



**NOTICE OF PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO THE
TOWN OF GRAVENHURST OFFICIAL PLAN
&
NOTICE OF PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO
ZONING BY-LAW 10-04, AS AMENDED, OF THE TOWN OF GRAVENHURST**

Respecting applications by **600342 ONTARIO INC**
to amend the Official Plan, and amend the zoning on lands municipally known as
121 & 161 CLAIRMONT ROAD
(Application Nos. OPA 01-2026, ZA 13-2026)

TAKE NOTICE THAT complete applications have been accepted under Sections 17, 22, and 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 Official Plan Amendment application and Zoning Amendment application on

TUESDAY, AUGUST 25th, 2026
at **3:00 p.m.** at the
Gravenhurst Municipal Offices
(Council Chambers)
3-5 Pineridge Gate, Gravenhurst,
Ontario, P1P 1Z3

THE PURPOSE of the Public Meeting at Council is to consider the proposed amendments to the Town of Gravenhurst Official Plan and to Zoning By-law 10-04 of the Town of Gravenhurst pursuant to the provisions of Sections 17, 22 and 34 of The Planning Act, R.S.O. 1990, Chapter P.13.

THE FOLLOWING INFORMATION is attached to this notice for your information and review:

- an explanation of the Purpose and Effect of the proposed concurrent Official Plan Amendment and proposed Zoning By-law Amendment
- a key map showing the location of the subject property; and
- a Site Plan.

ANY PERSON OR AGENCY may attend the Public Meeting and/or make written submissions either in support or opposition of the proposed Official Plan Amendment and/or 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 5th day of August, 2026.

Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Consent and Zoning By-law

Re: Application Nos. OPA 01-2026 and ZA 13-2026
600342 ONTARIO INC.
Roll Nos. 010-008-05900 and 010-008-06000

An application was received to amend the Official Plan and to amend the Zoning By-law for lands located at 121 and 161 Clairmont Road.

The properties are legally described as Part of Lot 8, West Range Muskoka, in the Town of Gravenhurst, District Municipality of Muskoka; being Lots 19 and 20, South Side of Bay Street, and Lots 19 and 20, North Side of Hotchkiss Street, Plan 8 (Zoning Grid Schedule Nos. E05 and E06).

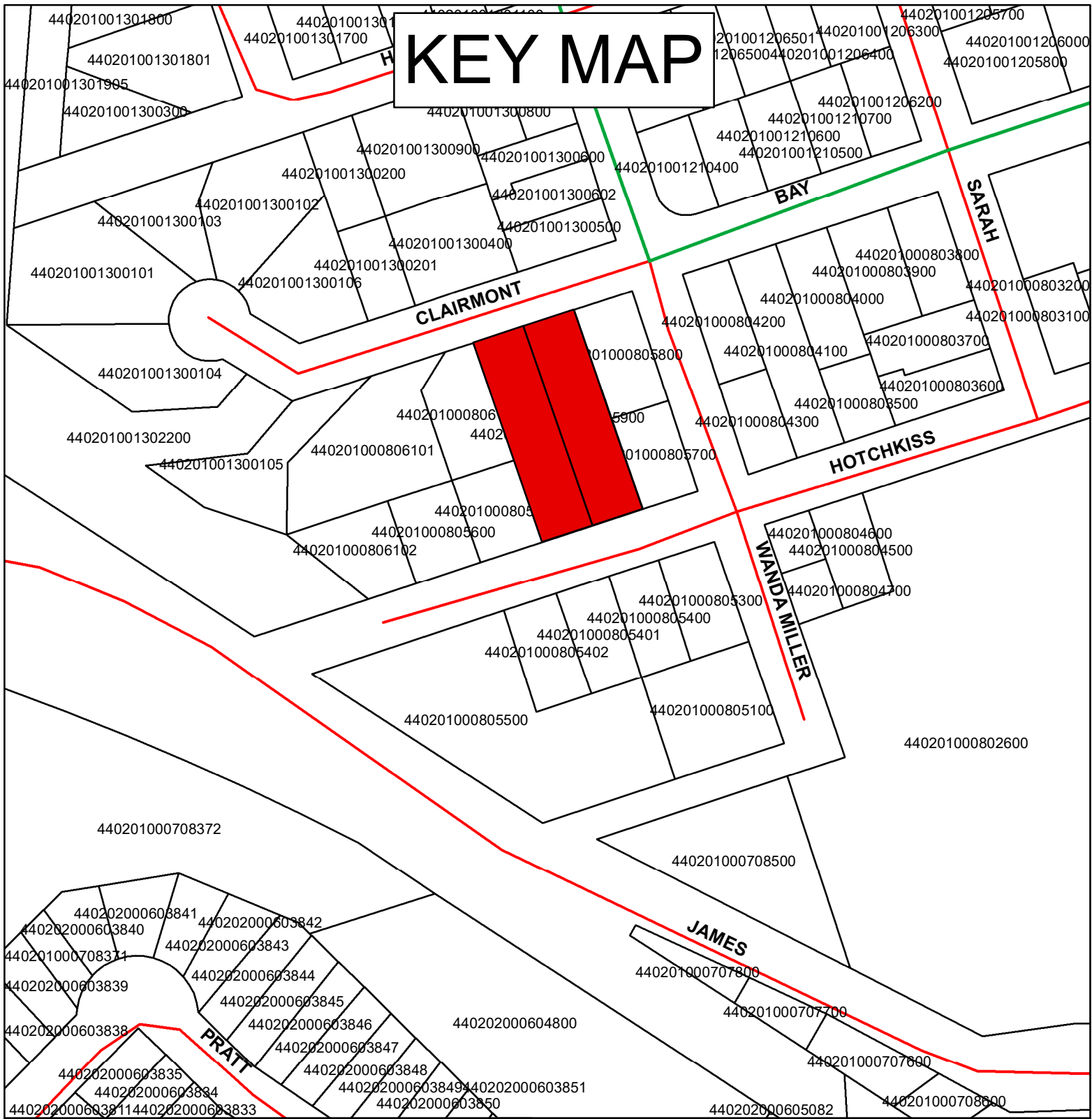
The applications have been submitted to permit the development of a new apartment building with 24 Dwelling Units on the properties, which are intended to be merged into one lot. The purpose of the Official Plan Amendment application is to permit a maximum gross residential density of 125 units per hectare, where Policy C6.3.1.3 of the Official Plan states that the maximum gross density for high density development shall be 60 units per hectare.

