



**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 **Shahid MOHAMMAD and Waheeda MUSHTAQ**
to rezone lands located on **JOHN STREET (No Municipal Address Assigned)**
(Application No. ZA 11-2026 - AMENDED)

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, August 25th, 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 Angela Ghikadis, Senior Planner, at 705-687-3412 ext. 2246 (angela.ghikadis@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 5th day of August, 2026.

Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Zoning By-law

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

An application was received to amend the zoning of vacant lands located on John Street to permit the construction of a new Multiple Dwelling with a maximum of five (5) Dwelling Units.

On June 23, 2026, Council deferred making a decision on this application in order to allow the applicants to consider more appropriate parking and amenity areas for the proposed development.

An updated proposal is shown on the attached sketches dated August 5, 2026.

The applicants have now amended the application with the request that the requirement for one (1) barrier free parking space be removed. There would still need to be a minimum of six (6) parking spaces but none of those would need to be barrier free.

The applicants have also modified the proposal so that five (5) of the required six (6) parking spaces will be located within the building as indoor parking. Each of the proposed parking spaces will have clear and unrestricted access (i.e. no tandem parking spaces).

As there will be five (5) proposed parking spaces inside the building, the proposed building height will increase to a maximum of 9.0 metres (which is the maximum building height currently permitted on the property).

As a result of the proposed changes, a **summary of the application** is as follows:

- 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 with a maximum of five (5) Dwelling Units, 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;
 - Limit the maximum height of the principal building to 9.0 metres, where 10.0 metres is permitted in a RM-1 zone;
 - Eliminate the requirement for one (1) barrier free parking space

Although not part of the required zoning exemptions, the applicants have also identified outdoor amenity space within the front yard, between the building and the street.

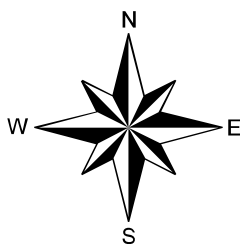
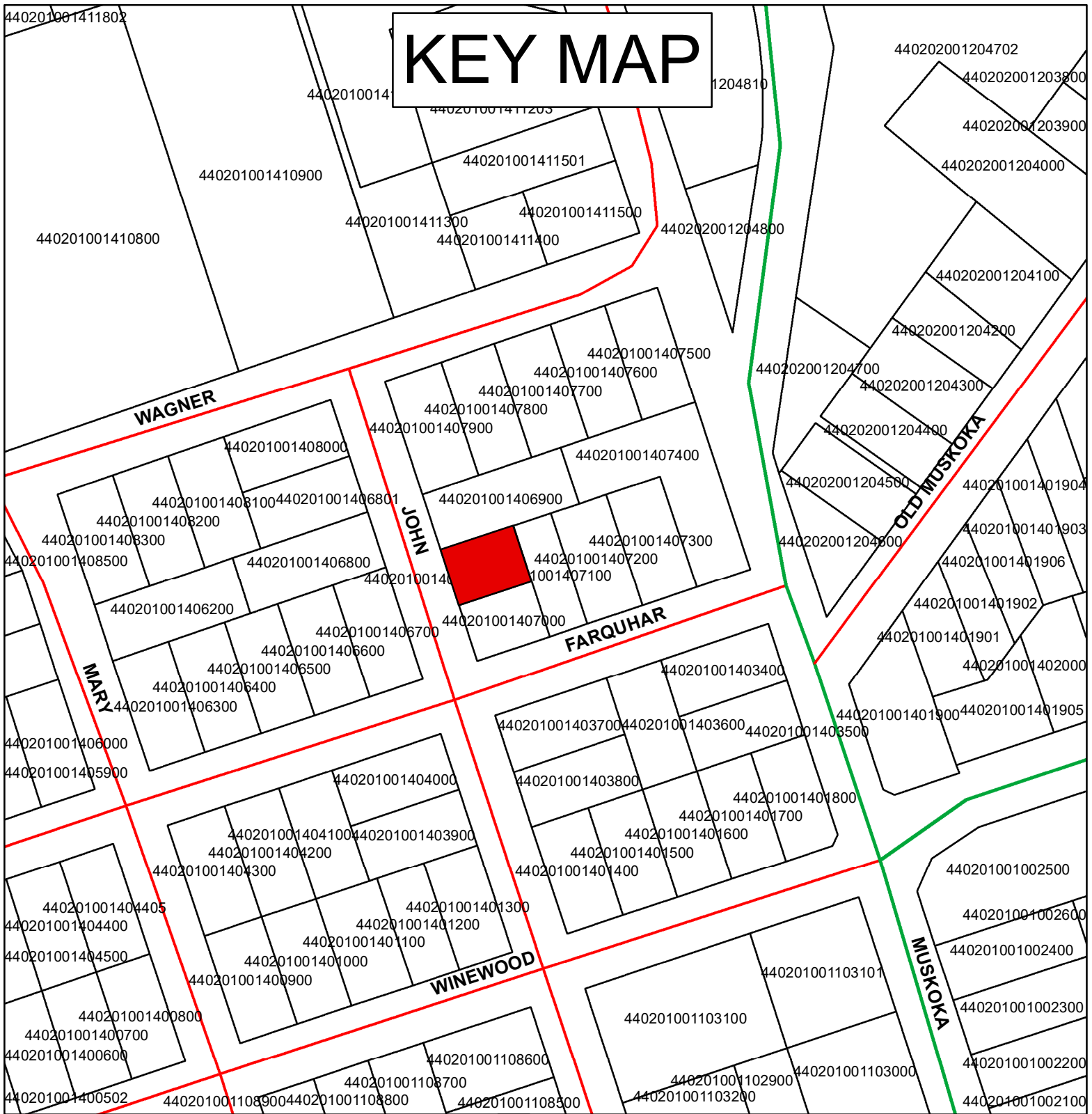
Should the Zoning Amendment application be approved, a Holding (H) symbol will be included that will not permit the proposed development to proceed until the following have been completed to the satisfaction of the Town of Gravenhurst and the District of Muskoka:

