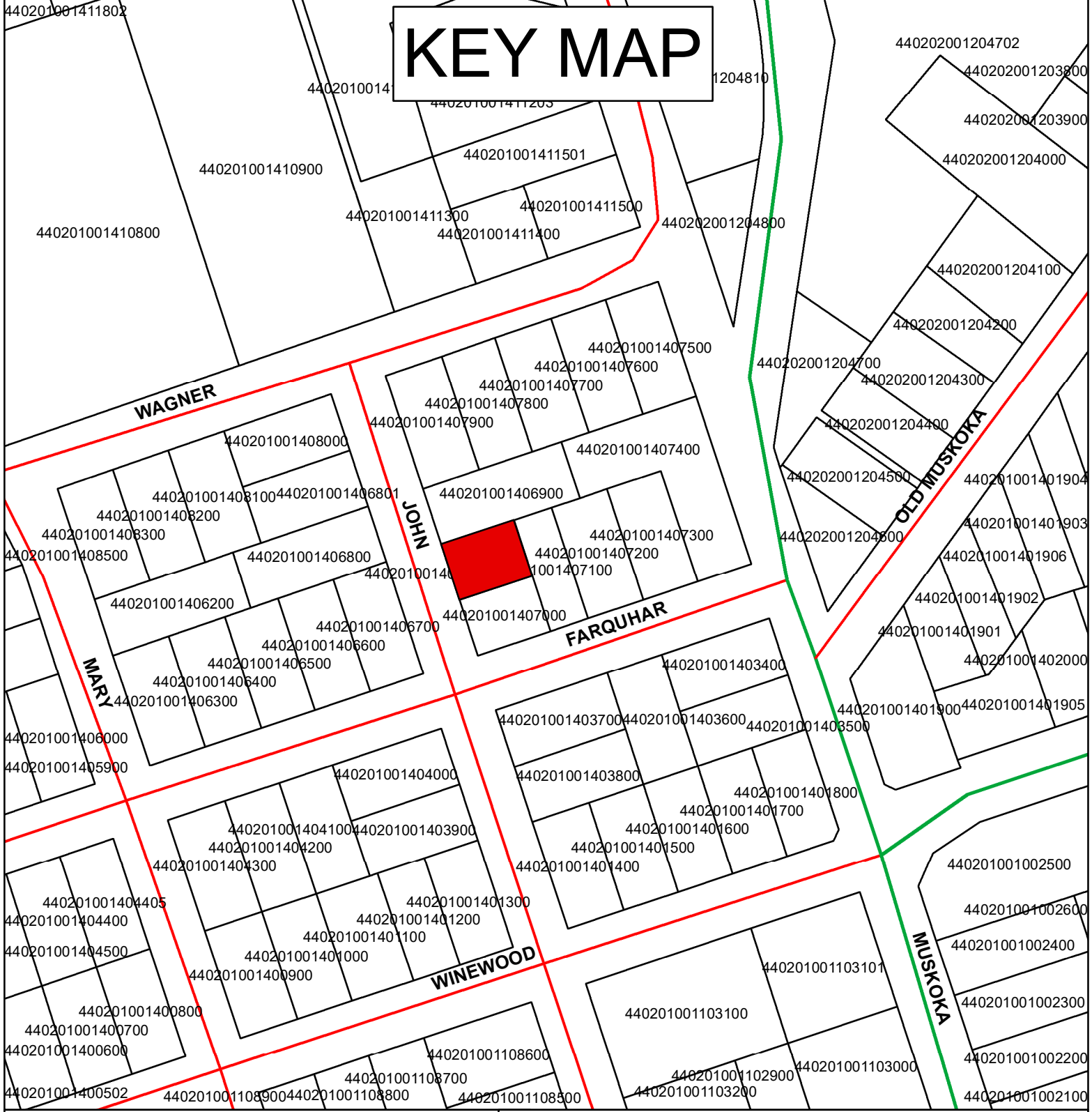
The property is legally described as Part of Lot 10, West Range Muskoka, in the Town of Gravenhurst, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part of Lots 4 and 5 on Plan 16 and Part 1 on Plan 35R-26821 (Zoning Grid Schedule No. E06).

