



**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 **Andrew KOLUPANOWICZ and Erika FRASCA**
to rezone lands located at **1053 FIRE ROUTE 25, UNIT 3 (RYDE LAKE)**
(Application No. ZA 16-2026)

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 25, 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 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 Zoning By-law

Re: Application No. ZA 16-2026
KOLUPANOWICZ, Andrew and FRASCA, Erika
Roll No. 4402-040-007-08501

An application was received to amend the zoning of the lands municipally known as 1053 Fire Route 25 Unit 3.

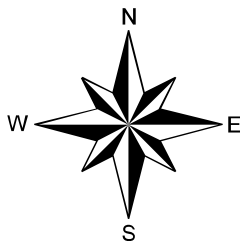
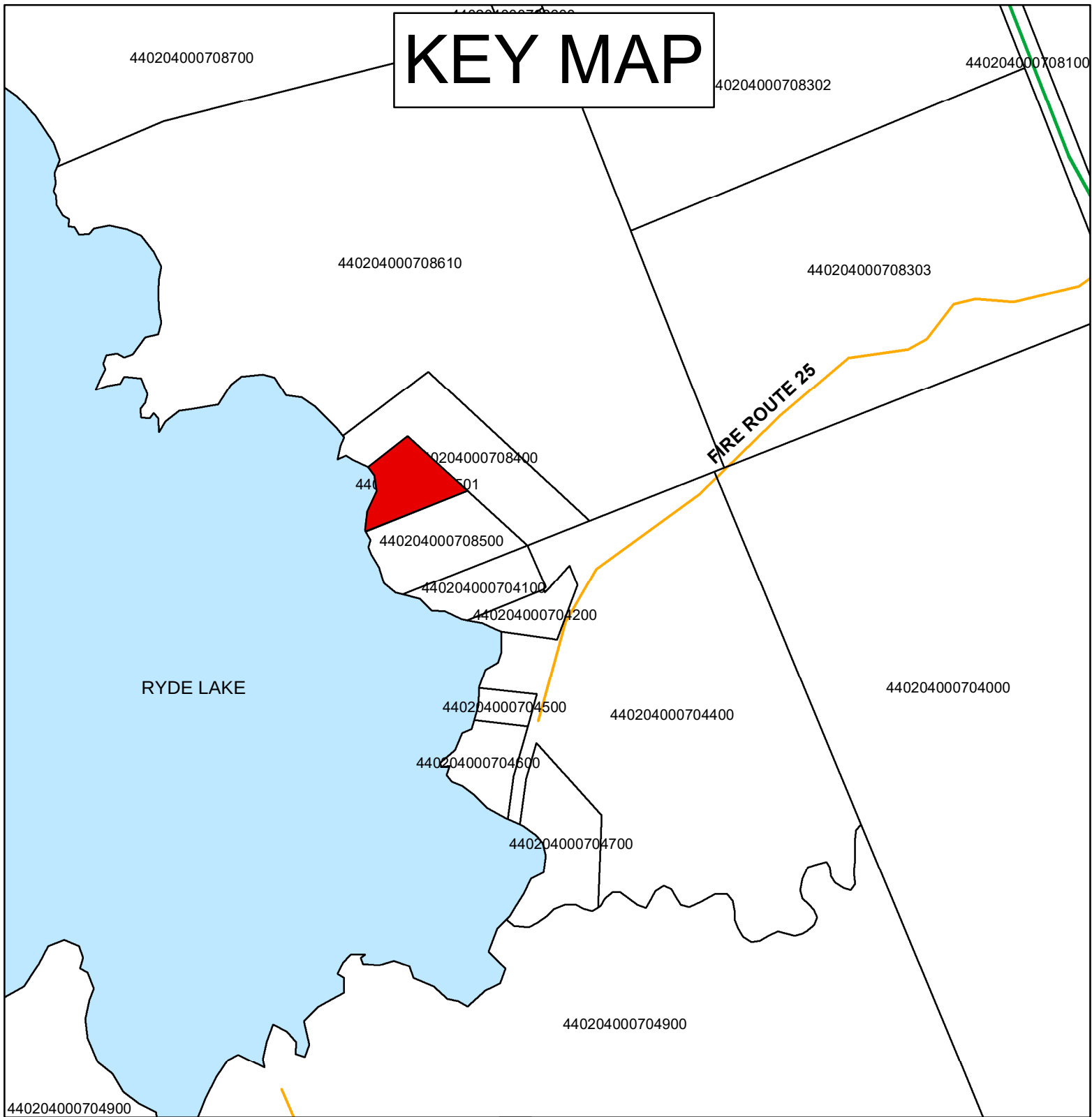
The property is legally described as Part of Lot 27, Concession 12, in the former Township of Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 and 2 on 35R-6784 (Zoning Grid Schedule No. F09).

