Date of Decision: Nov. 19, 2026
Date of Revised Notice: Nov. 24, 2026
Last Date of Appeal: Dec. 14, 2026

THE DISTRICT MUNICIPALITY OF MUSKOKA

NOTICE OF DECISION

APPROVAL OF A MINOR OFFICIAL PLAN AMENDMENT
Pursuant to Subsection 17(35) of the Planning Act
Amendment 11 to the Official Plan of the Town of Gravenhurst
(600342 Ontario Inc.)

A decision was made by the Director of Planning on November 19, 2026, to approve Amendment 11 to the Official Plan of the Town of Gravenhurst, which was adopted by Town of Gravenhurst By-law 2026-53. The Certificate of Approval, adopting By-law and Official Plan Amendment are attached hereto.

Purpose and Effect of the Official Plan Amendment

The subject lands are municipally known as 121 & 161 Clairmont Road. More specifically, the lands are legally described as Part of Lot 8, Concession West Range, Geographic Town of Muskoka Ward, in the Town of Gravenhurst, District of Muskoka.

The purpose of the site-specific Official Plan Amendment is to permit the development of a new multiunit residential building containing 24 dwelling units on the properties, which are intended to be merged into one lot. More specifically, the amendment would permit a maximum gross residential density of 125 units per hectare, where a maximum gross density is limited to 60 units per hectare.

A copy of By-law 2026-53, which includes the amendment, is attached.

Public Comments Considered

The public meeting was held by the Town of Gravenhurst on August 26, 2026. Six (6) written submissions and eight (8) oral submissions were received from adjacent property owners expressing opposition to the applications. The concerns raised primarily related to development density, reduced lot areas and setbacks, building height, parking, snow storage and removal, traffic impacts, pedestrian safety, and

the proximity of the proposed development to the local high school and public school. Following the Town's approval of the amendment, the District Municipality of Muskoka also received five (5) written letters of objection. The concerns identified in these submissions were consistent with those previously raised by adjacent property owners.

When and How to File an Appeal of the Decision

A notice of appeal to the Ontario Land

Tribunal (OLT) of the decision must be received by The District Municipality of Muskoka no later than 20 days from the

date of this notice, as shown above as the last day of appeal. The appeal must:

i. set out the specific part(s) of the Official Plan Amendment to which the appeal applies;
ii. set out the reasons for the appeal; and
iii. be accompanied by the fee prescribed under the Ontario Land Tribunal Act in the amount of $1,100.00 payable to the Minister of Finance.

A notice of appeal should be filed with:

Amy Back, Clerk
District Municipality of Muskoka
70 Pine Street, Bracebridge,
ON Canada, PIL 1N3

Who Can Appeal a Decision

Only individuals, corporations or public bodies may appeal a decision of the Council of The District Municipality of Muskoka to the Ontario Land Tribunal. A notice of appeal may not be made by any unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Official Plan Amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to The District Municipality of Muskoka or unless, in the opinion of the Ontario Land Tribunal, there are reasonable ground to add the person or public body as a party.

When the Decision is Final

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing, and the decision of the Director of Planning is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Additional Information

Information about the Official Plan Amendment and the decision is attached hereto. Original copies of these documents are available for inspection during regular office hours (8:30 am – 4:30 pm) at the District Municipal Office.

For additional information contact Rochelle Jeffries at (705) 645-2100 ext. 4234 or 1-800-461-4210 (in the 705 area code), or rochelle.jeffries@muskoka.on.ca

DISTRICT OF MUSKOKA

MINOR AREA MUNICIPAL OFFICIAL PLAN AMENDMENT
CERTIFICATE OF APPROVAL

WHEREAS pursuant to By-Law 2024-48 as amended, being a by-law to delegate certain approval authorities under the *Planning Act* R.S.O.,1990, as amended, the authority of Muskoka District Council to approve "minor" Area Municipal Official Plan Amendments has been delegated to the Director of Planning or their designate;

AND WHEREAS the Council of the Town of Gravenhurst adopted Official Plan Amendment 11 to the Town of Gravenhurst Official Plan by Town By-Law 2026-53 and submitted it to the District of Muskoka for approval;

AND WHEREAS Official Plan Amendment 11 to the Town of Gravenhurst Official Plan as adopted by Township By-Law 2026-53 satisfies all criteria of a "minor" official plan amendment;

THEREFORE Official Plan Amendment 11 to the Town of Gravenhurst Official Plan as adopted by Town By-Law 2026-53 is hereby **APPROVED** under Sections 17 and 21 of the *Planning Act*, R.S.O., 1990, as amended.

November 19, 2026 _____

Date

Director of Planning

THE CORPORATION OF THE TOWN OF GRAVENHURST
BY-LAW 2026-53

Being a By-law to adopt Amendment No. 11 to
The Town of Gravenhurst Official Plan (600342 Ontario Inc.)

