



**NOTICE OF PUBLIC HEARING
CONCERNING A PROPOSED MINOR VARIANCE TO
ZONING BY-LAW 10-04 (AS AMENDED)
OF THE TOWN OF GRAVENHURST**

Respecting an application by **Assunta DECUZZI**
for a variance to lands municipally known as **1065 Old Portage Road (Lake Muskoka)**
(Application No. **A/11/2025/GR**)

TAKE NOTICE THAT the above noted application will be heard by the Town of Gravenhurst Committee of Adjustment on

Friday, February 20th, 2026
at 9:00 a.m. at the
Gravenhurst Municipal Offices
(Council Chambers)
5 Pineridge Gate
Gravenhurst, Ontario

TO CONSIDER a proposed minor variance application under Section 45 of the Planning Act, 1990, R.S.O. c.P.13, as amended.

AN EXPLANATION of the Purpose and Effect of the proposed minor variance, describing the lands to which the proposed minor variance applies, a Key Map showing the location of the lands to which the minor variance applies, and a sketch (Schedule) showing the proposed minor variance, accompany this Notice.

A NOTICE of this Application has been sent to all property owners within 60 metres of the subject property and to the appropriate officials and agencies according to Ontario Reg. 200/96 under the Planning Act. This Notice has been sent to you for your information and does not require any response unless you wish to make one.

ADDITIONAL INFORMATION relating to the proposed minor variance, is available from the Development Services Department (Planning Division) by contacting Andrew Clark, Planner, 705-687-3412 ext. 2229 (andrew.clark@gravenhurst.ca), or Adam Ager, Manager of Planning Services ext. 2224 (adam.ager@gravenhurst.ca).

PUBLIC HEARING – Any person or agency may attend and provide representation at the hearing and/or make written representation prior to the hearing, either in support of, or in opposition to the proposed minor variance.

ALTERNATIVELY, ANY PERSON OR AGENCY may also provide verbal comments during the meeting electronically using MVI EasyConf Connect Conference System (this is NOT Zoom), in accordance with Section 238 of the Municipal Act and the Town's Procedural By-law. A request to address Committee electronically must be completed at www.Gravenhurst.ca/PublicParticipation and **submitted prior to 12:00 pm (Noon) on the day before the Public Hearing**. Please note that the public hearing is taking place in person and any issues with electronic participation will not prevent the meeting (and a potential decision) from proceeding.

FAILURE TO ATTEND HEARING - If you do not attend the Hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION - A copy of the decision of the Committee will be sent to the applicant and to each person who appeared or was represented by Counsel at the Hearing and who has filed with the Secretary-Treasurer a written request for notice of the decision.

Dated at the Town of Gravenhurst
This 10th day of February 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/11/2025/GR
DECUZZI, Assunta
Roll No. 020-019-04900

The applicant is proposing to construct a new one storey Garage and recognize an existing open Deck, as shown on the attached sketch dated February 10th, 2026.

A public notice was previously sent to you about this application on June 9, 2025. The application was deferred at the June 20, 2025, Committee of Adjustment meeting in order to allow the applicant to confirm a suitable design and location for a new septic system.

