1 Bailey Street
Port Carling, ON P0B 1J0
E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

PLANNING COMMITTEE
NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Amendment to Zoning By-law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: ZBA-37/25
Roll No.: 4-20-014-03
By-law No.: To Be Assigned

Owner:	1061028 Ontario Limited – Muskoka Lumber	
Address & Description:	1013 Henshaw Lake Road Part Lot 28, Concession 2 West, Parts 1 to 5 and 7, Plan 35R-21263 (Medora)	
Zoning:	Rural Industrial (RUM1)	Schedule: 29
Meeting Date: Thursday, March 12th, 2026 at 1:00 p.m.		

Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit https://www.muskokalakes.ca/planning-notices/ or scan the QR code.

Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to permit an addition (4836 sq. ft.) to an existing light industrial building that is used for wood finishing processing. The resulting light industrial building will be 13,364 sq ft. The applicant proposes to repeal site specific by-laws 2005-185, 2005-134 and 2004-193. By-law 2005-185, in part, restricts the subject property to a maximum ground floor area of 8,700 sq. ft. for all structures. Further, the applicant proposes to carry forward two exemptions from the site specific by-laws that are proposed to be repealed. The first will permit a maximum lot coverage of 15%. The second will permit a minimum lot frontage of 200 feet.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	6.3.2	Maximum Lot Coverage	10%	15%	5%	Permit Addition to Existing Wood Finishing Shop
B		Minimum Lot Frontage	300 ft.	200 ft.	100 ft.	

C	Repeal By-laws 2004-193, 2005-134 & 2005-185	2004-193: - Permits a minimum lot frontage and lot area as shown on Schedule II to By-law 2004-193 2005-134: - Permits maximum lot coverage of 15% 2005-185 - Permits minimum lot frontage of 200 ft. - Permits maximum ground floor area of 8,700 sq. ft. for all structures.

A key map of the subject property, the applicant's site plan and any drawing, and a draft By-law are included in this notice.

For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing

Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by **March 5, 2026.**

Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom

Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalakes.ca/speaking-at-a-meeting

Watch the Meeting Online

You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting 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.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS: Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board), in accordance with O.Reg 545/06.

NOTICE OF PASSING & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca.

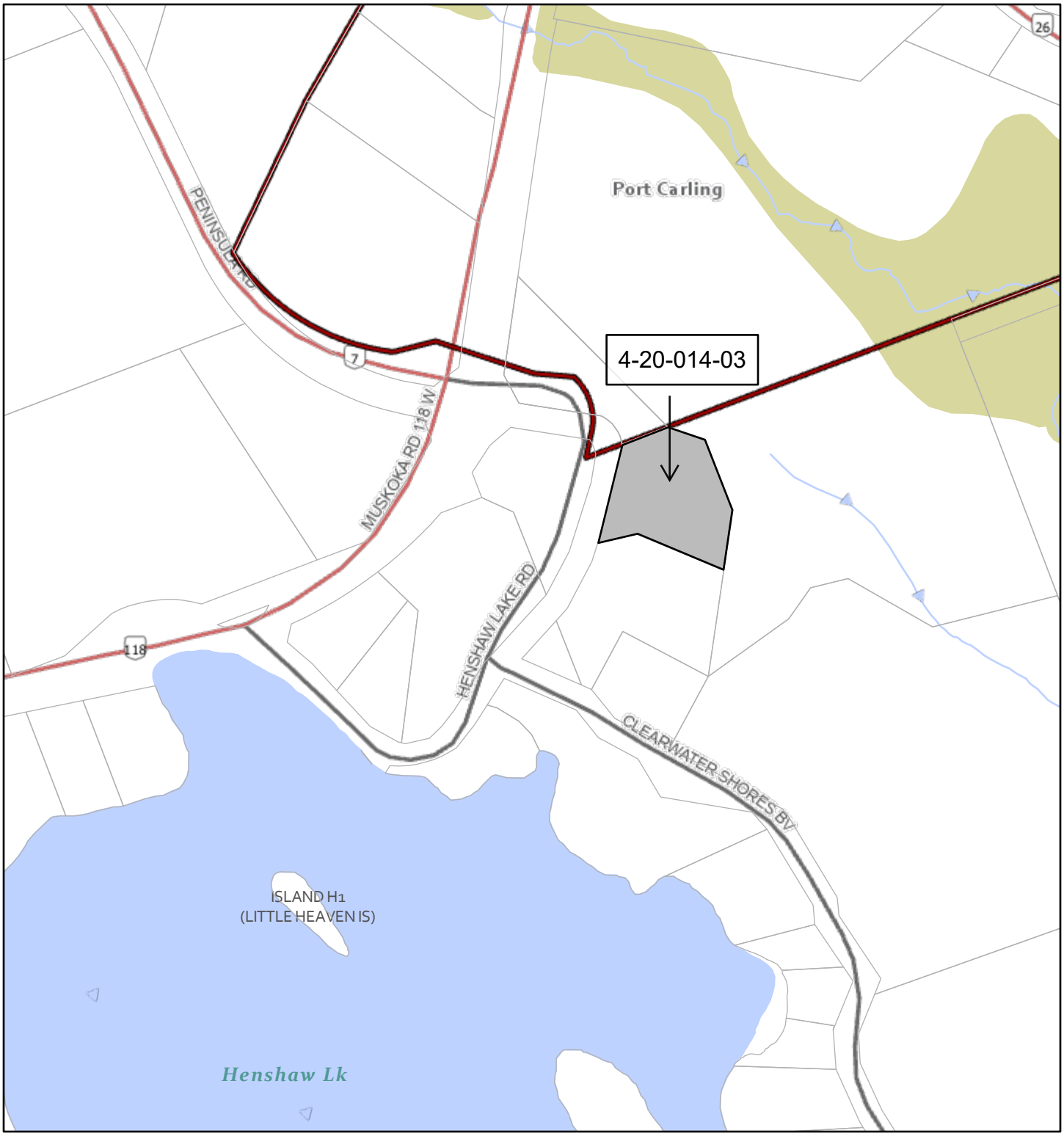
Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. The 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.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 4th day of February, 2026. ***Updated on the 25th day of February, 2026, to note the new meeting time of 1:00 p.m.***