The zoning amendment application has been submitted to permit construction of a new Multiple Dwelling with a maximum of five (5) Dwelling Units, as shown on the attached sketch dated June 3<sup>rd</sup>, 2026. The application proposes to rezone the subject property from Residential One (R-1) to Residential Multiple One (RM-1) in order to permit a Multiple Dwelling use, and to permit the following zoning relief:

- Permit a minimum lot area of 538.0 square metres for a Multiple Dwelling with five (5) Dwelling Units, where 750.0 square metres is required.
- Permit a minimum side lot line setback of 1.5 metres, where 6.0 metres is required

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

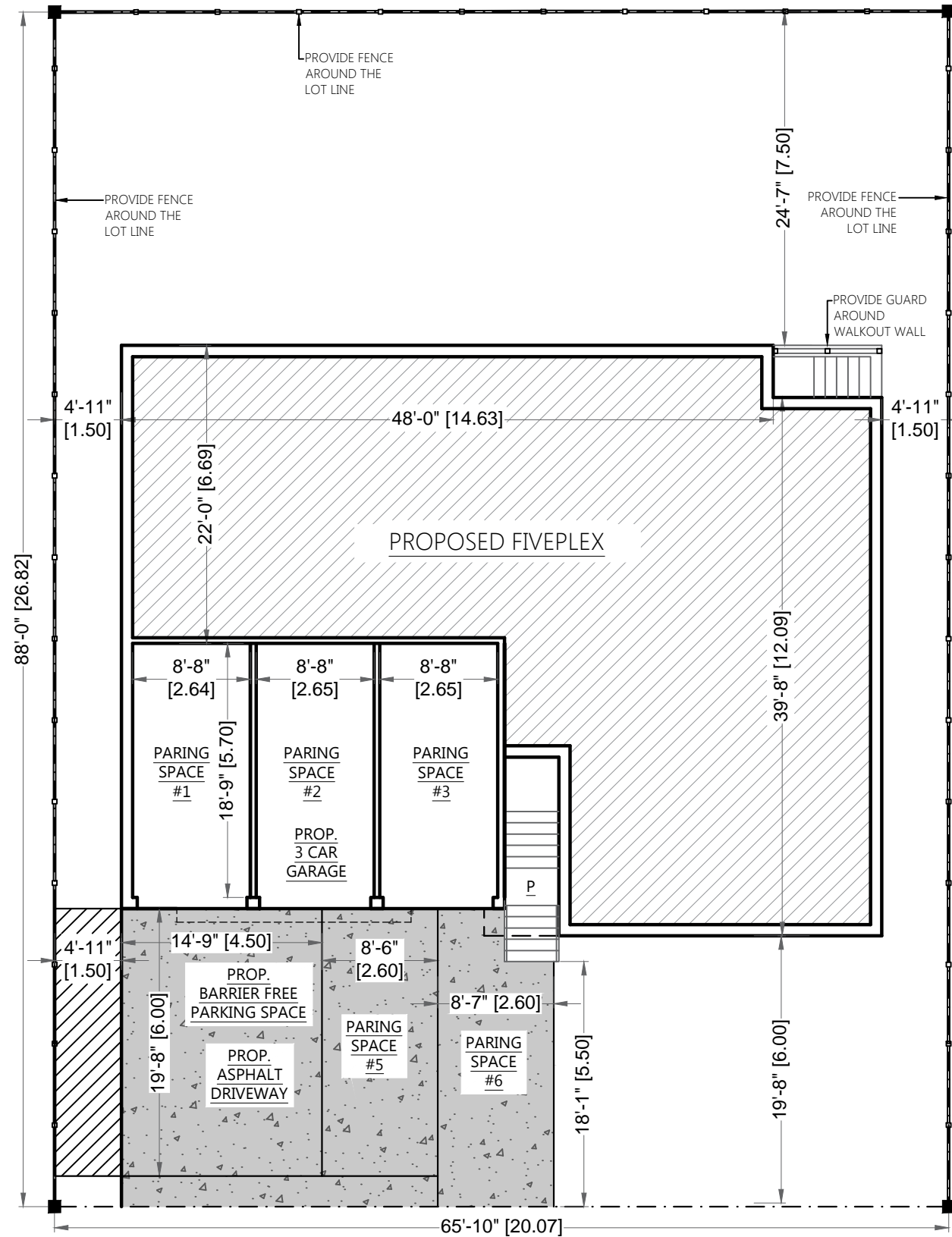
# KEY MAP



1:1,842

**SCHEDULE**  
Proposed Zoning Amendment  
Application No. ZA 11-2026  
MOHAMMAD, Shahid & MUSHTAQ, Waheeda  
Pt Lots 4 and 5, Plan 16  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Being Part 1 on Plan 35R-26821  
Roll No. 010-014-07002

**SCHEDULE**  
 Proposed Zoning Amendment  
 Application No. ZA 11-2026  
 MOHAMMAD, Shahid & MUSHTAQ, Waheeda  
 Pt Lots 4 and 5, Plan 16  
 in the former Township of Muskoka  
 now in the Town of Gravenhurst  
 District Municipality of Muskoka  
 Being Part 1 on Plan 35R-26821  
 Roll No. 010-014-07002  
 Dated: June 2, 2026