WHEREAS Planning Staff of the Town of Gravenhurst have recommended to the Council of the Town of Gravenhurst that Official Plan Amendment No. 11 (OPA 11) (600342 Ontario Inc.) to the Official Plan of the Gravenhurst Planning Area be adopted;

AND WHEREAS the Council of the Town of Gravenhurst has fulfilled the requirements of Sections 17 and 22 of The Planning Act, R.S.O. 1990, Chapter P.13, as amended;

AND WHEREAS Official Plans may be repealed or amended in accordance with the provisions of Section 22 of The Planning Act, R.S.O. 1990, Chapter P.13, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRAVENHURST ENACTS AS FOLLOWS:

1. That Amendment No. 11 (600342 Ontario Inc.) to the Town of Gravenhurst Official Plan consisting of the attached text (Schedule “A”) and map (Schedule “1”) on 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, and as shown on Schedule “A-1”, is hereby adopted.

2. That the Mayor and Clerk are hereby authorized and directed to affix the seal of the Corporation to Official Amendment No. 11 (OPA 11) (600342 Ontario Inc.) and to make application to the District of Muskoka for approval of the said Amendment.

3. Schedules “A”, and “A-1” are hereby declared to form part of this By-law.

4. That this By-law shall come into force and take effect on the final passing thereof.

READ AND PASSED this 25th day of August, 2026.

“original signed”	“original signed”
Mayor	Clerk

Schedule “A”

AMENDMENT NO. 11 TO THE

GRAVENHURST OFFICIAL PLAN

(OPA 01-2026)

SECTION 1 TITLE AND COMPONENTS

1.1 This Amendment shall be referred to as Amendment No. 11 (600342 Ontario Inc.) to the Gravenhurst Official Plan.

1.2 This Amendment consists of the text and schedules as outlined in Sections 1 to 7 of this document and the attached Schedule 1. The preamble does not constitute part of the Amendment but is included for convenience purposes.

SECTION 2 PURPOSE OF THE AMENDMENT

2.1 The purpose of this Official Plan Amendment is to redesignate the subject lands from Urban Residential Area to Urban Residential Area – Exception to facilitate the redevelopment of the lands for a higher-density residential development consisting of a purpose-built rental apartment building.

2.2 The amendment is required to recognize the proposed density and built form of development, which exceeds the maximum high-density residential density identified in Policy C6.3.1.3 of the Official Plan of 60 units per hectare. The proposed density is 123.5 units per hectare.

2.3 The purpose of this amendment is to permit a maximum gross density of 125.0 units per hectare.

2.4 The policies of this amendment shall only apply to 121 and 161 Clairmont Road as one parcel of land.

SECTION 3 LANDS SUBJECT TO THIS AMENDMENT

3.1 The lands subject to this Amendment are municipally known as 121 Clairmont Road and 161 Clairmont Road, and are 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

3.2 The lands are designated Urban Residential Area on Schedule A – Land Use Designations of the Gravenhurst Official Plan.

SECTION 4 BACKGROUND AND BASIS

4.1 An application was received by MORGAN PLANNING AND DEVELOPMENT INC. on behalf of 600342 Ontario Inc. to amend the Gravenhurst Official Plan.

4.2 The applicant owns 121 Clairmont Road and 161 Clairmont Road, which are currently two separate lots abutting each other to the south of Bay Street and north of Hotchkiss Street in the Town of Gravenhurst.

4.3 The applicant intends to merge both properties into one parcel by deeming them from the underlying Plan of Subdivision (Plan 8).

4.4 The application has been submitted concurrently with Zoning Amendment ZA 13-2026 to rezone the properties to permit a new 24-unit rental apartment building and establish site specific By-law provisions for building height, lot line setbacks, and vehicle parking. The subject lands comprise approximately 0.324 hectares and the proposed development will result in a total of 40 residential units, representing a gross density of approximately 123.5 units per hectare. The application package provides additional background information on the applications and the rationale for considering an increased gross density, including the site context, availability of full services, surrounding built form, and policy directions to encourage intensification, infill, and housing opportunities within the Urban Centre.

4.5 An Official Plan is primarily a policy document where there is some flexibility with the interpretation of specific numbers, provided the intent of the Official Plan is maintained. This Amendment would continue to satisfy the intent of the Official Plan, as the proposed development will maintain an appropriate form of residential intensification within the Gravenhurst Urban Centre and supports the Town's objectives related to efficient use of serviced lands, housing choice, and compact growth.

4.6 The amendment establishes an appropriate policy framework to permit a site-specific increase in density while maintaining the intent of the Urban Residential Area designation and supporting a compatible form of development within the existing urban context.

4.7 The application conforms to the relevant provisions of the Muskoka Official Plan.

SECTION 5 THE AMENDMENT

5.1 Schedule "A" of the Gravenhurst Official Plan, as amended, is further amended by identifying a property described in Section 3.1 and as shown on Schedule 1 of this Amendment.

5.2 Section C6 of the Gravenhurst Official Plan, as amended, is hereby further amended by the addition of the following policies immediately after Section C6.3.1.6 which apply to the lands subject to this amendment:

Section C6.3.1.7. 600342 Ontario Inc. (OPA 01, 2026)

C6.3.1.7.1 The property, being municipally known as 121 Clairmont Road and 161 Clairmont Road, and being 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 is subject to the provisions of this Section.

