



**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 **MICHAEL & SANDRA ABATE**  
for a variance to lands municipally known as **550 PENINSULA ROAD (Muldrew Lake)**  
(Application No. **A/05/2026**)

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

**Friday, April 17<sup>th</sup>, 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 (Site Plan) 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 Angela Ghikadis, Senior Planner, 705-687-3412 ext. 2246 ([angela.ghikadis@gravenhurst.ca](mailto:angela.ghikadis@gravenhurst.ca)), or Adam Ager, Manager of Planning Services ext. 2224 ([adam.ager@gravenhurst.ca](mailto: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](http://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 7<sup>th</sup> day of April, 2026.

Adam Ager  
Secretary-Treasurer

### **Variances Requested to Zoning By-law**

Re: Application No. A/05/2026/GR  
ABATE, Michael & Sandra  
Roll No. 020-042-00200

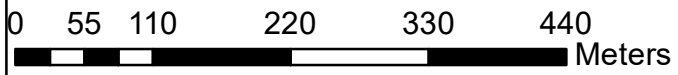
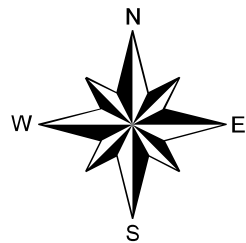
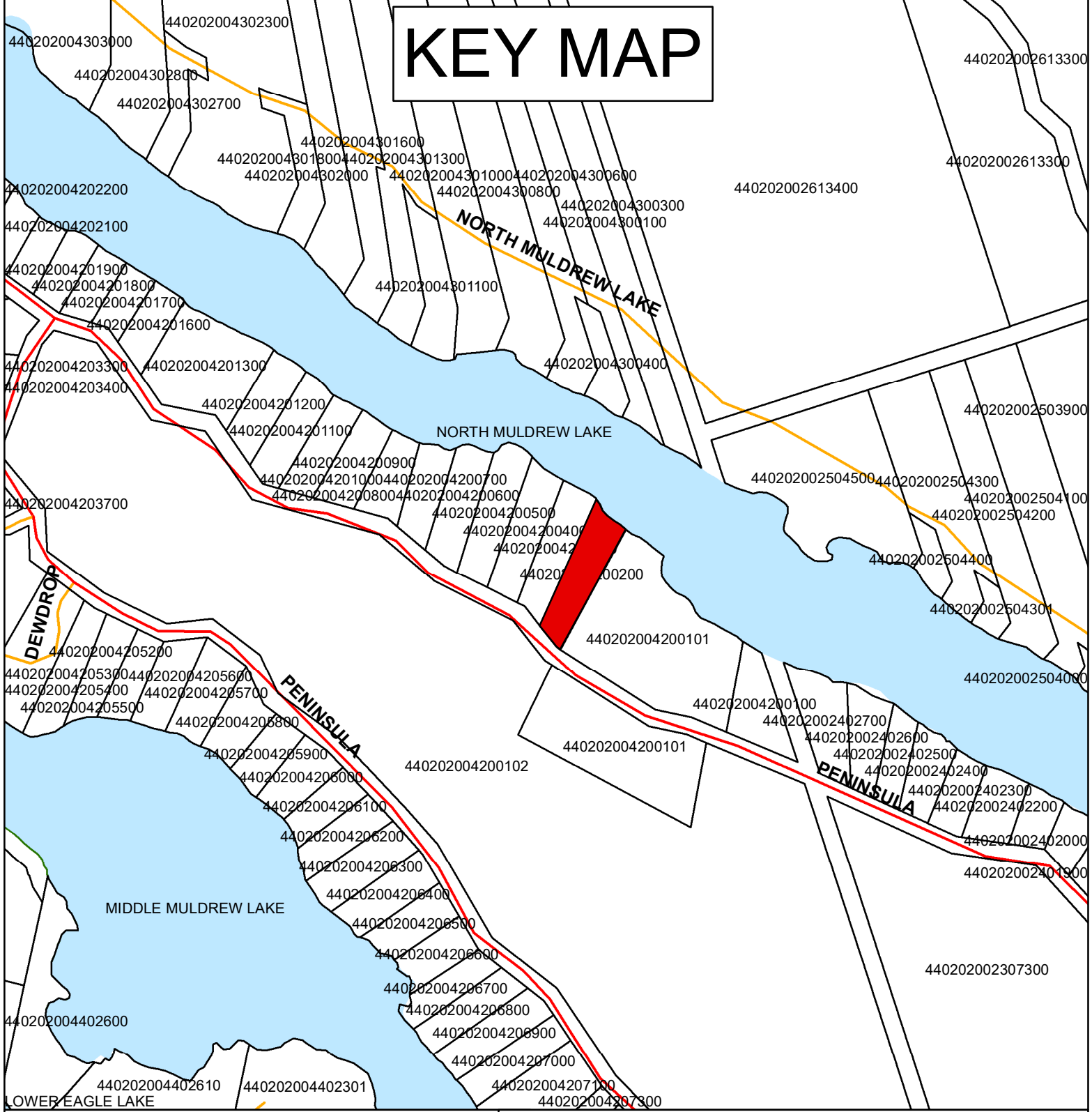
The applicant is proposing to construct a new Garage with future Sleeping Cabin in the second storey as shown on the attached sketch dated April 7, 2026.