The Zoning Amendment Application seeks to rezone the properties from Residential One (R-1) and Commercial Core (C-1B) to the Residential Multiple Two (RM-2) zone to permit the proposed apartment building, and to permit additional zoning relief through the addition of a new Special Provision, including:

- Permit a minimum lot area of 3,238.8 square metres for a maximum of 40 Dwelling Units (80.9 square metres per Dwelling Unit), where 6,000.0 square metres would be required (150.0 square metres per Dwelling Unit).
- Permit a minimum side lot line setback of 3.0 metres, where 8.3 metres would be required.
- Permit a minimum rear lot line setback (Hotchkiss Street) of 3.0 metres for the principal building, where 7.5 metres would be required.
- Permit a minimum rear lot line setback of 2.1 metres for an attached balcony, where 7.5 metres would be required.
- Permit a maximum building height of 16.6 metres, which is intended to apply to a mechanical and elevator penthouse, where 16.5 metres would be permitted.
- Permit a minimum of 41 parking spaces, where 50 would be required. 17 of the proposed parking spaces are within a parking garage in the proposed apartment building.

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

KEY MAP



SCHEDULE

Proposed Official Plan Amendment and Zoning Amendment
 Application Nos. OPA 01-2026 and ZA 13-2026
 600342 Ontario Inc. and 1843193 Ontario Inc.
 Part of Lot 8, West Range Muskoka
 in the former Township of Muskoka
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 Being Lots 19 and 20, South Side of Bay Street, and
 Lots 19 and 20, North Side of Hotchkiss Street, Plan 8
 municipally known as 121 and 161 Clairmont Road
 Roll Nos. 010-008-05900 and 010-008-06000

SCHEDULE (2 of 2 – Elevation)
 Proposed Official Plan Amendment and Zoning Amendment
 Application Nos. OPA 01-2026 and ZA 13-2026
 600342 Ontario Inc. and 1843193 Ontario Inc.
 Part of Lot 8, West Range Muskoka
 in the former Township of Muskoka
 now in the Town of Gravenhurst
 District Municipality of Muskoka
 Being Lots 19 and 20, South Side of Bay Street, and
 Lots 19 and 20, North Side of Hotchkiss Street, Plan 8
 municipally known as 121 and 161 Clairmont Road
 Roll Nos. 010-008-05900 and 010-008-06000
 Dated: August 5, 2026



NORTH
 SCALE: 1 : 100