



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.

File No.: ZBA-19/25

Roll No.: 9-2-002-01

By-law No.: To Be Assigned

Owner:	Algonquin International Corporation
Address:	1512 Muskoka Road 118 W
Description:	Part Lot 11, Concession 5, Designated as Part 1, Plan 35R-8234 (Monck)
Zoning:	Rural Commercial – Land Extensive (RUC5-S) and Rural – Area 3 (RU1) Lake: N/A Schedule: 45
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. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to amend the permitted uses on the subject property, increase the number of parking spaces, amend the location of the permitted buildings and structures, and repeal By-law 2021-034.

By-law 2021-034 was approved by Council January 12, 2022 and permitted the following main and accessory uses:

- A meat-cutting facility and associated accessory uses consisting of retail and catering;
- A marine museum and associated accessory uses consisting of a special events centre (maximum capacity 125 guest), retail, a servery (no kitchen), storage building, and mobile food/refreshment vehicle; and,
- Parking areas and parking as an accessory use.

By-law 2021-034 also permitted 5.5% lot coverage, a minimum of 75 parking spaces and prohibited parking area and new buildings and structures in the areas shown stippled on Schedule II to the By-law.



The current application proposes to repeal and replace By-law 2021-034. The application proposes to permit the following main and accessory uses:

- A food store as a main use;
- A museum as a main use and associated accessory uses consisting of a special events centre (maximum capacity 150 guests), retail, servery (with portable warming or heating facilities), a storage building and a mobile food/refreshment vehicle; and,
- Parking areas and parking as an accessory use.

The proposed Zoning By-law Amendment application also proposes to permit 5.5% lot coverage in a different configuration, increase the minimum parking to 85 spaces (with 5 barrier free spaces), and amend the constraint area shown on Schedule II to By-law 2021-034.

Table 1: Exemptions for Proposed Uses and Proposed Definitions

Exemption	ZBL 2014-14 Section(s)	Description	Definition
A	6.2.1 & 11.0	Permit and define <i>food store</i> as main use	A <i>food store</i> , which is defined as: A facility where primarily food, as well as other food related services, is provided for sale directly to the public and includes a butcher shop, bakery shop, produce outlet, delicatessen, farmer’s market or catering facility. For the purposes of this section, a <i>food store</i> shall not exceed 2,691 square feet in area, and may be attached to an approved storage building; generally as shown in the location and extent on Schedule II to By-law 2026-XXX
B		Permit and define museum as main use	A <i>museum</i> , which is defined as: A facility, that is accessible to the public with or without prior reservation or appointment, which acquires, conserves, communicates and exhibits a collection of artifacts for the purposes of public education, study and enjoyment and includes other uses associated with the operation of the museum, including fundraising activities and organized programs and activities (eg. day camp). For the purposes of this definition, the building housing the <i>museum</i> and related permitted accessory uses shall not exceed 13,900 square feet as shown in the location and extent on Schedule II to By-law 2026-XXX.



Exemption	ZBL 2014-14 Section(s)	Description	Definition
C	6.2.2 & 11.0	Permit parking areas and spaces as an accessory use	n/a
D		Permit a <i>special events venue</i> as an accessory use to a <i>museum</i>	A special events venue, which is defined as: a venue with a maximum capacity of 150 guests that provides access to the <i>museum</i> and associated exhibits and facilities to facilitate organized events such as corporate or private functions;
E		Permit retail as an accessory use to a museum	n/a
F		Permit a servery as an accessory use to a museum.	A servery, which includes portable warming or heating facilities;
G		Permit a mobile food/refreshment vehicle as an accessory use to a museum	n/a

Table 2: Proposed Additional Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
H	6.2.3	Maximum Lot Coverage	5%	5.5%	0.5%	Permit Museum, Food Store and Storage Building as shown generally on Schedule II to Draft By-law.
I	3.28	Parking Requirements	By-law 2021-034 requires a minimum of 75 spaces			Propose a minimum of 85 spaces (including 5



				barrier free spaces)
J	3.28 I. & 6.2.3	Location of Parking Areas and Buildings and Structures	By-law 2021-034 prohibits parking areas, building and structures within constraint area shown on Schedule II.	Proposes to amend Schedule II with updated constraint area.