The permitted height of a Garage is 6.0 metres, and the proposed Garage is 6.8 metres in height, representing a variance of 0.8 metres.

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

The property is municipally known as 550 Peninsula Road (Zoning Grid Schedule No. E03).

# KEY MAP



1:6,035

**SCHEDULE**  
Minor Variance  
Application No. A/05/2026  
ABATE, Micheal & Sandra  
Plan M411 Lot 1(Muldrew Lake)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
municipally known as 550 Peninsula Road  
Roll No. 020 042 00200

**Lot Coverage**

Existing Dwelling	122.9m <sup>2</sup>
Existing Boathouse	42.3m <sup>2</sup>
<b>Total</b>	<b>165.2m<sup>2</sup></b>
Under Permit Addition	15.5m <sup>2</sup>
<b>Total</b>	<b>180.7m<sup>2</sup></b>
Proposed Deck	14.0m <sup>2</sup>
Proposed Garage	94.6m <sup>2</sup>
<b>Total</b>	<b>289.3m<sup>2</sup></b>

Lot Coverage	Full Lot ( 6149.0m <sup>2</sup> )	Required	Existing	Proposed	Acceptable
	First 60m ( 2677.1m <sup>2</sup> )	13%	2.9%	4.7%	Yes
		13%	6.7%	10.8%	Yes

**Shoreline Development Area ( Include Decks , Docks , Boathouses and Stairs )**

Permitted*	Existing	Proposed	Acceptable
138.0m <sup>2</sup>	112.3m <sup>2</sup>	112.3m <sup>2</sup>	Yes

\* Permitted based on lot frontage = 48.0m

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 now in the Town of Gravenhurst  
 District Municipality of Muskoka  
 municipally known as 550 Peninsula Road  
 Roll No. 020 042 00200  
**DATED: APRIL 7, 2026**



**Design By Bobbi**

**CONTACT INFORMATION:**

Name: Bobbi Leppington  
 Phone: 705-321-8916  
 Email: designbybobbi@gmail.com  
 Location: 190 Taylor Road  
 Bracebridge On.  
 P1L 1J9

**GENERAL NOTE:**

THESE DRAWINGS ARE NOT TO BE SCALED.  
 ALL DIMENSIONS MUST BE VERIFIED BY  
 CONTRACTOR PRIOR TO COMMENCEMENT  
 OF ANY WORK. ANY DISCREPANCIES MUST  
 BE REPORTED DIRECTLY TO THE DESIGNER.

