Date of Decision: **October 19, 2026**
Date of Notice: **October 27, 2026**
Last Date of Appeal: **November 16, 2026**

THE DISTRICT MUNICIPALITY OF MUSKOKA

NOTICE OF ADOPTION and NOTICE OF APPROVAL

Pursuant to Subsection 17(23) and 17(35) of the Planning Act

Amendment 62 to the Muskoka Official Plan
Amendment 64 to the Township of Muskoka Lakes Official Plan

(Resort Village of Minett)

A decision was made by Muskoka District Council to pass District By-law 2026-39, adopting Amendment 62 to Muskoka Official Plan and to approve Township By-law 2026-088, adopting Amendment 64 to the Township of Muskoka Lakes Official Plan.

Purpose and Effect of Official Plan Amendment 62

The purpose and effect of this amendment is to permit development resort related structures and amenities within and adjacent to a wetland, flexibility with respect to the required 15 metre vegetation buffer adjacent to Lake Rosseau, development within 20 metres of the shoreline, and development and site alteration within flood hazard lands.

A copy of By-law 2026-39, which includes the amendment, is attached

Purpose and Effect of Official Plan Amendment 64

The purpose and effect of this amendment is to permit the development of accommodation units, sport courts, trails and boardwalks within and adjacent an identified wetland, flood hazard lands, within 20 metres of the shoreline of Lake Rosseau.

A copy of By-law 2026-88, which includes the amendment, is attached.

Public Comments Considered

A summary of comments received and how they were considered or addressed is included in Report CPS-10-2026-7.

When and How to File an Appeal of the Decision

A notice of appeal to the Ontario Land Tribunal OLT (formerly Local Planning Appeal Tribunal (LPAT)) of the decision must be received by The District Municipality of Muskoka no later than 20 days from the date of this notice, as shown above as the last day of appeal. The appeal must:

i) set out the specific part(s) of the Official Plan Amendment to which the appeal applies;
ii) set out the reasons for the appeal; and
iii) be accompanied by the fee prescribed under the Ontario Land Tribunal Act in

the amount of $1,100.00 payable to the Minister of Finance.

A notice of appeal should be filed with:

Amy Back, Clerk District Municipality of Muskoka 70 Pine Street, Bracebridge, ON Canada, PIL 1N3

Who Can Appeal a Decision

Only individuals, corporations or public bodies may appeal a decision of the Council of The District Municipality of Muskoka to the Ontario Land Tribunal. A notice of appeal may not be made by any unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Official Plan Amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to The District Municipality of Muskoka or unless, in the opinion of the Ontario Land Tribunal, there are reasonable ground to add the person or public body as a party.

When the Decision is Final

The proposed Official Plan Amendment(s) are exempt from approval by the Minister of Municipal Affairs and Housing, and the decision of Muskoka District Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Additional Information

For additional information about the Amendment or your appeal rights, contact Curtis Syvret, Manager of Planning at (705) 645-2100 ext. 4218, or curtis.syvret@muskoka.on.ca.

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2026-088

Being a By-law of the Township of Muskoka Lakes to adopt Amendment #64 to the Official Plan of the Township of Muskoka Lakes

(Official Plan Amendment #64 - Site Specific - 2666940 Ontario Inc. & 2665556 Ontario Inc.)

WHEREAS Council recommends that the Township of Muskoka Lakes adopt Amendment Number 64 to the Official Plan of the Muskoka Lakes Planning Area;

AND WHEREAS the Council of the Township of Muskoka Lakes has fulfilled the requirements of Section 17 of the Planning Act, R.S.O., 1990, as amended;

AND WHEREAS Official Plans may be repealed or amended in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended;

NOW THEREFORE the Council of the Township of Muskoka Lakes enacts as follows:

1. THAT Amendment Number 64 to the Official Plan of the Township of Muskoka Lakes consisting of the attached explanatory text and mapping being Schedules A, B and C, is hereby adopted;

2. THAT the Mayor and Clerk are hereby authorized and directed to affix the seal of the Corporation to Amendment Number 64 and to make application to the District Municipality of Muskoka for approval of the said Amendment; AND

3. THAT this by-law shall come into force and take effect on the final passing thereof.

READ A FIRST AND SECOND TIME this 29th day of ... July , 2026.