Crystal Best-Sararas, Clerk
Corporation of the Township of Muskoka Lakes

Key Map, ZBA-37/25 (1061028 Ontario Limited)



1/19/2026, 2:04:02 PM

NOT A PLAN OF SURVEY, FOR INFORMATIONAL PURPOSES ONLY

1:6,339

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Parcel: Assessment

District Municipality

Area Municipality

Geographic Township

Settlement Areas

Urban Centre

Road Network

District

Township

Canada_Hillshade

World_Hillshade

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

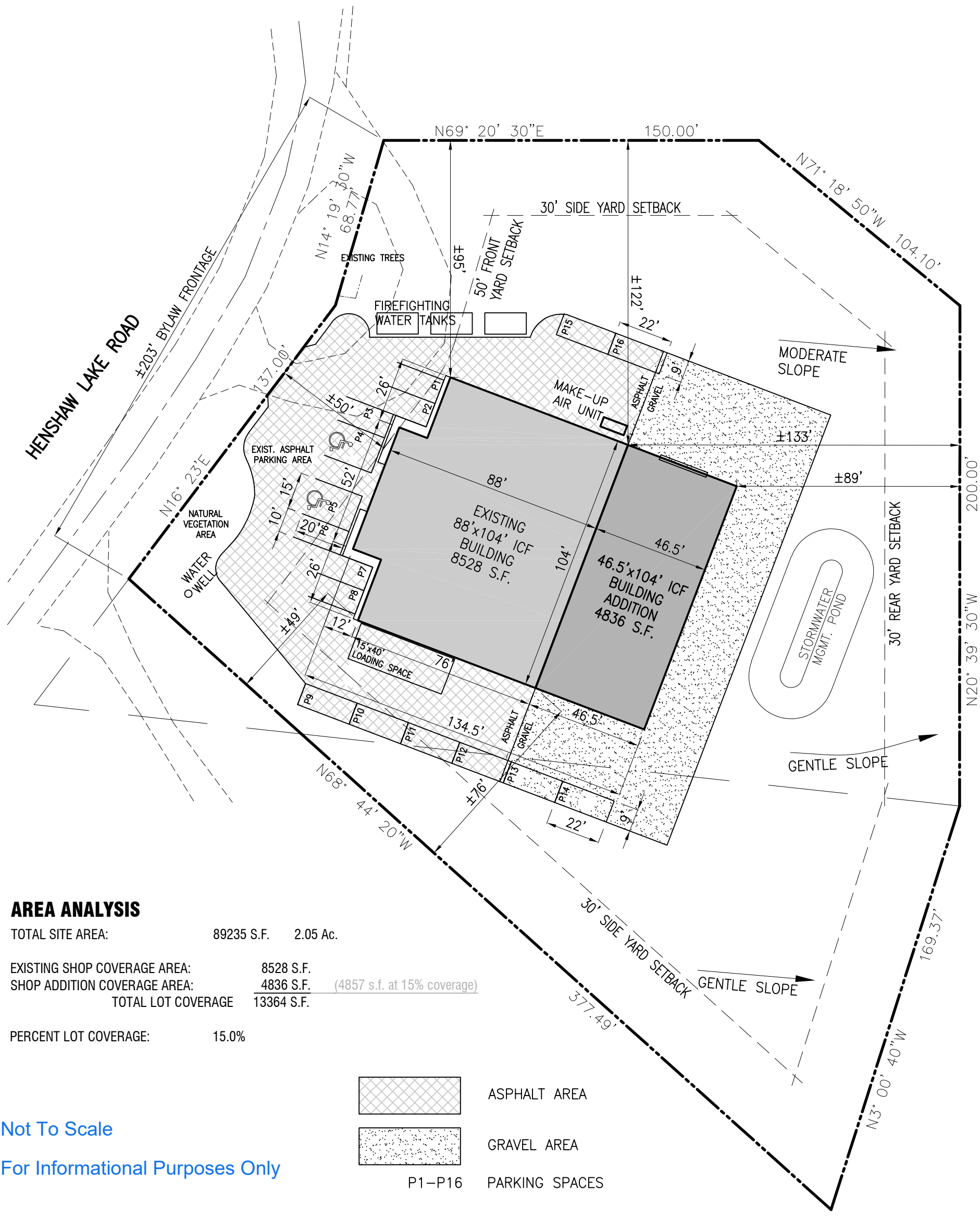
SITE PLAN

PART OF LOT 28, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 40'

40 30 20 10 0 40 feet 80 120

1061028 ONTARIO LTD. PROPERTY
1013 HENSHAW LAKE ROAD
PARTS 1 TO 5 + 7 OF PLAN 35R-21263
Roll#: 4453-040-020-01403
Zoning: RUM1
(By-law 2005-134: max coverage=15%)



AREA ANALYSIS

TOTAL SITE AREA:	89235 S.F.	2.05 Ac.
EXISTING SHOP COVERAGE AREA:	8528 S.F.	
SHOP ADDITION COVERAGE AREA:	4836 S.F.	(4857 s.f. at 15% coverage)
TOTAL LOT COVERAGE	13364 S.F.	
PERCENT LOT COVERAGE:	15.0%	

