



NOTE:

WE REQUIRE AGENCY

COMMENTS

ON OR BEFORE

WEDNESDAY, SEPTEMBER 15th, 2021



**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 **ESTABROOKS, Paul & Lisa**
for variances to lands municipally known as **647 Peninsula Road (South Muldrew Lake)**
(Application No. A/31/2021/GR)

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

**Friday, September 17th, 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 the Town's Planning Consultant on this file; Jonathan Pauk at jpauk@mhbcplan.com. 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 September 16, 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.

If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this Hearing. For further information, please contact Jonathan Pauk at 705-728-0045 x 238, during office hours.

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 7th day of September, 2021.
Melissa Halford, Secretary-Treasurer

...2

Variance Requested to Zoning By-law

Re: Application No. A/31/2021/GR
Applicant (ESTABROOKS Paul & Lisa)
Roll No. 020-042-07000

The applicant is proposing to renovate an existing 2-car garage by adding a second storey for storage. See the attached sketch dated March 30, 2021.

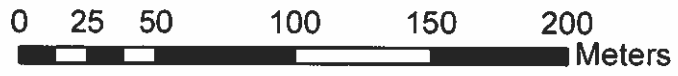
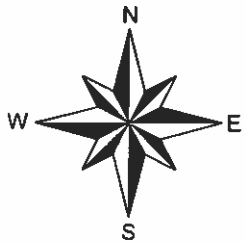
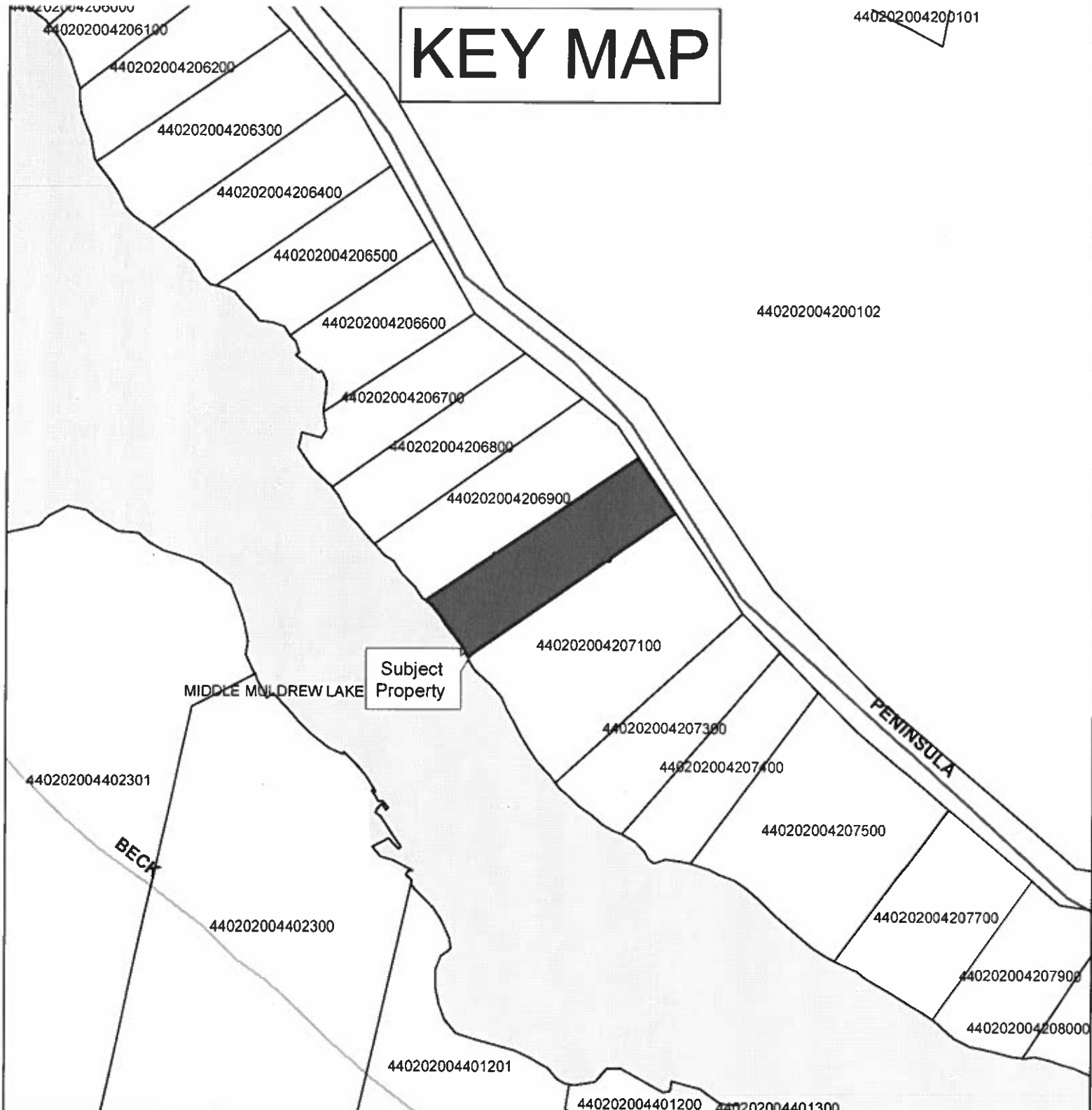
The applicant is requesting a minor variance to Section 5.2.3 of the Town of Gravenhurst Zoning By-law 2010-04, as amended, to permit a maximum accessory building height of 6.4 metres whereas a maximum of 6.0 metres is permitted.