- Stormwater Management Report
- Site Grading Plan
- Servicing Plan
- Functional Servicing Report
- Provision of Municipal Water & Sewer

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

KEY MAP



0 15 30 60 90 120 Meters

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

PROVIDE FENCE AROUND THE LOT LINE

PROVIDE FENCE AROUND THE LOT LINE

PROVIDE FENCE AROUND THE LOT LINE

PROVIDE GUARD AROUND WALKOUT WALL

4'-11" [1.50]

24'-7" [7.50]

4'-11" [1.50]

88'-3/4"

P1

P2

P3

P4

P5

18'-2 3/4"

18'-2 1/4"

18'-2"

18'-2 1/4"

18'-2 1/4"

8'-2 1/2"

8'-2 3/4"

8'-2 1/4"

8'-7 1/4"

8'-2 1/2"

54'-8"

Proposed 5-Plex

28'-3 1/2"

8'-2 3/4"

18'-2 1/4"

P6

Driveway

21'-1 1/4"

20'-1/4"

19'-2"

Landscape and outdoor amenity area

65'-9 1/2"

JOHN STREET

SCHEDULE (2 or 2 – Elevation)
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: August 5, 2026



1 PROP. FRONT ELEVATION
Scale 12.344" = 54' 3"



AcmEng Engineering Consultants Inc.
ADDRESS: SUITE NO. 300A-301 CONSUMERS RD.
NORTH YORK, ONTARIO, M2J 4G8
TEL OFFICE: 647 746-4766 & TEL: 647 888-4768
EMAIL: acmeng.design@gmail.com
WEB: www.Acmeng.ca

A	11MAY2026	ISSUED FOR REVIEW	LA
C	01MAY2026	ISSUED FOR REVIEW	LA
C	15APR2025	ISSUED FOR REVIEW	LA
D	21MAY2026	ISSUED FOR REVIEW	LA
E	13MAR2026	ISSUED FOR REVIEW	LA

PROJECT:



DATE: NOV 2025
SCALE: NOV 2025
SCALE: AS NOTED

JOHN ST. N.
GRAVENHURST, ON

DRAWING:
PROP.ELEVATIONS

CLIENT:
NEW MULTIPLEX

DRAWN BY:	ISHITA	DWG. No.	Sheet No.
CHECKED BY:	ISHFAQ, A	S03	1 OF 1
SCALE:	3/16"		
NOV 2025			