



**NOTICE OF COMPLETE APPLICATION AND OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT TO ZONING BY-LAW 10-04 (as amended)
OF THE TOWN OF GRAVENHURST**

Respecting an application by **Donald Bruce CLARK, COTTAGE NEWS LTD.,
and MUSKOKA VILLAGE INC.**
to rezone lands located at **2266, 2246, and 2242 Highway 11 North, and abutting
unaddressed lands defined by Roll Number 4402-030-005-06800**
(Application No. ZA 05-2026)

TAKE NOTICE THAT a complete application has been accepted under Section 34 of the Planning Act, R.S.O.1990, Chapter p. 13, as amended, regarding the above noted property.

ADDITIONALLY, TAKE NOTICE THAT the Council of the Corporation of the Town of Gravenhurst will hold a Public Meeting in relation to the application on

TUESDAY, MARCH 24TH, 2026
at 3:00 p.m. at the
Gravenhurst Municipal Offices
(Council Chambers)
5 Pineridge Gate, Gravenhurst, Ontario

THE PURPOSE of the Public Meeting will be to consider a proposed amendment to Zoning By-law 10-04 (as amended) of the Town of Gravenhurst pursuant to the provisions of Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13, as amended.

THE FOLLOWING INFORMATION is attached to this notice for your information and review:

- an explanation of the Purpose and Effect of the Proposed By-law;
- a key map showing the location of the property affected by the Proposed By-law; and
- a sketch (Site Plan).

ANY PERSON OR AGENCY may attend the Public Meeting and/or make written submissions either in support or opposition to the Proposed By-law.

ALTERNATIVELY, ANY PERSON OR AGENCY may also provide verbal comments during the meeting electronically using MVI EasyConf Connect Conference System (NOT Zoom), in accordance with Section 238 of the Municipal Act and the Town's Procedural By-law.

A request to address Planning Council electronically must be completed at www.Gravenhurst.ca/PublicParticipation and **submitted prior to 12:00pm (noon) on the day before the Public Meeting**. Please note that the Public Meeting is taking place in person and

any issues with electronic participation will not prevent the meeting (and a potential decision) from proceeding.

IF A SPECIFIED PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Town of Gravenhurst to the Ontario Land Tribunal, but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gravenhurst, before the Zoning By-law is passed, the specified person or public body is not entitled to appeal the decision.

IF A SPECIFIED PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Gravenhurst, before the Zoning By-law is passed, the specified 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.

IF YOU WISH TO BE NOTIFIED of the decision of the Town of Gravenhurst in respect of the proposed By-law, you must make a written request to Melissa Halford, Director of Development Services

ADDITIONAL INFORMATION relating to the proposed amendment to Zoning By-law 10-04 is available from the Development Services – Planning Division. For further information, please contact Andrew Clark, Planner, at 705-687-3412 ext. 2229 (andrew.clark@gravenhurst.ca) or Adam Ager, Manager of Planning Services, 705-687-3412 ext. 2224 (adam.ager@gravenhurst.ca) during office hours.

DATED at the Town of Gravenhurst this 3rd day of March, 2026.
Melissa Halford, Director of Development Services.

Purpose and Effect of the Proposed Zoning By-law

Re: Application No. ZA 05-2026
Donald Bruce Clark, Cottage News Ltd., And Muskoka Village Inc.
Roll Nos. 030-005-07400, 07300, 07100, 06800

An application was received to amend the zoning of the lands containing the former Muskoka Store and adjacent lands to the south, municipally known as 2266, 2246, and 2242 Highway 11 North, and adjacent lands defined by Roll Number 4402-030-005-06800.

The properties are legally described as follows:

1. **2266 and 2246 Highway 11 North.** Part of Lot 32, West Range Morrison, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka (Zoning Grid Schedule No. G07).
2. **2242 Highway 11 North.** Part of Lots 31 and 32, West Range Morrison, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka (Zoning Grid Schedule No. G07).

