



**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 **Avi KARUNAKAR & Amy MACKIE**
for a variance to lands municipally known as **1325 Sam Cook Road (Kahshe Lake)**
(Application No. **A/13/2026**)

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

Friday, May 15th, 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), 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 5th day of May 2026.

Adam Ager
Secretary-Treasurer

Variances Requested to Zoning By-law

Re: Application No. A/13/2026
KARUNAKAR, Avi & MACKIE, Amy
Roll No. 030-020-02500

The applicants are requesting that the location of an existing (dry land) Boathouse be permitted as shown on the attached sketch dated May 4, 2026.

The minimum side yard setback for new structures is 6.0 metres. A new dry land Boathouse has been constructed 0.2 metres from the eastern side lot line (abutting Crown land), representing a variance of 5.8 metres.

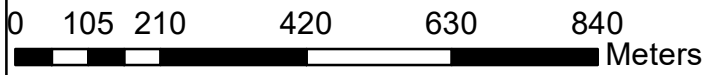
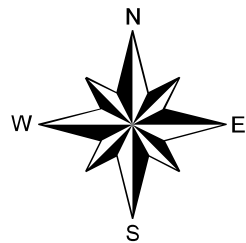
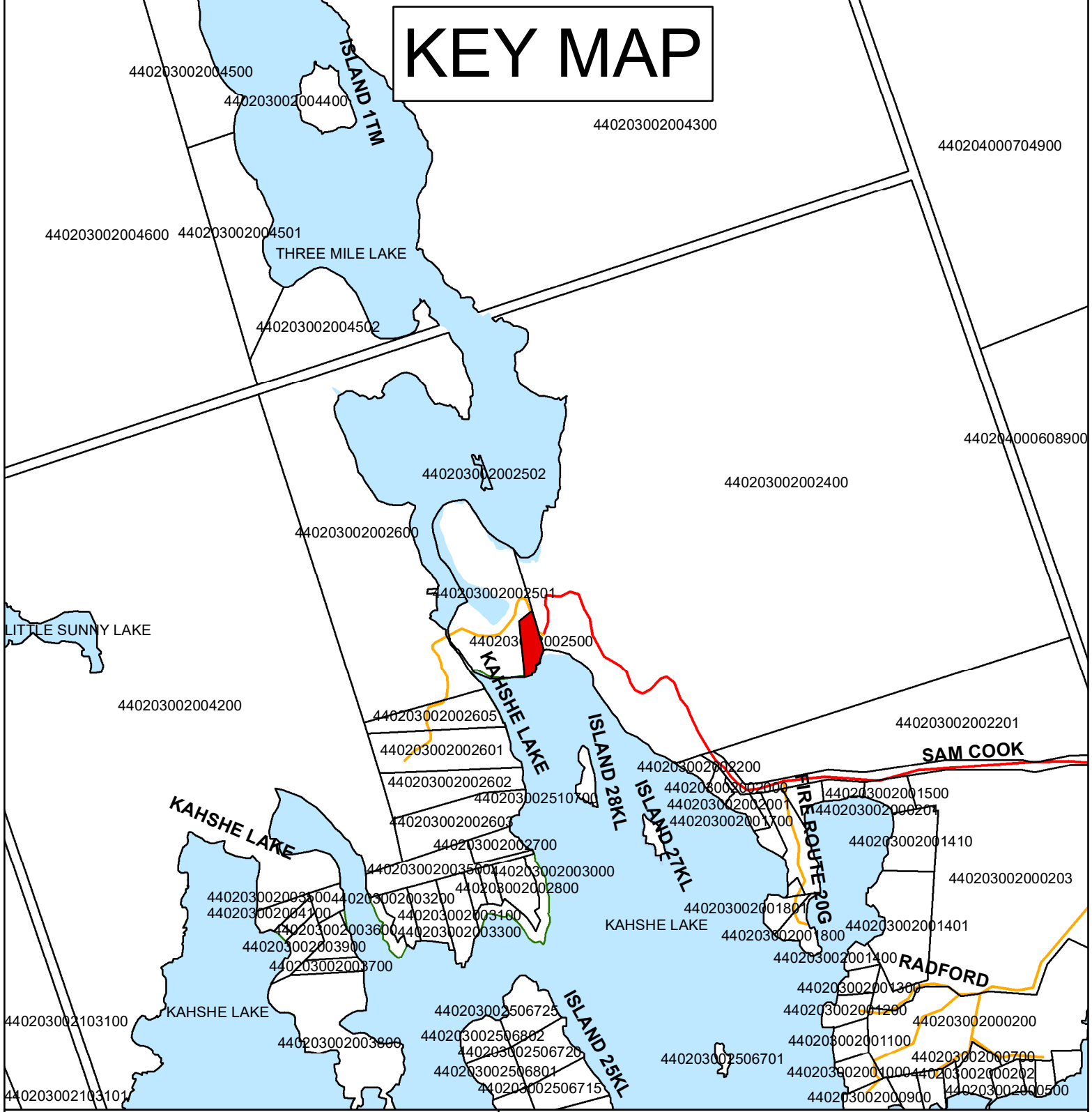
If approved, the variance will permit:

- a dry land Boathouse to be setback 0.2 metres from the eastern side lot line.