**PROJECT INFORMATION:**

Mike and Sandra Abate  
 550 Peninsula Road  
 Gravenhurst On.  
 Muldrew Lake

**THE UNDERSIGNED HAS REVIEWED AND TAKES  
 RESPONSIBILITY FOR THIS DESIGN, AND HAS THE  
 QUALIFICATIONS AND MEETS THE  
 REQUIREMENTS SET OUT IN THE ONTARIO  
 BUILDING CODE TO BE A DESIGNER.**

**QUALIFICATION INFORMATION:**

18465 **B. Leppington**  
 BCIN SIGNATURE  
 REGISTRATION INFORMATION:  
 103806 **Design by Bobbi**  
 BCIN FIRM NAME

**REVISIONS**

NUM	DATE	REVISED BY	DESCRIPTION
01	26.01.06	SLR	FOR PLANNING
02			
03			
04			

**DRAWN BY:**

**STEVE ROSSITER**

**SCALE:**

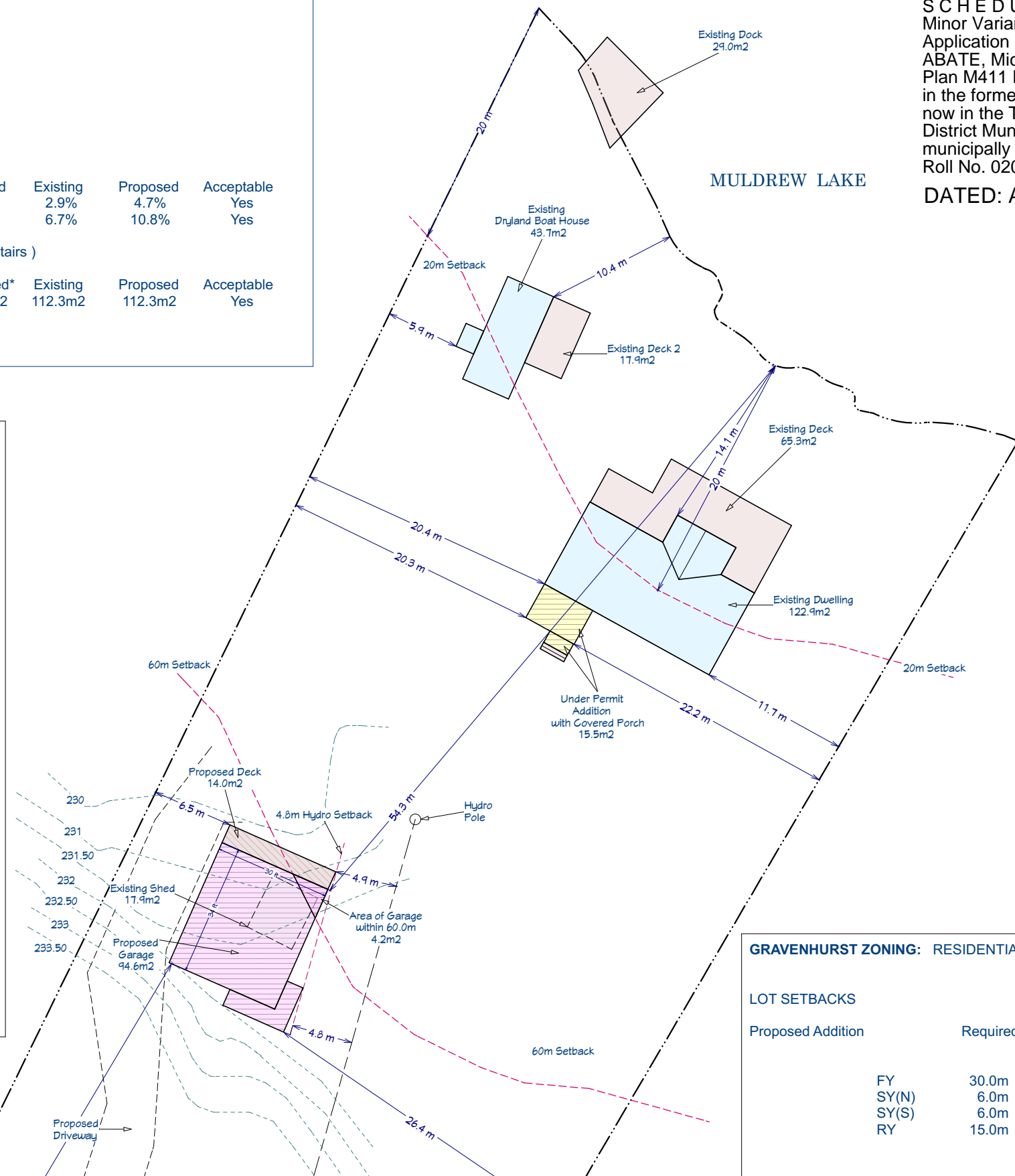
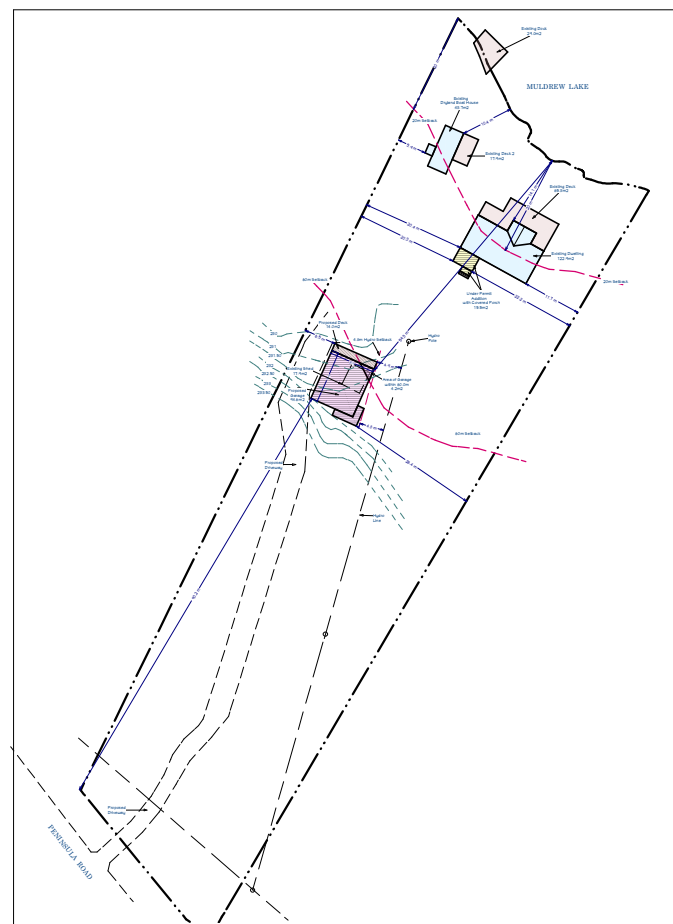
**1 : 300**