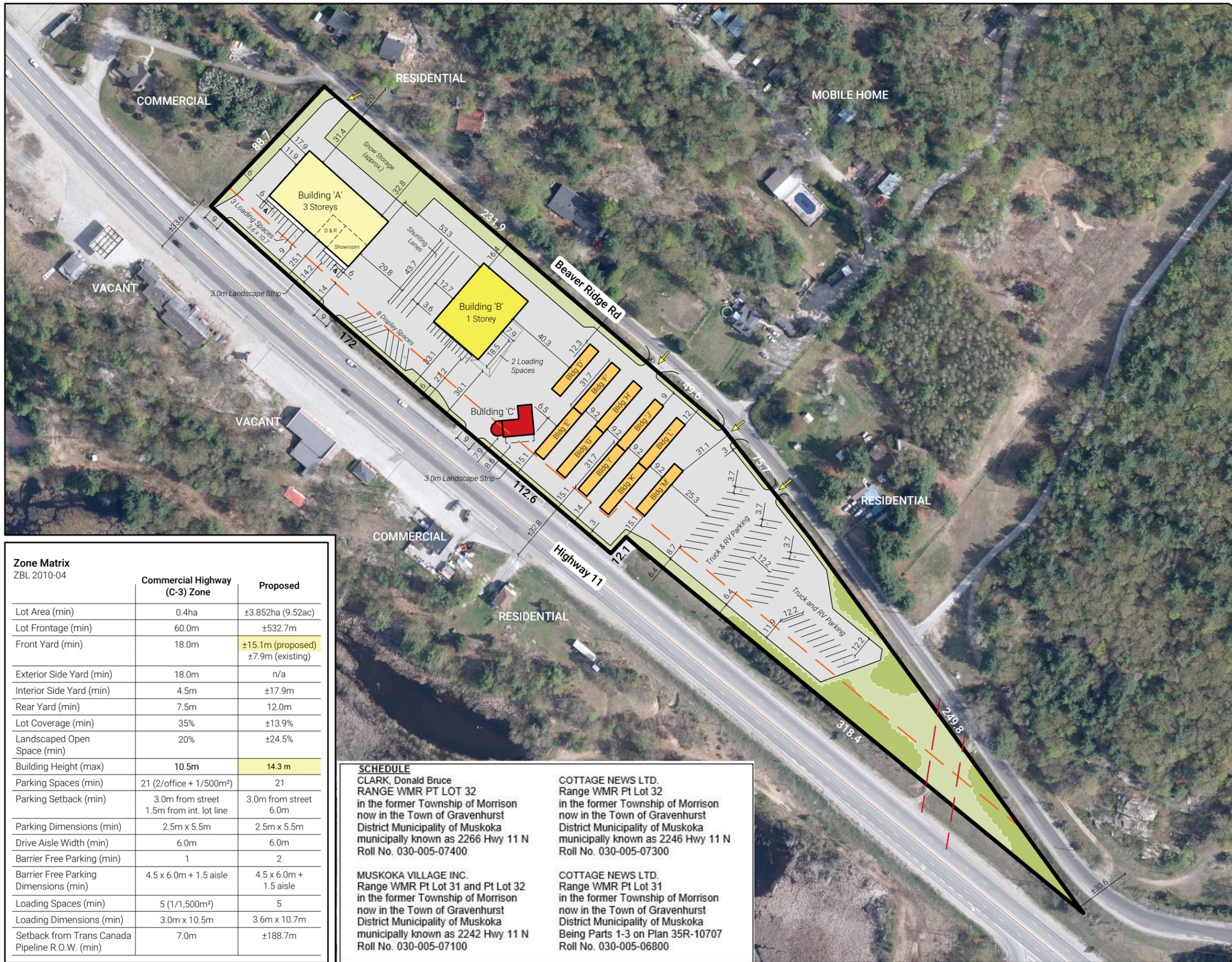
3. **Roll No. 440203000506800.** Part of Lots 31 and 32, West Range Morrison, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 1 to 3, 35R-10707 (Zoning Grid Schedule No. G07).