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

The property is municipally known as 1325 Sam Cook Road (Zoning Grid Schedule No. G09).

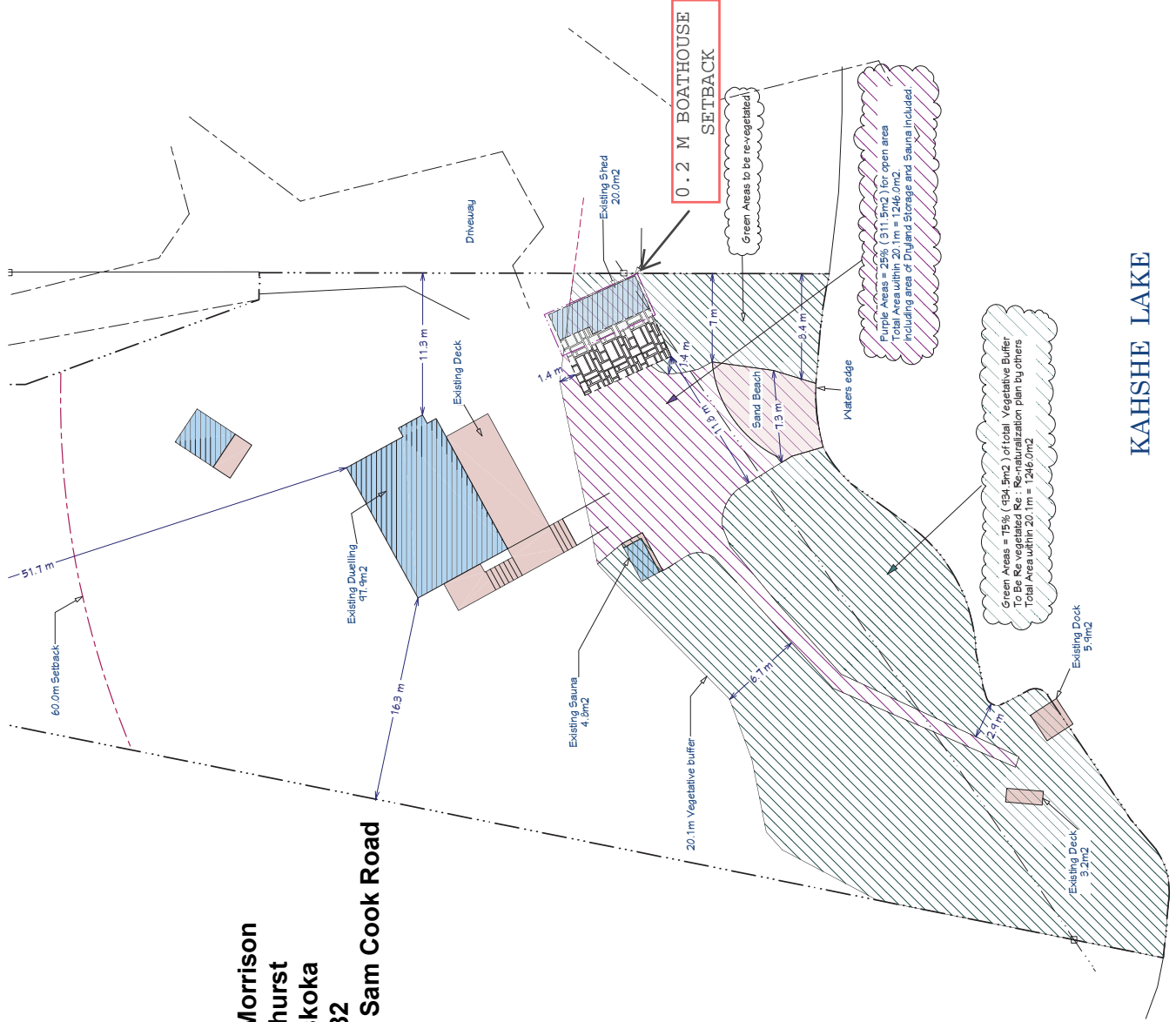
KEY MAP



1:10,903

Minor Variance
Application No. A/13/2026
KARUNAKAR & MACKIE
Part of Lot 3, Concession 9
in the former Township of Morrison
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Part 1, Plan 35R-22832
municipally known as 1325 Sam Cook Road
Roll No. 030-020-02500

SCHEDULE
Minor Variance
Application No. A/13/2026
KARUNAKAR & MACKIE
Part of Lot 3, Concession 9
in the former Township of Morrison
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Part 1, Plan 35R-22832
municipally known as 1325 Sam Cook Road
Roll No. 030-020-02500
Date: May 5, 2026



KAHSHE LAKE



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:

Avi and Amy Karunakar
 1325 Sam Cook Road
 Gravenhurst On

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	26.02.26	SLR	SITE PLAN UPDATE
02	26.03.01	SLR	
03			
04			

DRAWN BY: STEVE ROSSITER

SCALE: 1 : 400