READ A THIRD TIME AND FINALLY PASSED this 29th day of July , 2026.

Original Signed By
Mayor Peter Kelley

Original Signed By
Cheryl Hollows, Deputy Clerk

AMENDMENTNUMBER64
TO THE OFFICIAL PLAN
OF THE TOWNSHIP OF
MUSKOKA LAKES
(2666940 ONTARIO INC. AND 2665556 ONTARIO INC.)

SECTION 1 COMPONENTS OF THE AMENDMENT

1.1 Section 5 herein shall constitute Amendment Number 64 to the Official Plan of the Township of Muskoka Lakes.

1.2 Sections 1, 2, 3, 4, 6 and 7 herein do not constitute part of the formal Amendment but provide general information respecting the Amendment.

SECTION 2 LANDS SUBJECT TO THE AMENDMENT

2.1 The lands subject to the amendment are located in the Resort Village of Minett and consist of a portion of the lands described as PART OF LOTS 22 & 23, CONCESSIONS 10, 11 & 12 AND PART OF LOT 24, CONCESSION 11 AND PART OF THE BED OF LAKE ROSSEAU IN FRONT OF LOT 23, CONCESSION 11 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11, IN FRONT OF LOT 23, as shown hatched on Schedule 'A' affixed hereto.

SECTION 3 PURPOSE OF THE AMENDMENT

3.1 The purpose of the proposed Official Plan Amendment is to permit the development of Phase 1 of a larger redevelopment plan for lands located within the Minett Resort Village. More specifically, the purpose of the amendment is to permit development within the floodplain, permit development within and adjacent to an identified wetland, permit development within the required front yard setback, and to permit a reduced vegetative buffer.

SECTION 4 BACKGROUND AND BASIS OF THE AMENDMENT

4.1 The lands subject to the amendment are in the Minett Resort Village and are designated Environmental Wetland (EW), Village Core (VC), Resort Commercial One (RC1), Resort Commercial Two (RC2), and Residential Two (R2), in the 2023 Township of Muskoka Lakes Official Plan (TMLOP), more specifically OPA 56.

4.2 The Official Plan Amendment application has been submitted concurrently with Zoning By-law Amendment Application ZBA-22/23 to rezone the subject lands from Community Commercial - Marina Holding (C2-H), Community Commercial - Marina Flood Fringe (C2-F), Community Commercial - Marina Flood Fringe Holding (C2-FH), Environmental Protection (EP1), Community Commercial - Resort Commercial Holding (ClCA-H) and Community Residential - Residential Waterfront (R4) to Environmental Wetland (EW), Village Core (VC), Resort Commercial One (RC1), Resort Commercial Two (RC2) and Residential Two (R2). ZBA-22/23 also seeks a number of exemptions to establish permitted uses, required setbacks for buildings and structures, permitted gross floor area, height and parking and loading requirements, amongst other matters.

4.3 The proposal aligns with many of the objectives of OPA 56, including enhancing the function of Minett as a resort, tourist, commercial and recreation focused area by establishing an appropriate intensity of development.

4.4 Numerous supporting studies were conducted to facilitate the development proposal. These studies can be accessed and viewed utilizing the links provided in the Agendas for the Township Planning Committee meetings held. These include meetings held on November 25, 2025, March 12, 2026, and July 17, 2026.

4.5 The proposed development will be subject to Site Plan Control to address the recommendations of the aforementioned studies/reports and other matters.

SECTION 5 THE AMENDMENT

5.1 Section Cl.5.3 "Areas of Use Limitation" of the Township of Muskoka Lakes 2023 Official Plan is hereby amended by the addition of the following subsection:

Notwithstanding Section Cl.5.3.7 of the 2023 Official Plan of the Township of Muskoka Lakes, for the lands described as part of Lots 22 and 23, Consession 11, Parts 1 to 4, Plan BR1608, Part of Lots 24 and 25, Concession 11, Part 5, Plan 35R-21398, Part of Lot 24, Concession 11, Parts 4, 5 and Part of Part 6, Plan 35R-7006, as shown hatched on Schedule A attached hereto, development shall be permitted within the floodplain, as shown in the location and extent on Schedule 'B' attached hereto.

