



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 MUSKOCA 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-18/24
Roll No.: 6-2-042-01
By-law: To be assigned.

Owners:	Edward Smith, PO Box 211, Bala, ON, P0C 1A0		
Address & Description:	No Civic Assigned Lot 24, Concession 5 (Wood)		
Zoning:	Rural – Area 2 (RU2)	Lake: Not Applicable	Schedule: 42
Meeting Date: Thursday, January 15th, 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 rezone the southerly portion of the subject property from Rural Area 2 (RU2) to Rural Commercial – Industrial (RUC6). The application proposes the development of a self-storage facility (main use) consisting of 60 storage units, and open storage (accessory use) for the purposes of storing equipment, materials, trailers, boats, recreational vehicles, travel trailers, and similar vehicles and chattels.

The permitted uses within the proposed Rural Commercial – Commercial Industrial (RUC6) zoned portion of the subject lands are to be limited to the self-storage facility only, with an accessory open storage area, parking areas, and parking spaces. The following RUC6 uses (main and accessory) will not be included as permitted uses in the proposed RUC6 zoned portion of the subject lands: automobile sales establishment, automobile service station, building supply yard, contractor's yard, kennel, landscaping centre, light industry, marina, recreational vehicle and equipment centre, service shop, veterinary clinic, warehousing, convenience store, residential – dwelling unit, office, open space recreation, retail store, service shop, and storage facilities.

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Existing Zoning (RU2) Permitted Uses	Proposed Partial Rezoning (RUC6) Permitted Uses
<p><u>Main Uses:</u></p> <ul style="list-style-type: none"> • Agricultural Uses • Bed & Breakfast • Conservation • Residential – Dwelling Unit • Farm • Forestry Operation • Kennel • Open Space Recreation • Rooming Houses • Wayside Pit or Wayside Quarry <p><u>Accessory Uses:</u></p> <ul style="list-style-type: none"> • Residential – Secondary Dwelling Unit • Home Based Business 	<p><u>Main Uses:</u></p> <ul style="list-style-type: none"> • Automobile Sales Establishment • Automobile Service Station • Building Supply Yard • Contractor's Yard • Kennel • Landscaping Centre • Light Industry • Marina • Recreational Vehicle and Equipment Centre • Service Shop • Veterinary Clinic • Warehousing <p><u>Accessory Uses:</u></p> <ul style="list-style-type: none"> • Convenience Store • Residential – Dwelling Unit • Office • Open Space Recreation • Parking Areas • Parking Spaces • Retail Store • Service Shop • Storage Facilities

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	6.2.1	Permitted Uses (Main) within the Rural Commercial – Commercial Industrial (RUC6) Zone	Automobile Sales Establishment, Automobile Service Station, Building Supply Yard, Contractor's Yard, Kennel, Landscaping Centre, Light Industry, Marina, Recreational Vehicle and Equipment Centre, Service Shop,	Permit Self-Storage Facilities as the Only Main Use	Permit the Development of a Self-Storage Facility within Lands Zoned RUC6