ASPHALT AREA

GRAVEL AREA

P1–P16 PARKING SPACES

Not To Scale

For Informational Purposes Only

Finishing Shop Addition

ELEVATION DRAWINGS

ARCHITECTURAL DESIGN SERVICES

1013 Henshaw Lake Road

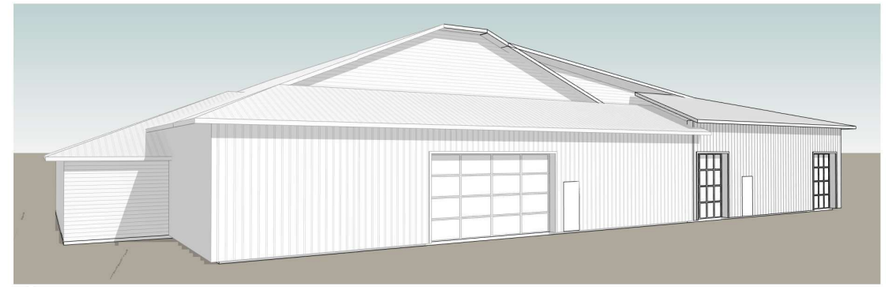
ABBREVIATIONS

#	LBS (Factored Loads)
A.F.F.	Above finished floor
AFUE	annualized fuel utilization efficiency
B/U	Built Up
Cant'	Cantilever
CI	continuous insulation
CL	Centre Line
CO	carbon monoxide / smoke detector
conc.	Concrete
Cont.	continuous
c/w	Complete with
D.Fir	Douglas Fir
Dia.	Diameter
D.O.	Do over (ditto)
EEDS	energy efficiency design standard
Equiv.	equivalent
ER	Energy rating (windows)
ERV	energy recovery ventilation
exist.	Existing
E.W.	Each way
E/S	Each side
Horiz.	Horizontal
HRV	Heat recovery ventilator
HSS	Hollow Structural Section
ICF	Insulated Concrete Forms
kPA	kilopascals
LSL	Laminated Strand Lumber
LVL	Laminated veneer lumber
max.	maximum
min.	minimum
MPa	megapascals
N.T.S.	Not to Scale
OBC	Ontario building code
O.C.	on centre
OWJ	Open web joist
P.A.	point load above
PSL	Parallel Strand Lumber
P.T.	pressure treated
R5	insulation rating
reinf.	Reinforced
RSO	rough stud opening
SB-12	OBC Energy Efficiency standard
SF	square feet
SHGC	Solar heat gain coefficient
Sm	square metre
SPF	Spruce-Pine-Fir
T/O	Top of
Twp	Township
Typ.	Typical
U.N.O.	Unless noted otherwise
U/S	Underside
U value	Insulation Value (windows)
Vert.	Vertical
w/	with
w/o	without
W.C.	Water Closet
W.I.C.	Walk in Closet
Wood-I	Engineered Wood I-Joist

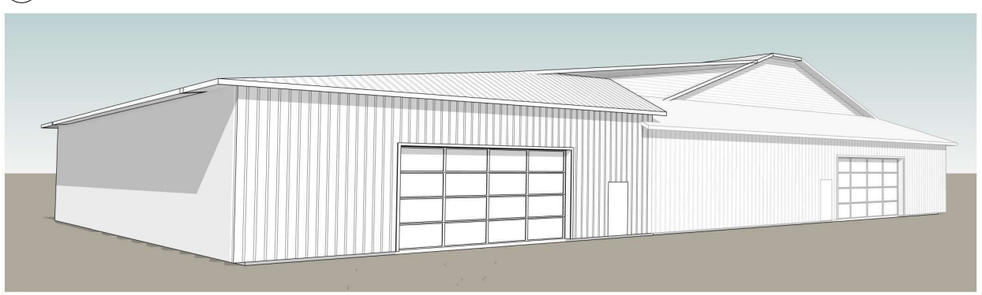
AREA ANALYSIS:

EXISTING BUILDING AREA:	8522 S.F.
ADDITION AREA:	4836 S.F.
TOTAL BUILDING AREA:	13358 S.F.

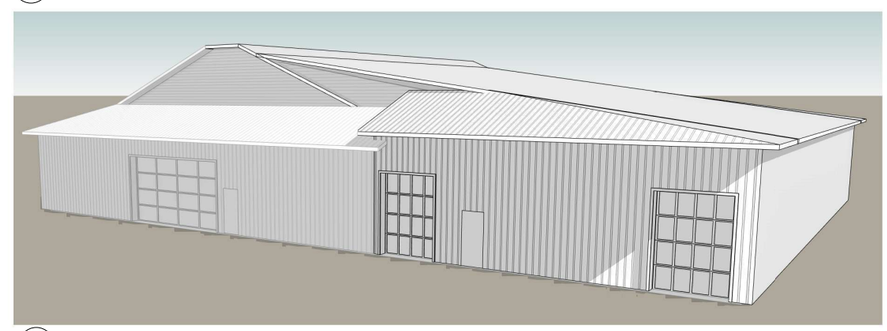
1 A0 FRONT LEFT
NOT TO SCALE



2 A0 FRONT RIGHT