If approved, the variance will permit the renovation of the garage and construction of a second level to the structure for storage purposes only.

The property is located at 647 Peninsula Road (South Muldrew Lake) and is zoned RW-6C.

KEY MAP

440202004200101



1:2,758

Minor Variance
Application No. A/31/2021/GR
ESTABROOKS, Paul & Lisa
Part of Lot E, Concession 15 (Muldrew Lake)
in the former Township of Wood
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Lot 68, Plan M-411
municipally known as 647 Peninsula Road
Roll No. 020-042-07000

SCHEDULE 1 OF 2

Minor Variance

Application No. A/31/2021/GR

ESTABROOKS, Paul & Lisa

Part of Lot E, Concession 15 (Muldreu Lake)

in the former Township of Wood

now in the Town of Gravenhurst

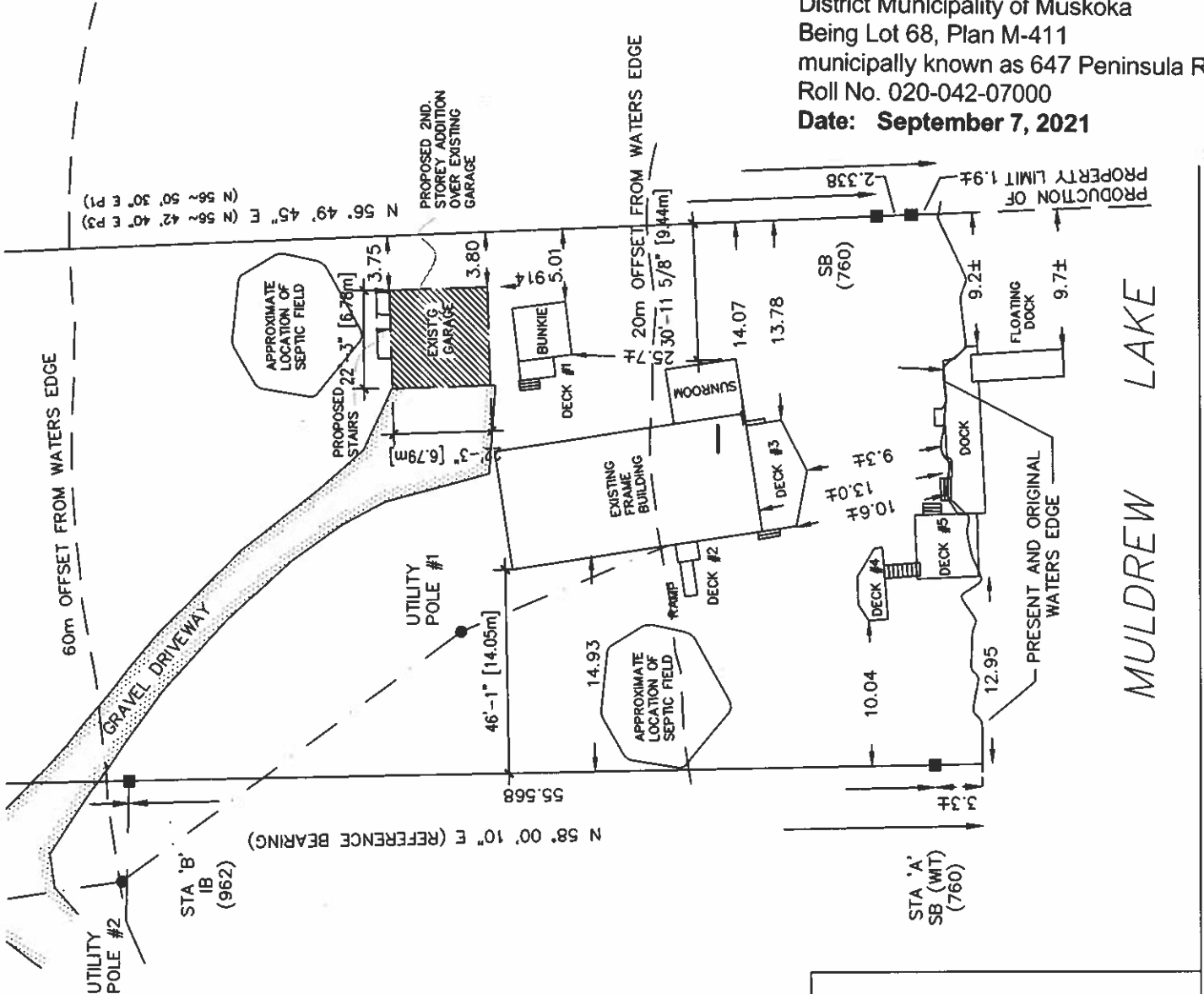
District Municipality of Muskoka

Being Lot 68, Plan M-411

municipally known as 647 Peninsula Road

Roll No. 020-042-07000

Date: September 7, 2021



LOT COVERAGE	
AREA OF OWNERSHIP =	0.48 Ha
	4800 m ²
AREA OF EXISTING FRAME BUILDING =	79.13 m ²