A key map of the subject property, the applicant's site plan, 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



If you wish to provide a response to this application, please 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: **April 9, 2026.**

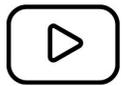
Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

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-19/25, Algonquin International Corporation

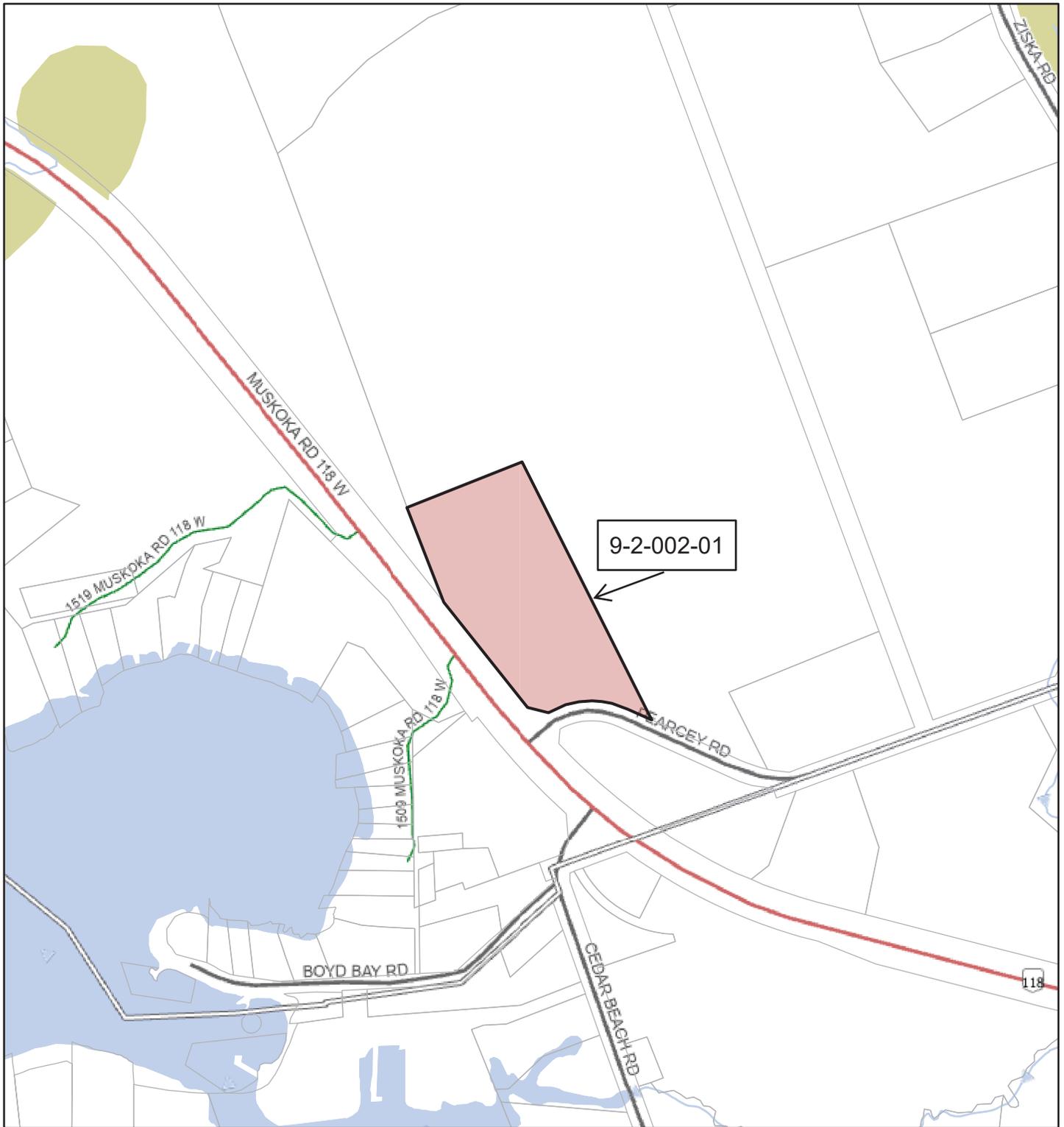
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 18th day of March, 2026.