NOT TO SCALE



3 A0 REAR LEFT
NOT TO SCALE



4 A0 REAR RIGHT
NOT TO SCALE

5 A0 ADDITION ROOF
NOT TO SCALE

Not To Scale

For Informational Purposes Only

NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION

2025-09-18 4:04:14 PM

Finishing Shop Addition

1013 Henshaw Lake Road

2025-09-18
4:04:14 PM

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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

Being a By-law to amend Comprehensive Zoning By-law 2014-14, as amended, in the Township of Muskoka Lakes

WHEREAS the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and amendments thereto;

AND WHEREAS By-law 2014-14 was enacted by the Corporation of the Township of Muskoka Lakes to regulate land use within the Municipality;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it advisable to further amend By-law 2014-14;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES ENACTS AS FOLLOWS:

1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:

   87-XXXX

   i) The lands affected by this amendment are described as Part of Lot 28, Concession 2 West (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1 to 5 and 7 on Plan 35R-21263, as shown hatched on Schedule I to By-law 2026-XXX.

   ii) Despite the provisions of Section 6.3.2 of Zoning By-law 2014-14, as amended, for those lands described above the maximum permitted lot coverage is 15% in the location and extent on Schedule II to By-law 2026-XXX.

   iii) Despite the provisions of Section 6.3.2 of Zoning By-law 2014-14, as amended, for those lands described above the minimum permitted lot frontage shall be 200 feet as shown on Schedule II to By-law 2026-XXX.

   vi) By-law 2004-193, 2005-134 and 2005-185 are hereby repealed.