5.2 Section Cl.5.2 "Wetlands" of the Township of Muskoka Lakes 2023 Official Plan is hereby amended by the addition of the following subsection:

Notwithstanding Sections Cl.5.2.3 and Cl.5.2.4 of the 2023 Official Plan of the Township of Muskoka Lakes, for the lands described as part of Lots 22 and 23, Consession 11, Parts 1 to 4, Plan BR1608, Part of Lots 24 and 25, Concession 11, Part 5, Plan 35R-21398, Part of Lot 24, Concession 11, Parts 4, 5 and Part of Part 6, Plan 35R-7006, development shall be permitted within and adjacent to an identified wetland, as shown in the location and extent on Schedule 'C' attached hereto.

5.3 Section Cl.5.4 "Shorelines" of the Township of Muskoka Lakes 2023 Official Plan is hereby amended by the addition of the following subsection:

Notwithstanding Sections Cl.5.4.3, Cl.5.4.4 and Cl.5.4.5 of the 2023 Official Plan of the Township of Muskoka Lakes, for the lands described as part of Lots 22 and 23, Consession 11, Parts 1 to 4, Plan BR1608, Part of Lots 24 and 25, Concession 11, Part 5, Plan 35R-21398, Part of Lot 24, Concession 11, Parts 4, 5 and Part of Part 6, Plan 35R-7006,, development shall be permitted within the required shoreline and vegetative buffer, as shown in the location and extent on Schedule 'C' attached hereto. Further, a reduced vegetative buffer shall be permitted in the location where reduced front yard setbacks are permitted.

SECTION 6 IMPLEMENTATION

6.1 The changes to the Official Plan of the Township of Muskoka Lakes as described in this Amendment shall be implemented in accordance with the Official Plan of the Township of Muskoka Lakes and Sections 17 and 21 of the *Planning Act* R.S.O 1990.