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



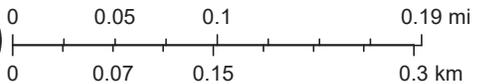
Key Map, ZBA-19/25 (ALGONQUIN INTERNATIONAL CORPORATION)



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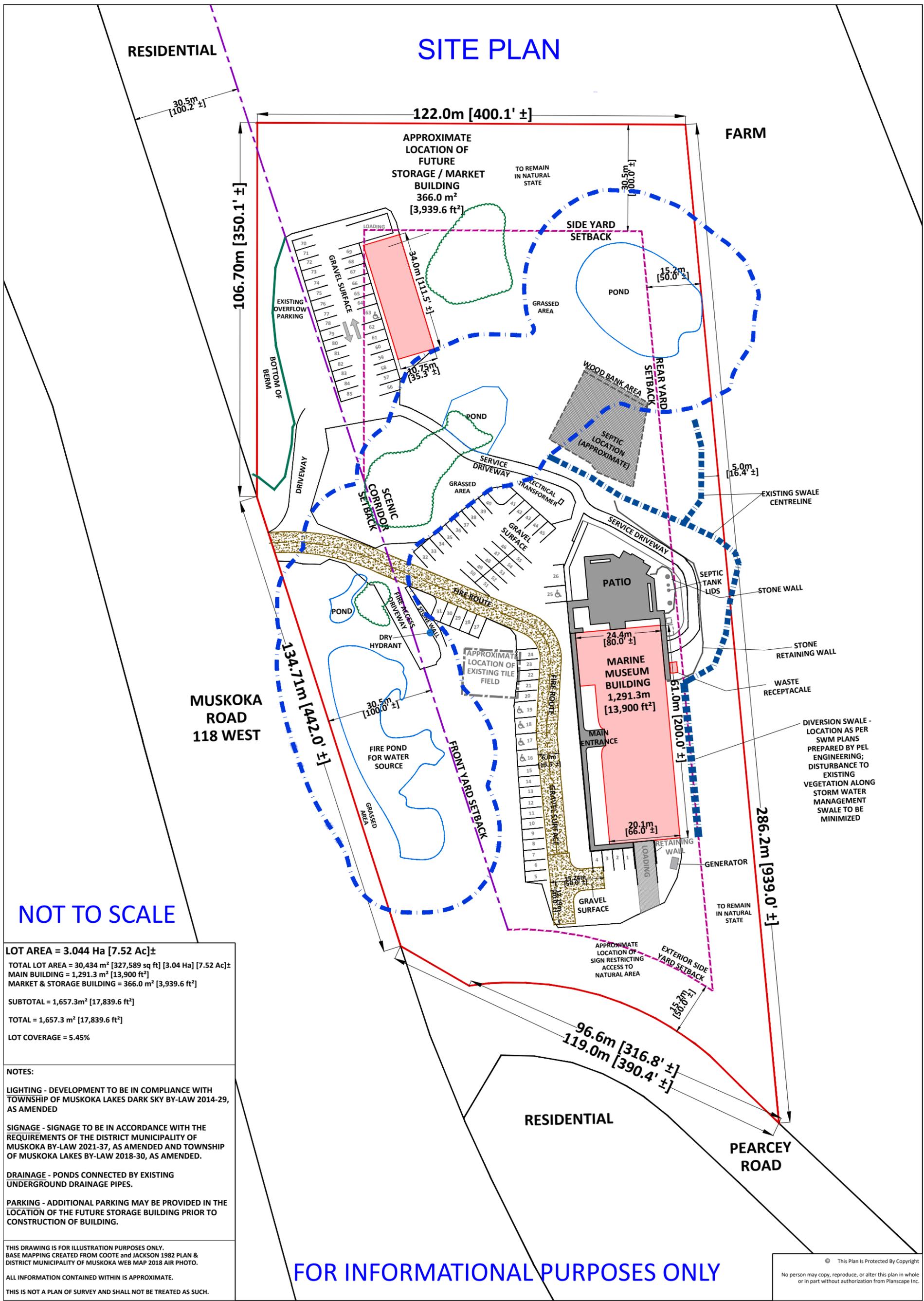
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|-----------------------|-----------------|---------------------------|
| Parcel: Assessment | Civic Addresses | Wetland With Significance |
| District Municipality | Road Network | Evaluated-Provincial |
| Area Municipality | District | Evaluated-Other |
| Geographic Township | Township | Canada_Hillshade |
| | Private | World_Hillshade |



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

SITE PLAN



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

LOT AREA = 3.044 Ha [7.52 Ac]±
 TOTAL LOT AREA = 30,434 m² [327,589 sq ft] [3.04 Ha] [7.52 Ac]±
 MAIN BUILDING = 1,291.3 m² [13,900 ft²]
 MARKET & STORAGE BUILDING = 366.0 m² [3,939.6 ft²]
 SUBTOTAL = 1,657.3m² [17,839.6 ft²]
 TOTAL = 1,657.3 m² [17,839.6 ft²]
 LOT COVERAGE = 5.45%