2. Schedules I and II attached hereto are hereby made part of this By-law.

3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2026-XXX and By-law 2014-14, as amended, the provisions of By-law 2026-XXX shall apply.

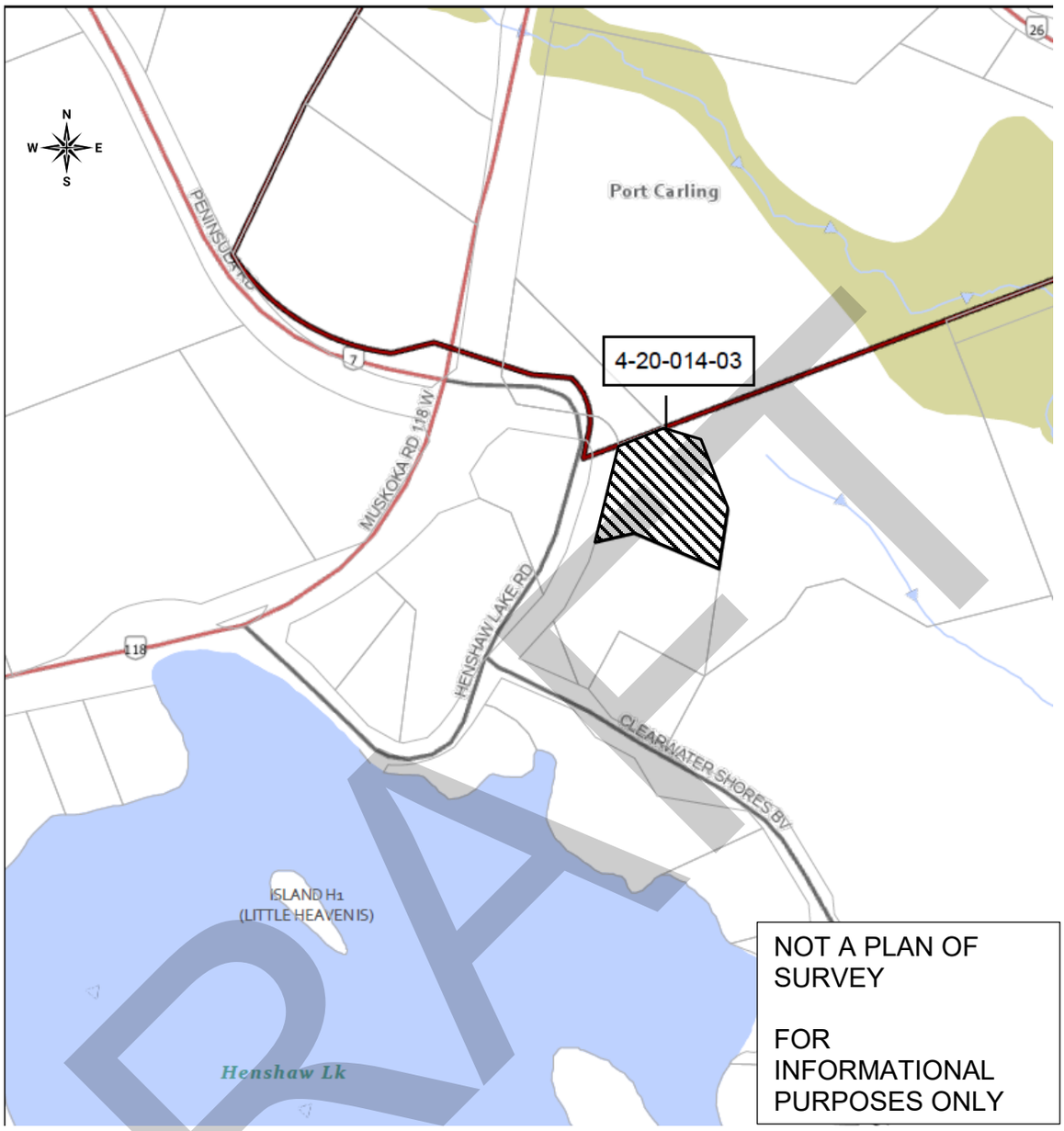
Read a **first, second** and **third time** and **finally passed** this **_____day of _____ _____**, **2026.**

