



**NOTE:**

**WE REQUIRE AGENCY**

**COMMENTS**

**ON OR BEFORE**

**FRIDAY DECEMBER 10, 2021**



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

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Respecting an application by **JASON & SHARON FELLEN**  
for a variance to lands municipally known as **557 Peninsula Road (Muldrew Lake)**  
(Application No. A/42/2021/GR)

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

**Friday, December 17<sup>th</sup>, 2021  
at 9:00 am**

**The meeting will be held ELECTRONICALLY in accordance with Section 238 of the Municipal Act, and the Town's Procedural By-law.**

**PUBLIC HEARING - Members of the public** wishing to comment are strongly encouraged to make a **written submission** any time prior to the hearing by emailing Angela Ghikadis, Planner [angela.ghikadis@gravenhurst.ca](mailto:angela.ghikadis@gravenhurst.ca) or Melissa Halford, Secretary-Treasurer [melissa.halford@gravenhurst.ca](mailto:melissa.halford@gravenhurst.ca) Members of the public wishing to make **oral submissions** to Committee of Adjustment may do so through *Zoom*. Should you wish to make an oral submission via *Zoom* we ask that you advise Planning Staff prior to 12 pm on December 16<sup>th</sup>, 2021. A link to the *Zoom* meetings and instructions on how to participate will be made available prior to the meeting at: [www.gravenhurst.ca/agendas](http://www.gravenhurst.ca/agendas)

For further information about this matter, please contact Angela Ghikadis, Planner at 705-687-3412 ext. 2246 or email [angela.ghikadis@gravenhurst.ca](mailto:angela.ghikadis@gravenhurst.ca)

**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 3<sup>rd</sup> day of December, 2021.  
Melissa Halford, Secretary-Treasurer

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**Variance Requested to Zoning By-law**

Re: Application No. A/42/2021/GR  
Applicant: FELLEEN, Jason & Sharon  
Roll No. 020-042-00900

The applicant is proposing to construct an addition as shown on the attached sketch dated December 3, 2021.