The applicants are proposing to construct an addition to an existing Dwelling over the location of an existing Deck, as shown on the attached sketch dated August 5th, 2026.

The application is requesting to permit a minimum Dwelling setback of 14.5 metres from the Optimal Summer Water Level, where 16.6 metres is existing and 30.0 metres is required.

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

KEY MAP

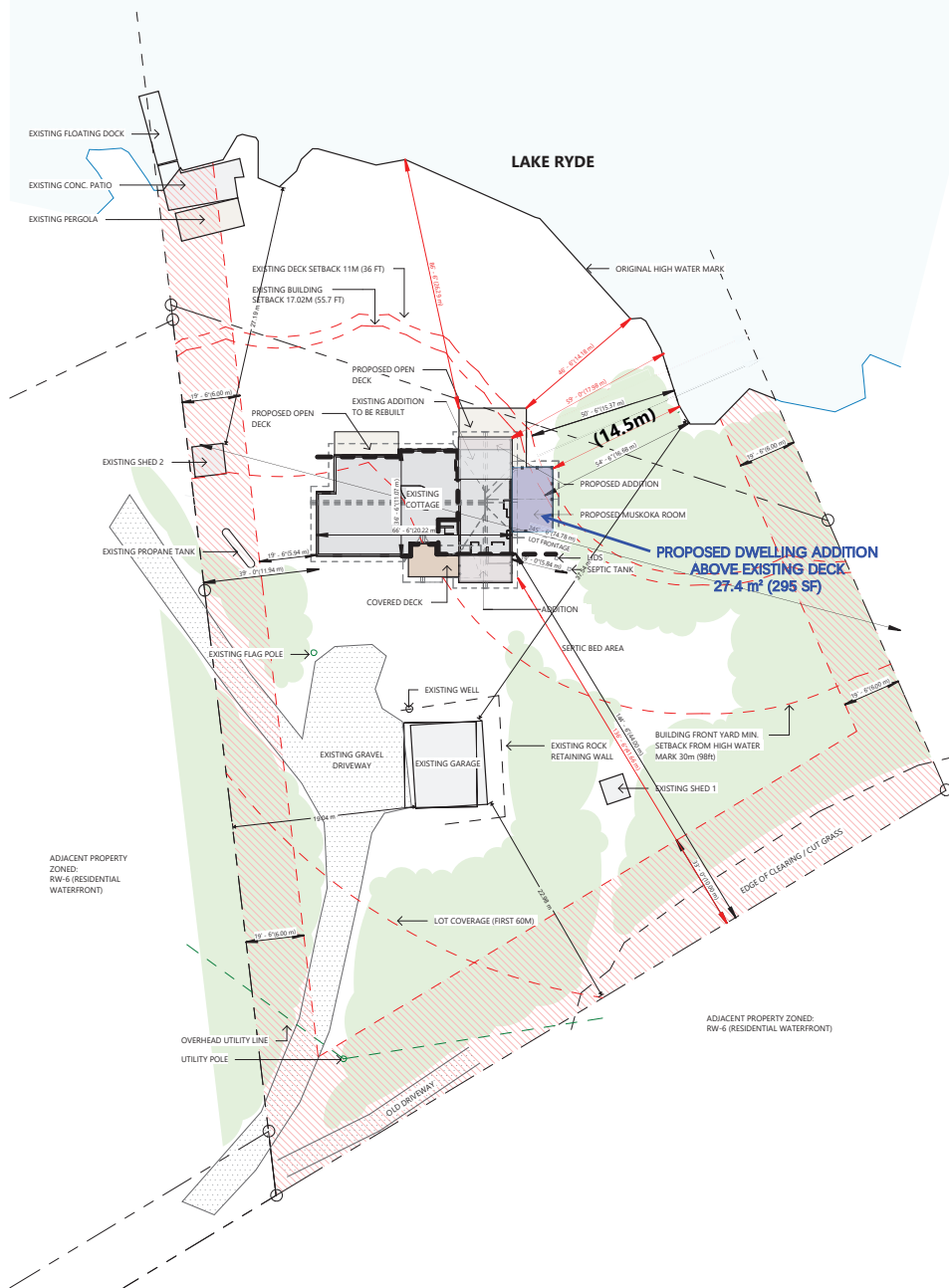


0 45 90 180 270 360 Meters
1:5,000

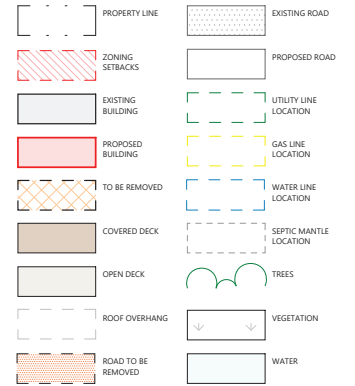
SCHEDULE

Proposed Zoning Amendment
Application No. ZA 16-2026
KOLUPANOWICZ, Andrew and FRASCA, Erika
Part of Lot 27, Con. 12, (Ryde Lake)
in the former Township of Ryde
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Parts 1 & 2 on Plan 35R-6784
municipally known as 1053 Fire Route 25, Unit 3
Roll No. 040-007-08501

SCHEDULE
Proposed Zoning Amendment
Application No. ZA 16-2026
KOLUPANOWICZ, Andrew and FRASCA, Erika
Part of Lot 27, Con. 12, (Ryde Lake)
in the former Township of Ryde
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Parts 1 & 2 on Plan 35R-6784
municipally known as 1053 Fire Route 25, Unit 3
Roll No. 040-007-08501
Dated: August 5, 2026



SITE PLAN LEGEND



ZONING REQUIREMENTS