**DRAWING:**

**SITE PLAN**

**PROJECT NUMBER:**  
 2025-ABATE

**SHEET NUMBER:**  
 SP 1.0



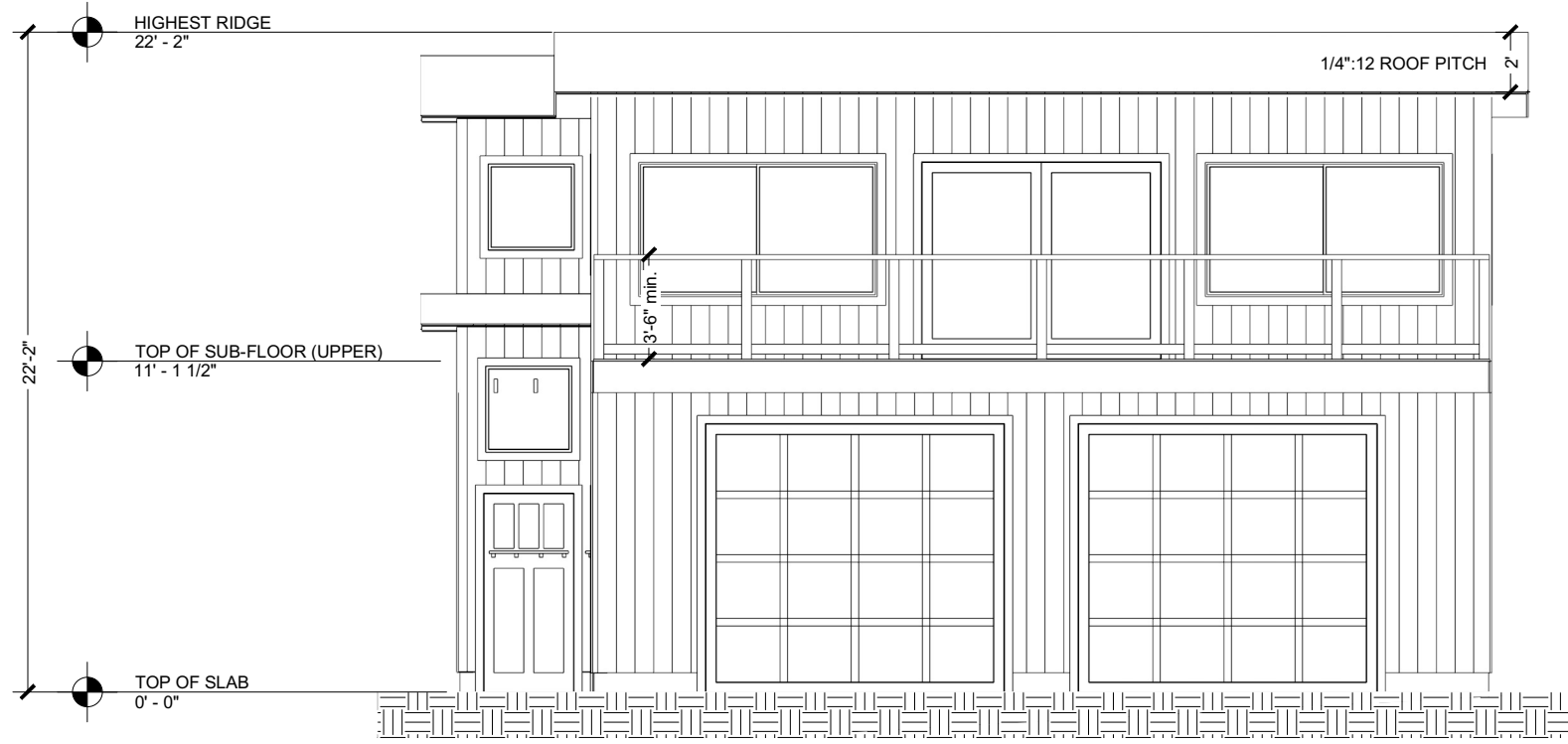
**GRAVENHURST ZONING:** RESIDENTIAL WATERFRONT RW-6C