The applicant is proposing to develop a self-storage facility and truck and trailer rental establishment on the subject lands, as shown on the attached sketch dated March 3rd, 2026. The proposed development includes a 3-storey self-storage building with a retail showroom having a footprint of 1,858 square metres (Building A), a 1-storey self-storage building with a footprint of 1,300 square metres (Building B), a temporary showroom (Building C) having a floor area of 250 square metres, and ten (10) additional 1-storey self-storage buildings (Buildings D to M) with a footprint area of 193 square metres.

The application is requesting the following relief from Zoning By-law 10-04, as amended:

- Permit a Self-Storage Facility as an additional permitted use on the properties
- Permit a maximum height of 14.3 metres, whereas a maximum of 10.5 metres is permitted.
- Permit a minimum front lot line setback of 15.0 metres, which is intended to apply to a building or structure measuring 0.0 to 3.0 metres in height, where 18.0 metres is required

The subject properties are zoned Commercial Highway (C-3) and are located within the “Highway 11 Special Character Area” designation of the Town of Gravenhurst Official Plan.



Zone Matrix
ZBL 2010-04

	Commercial Highway (C-3) Zone	Proposed
Lot Area (min)	0.4ha	±3.852ha (9.52ac)
Lot Frontage (min)	60.0m	±532.7m
Front Yard (min)	18.0m	±15.1m (proposed) ±7.9m (existing)
Exterior Side Yard (min)	18.0m	n/a
Interior Side Yard (min)	4.5m	±17.9m
Rear Yard (min)	7.5m	12.0m
Lot Coverage (min)	35%	±13.9%
Landscaped Open Space (min)	20%	±24.5%
Building Height (max)	10.5m	14.3 m
Parking Spaces (min)	21 (2/office + 1/500m²)	21
Parking Setback (min)	3.0m from street 1.5m from int. lot line	3.0m from street 6.0m
Parking Dimensions (min)	2.5m x 5.5m	2.5m x 5.5m
Drive Aisle Width (min)	6.0m	6.0m
Barrier Free Parking (min)	1	2
Barrier Free Parking Dimensions (min)	4.5 x 6.0m + 1.5 aisle	4.5 x 6.0m + 1.5 aisle
Loading Spaces (min)	5 (1/1,500m²)	5
Loading Dimensions (min)	3.0m x 10.5m	3.6m x 10.7m
Setback from Trans Canada Pipeline R.O.W. (min)	7.0m	±188.7m

SCHEDULE

CLARK, Donald Bruce
Range WMR Pt Lot 32
in the former Township of Morrison
now in the Town of Gravenhurst
District Municipality of Muskoka
municipally known as 2242 Hwy 11 N
Roll No. 030-005-07400

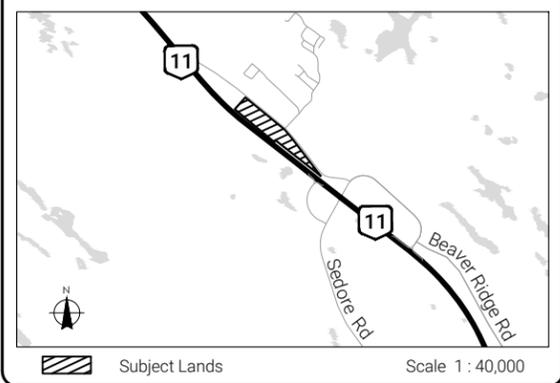
MUSKOKA VILLAGE INC.
Range WMR Pt Lot 31 and Pt Lot 32
in the former Township of Morrison
now in the Town of Gravenhurst
District Municipality of Muskoka
municipally known as 2242 Hwy 11 N
Roll No. 030-005-07100

COTTAGE NEWS LTD.
Range WMR Pt Lot 32
in the former Township of Morrison
now in the Town of Gravenhurst
District Municipality of Muskoka
municipally known as 2246 Hwy 11 N
Roll No. 030-005-07300