PER TBL 4.1.3 OF TOWNSHIP OF GRAVENHURST ZONING BY-LAWS (LAKE RYDE)
SITE ADDRESS: 1053 Fire Route 25 Unit 3
ZONING TYPE: RW-6
ROLL NUMBER: 440204000708501
LEGAL DESCRIPTION:

	REQUIRED	EXISTING
LOT AREA (MIN)	= 0.8 HA	= 0.035 HA
LOT FRONTAGE (MIN)	= 60 M	= 74.78 (245.5 FT)
LOT COVERAGE (MAX) (FIRST 60M)	= 13%	= 7.52%
LOT COVERAGE (MAX) (OVERALL)	= 13%	= 6.6%
REQUIRED YARDS		
FRONT YARD (MIN)	= 30.0 M (98.42 FT)	= 16.68 M (54.5 FT)
EXTERIOR SIDE YARD (MIN)	= 6.0 M (15 FT)	= N/A
REAR YARD (MIN)	= 10 M (33 FT)	= 44.00 M (144.5 FT)
INTERIOR SIDE YARD (MIN)	= 6.0 M (15 FT)	= 11.94 M (39.3 FT)
INTERIOR SIDE YARD (MIN)	= 7.5 M (24.6 FT)	= 7.19 M (23.65 FT)
BUILDING HEIGHT (MAX)(highest point of roof)	= 7.5 M (24.6 FT)	= 7.19 M (23.65 FT)
20M SHORELINE BUFFER AREA	= N/A	= 3204 m ² (34488 SF)
SHORELINE DEVELOPMENT AREA	= 139 m ² (1496.2 SF)	= 108 m ² (1166 SF)
TOTAL NATURAL SHORELINE BUFFER	= 75%	= 97%
SHORELINES STRUCTURES AND FACILITIES		
DOCKS		
DOCK LENGTH	= 20.1 M (66 FT)	= EXISTING
DOCK WIDTH (CUMULATIVE MAX)	= 22.9 M (75 FT)	= EXISTING
DOCK SETBACK (MIN)	= 9.10 M (30 FT)	= EXISTING

AREA STATISTICS

AREA - SITE

Name	Area	Area (SM)	Perimeter
SITE OVERALL	57432 SF	5335.62 m ²	1041' - 9 7/8"
SITE (FIRST 60m)	50402 SF	4682.47 m ²	920' - 8 7/8"

AREA - EXISTING LOT COVERAGE (OVERALL)