_____
Peter Kelley, Mayor

_____
Crystal Best-Sararas, Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2026-XXX



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SCHEDULE II TO DRAFT BY-LAW 2026-XXX

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GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

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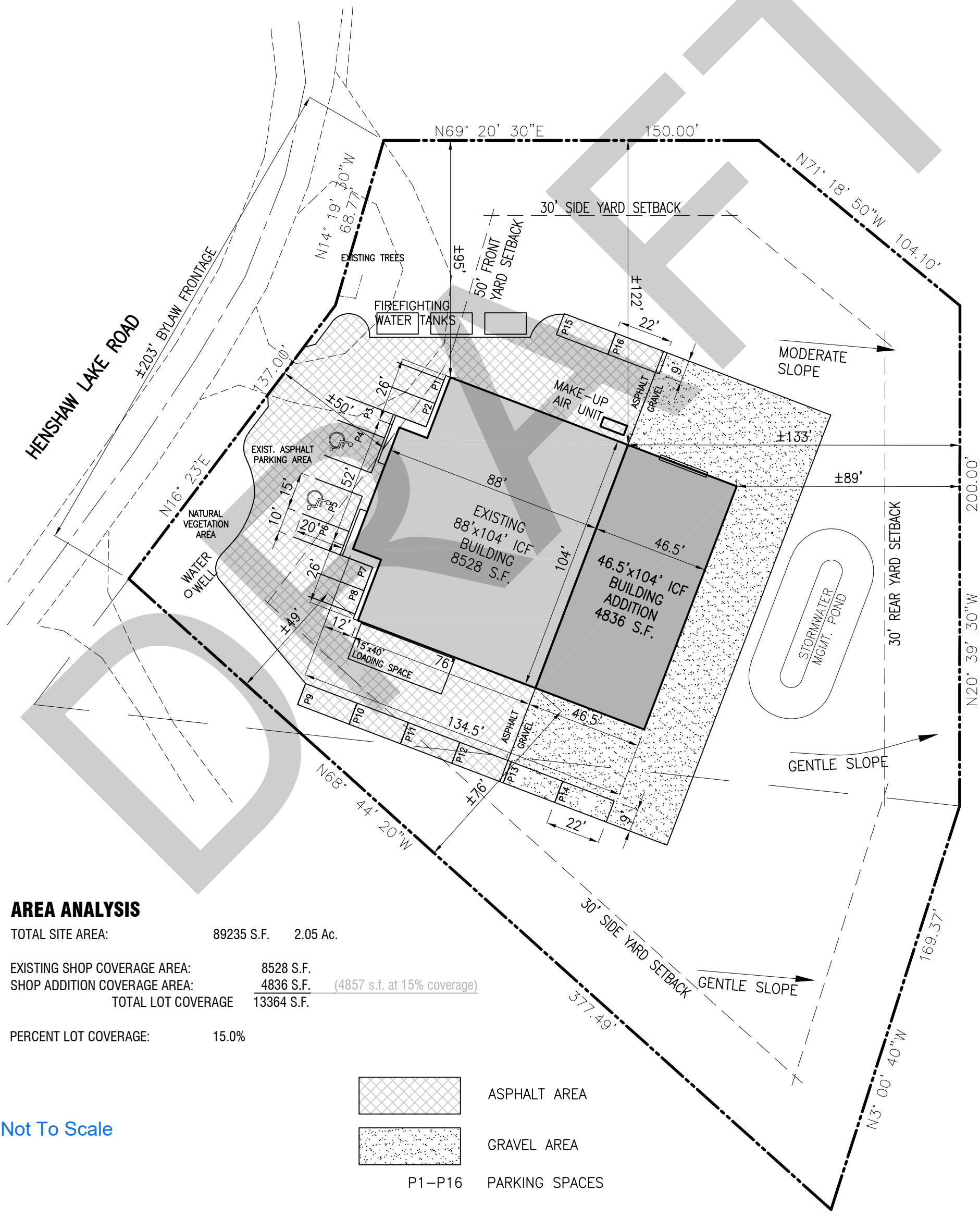

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