SECTION 7 INTERPRETATION

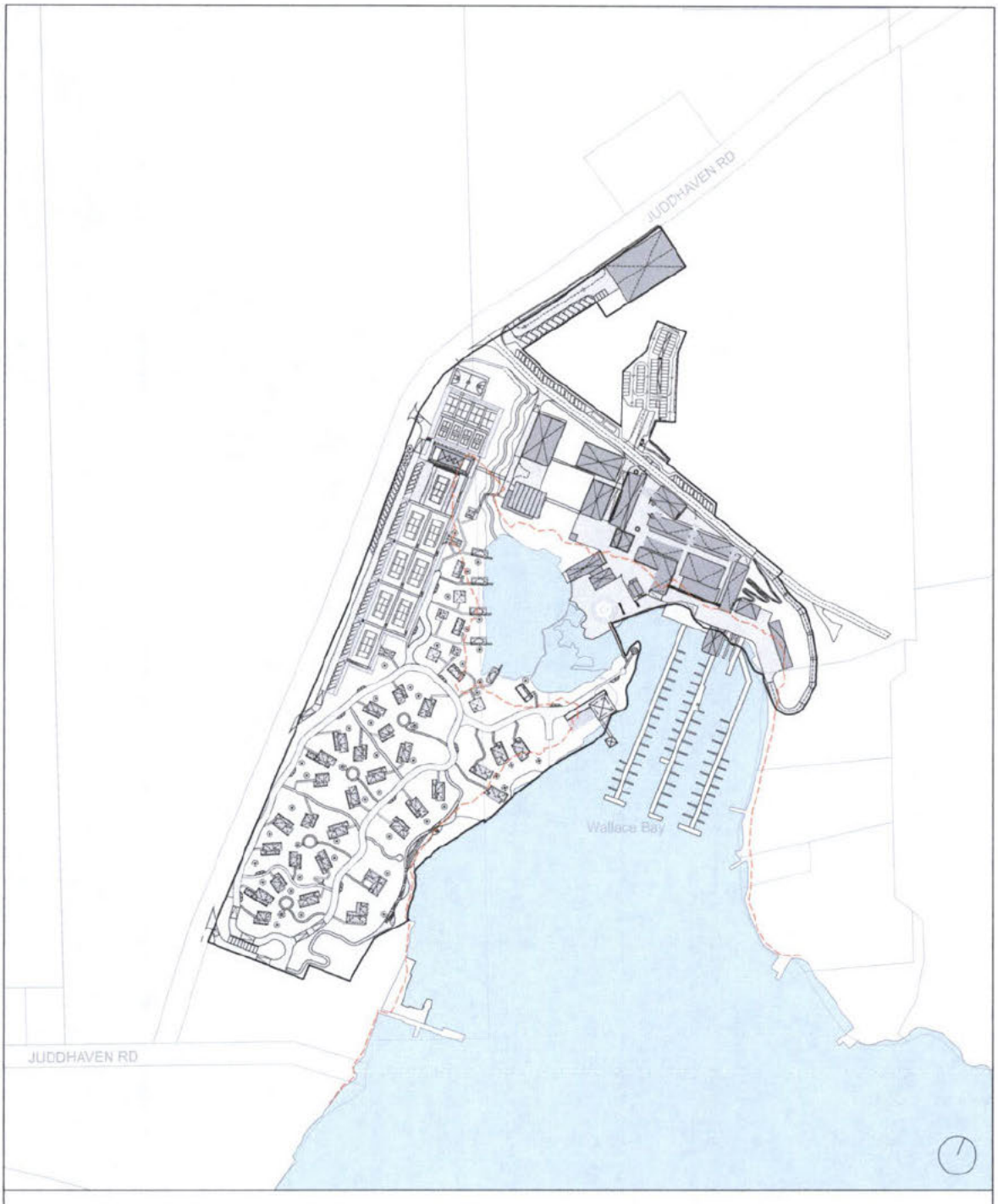
7.1 The boundaries as shown on Schedule 'A' attached to this Amendment are approximate only and not intended to define the exact limits of the defined area except where they coincide with roadways, watercourses and other clearly defined physical features. Where the general intent of the 2023 Official Plan of the Township of Muskoka Lakes is maintained, minor adjustments to the boundaries for the purposes of the zoning by-law implementing the Official Plan may be permitted without the requirement of an amendment to the Plan.



THIS IS SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT #64

——— LANDS SUBJECT TO AMENDMENT

NOT TO SCALE



THIS IS SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT #64

——— LANDS SUBJECT TO AMENDMENT

LEGEND

- - - - - - Floodplain (Static Floodline ELEV. 226.70)

NOTE: Site plan as shown is conceptual.

NOT TO SCALE



THIS IS SCHEDULE 'C' TO OFFICIAL PLAN AMENDMENT #64

——— LANDS SUBJECT TO AMENDMENT

LEGEND

- - - - - - 20m Shoreline Setback*

** Limit of waterline per site plan (NMA, 2026)*

- - - - - - 15m Shoreline Vegetative Buffer*

** Limit of waterline per site plan (NMA, 2026)*

Proposed Buildings or Structures Within, or Intersected by 20m Shoreline Setback

NOT TO SCALE

THE DISTRICT MUNICIPALITY OF MUSKOKA

BY-LAW 2026-39

Being a by-law to adopt Amendment 62 to the
Official Plan of the Muskoka District Area
(Resort Village of Minett)

WHEREAS the Community and Planning Services Committee has recommended to the Council of The District Municipality of Muskoka that Amendment 62 to the Official Plan of the Muskoka District Area ("Official Plan Amendment 62") be adopted;

AND WHEREAS the Council of the District Municipality of Muskoka has fulfilled the applicable requirements of Sections 17(15) to 17(21) of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS the Council of the District Municipality of Muskoka is satisfied that the proposed Official Plan Amendment 62, attached hereto, is suitable for adoption;

AND WHEREAS pursuant to Section 17(9) of the Planning Act and O. Reg. 525/97 amendments to the Official Plan of the Muskoka District Area do not require the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS it is desirable to adopt the proposed Official Plan Amendment 62;

THEREFORE the Council of The District Municipality of Muskoka ENACTS AS FOLLOWS:

1. The proposed amendments to the Official Plan of the Muskoka District Area consisting of the text as attached hereto as Schedule "A" shall be and is hereby adopted as Official Plan Amendment 62.