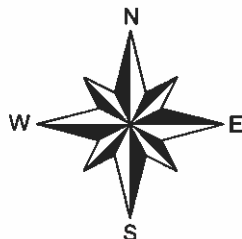
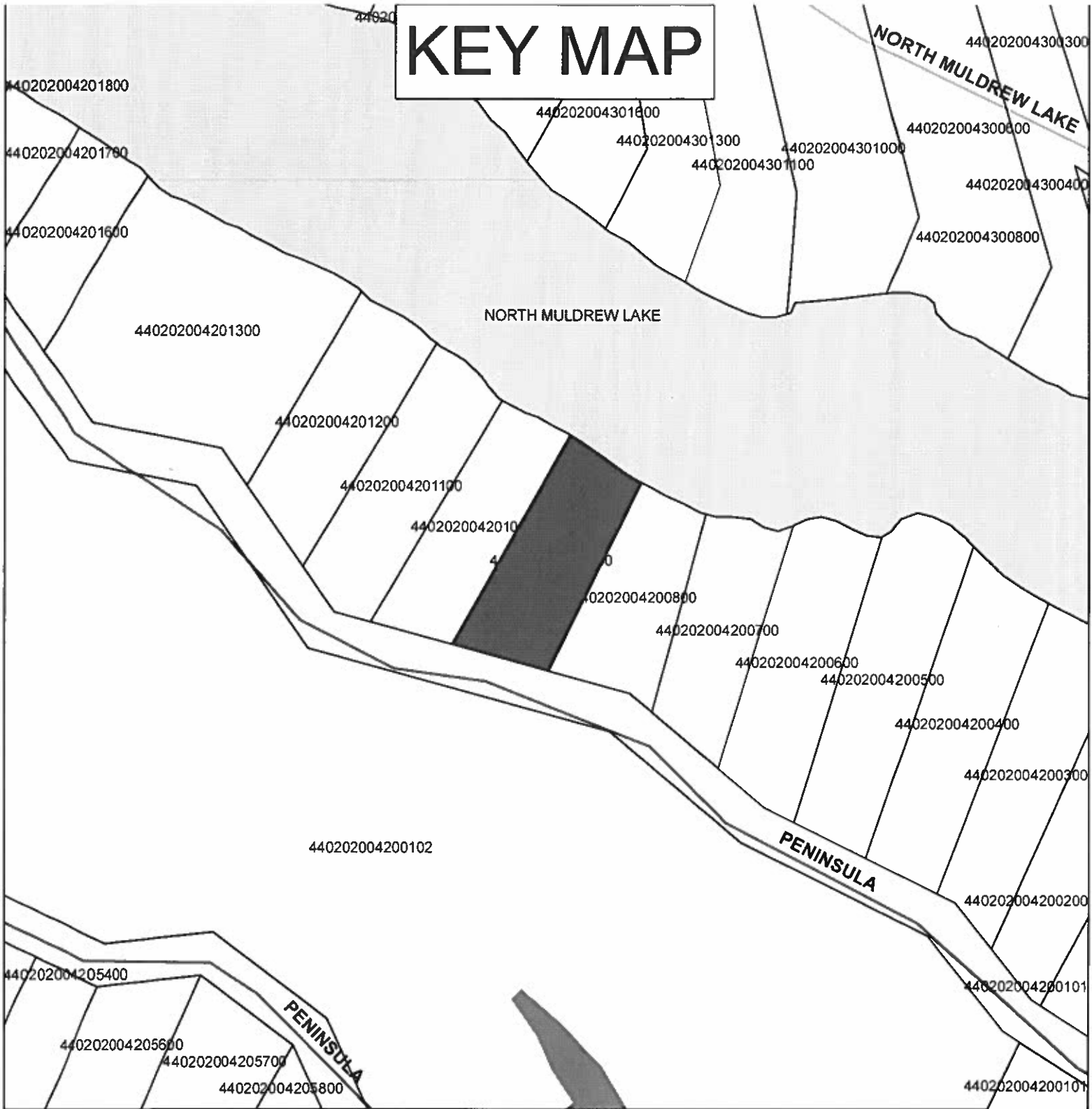
The proposed addition will result in lot coverage equivalent to 13.9% of the lot area within 60.0 metres of the lake.

The lot area within 60.0 metres of the lake is 2,586.5 square metres. As the permitted lot coverage is 13.0% of the lot area within 60.0 metres of the water, the cumulative footprint of structures cannot exceed 336.2 square metres. The proposed lot coverage within 60.0 metres of the lake is 358.3 square metres, or 13.9%, representing a variance of 0.9%.

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

The property is located at 557 Peninsula Road (Muldrew Lake) (Zoning Grid Schedule No. E03).