AREA OF GARAGE =	45.99 m ²
AREA OF BUNKIE =	13.69 m ²
AREA OF FRAME BUILDING ADDITION =	48.12 m ²
AREA OF SCREENED IN PORCH =	16.17 m ²
LOT COVERAGE =	4.23%

SHORELINE DEVELOPMENT		
ITEM	EXISTING AREA (m ²)	PROPOSED AREA (m ²)
FLOATING DOCK	11.97	
DOCK	26.3	
DECK 5	18.62	
DECK 4	7.79	
DECK 3	22.96	
DECK 2	1.92	
TOTAL SHORELINE DEVELOPMENT	89.56	NO CHANGE

AREAS	
AREA OF FRAME BUILDING -	127.25 Sq.m.
AREA OF GARAGE -	45.99 Sq.m.
AREA OF BUNKIE -	13.69 Sq.m.
AREA OF DECK #1 -	3.23 Sq.m.
AREA OF DECK #2 -	1.82 Sq.m.
AREA OF DECK #3 -	22.96 Sq.m.
AREA OF DECK #4 -	7.79 Sq.m.
AREA OF DECK #5 -	18.62 Sq.m.
AREA OF DOCK -	26.30 Sq.m.
AREA OF FLOATING DOCK -	11.97 Sq.m.
AREA OF SCREENED IN PORCH -	45.99 Sq.m.
AREA OF OWNERSHIP -	0.480 Ha.±
AREA WITHIN 80 METRES OF WATERS EDGE -	0.227 Ha.±

FRONTAGE
THE STRAIGHT LINE MEASUREMENT BETWEEN THE INTERSECTION OF THE PROJECTED SIDELINES WITH THE WATERS EDGE IS 38.1m±.

PROPOSED ALTERATIONS	
AREA OF PROPOSED GARAGE -	58.75 Sq.m.
AREA OF PROPOSED DECK ADDITION -	17.88 Sq.m.