**LOT SETBACKS**

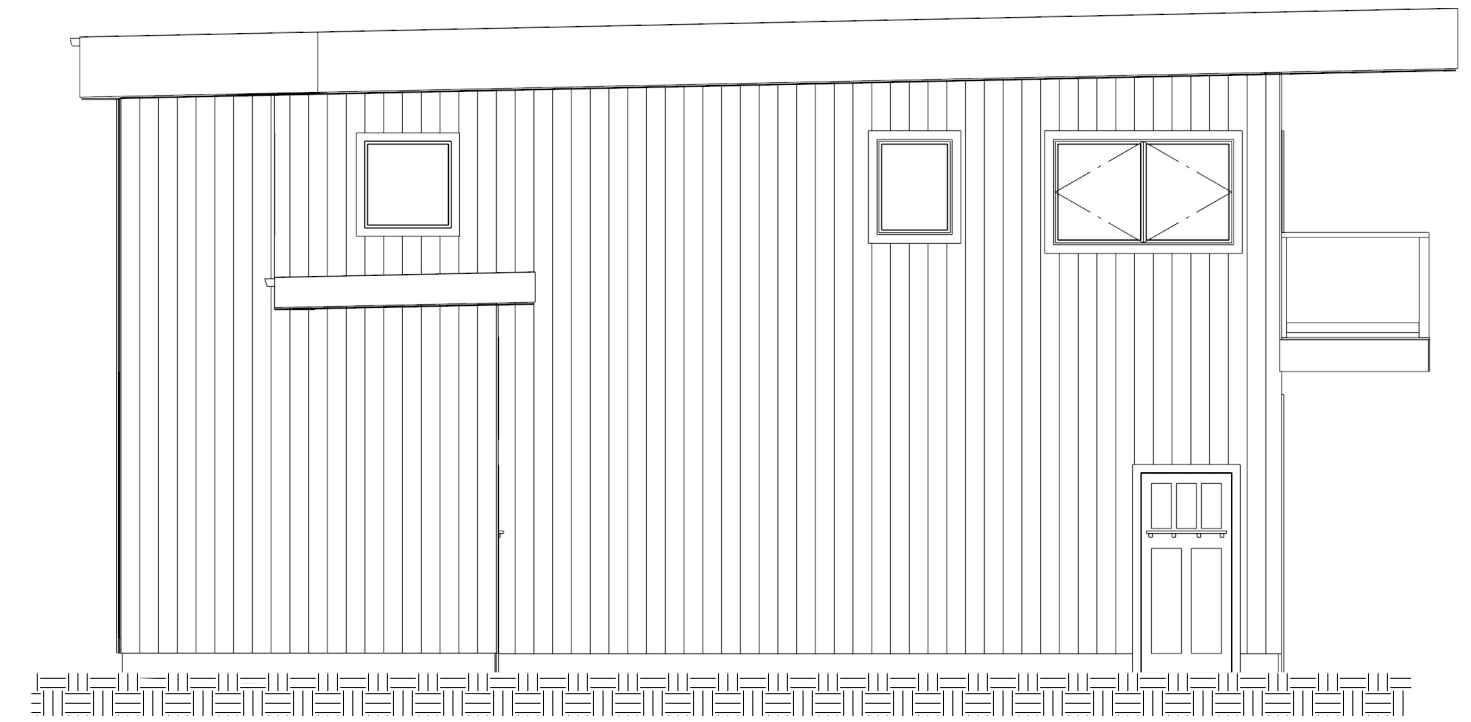
Proposed Addition	Required	Proposed	Acceptable
FY	30.0m	54.3m	Yes
SY(N)	6.0m	6.5m	Yes
SY(S)	6.0m	26.4m	Yes
RY	15.0m	90.2m	Yes