NOTES:
 LIGHTING - DEVELOPMENT TO BE IN COMPLIANCE WITH TOWNSHIP OF MUSKOKA LAKES DARK SKY BY-LAW 2014-29, AS AMENDED
 SIGNAGE - SIGNAGE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT MUNICIPALITY OF MUSKOKA BY-LAW 2021-37, AS AMENDED AND TOWNSHIP OF MUSKOKA LAKES BY-LAW 2018-30, AS AMENDED.
 DRAINAGE - PONDS CONNECTED BY EXISTING UNDERGROUND DRAINAGE PIPES.
 PARKING - ADDITIONAL PARKING MAY BE PROVIDED IN THE LOCATION OF THE FUTURE STORAGE BUILDING PRIOR TO CONSTRUCTION OF BUILDING.

THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY. BASE MAPPING CREATED FROM COOTE and JACKSON 1982 PLAN & DISTRICT MUNICIPALITY OF MUSKOKA WEB MAP 2018 AIR PHOTO.
 ALL INFORMATION CONTAINED WITHIN IS APPROXIMATE.
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE TREATED AS SUCH.

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SITE PLAN
 1512 MUSKOKA ROAD 118 WEST
 PART 1 35R-8234
 PART LOT 11, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF MONCK
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 ALGONQUIN INTERNATIONAL CORP

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			
5.			
6.			
7.			

PLANSCAPE
 BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE	BY
1 : 1 000	118500	JUNE 12, 2025	JT

BASE MAP SOURCE:
 COOTE AND JACKSON LIMITED - 1982
 DISTRICT MUNICIPALITY OF MUSKOKA - 2018 AIR PHOTO

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 of Lot 11, Concession 5, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Designated as Part 1, Plan 35R-8234, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Sections 6.2.1 and 11.0 of By-law 2014-14, as amended, for those lands described above, the only permitted main uses are as follows:
 - A *food store*, which is defined as: A facility where primarily food, as well as other food related services, is provided for sale directly to the public and includes a butcher shop, bakery shop, produce outlet, delicatessen, farmer's market or catering facility. For the purposes of this section, a *food store* shall not exceed 2,691 square feet in area, and may be attached to an approved storage building; generally as shown in the location and extent on Schedule II to By-law 2026-XXX; and,
 - A *museum*, which is defined as: A facility, that is accessible to the public with or without prior reservation or appointment, which acquires, conserves, communicates and exhibits a collection of artifacts for the purposes of public education, study and enjoyment and includes other uses associated with the operation of the museum, including fundraising activities and organized programs and activities (eg. day camp). For the purposes of this definition, the building housing the *museum* and related permitted accessory uses shall not exceed 13,900 square feet as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - iii) Despite the provisions of Sections 6.2.2 and 11.0 of By-law 2014-14, as amended, for those lands described above, the only permitted accessory uses are as follows:
 - Parking areas and parking spaces
 - Accessory to the *museum* as defined by this By-law:
 - A special events venue, which is defined as: a venue with a maximum capacity of 150 guests that provides

access to the *museum* and associated exhibits and facilities to facilitate organized events such as corporate or private functions;