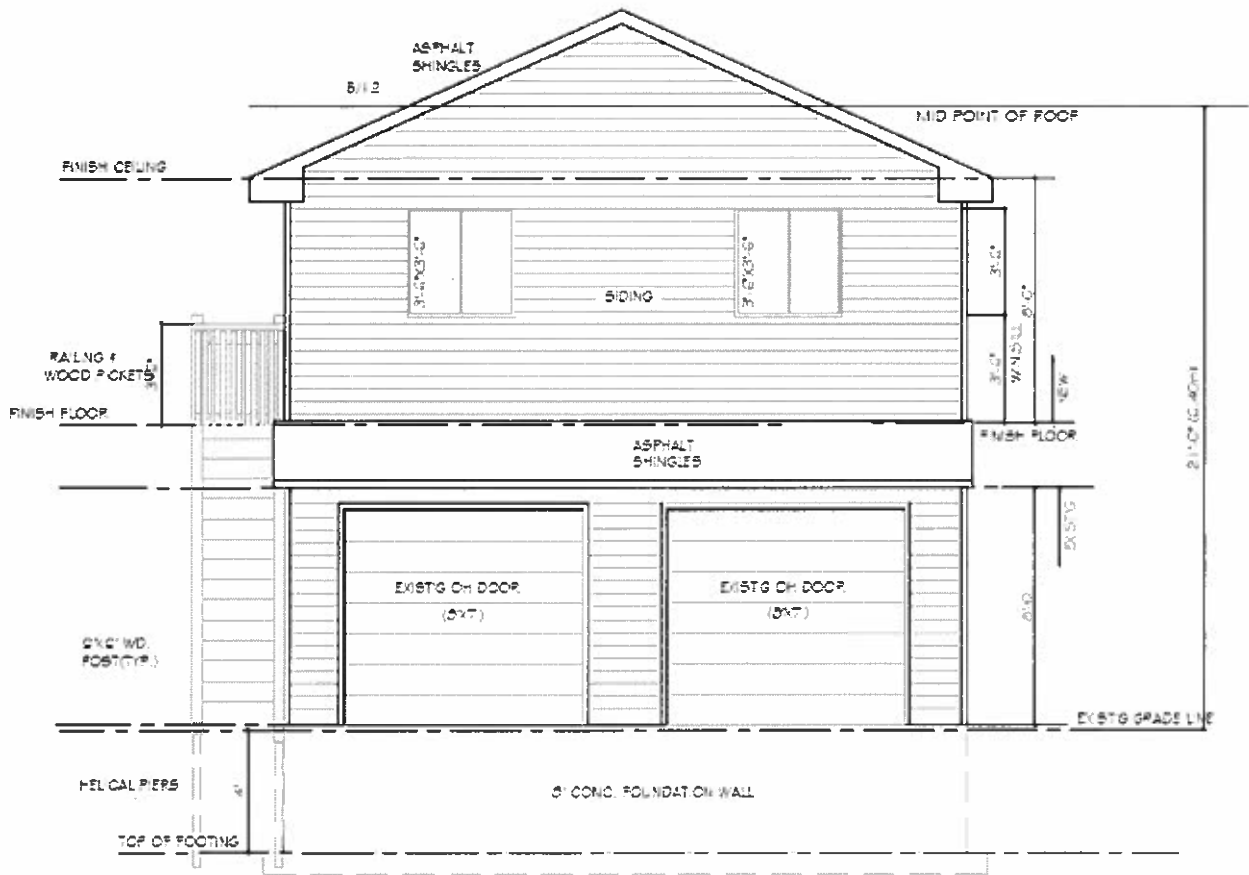
1341 PEARTREE CIRCLE OAKVILLE ONTARIO L6M2J2

CLIENT REFERENCE NO.:	DATE	
DRAWN	RCK	2021 03 30
CHECKED	RCK	2021 03 30
DESIGNED	RCK	2021 03 30
APPROVED		

DRAWING TITLE
**GARAGE RENOVATION
PROPOSED SITE PLAN**
647 PENINSULA ROAD GRAVENHURST ON

CLIENT
PAUL ESTABROOKS
647 PENINSULA ROAD GRAVENHURST ON

PROJECT NO.	DRAWING NO.	REVISION
21-017	S1	0



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE 2 OF 2

Minor Variance

Application No. A/31/2021/GR

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