2. The Director of Planning shall be and is hereby authorized, directed and empowered to give notice of the decision in accordance with Section 17(23) of the Planning Act and sign all such declarations as may be necessary to comply with O. Reg. 543/06 and Section 17(28) of the Planning Act.

3. Official Plan Amendment 62 shall come into force and take effect in accordance with the Provisions of the Planning Act.

Enacted and **Passed** this 19th day of October, 2026.

THE DISTRICT MUNICIPALITY OF MUSKOKA

Per:

District Chair J. Lehman

District Clerk A. Back

Schedule "A"

AMENDMENT 62
TO THE MUSKOKA OFFICIAL PLAN
(Resort Village of Minett)

SECTION 1 COMPONENTS OF THE AMENDMENT

1.1 Section 5 herein shall constitute Amendment Number 62 to the Muskoka Official Plan

1.2 Sections 1, 2, 3, 4, 6 and 7 herein do not constitute part of the formal Amendment but provide general information respecting the Amendment.

SECTION 2 LANDS SUBJECT TO THE AMENDMENT

2.1 The lands subject to the amendment are located in the Resort Village of Minett and consist of a portion of the lands described as PART OF LOTS 22 & 23, CONCESSIONS 10, 11 & 12 AND PART OF LOT 24, CONCESSION 11 AND PART OF THE BED OF LAKE ROSSEAU IN FRONT OF LOT 23, CONCESSION 11 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11, IN FRONT OF LOT 23, as shown hatched on Schedule A affixed hereto.

SECTION 3 PURPOSE OF THE AMENDMENT

3.1 The purpose of the proposed Official Plan Amendment is to permit the development of Phase 1 of a larger redevelopment plan for lands located within the Minett Resort Village. More specifically, the purpose of the amendment is to permit development within flood hazard lands, within and adjacent to an identified wetland, permit development within the required front yard setback, and to permit a reduced vegetative buffer.

SECTION 4 BACKGROUND AND BASIS OF THE AMENDMENT

4.1 The lands subject to the amendment are in Resort Village or Minet and designated Waterfront Area and Special Policy Area in the 2025 Muskoka Official Plan.

4.2 Muskoka Official Plan Amendment 62 has been submitted concurrently with Township of Muskoka Lakes Official Plan Amendment 64 and Zoning Bylaw Amendment Application ZBA22/23 to rezone the subject lands from Community Commercial — Marina Holding (C2 -H), Community Commercial — Marina Flood Fringe (C2 -F), Community Commercial — Marina Flood Fringe Holding (C2FH), Environmental Protection (EP1), Community Commercial — Resort Commercial Holding (C1CA22/ H) and Community Residential — Residential Waterfront (R4) to Environmental Wetland (EW), Village Core (VC), Resort Commercial One (RC1), Resort Commercial Two (RC2) and Residential Two R2). ZBA23 also seeks a number of exemptions to establish permitted uses, required setbacks for buildings and structures, permitted gross floor area, height and parking and loading requirements, amongst other matters.

4.3 The proposal aligns with many of the objectives of OPA 49, including enhancing the function of Minett as a resort, tourist, commercial and recreation focused area by establishing an appropriate intensity of development.

4.4 The proposal aligns with the long-term vision for the Minett, supporting the tourism function of the area while introducing enhancements to the natural features to remain on-site post development. Site design will be further advanced through the Site Plan Control process.