# KEY MAP



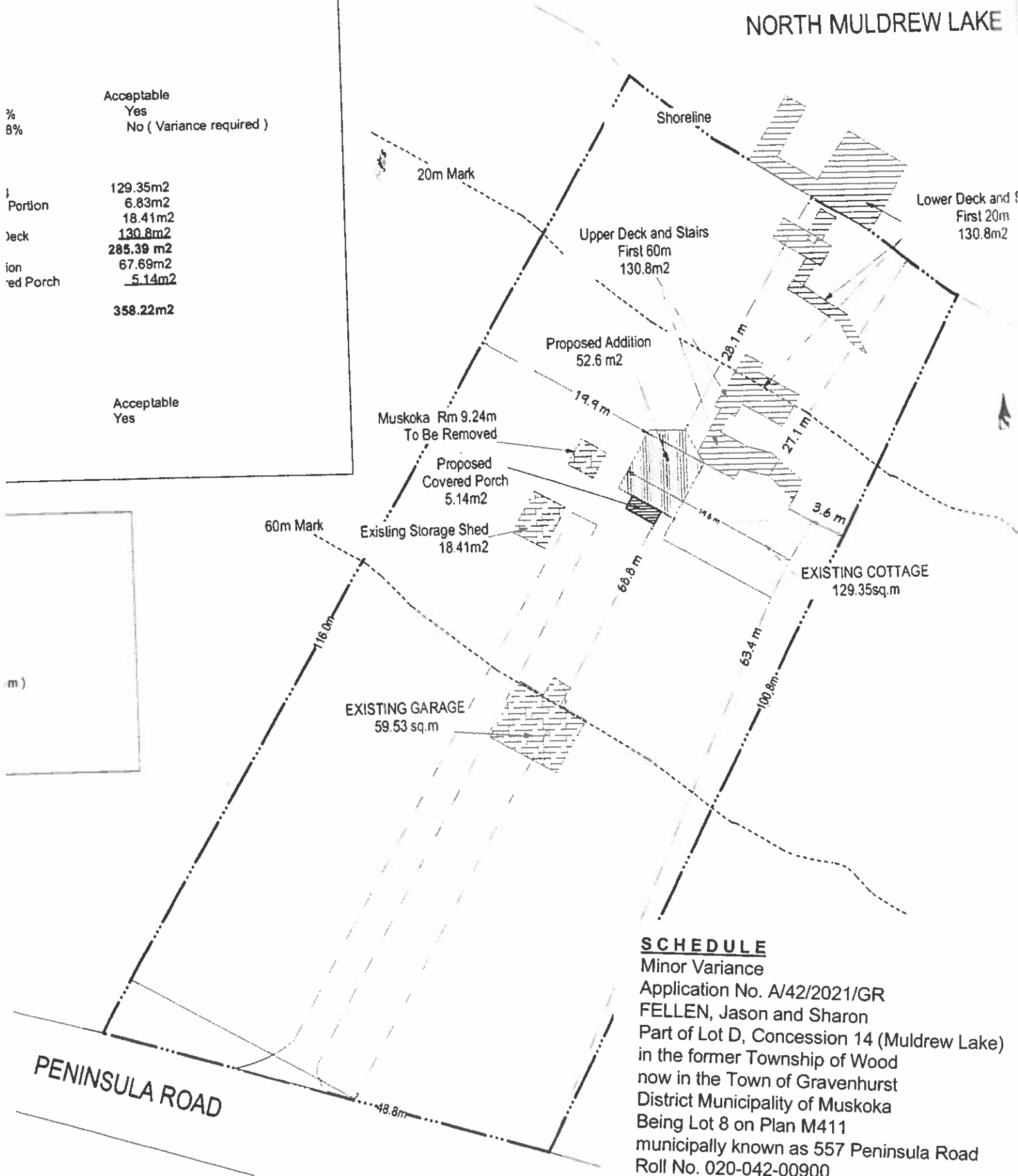
0 20 40 80 120 160 Meters

1:2,540

Minor Variance  
Application No. A/42/2021/GR  
FELLEN, Jason and Sharon  
Part of Lot D, Concession 14 (Muldrew Lake)  
in the former Township of Wood  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Being Lot 8 on Plan M411  
municipally known as 557 Peninsula Road  
Roll No. 020-042-00900

# NORTH MULDREW LAKE

%	Acceptable
8%	Yes No (Variance required)
Portion	129.35m <sup>2</sup>
Deck	6.83m <sup>2</sup>
ion	18.41m <sup>2</sup>
ed Porch	130.8m <sup>2</sup>
	285.39 m <sup>2</sup>
	67.69m <sup>2</sup>
	5.14m <sup>2</sup>
	358.22m <sup>2</sup>
	Acceptable Yes



**SCHEDULE**  
 Minor Variance  
 Application No. A/42/2021/GR  
 FELLE, Jason and Sharon  
 Part of Lot D, Concession 14 (Muldre Lake)  
 in the former Township of Wood  
 now in the Town of Gravenhurst  
 District Municipality of Muskoka  
 Being Lot 8 on Plan M411  
 municipally known as 557 Peninsula Road  
 Roll No. 020-042-00900  
**Scale: 1:500**  
**Date: December 3, 2021**

PENINSULA ROAD