



**NOTICE OF APPLICATION AND PUBLIC HEARING CONCERNING CONSENT
APPLICATION, AND NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT TO ZONING BY-LAW 10-04, AS AMENDED**

Respecting applications by **HAG HOLDINGS INC.**
for consent and to rezone lands municipally known as **640 Lorne Street & 660 Lorne Street**
(Application Nos. B/10/2026 & ZA 18-2026)

TAKE NOTICE THAT complete applications have been accepted under Sections 53 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 Committee of Adjustment of the Corporation of the Town of Gravenhurst will hold a Public Hearing in relation to the Consent application on

FRIDAY, SEPTEMBER 18th, 2026
at **9:00 a.m.** at the
Gravenhurst Municipal Offices
(Council Chambers)
3-5 Pineridge Gate, Gravenhurst,
Ontario, P1P 1Z3

THE PURPOSE of the Public Hearing held at the Committee of Adjustment will be to consider a proposed Consent application pursuant to Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13.

The Council of the Corporation of the Town of Gravenhurst will hold a Public Meeting in relation to the Zoning Amendment application on

TUESDAY, SEPTEMBER 22nd, 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 amendment to Zoning By-law 10-04 of the Town of Gravenhurst pursuant to the provisions of Section 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 Consent and Zoning Amendment applications;
- a key map showing the location of the subject property; and
- a sketch (Site Plan).

ANY PERSON OR AGENCY may attend the Public Hearing/Meeting and/or make written or verbal representations either in support of or in opposition to the Proposed Consent and/or By-law.

ALTERNATIVELY, ANY PERSON OR AGENCY may also provide verbal comments during the hearing/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 Committee/Council electronically must be completed at www.Gravenhurst.ca/PublicParticipation and **submitted prior to 12:00pm (noon) on the day before the meeting you wish to attend (Public Hearing or Public Meeting)**. Please note that the public hearing/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 does not make oral submissions at a public hearing/meeting or make written submissions to the Secretary Treasurer of the Committee of Adjustment or the Director of Development Services for the Town of Gravenhurst in respect of the proposed Consent and/or By-law before the approval of the Consent application or prior to the proposed Zoning By-law being adopted, the specified person or public body is not entitled to appeal the decision of the Town of Gravenhurst and 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 Committee of Adjustment in respect of the proposed Consent, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment at the Town of Gravenhurst.

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 at the Town of Gravenhurst.

ADDITIONAL INFORMATION is available for review at the Town of Gravenhurst Development Services - Planning Division at the Town office. For further information, please contact Adam Ager, Manager of Planning Services at 705-687-3412 ext. 2224 (adam.ager@gravenhurst.ca) or Angela Ghikadis, Senior Planner at 705-687-3412 ext. 2246 (angela.ghikadis@gravenhurst.ca).

Dated at the Town of Gravenhurst
This 1st day of September, 2026.

Adam Ager, Secretary Treasurer of the Committee of Adjustment
Melissa Halford, Director of Development Services

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

Re: Application Nos. B/10/2026 & ZA 18-2026
HAG Holdings Inc.
Roll No. 020-020-06100 & 020-020-05900

An application was received from HAG Holdings Inc. for consent to sever and to rezone lands located at 640 Lorne Street & 660 Lorne Street (Lake Muskoka).

The consent application proposes to sever a strip of land from 640 Lorne Street and add it to the abutting property located at 660 Lorne Street as shown on the attached sketch dated September 1, 2026.

The purpose of the proposed lot addition is to facilitate the relocation of the existing driveway on 660 Lorne Street and move it away from the property line (shared with 690 Lorne Street) to allow for additional landscaping. No new lots will be created as a result of the proposed severance/lot addition.

The property at 640 Lorne Street is currently zoned Residential Two (R-2) with Special Provision 1367 (S1367), and the benefitting property at 660 Lorne is currently zoned Residential Two (R-2) under By-law 10-04, as amended.

