



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-01/26
Roll No.: 5-3-002-01
By-law No.: To Be Assigned

Owner:	Rockwood Properties (Muskoka) Ltd		
Address & Description:	3658 Muskoka Road 118 West Part Lot 28, Concession 3, Part 1, Plan 35R-3694, Part 1, Plan 35R-21314 (Village of Port Carling)		
Zoning:	Community Commercial (C4)	Thompson Lake (Category 3 Lake)	Schedule: 55
Meeting Date: Thursday, April 16th, 2026 at 9:00 a.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 retail as an additional permitted main use on the subject property.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposal
A	5.2.1	Permitted Main Uses in the Community Commercial – Highway (C4) Zone	Permitted Main Uses in C4 Zone: <ul style="list-style-type: none"> - Automobile sales establishment - Automobile service station - Automobile washing establishment - Building supply yard - Clinic - Contractors yard - Convenience store - Gas bar 	Permit Retail as an Additional Main Use



			<ul style="list-style-type: none"> - Marina - Motel - Office - Place of amusement - Recreational establishment - Recreational vehicle and equipment centre - Restaurant - Service shop - Tavern <p>Additional Uses Permitted by By-law 1989-073:</p> <p>Main Uses:</p> <ul style="list-style-type: none"> - Equipment rental - Furniture outlet - Grocery/food store - Household hardware - Landscaping centre - Marine related sales - Motel <p>Permitted Accessory Uses:</p> <ul style="list-style-type: none"> - Single family dwelling - Retail store - Convenience store - Gas bar - Temporary storage and parking - Restaurant - Automobile washing establishment - Personal service shop - Recreation establishment - Recreational vehicle and equipment centre - Auto sales establishment 	
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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: **Thursday, April 9, 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.



Notice of Public Meeting
ZBA-01/26, Rockwood Properties (Muskoka) Ltd

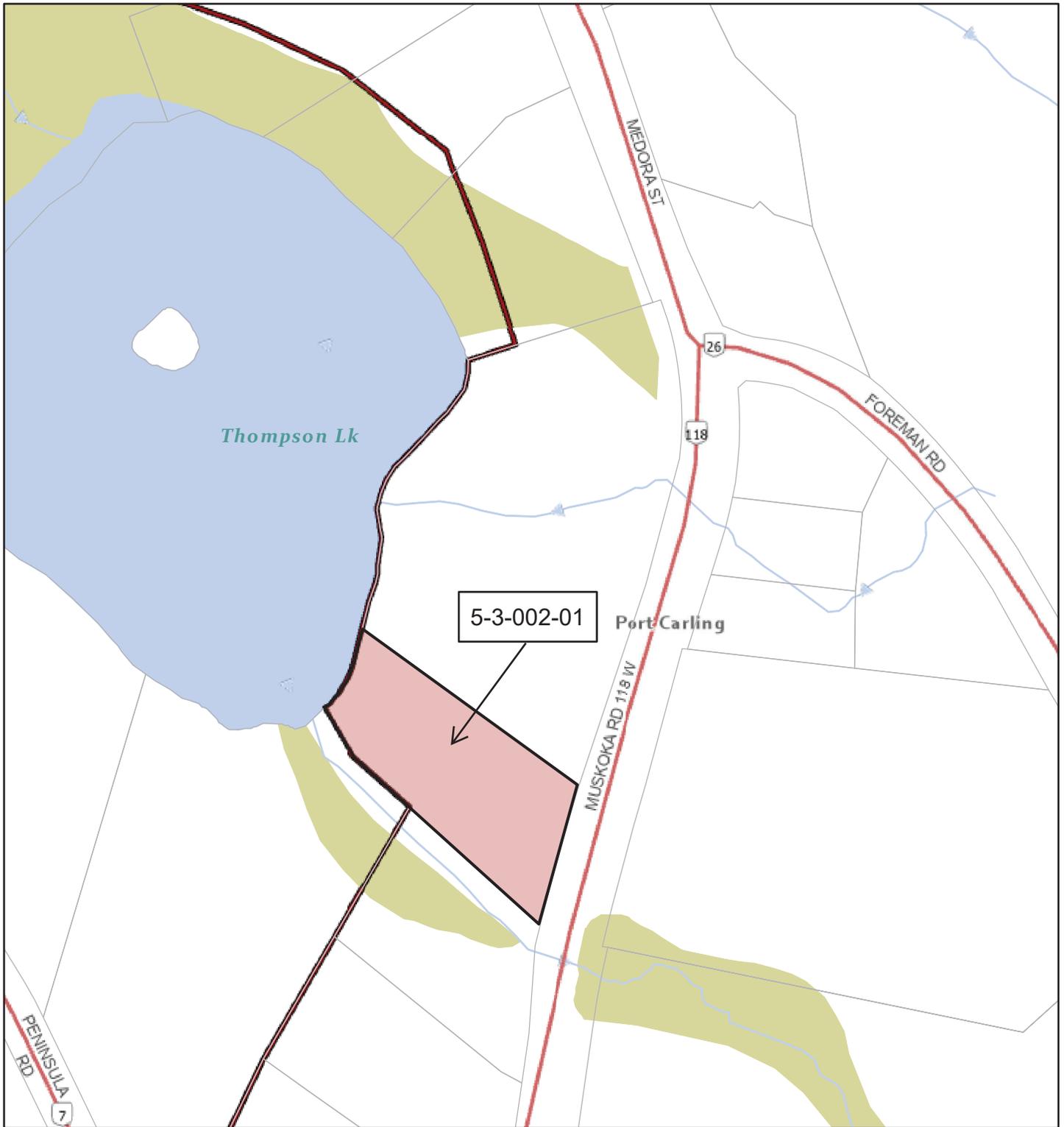
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 25th day of March, 2026.