COTTAGE NEWS LTD.
Range WMR Pt Lot 31
in the former Township of Morrison
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Parts 1-3 on Plan 35R-10707
Roll No. 030-005-06800

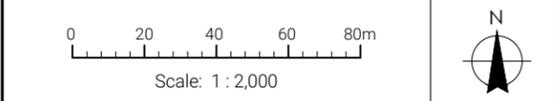
CONCEPT PLAN

2242, 2246 & 2266 Highway 11 N
Part of Lot 31 & 32, East Range Morrison
Town of Gravenhurst, District of Muskoka



LEGEND

- Subject Lands
- Building 'A'
Proposed 3 Storey Storage Building
Ground Floor: ±1,858.1m² (20,000ft²)
Total GFA: ±5,574.2m² (60,000ft²)
Showroom: ±241.5² (2,600ft²)
D & R Area: ±139.4m² (1,500ft²)
- Building 'B'
Proposed U-Box Storage Building
GFA: ±1,300.6m² (14,000ft²)
- Building 'C'
Existing Building to Remain (Temp. Showroom)
Total GFA: ±243.5m² (2,621.2ft²)
- Building 'D' - 'M'
Proposed Self Storage Structures
GFA: ±193.5m² (2,082.5ft²)
Dimensions: 31.7m x 6.1m
- Trans Canada Pipeline
- 14m MTO Setback
- Existing Entrances (Beaver Ridge Rd)



Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: MNR interactive map.
Drawn By: A.M. | Date: February 17, 2026 | File No: 1389c

MORGAN
PLANNING & DEVELOPMENT
Phone: (705) 327-1873 Website: morganplanning.ca
101-21 Matchedash Street South, Orillia, ON, L3V 4W4

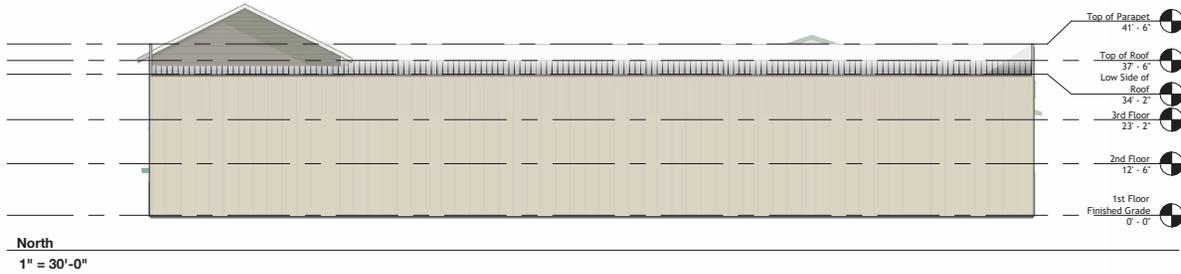
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GENERAL NOTES:

*Sign permits are required. Before ordering your signage, work with your local sign company to permit the proposed layout—a sign variance may be required. Contact John Planert, Ext. 516701, for assistance.

*Signs with part numbers can be ordered from UHI Purchasing > order_processing@uhaul.com

*Lit sign option is available upon request

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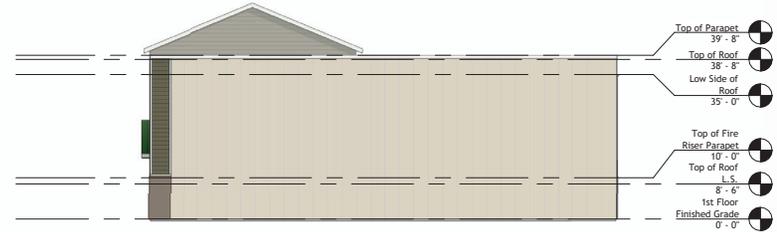
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East
 1" = 30'-0"



North
 1" = 30'-0"



West
 1" = 30'-0"



South
 1" = 30'-0"