SECTION 5 THE AMENDMENT

5.1 That Section J5.4.3 of the Muskoka Official Plan be amended to include the following Exceptions:

g) Notwithstanding Section C1.3.1 b) and e) of this Plan, for the lands described as part of Lots 22 and 23, Concession 11, Parts 1 to 4, Plan BR1608, Part of Lots 24 and 25, Concession 11, Part 5, Plan 35R-21398, Part of Lot 24, Concession 11, Parts 4, 5 and Part of Part 6, Plan 35R-7006, as shown on Schedule A attached hereto, development shall be permitted within and adjacent to an identified wetland.

h) Notwithstanding Section C2.6.4.2 c) and f) of this Plan, for the lands described as part of Lots 22 and 23, Concession 11, Parts 1 to 4, Plan BR1608, Part of Lots 24 and 25, Concession 11, Part 5, Plan 35R-21398, Part of Lot 24, Concession 11, Parts 4, 5 and Part of Part 6, Plan 35R-7006, as shown on Schedule A attached hereto, development shall be permitted within the required shoreline and vegetative buffer, as shown in the location and extent on Schedule 'B' attached hereto. Further, a reduced vegetative buffer shall be permitted in the location where reduced front yard setbacks are permitted.

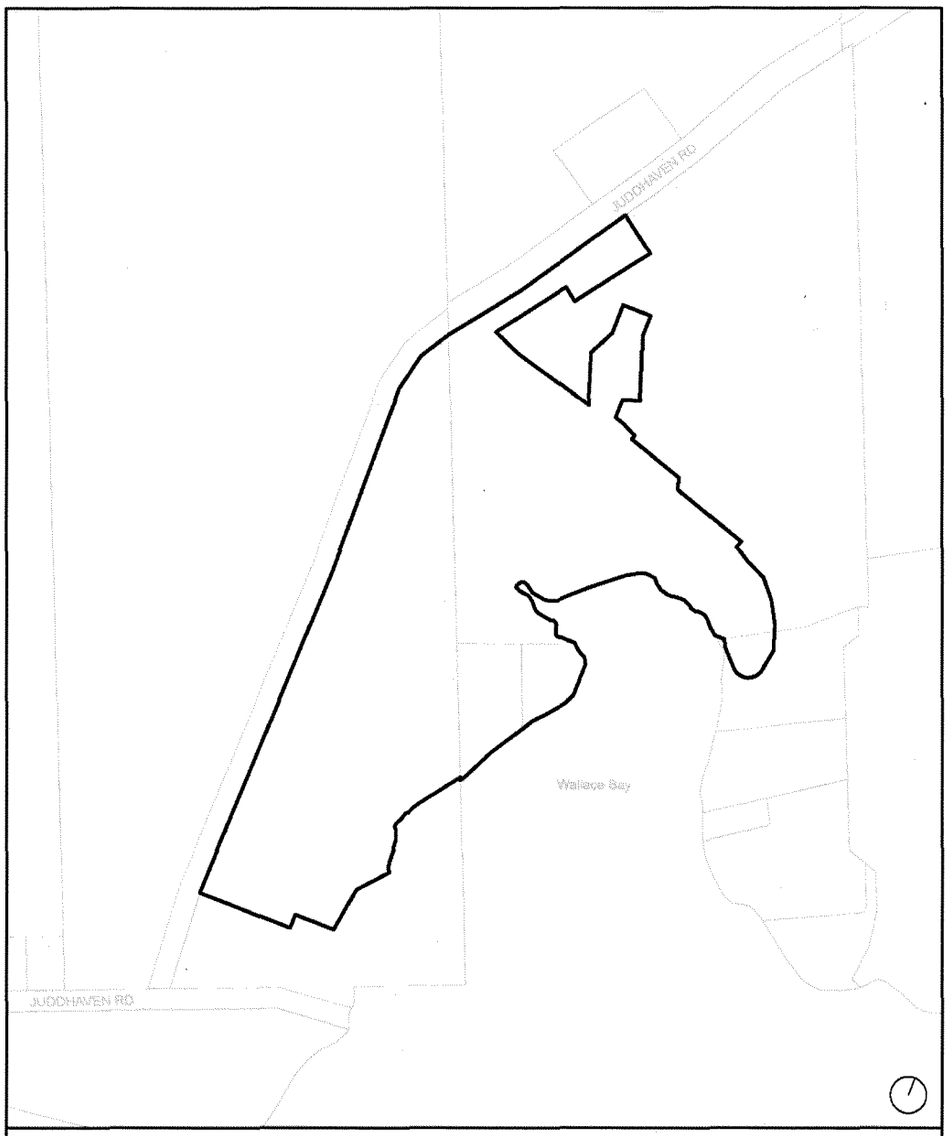
i) Notwithstanding Section I2.4 of this Plan, for the lands described as part of Lots 22 and 23, Concession 11, Parts 1 to 4, Plan BR1608, Part of Lots 24 and 25, Concession 11, Part 5, Plan 35R-21398, Part of Lot 24, Concession 11, Parts 4, 5 and Part of Part 6, Plan 35R-7006, as shown on Schedule A attached hereto, development shall be shown in the location and extent of the flood hazard lands.