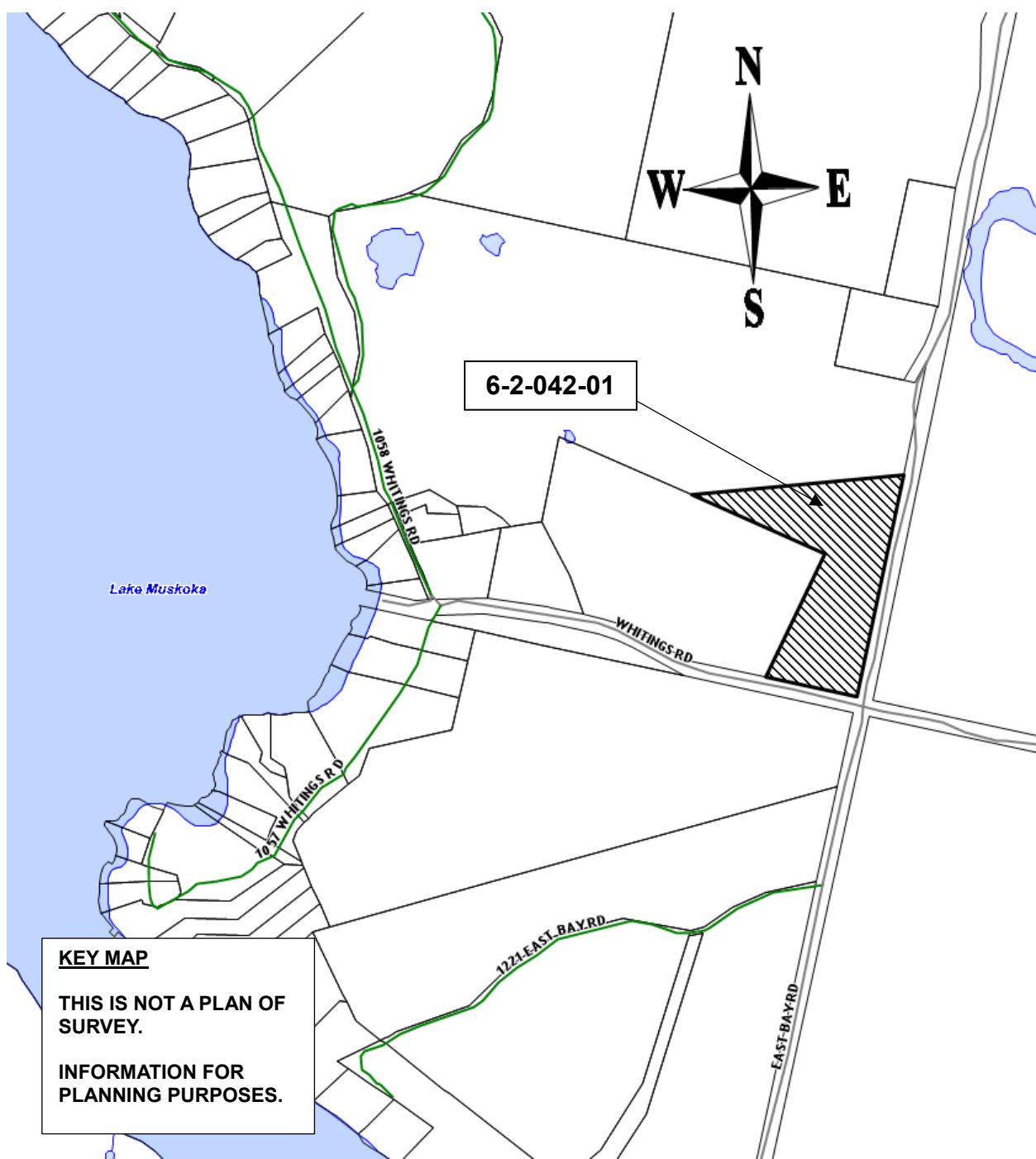
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			Veterinary Clinic, Warehousing		
B	6.2.2	Permitted Uses (Accessory) within the Rural Commercial – Commercial Industrial (RUC6) Zone	Convenience Store, Residential – Dwelling Unit, Office, Open Space Recreation, Parking Areas, Parking Spaces, Retail Store, Service Shop, Storage Facilities	Permit Open Storage, Parking Areas, and Parking Spaces as the Only Accessory Uses	Permit the Development of an Accessory Open Storage Area, Parking Areas, and Parking Spaces within Lands Zoned RUC6
C	6.2.3	Minimum Interior Side Yard Setback	100 ft.	50 ft.	Permit the Development of an Accessory Open Storage Area Within the 50 ft. of the Interior Side Yard

A key map of the subject property and a draft By-law are included in this notice.



KEY MAP



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

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



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: January 9th, 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.

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.



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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 10th day of December, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 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. Schedule 42 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Lot 24, Concession 5 (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX, from Rural – Area 2 (RU2) to Rural Commercial – Commercial Industrial (RUC6), as shown hatched on Schedule II to By-law 2026-XXX.
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:

87-XXXX

 - i) The land affected by this amendment is described as Lot 24, Concession 5 (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Section 6.2.1 of By-law 2014-14, as amended, for those lands described above, Self Storage Facilities shall be the only permitted main use, and shall be permitted in the location shown cross-hatched on Schedule III to By-law 2026-XXX.
 - iii) Despite the provisions of Section 6.2.2 of By-law 2014-14, as amended, for those lands described above, Open Storage, Parking Areas, and Parking Spaces are the only permitted accessory uses. An Open Storage Area shall be permitted in the location shown hatched on Schedule III to By-law 2026-XXX.
 - iv) Despite the provisions of Section 6.2.3 of By-law 2014-14, as amended, for those lands described above, Open Storage located within the area shown hatched on Schedule III to By-law 2026-XXX shall be permitted within 15.2 metres (50 feet) of the southwesterly interior side lot line.
 - v) Despite the provisions of Section 11.117 of Zoning By-law 2014-14, as amended, for those lands described above, for the purposes of this By-law, open storage shall be defined as follows:
 - Open Storage: Shall mean the storage of equipment, materials, trailers, boats, recreational vehicles, travel trailers, and similar vehicles and chattels.
3. Schedules I, II, and III attached hereto are hereby made part of this By-law.