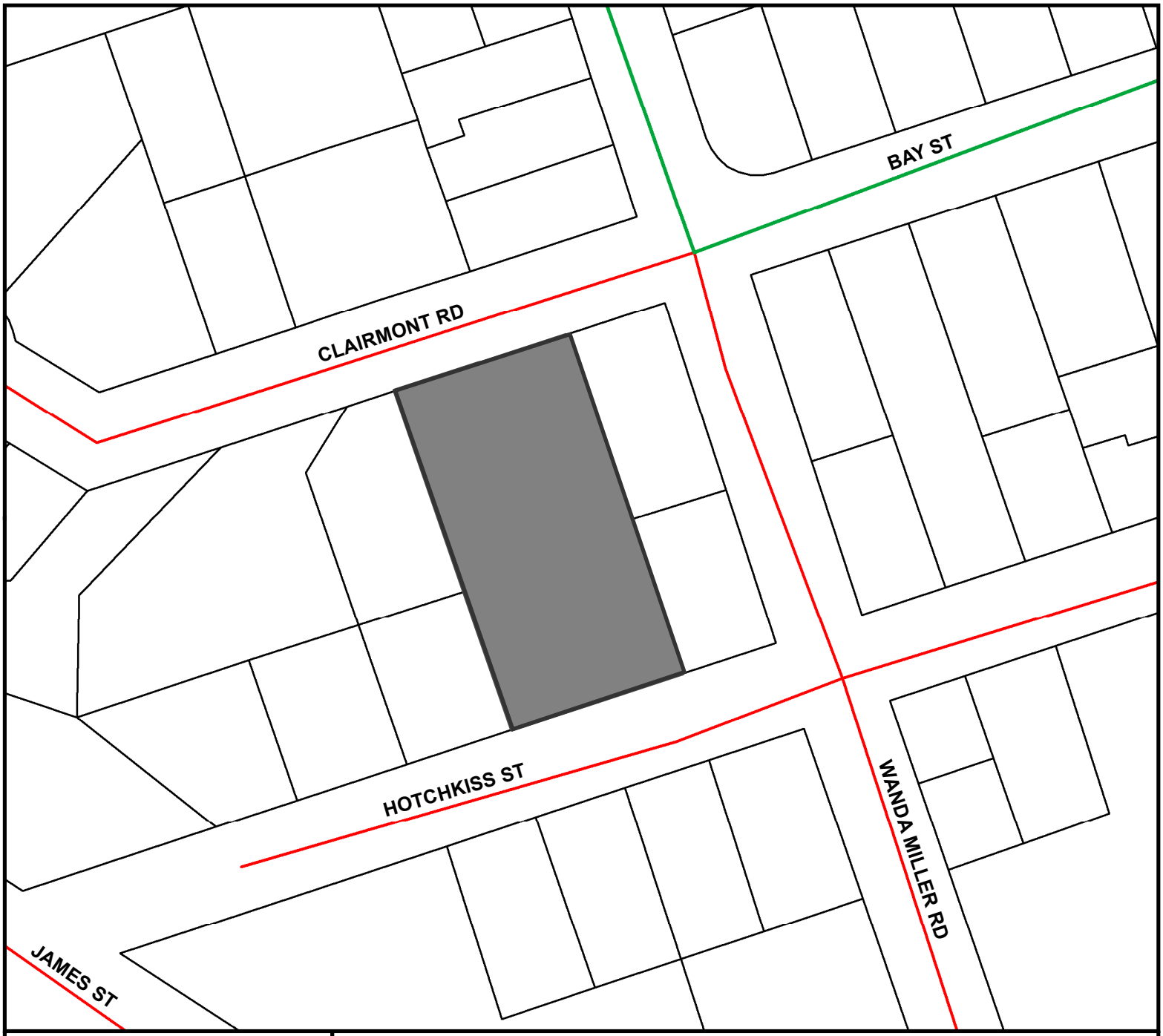
C6.3.1.7.2 Notwithstanding Section C6.3.1.3, the maximum gross residential density for high density development shall not exceed 125 units per hectare (40 units maximum).

SECTION 6 IMPLEMENTATION

The changes to the Gravenhurst Official Plan as described in this Amendment shall be implemented in accordance with the Implementation policy of the Official Plan.

SECTION 7 INTERPRETATION

The provisions of the Gravenhurst Official Plan shall apply with respect to the interpretation of this Amendment.



N
W E
S

0 10 20 30 40
Meters

1:1,250

This is Schedule "A-1" to By-law 2026 -53 of the Town of Gravenhurst, passed this 25th day of August, 2026.

"original signed"
_____
Mayor

"original signed"
_____
Clerk

Lands known as Schedule 1 to Official Plan Amendment No. 11 (OPA 11), designated as Urban Residential Area and subject to Section C6.3.1.7 of the Town of Gravenhurst Official Plan, on 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

Roll Nos. 4402-010-008-05900 & 4402-010-008-06000