Name	Area	Area (SM)	Coverage %
COTTAGE - EXISTING	2332 SF	216.69 m ²	4.06%
DECK 1 - EXISTING (TO BE REMOVED)	178 SF	16.58 m ²	0.31%
DECK 2 - EXISTING (TO BE REMOVED)	121 SF	11.24 m ²	0.21%
COTTAGE COVERED PORCH - EXISTING (TO BE REMOVED)	78 SF	7.26 m ²	0.14%
GARAGE - EXISTING	690 SF	64.12 m ²	1.20%
CONC. PAD - EXISTING	340 SF	31.63 m ²	0.55%
PERGOLA - EXISTING	211 SF	19.64 m ²	0.37%
FLOATING DOCK - EXISTING	165 SF	15.30 m ²	0.27%
SHED 2 - EXISTING	109 SF	10.11 m ²	0.19%
SHED 1 - EXISTING	68 SF	6.34 m ²	0.12%
Grand total: 10	4294 SF	398.91 m ²	6.60%

AREA - PROPOSED LOT COVERAGE (OVERALL)

Name	Area	Area (SM)	Coverage %
COTTAGE - EXISTING	2332 SF	216.69 m ²	4.06%
GARAGE - EXISTING	690 SF	64.12 m ²	1.20%
CONC. PAD - EXISTING	340 SF	31.63 m ²	0.55%
PERGOLA - EXISTING	211 SF	19.64 m ²	0.37%
FLOATING DOCK - EXISTING	165 SF	15.30 m ²	0.27%
SHED 2 - EXISTING	109 SF	10.11 m ²	0.19%
SHED 1 - EXISTING	68 SF	6.34 m ²	0.12%
DECK OPEN - PROPOSED	579 SF	53.79 m ²	1.01%
COTTAGE - PROPOSED ADDITION	76 SF	7.02 m ²	0.13%
COTTAGE - PROPOSED ADDITION 2	160 SF	14.88 m ²	0.28%
DECK OPEN 2 - PROPOSED	170 SF	15.75 m ²	0.30%
Grand total: 11	4900 SF	455.26 m ²	7.65%

AREA - EXISTING LOT COVERAGE (Within 60m)

Name	Area	Area (SM)	Coverage %
COTTAGE - EXISTING	2332 SF	216.69 m ²	4.03%
DECK 1 - EXISTING (TO BE REMOVED)	178 SF	16.58 m ²	0.35%
DECK 2 - EXISTING (TO BE REMOVED)	121 SF	11.24 m ²	0.24%
COTTAGE COVERED PORCH - EXISTING (TO BE REMOVED)	78 SF	7.26 m ²	0.16%
GARAGE - EXISTING	690 SF	64.12 m ²	1.37%
CONC. PAD - EXISTING	340 SF	31.63 m ²	0.42%
PERGOLA - EXISTING	211 SF	19.64 m ²	0.42%
FLOATING DOCK - EXISTING	165 SF	15.30 m ²	0.42%
SHED 2 - EXISTING	109 SF	10.11 m ²	0.22%
SHED 1 - EXISTING	68 SF	6.34 m ²	0.22%
Grand total: 10	4294 SF	398.91 m ²	7.52%

AREA - PROPOSED LOT COVERAGE (Within 60m)

Name	Area	Area (SM)	Coverage %
COTTAGE - EXISTING	2332 SF	216.69 m ²	4.63%
GARAGE - EXISTING	690 SF	64.12 m ²	1.37%
CONC. PAD - EXISTING	340 SF	31.63 m ²	0.42%
PERGOLA - EXISTING	211 SF	19.64 m ²	0.42%
FLOATING DOCK - EXISTING	165 SF	15.30 m ²	0.42%
SHED 2 - EXISTING	109 SF	10.11 m ²	0.22%
SHED 1 - EXISTING	68 SF	6.34 m ²	0.22%
DECK OPEN - PROPOSED	579 SF	53.79 m ²	1.15%
COTTAGE - PROPOSED ADDITION	76 SF	7.02 m ²	0.15%
COTTAGE - PROPOSED ADDITION 2	160 SF	14.88 m ²	0.32%
DECK OPEN 2 - PROPOSED	170 SF	15.75 m ²	0.34%
Grand total: 11	4900 SF	455.26 m ²	8.72%

AREA - GFA PROPOSED

Name	Level	Area	Area (SM)	GFA %
GFA	BSMT. FL	1691 SF	157.11 m ²	
GFA	1ST FL	2441 SF	226.77 m ²	

② PROPOSED SITE PLAN
1" = 30'-0"