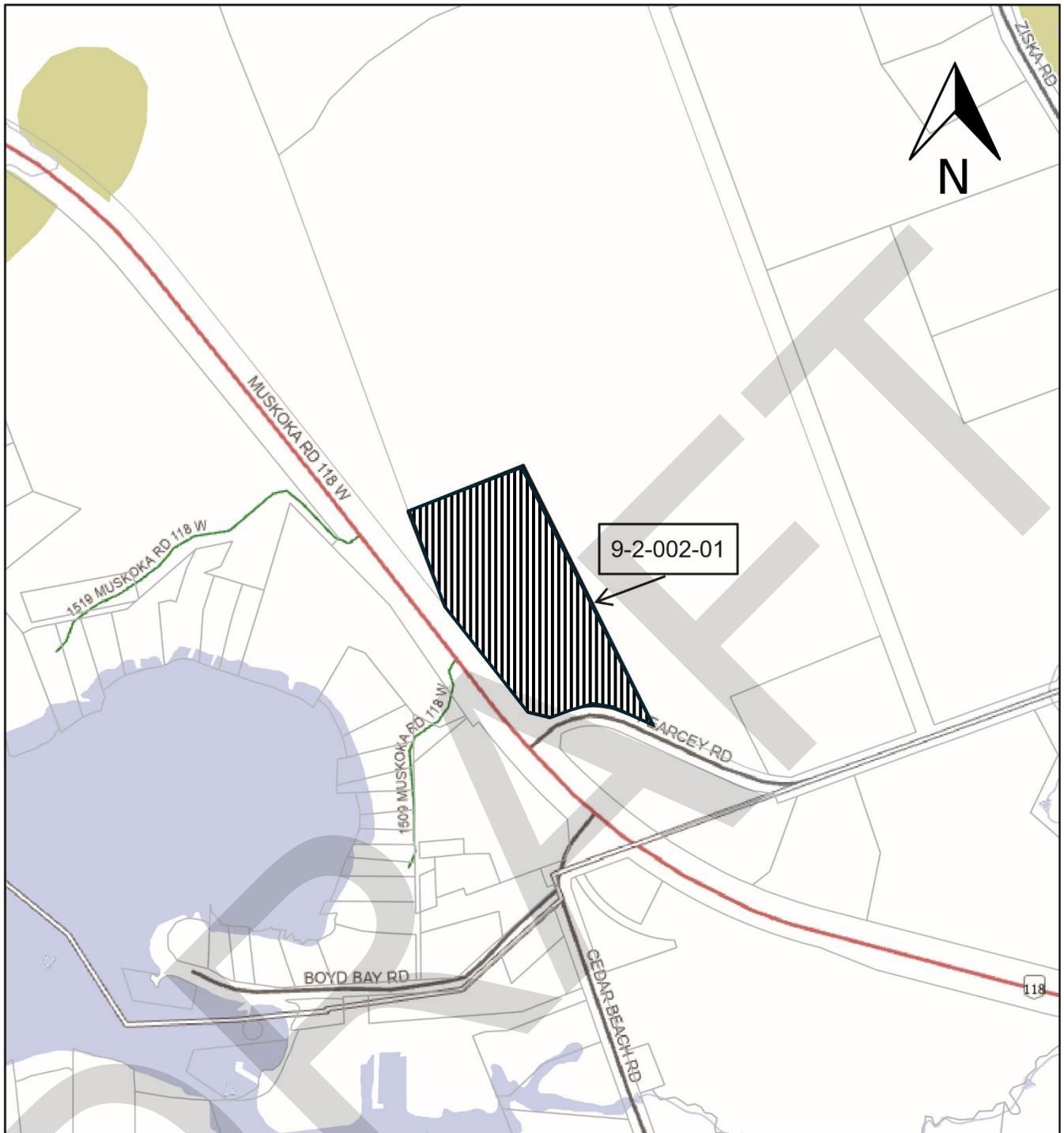
- Retail;
 - A servery, which includes portable warming or heating facilities;
 - A storage building for storage of equipment and other artifacts associated with the museum and which are not part of any active display area and which does not exceed 1,245 square feet, generally as shown in the location and extent of Schedule II to By-law 2026-XXX;
 - A mobile food/refreshment vehicle.
- iv) Despite the provisions of Section 6.2.3 of By-law 2014-14, as amended, for those lands described above, a maximum lot coverage of 5.5% is permitted, generally as shown in the location and extent on Schedule II to By-law 2026-XXX.
- v) Despite the provisions of Section 3.28 of By-law 2014-14, as amended, for those lands described above, a minimum of 85 parking spaces are required, of which a minimum of 5 are to be barrier free spaces.
- vi) Despite the provisions of Section 3.28 i. and 6.2.3 of By-law 2014-14, as amended, for those lands described above, parking areas, new buildings and structures, and additions to existing buildings and structures shall be prohibited within the constraint areas as shown stippled on Schedule II to By-law 2026-XXX.
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.
4. REPEAL OF BY-LAWS
- 4.1 By-law 2021-034 of the Corporation of the Township of Muskoka Lakes are hereby repealed.
5. That this by-law shall come into force and take effect _____, 2026.