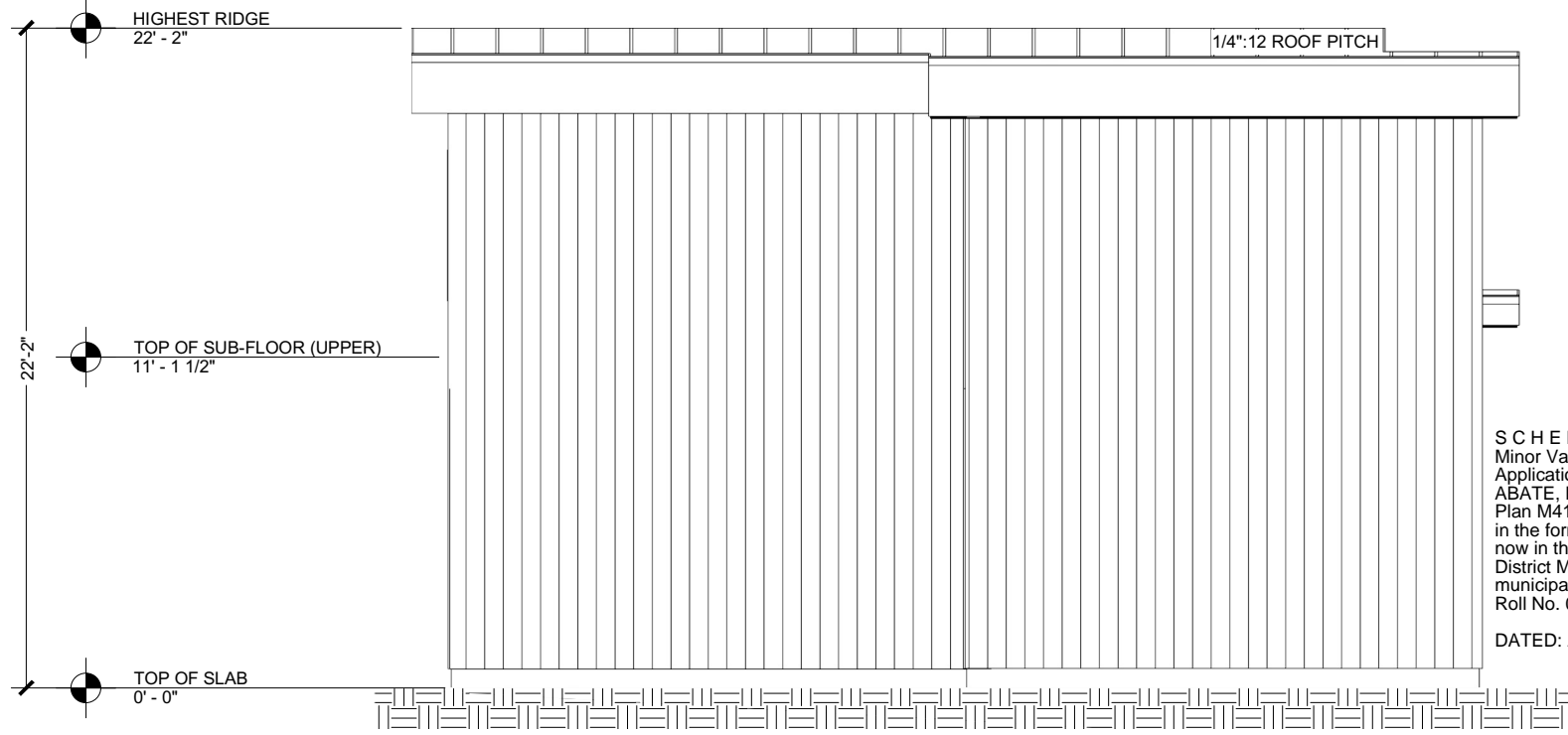
Site Plan for reference only.  
 No Survey Data was available.  
 All setbacks to be confirmed by  
 O.L.S.