SECTION 6 IMPLEMENTATION

6.1 The changes to the Official Plan of the District Municipality of Muskoka as described in this Amendment shall be implemented in accordance with the Official Plan of the Township of Muskoka Lakes and Sections 17 and 21 of the Planning Act R.S.O 1990.

SECTION 7 INTERPRETATION

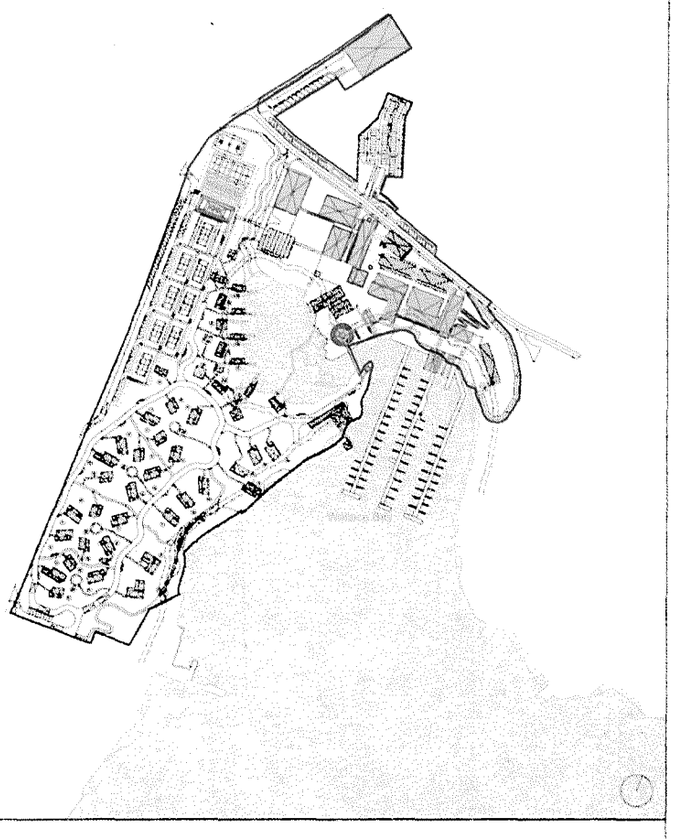
7.1 The boundaries as shown on Schedule A attached to this Amendment are approximate only and not intended to define the exact limits of the defined area except where they coincide with roadways, watercourses and other clearly defined physical features. Where the general intent of the Muskoka Official Plan is maintained, minor adjustments to the boundaries for the purposes of the zoning by-law implementing the Official Plan may be permitted without the requirement of an amendment to the Plan.



THIS IS SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT 62

——— LANDS SUBJECT TO AMENDMENT

LEGAL DESCRIPTION:
PART OF LOTS 22 & 23, CONCESSIONS 10, 11 & 12 AND PART OF LOT 24, CONCESSION 11 AND PART OF THE BED OF LAKE ROSSEAU IN FRONT OF LOT 23, CONCESSION 11 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11, IN FRONT OF LOT 23



THIS IS SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT 62

——— LANDS SUBJECT TO AMENDMENT

LEGEND

20m Shoreline Setback*

** Limit of waterline per site plan (NMA, 2026)*

15m Shoreline Vegetative Buffer*

** Limit of waterline per site plan (NMA, 2026)*

Proposed Buildings or Structures Within, or Intersected by 20m Shoreline Setback

NOT TO SCALE