SITE DATA	
ADDRESS	JOHN ST.
CITY/ MUNICIPALITY	GRAVENHURST, ON
FRONT SETBACK	19'-8" (6.00m)
EAST SIDE SETBACK	4'-11" (1.50m)
WEST SIDE SETBACK	4'-11" (1.50m)
REAR SETBACK	24'-7" (7.50m)
BUILDING HT.	27'-11" (8.52m)
LOT WIDTH	65'-10" (20.07m)
LOT LENGTH	88'-0" (26.82m)
LOT AREA	5798.20 ft <sup>2</sup> (538.67m <sup>2</sup> )
MAIN BUILDING FOOTPRINT	2388.30 ft <sup>2</sup> (221.88m <sup>2</sup> )
TOTAL LOT COVERAGE	41.90% OF THE LOT (PERMITTED 45%)

**1** PROP. SITE PLAN  
 Scale: 3/32" = 1'0"

**AcmEng**  
 AcmEng Engineering Consultants Inc.  
 ADDRESS: SUITE NO. 300A-201 CONSUMERS RD.  
 NORTH YORK, ONTARIO, M2J 4G8  
 TEL OFFICE: 647 748-4768 & TEL: 647 889-4768  
 EMAIL: acmeng.design@gmail.com  
 WEB: www.Acmeng.ca

NO.	BY	DATE	REVISIONS	CHECKED
06	ACMENG	2026-05-14	CITY REVIEW	L.A.
05	ACMENG	2026-05-11	CITY REVIEW	L.A.
04	ACMENG	2026-03-11	CLIENT REVIEW	L.A.
03	ACMENG	2026-03-02	CLIENT REVIEW	L.A.
02	ACMENG	2026-02-10	CLIENT REVIEW	L.A.
01	ACMENG	2026-01-30	CLIENT REVIEW	L.A.

2025-12-113  
 PROJECT DWG. NO.

PROFESSIONAL ENGINEER  
 LAHMED  
 100061104  
 14MAY2026  
 PROVINCE OF ONTARIO

ADDRESS: JOHN ST. N.  
 GRAVENHURST, ON

DESCRIPTION: PROP. SITE PLAN

PROJECT: NEW MULTIPLEX

SURVEYED BY: N/A	NOV2025	CONTRACT NO.
DRAWN BY: ISHITA		FILE NO.
DESIGNED BY: ISHFAQ.A		SHEET NO.
SCALE: AS NOTED	NOV2025	S00