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

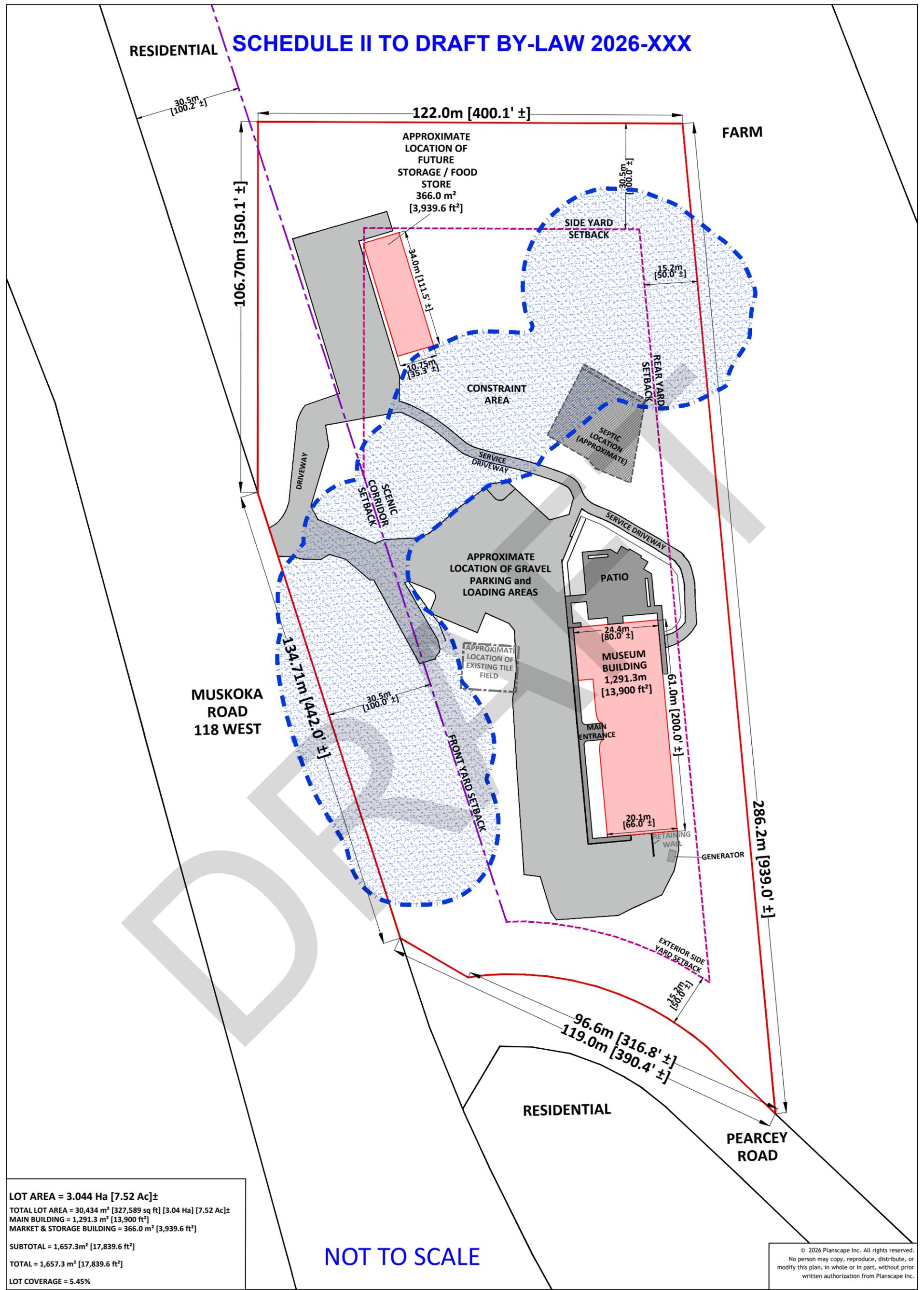
Mayor Peter Kelley

Crystal Best-Sararas, Clerk

SCHEDULE I TO DRAFT BY-LAW 2026-XXX



SCHEDULE II TO DRAFT BY-LAW 2026-XXX



**MUSKOKA ROAD
118 WEST**

FARM

RESIDENTIAL

PEARCEY ROAD

NOT TO SCALE

LOT AREA = 3.044 Ha [7.52 Ac]±
 TOTAL LOT AREA = 30,434 m² [327,589 sq ft] [3.04 Ha] [7.52 Ac]±
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ZONING SKETCH
 1512 MUSKOKA ROAD 118 WEST
 PART 1 35R-8234
 PART LOT 11, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF MONCK
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 ALGONQUIN INTERNATIONAL CORP

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	SCALE	PROJECT NO.	DATE	BY
	1 : 1 000	118500	MARCH 16, 2026	JT

BASE MAP SOURCE:
 COOTE AND JACKSON LIMITED - 1982
 DISTRICT MUNICIPALITY OF MUSKOKA - 2018 AIR PHOTO