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



Key Map, ZBA-01/26, (ROCKWOOD PROPERTIES (MUSKOKA) LTD)

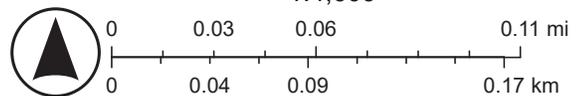


1/26/2026, 9:16:43 AM

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:4,609

-  Parcel: Assessment
-  District Municipality
-  Area Municipality
-  Geographic Township
- Settlement Areas**
-  Urban Centre
-  Civic Addresses
-  Road Network
-  District
-  World_Hillshade

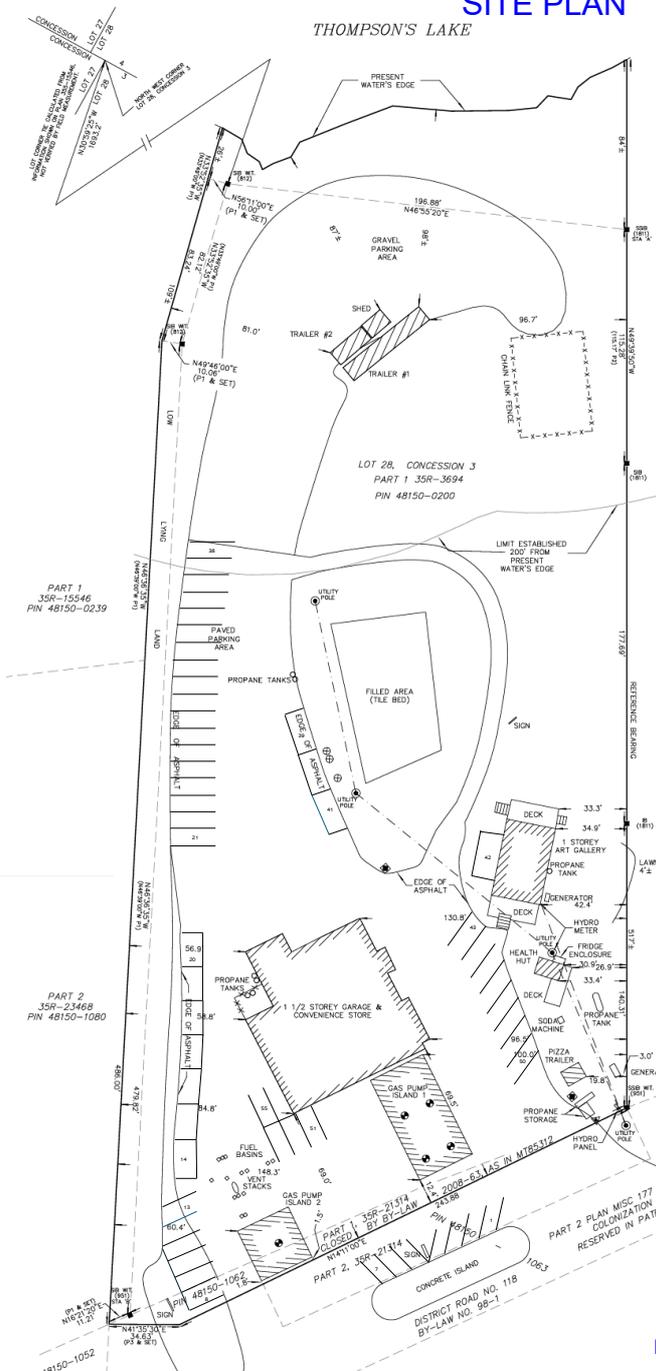


Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

SITE PLAN

THOMPSON'S LAKE

Muskoka Town and Country



AREA SCHEDULE

- Area of Parcel = 128,700 Sq.ft.
- Area of Parcel 200 feet from the water's edge = 46,800 Sq.ft.
- Area of Garage and Convenience Store = 5,250 Sq.ft.
- Area of Gas Pump Island 2 = 1,570 Sq.ft.
- Area of Health Hut = 105 Sq.ft.
- Area of Art Gallery = 930 Sq.ft.
- Area of Shed = 100 Sq.ft.

Straight Line Frontage = 201 ft.

SCALE: 1 INCH = 30 FEET



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

**Being a by-law to amend Comprehensive Zoning By-law
2014-24, 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 Lot 28, Concession 3, (in the former Village of Port Carling), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-3694 and Part 1, Plan 35R-21314, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Section 5.2.1 of Zoning By-law 2014-14, as amended, for those lands described above, Retail shall be an additional permitted main use.
2. Schedule I attached hereto is 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.
4. That this by-law shall come into force and take effect _____, 2026.

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

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

SCHEDULE I TO DRAFT BY-LAW 2026-XXX