4. 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.

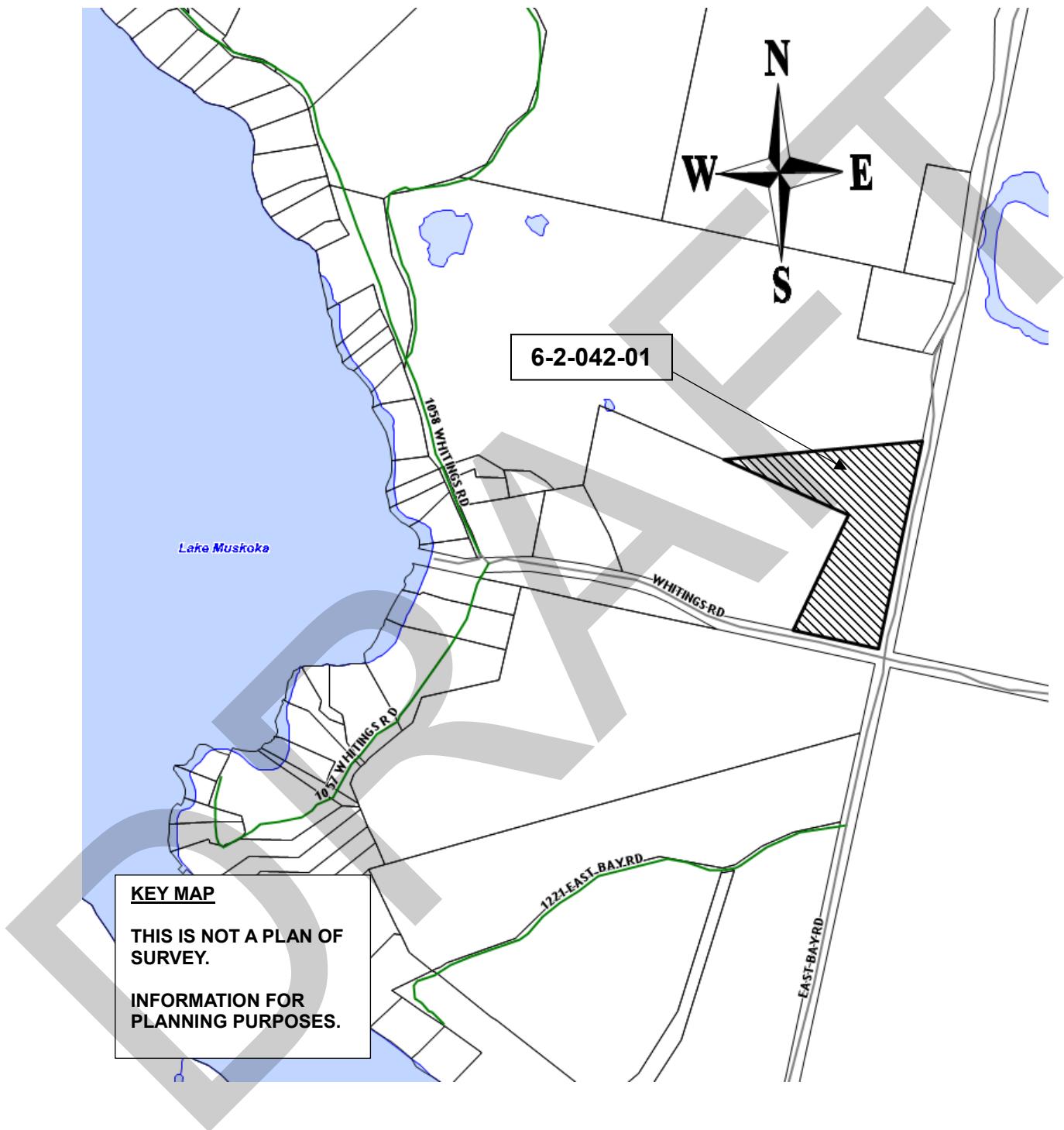
Read a **first, second and third time and finally passed** this day of , 2026.