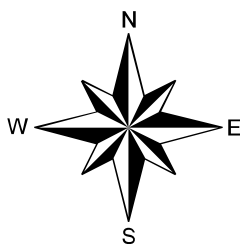
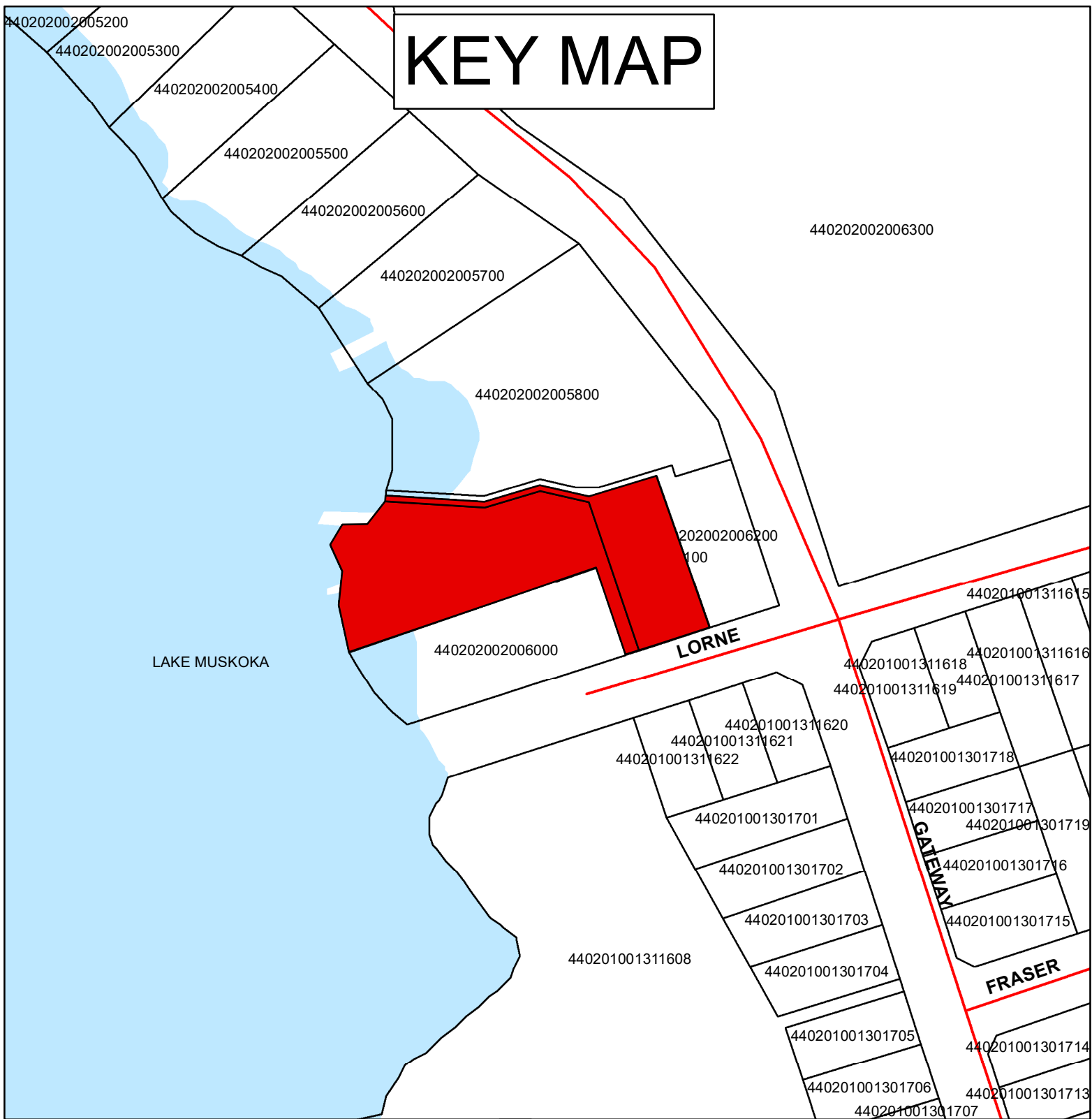
The proposed lot boundary change will result in the existing Deck at 640 Lorne Street being setback 1.0 metre from the side lot line, where 1.3 metres is required.

The proposed amending By-law will amend Special Provision 1367 (S1367) on 640 Lorne Street and will add Special Provision 1374 (S1374) on 660 Lorne Street in order to recognize the new lot frontages and areas of both lots, and to recognize the Deck setback at 640 Lorne Street.

The properties at 640 & 660 Lorne Street are legally described as Lots 14 & 16 & Part of Block B, Plan M-486 including Part 5, Plan 35R-16281, Lot 22, Concession 5, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka (Zoning Grid Schedule Nos. D05 & E05).

The properties are both located within the "Urban Residential Area" designation and "Urban Shoreline Residential Area" designation of the Town of Gravenhurst Official Plan, as amended.

KEY MAP



0 15 30 60 90 120 Meters

1:1,698

Concurrent Consent and Zoning Amendment
Application Nos. B/10/2026 and ZA 18-2026
HAG HOLDINGS INC.

Part of Lot 22, Concession 5
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lots 14 & 16, & Part of Block B,
Plan M-486, including Part 5, 35R-16281
municipally known as 640 & 660 Lorne St
Roll No. 020-020-06100 & 020-020-05900
Date: September 1, 2026

Roll No. 020-020-06100 & 020-020-05900

Date: September 1, 2026