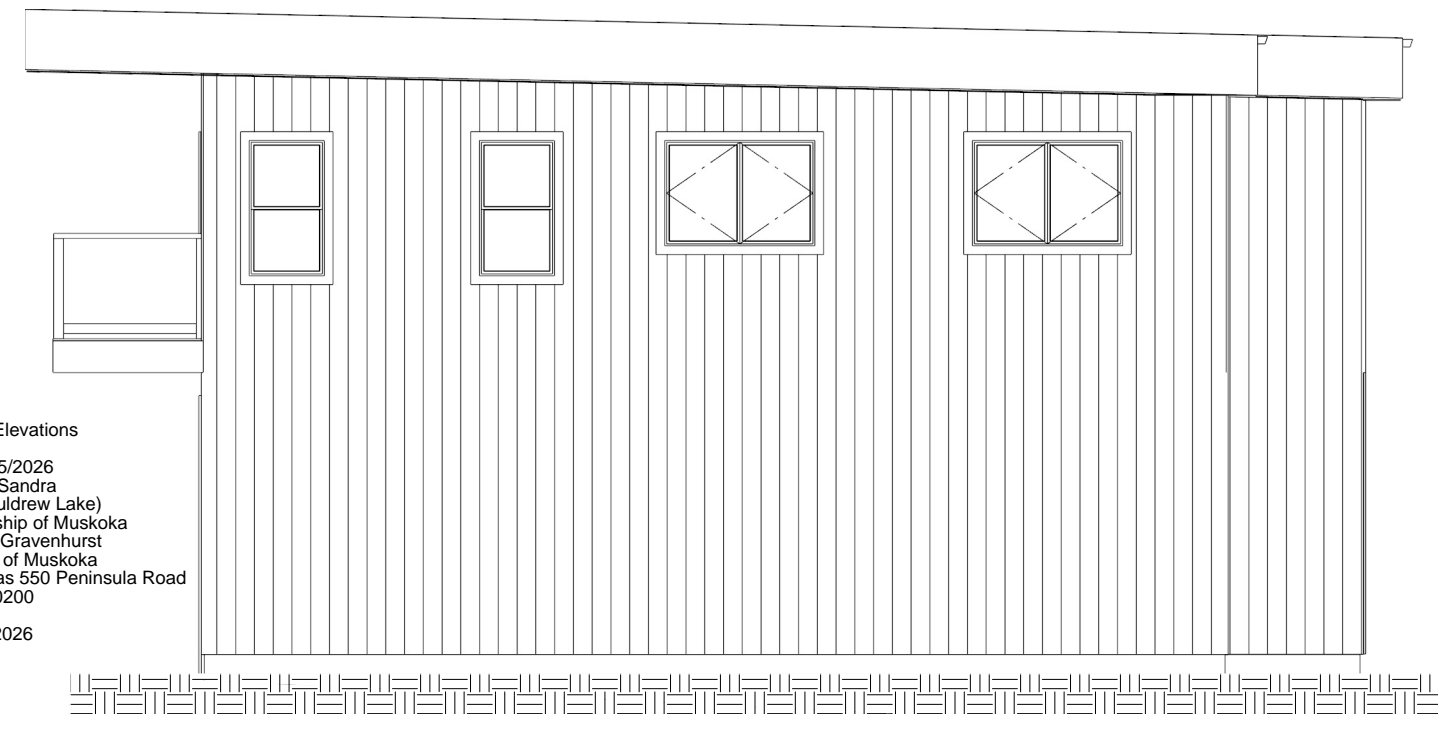
**E1**  
C-3.0. **EXTERIOR ELEVATION: FRONT**  
SCALE: 5/32" = 1' - 0"



**E2**  
C-3.0. **EXTERIOR ELEVATION**  
SCALE: 5/32" = 1' - 0"



**E3**  
C-3.0. **EXTERIOR ELEVATION: BACK**  
SCALE: 5/32" = 1' - 0"



**E4**  
C-3.0. **EXTERIOR ELEVATION**  
SCALE: 5/32" = 1' - 0"

SCHEDULE - Elevations  
Minor Variance  
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municipally known as 550 Peninsula Road  
Roll No. 020 042 00200  
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**CONTACT INFORMATION:**  
Name: Bobbi Leppington  
Phone: 705-321-8916  
Email: designbybobbi@gmail.com  
Location: 190 Taylor Rd, Bracebridge, ON. P1L 1J9

**PROJECT INFORMATION:**  
Name: SANDRA & MIKE ABATE  
Phone:  
Email:  
Location: 550 PENINSULA ROAD, GRAVENHURST, ON P1P 1R2

**PROJECT DESCRIPTION:**  
**DETACHED GARAGE**  
**DRAWING TITLE:**  
**EXTERIOR ELEVATIONS**

**DRAWN BY:**  
**JESSICA DAVIES-THOMPSON**  
**DESIGNER CONTACT INFORMATION:**  
**JESS@DESIGNBYBOBBI.COM**

**DATE:** 2026-01-07  
**PROJECT NUMBER:**  
**SHEET NUMBER:** C - 3.0.