Peter Kelley, Mayor

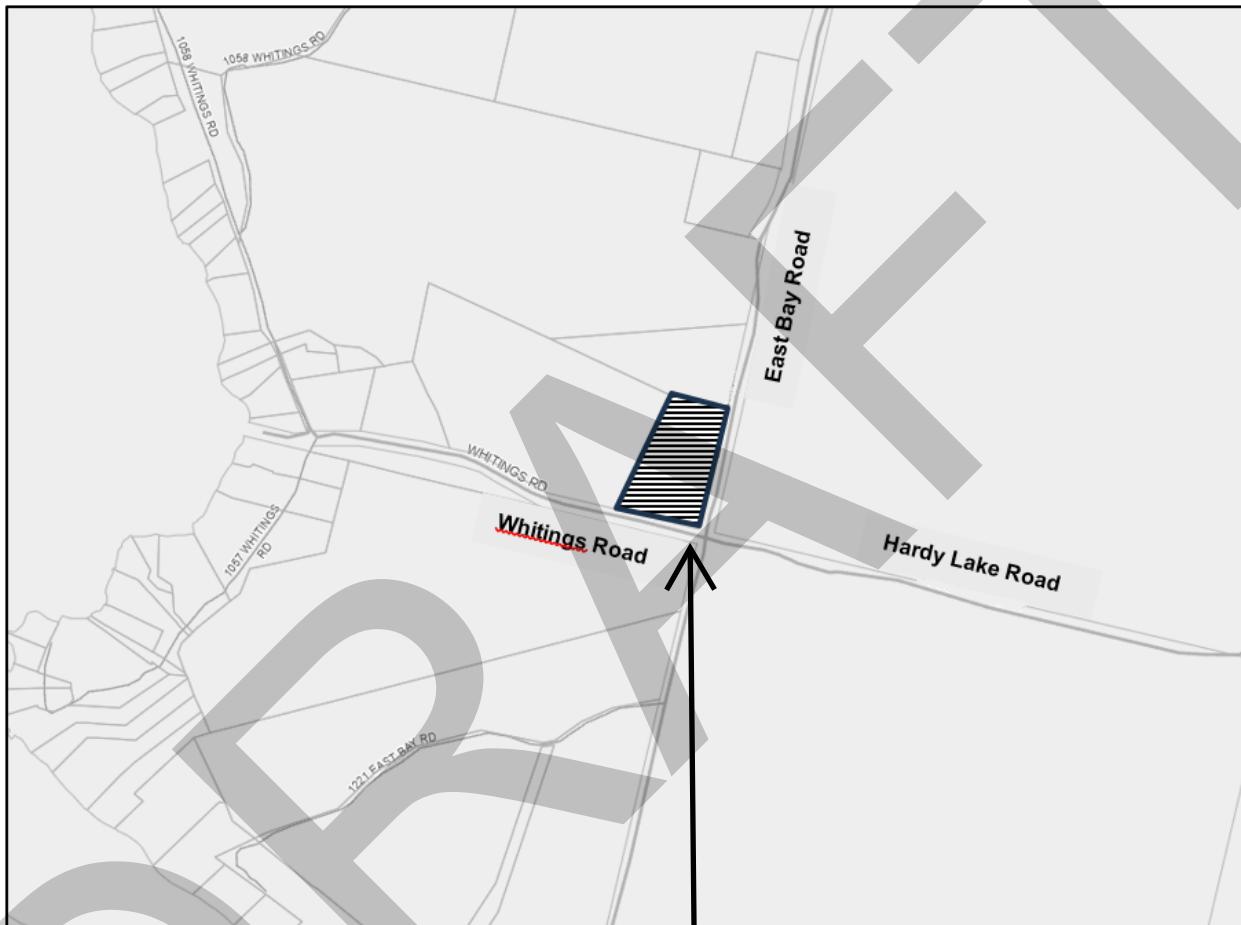
Crystal Paroschy, Clerk

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SCHEDULE I TO BY-LAW 2026-XX



SCHEDULE II TO DRAFT BY-LAW 2026-XXX



TO BE REZONED FROM RU2 TO RUC6

SCHEDULE III TO DRAFT BY-LAW 2026-XXX