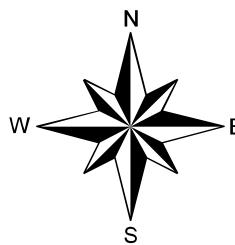
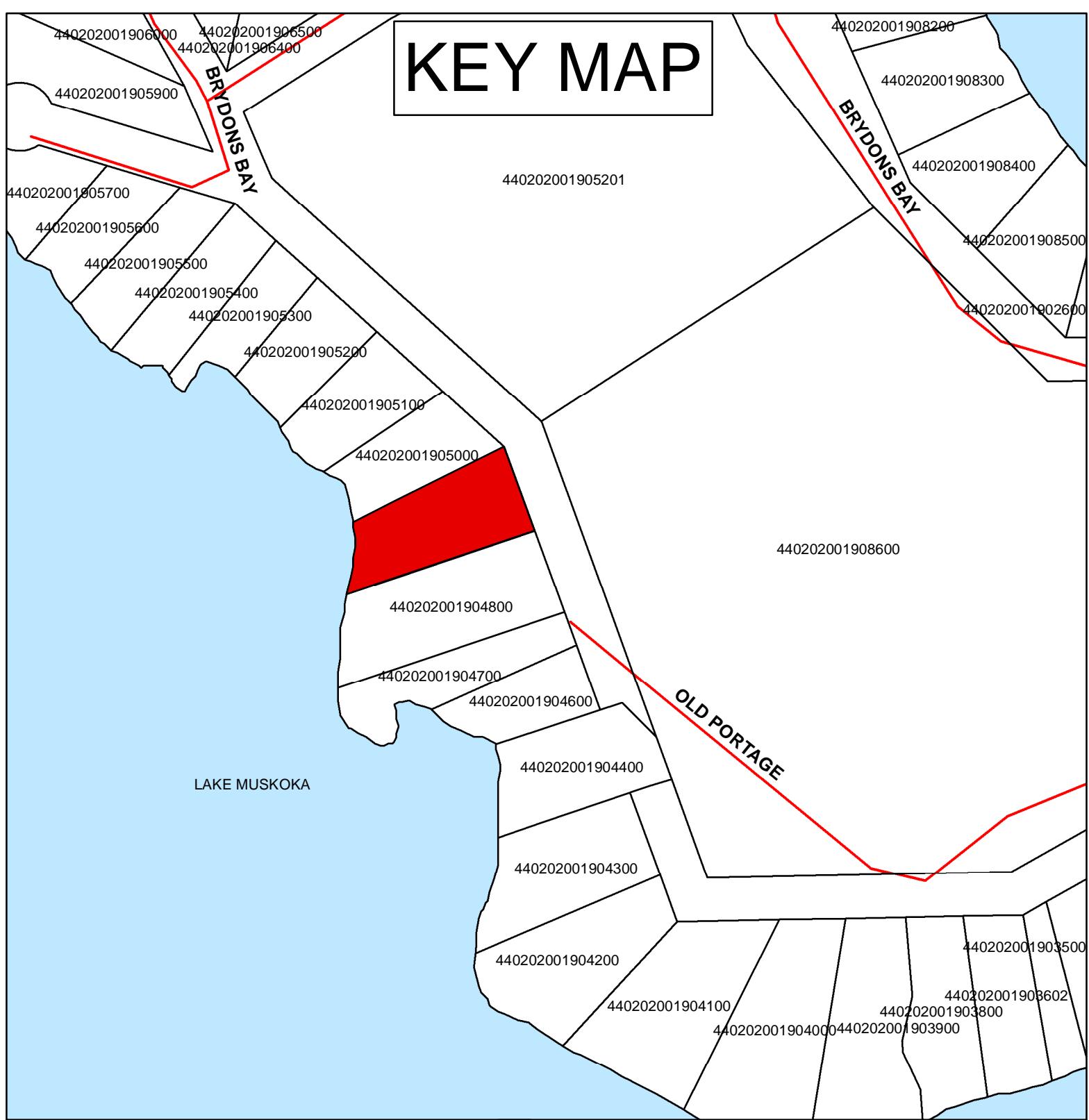
The application originally requested to permit a maximum lot coverage of 15.5% within 60.0 metres of the Optimal Summer Water Level, where 13.0% is permitted. The applicant has provided a revised plan showing a new location for the proposed Garage and a new open Deck which has already been constructed. As a result, the lot coverage relief being requested in the application has increased.

The application now seeks to permit a maximum lot coverage of 17.9% for the area within 60.0 metres of the Optimal Summer Water Level and 13.7% for the total site area, where 13.0% is permitted, representing variances of 4.9% and 0.7%.

ZONING BY-LAW 10-04, as amended – Residential Waterfront (RW-6D)

The property is municipally known as 1065 Old Portage Road (Zoning Grid Schedule No. C05).

KEY MAP



0 20 40 80 120 160 Meters
1:2,429

SCHEDULE
Minor Variance
Application No. A/11/2025/GR
DECUZZI, Assunta Maria
Part of Lot 23, Con.7, (Muskoka Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lot 18 on Plan 28
municipally known as 1065 Old Portage Road
Roll No. 020 019 04900

SCHEDULE

Minor Variance
Application No. A/11/2025/GR
DECIZZI, Assunta Maria
Part of Lot 23, Con. 7, (Lake Muskoka)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lot 18 on Plan 28
municipally known as 1065 Old Portage Road
Roll No. 020 019 04900
Dated: February 10, 2026

LOT 19

TOP ELEVATION -2243.48

N85°32'30"E

OLD PORTAGE ROAD

N18°44'00"E

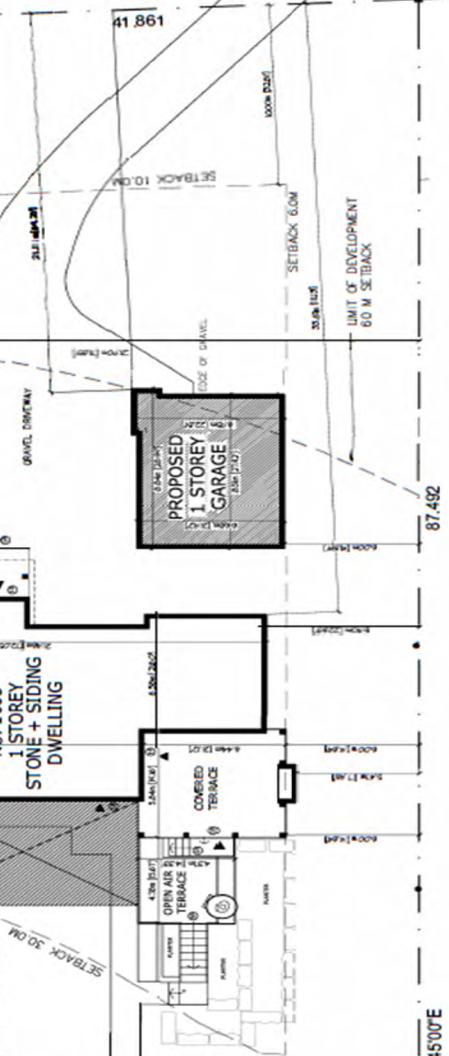
63.203



No. 1065
1 STOREY
STONE + SIDING
DWELLING

WOODEN DECK

REGISTERED PLAN No. 28



LOT 17

N73°45'00"E

