Date of Decision: September 21, 2026
Date of Notice: October 29, 2026
Last Date of Appeal: November 18, 2026

THE DISTRICT MUNICIPALITY OF MUSKOKA

NOTICE OF DECISION

APPROVAL OF A MINOR OFFICIAL PLAN AMENDMENT
Pursuant to Subsection 17(23) of the Planning Act
Amendment 67 to the Official Plan of the Township of Muskoka Lakes
(Royal Canadian Legion (Bala))

A decision was made by the Director of Planning on September 21, 2026, to approve Amendment 67 to the Official Plan of the Township of Muskoka Lakes Official Plan, which was adopted by Township of Muskoka Lakes By-law 2026-086. The Certificate of Approval, adopting By-law and Official Plan Amendment are attached hereto.

Purpose and Effect of the Official Plan Amendment

The lands are municipally known as 1011 Maple Avenue, Bala, and legally described as Part Lot 14, Concession B, Lot 98, Part of Lot 79 to 82, Part of Lot 84 and Part of Lot 99, to 101, on Plan 19, in the Geographic Township of Medora, Township of Muskoka Lakes, District of Muskoka.

The purpose of the site-specific Official Plan Amendment is to redesignate the lands to Urban Centre - Urban Residential to facilitate a high density, multiple residential development, as well as to house the Bala Branch of the Royal Canadian Legion, and a medical clinic. The amendment permits new mid-rise residential development, with a defined maximum height, conditional on the proposed development meeting a number of requirements related to compatibility with adjacent residential neighbourhoods, traffic, public service facilities, site area, parking, amenity areas, buffering, topography and natural vegetation, and shadow impacts. High-density development is also permitted to exceed 137 units per gross hectare.

A concurrent Zoning By-law Amendment application was approved to rezone the subject lands from Institutional (I) to a site-specific Community Residential – Multiple Residential High Density Sewer and Water (RM2) zone, establishing site-specific provisions for density, building height, lot coverage, landscaped area, and permitted uses. A copy of By-law 2026-086, which includes the Official Plan Amendment, is attached.

Public Comments Considered

Two public meetings were held in a hybrid in-person/electronic format by the Township of Muskoka Lakes on June 11, 2026, and July 17, 2026. Sixteen (16) comments were received respecting the application from neighbouring property owners within 120 metres of the subject lands.

When and How to File an Appeal of the Decision

A notice of appeal to the Ontario Land Tribunal (OLT) 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 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 decision of the Director of Planning is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Additional Information

Information about the Official Plan Amendment and the decision is attached hereto. Original copies of these documents are available for inspection during regular office hours (8:30 am – 4:30 pm) at the District Municipal Office.

For additional information contact Riley Gauthier at (705) 645-2100 ext. 4130 or 1-800-461-4210 (in the 705 area code), or riley.gauthier@muskoka.on.ca

DISTRICT OF MUSKOKA

MINOR AREA MUNICIPAL OFFICIAL PLAN AMENDMENT
CERTIFICATE OF APPROVAL

WHEREAS pursuant to By-Law 2024-48 as amended, being a by-law to delegate certain approval authorities under the *Planning Act* R.S.O.,1990, as amended, the authority of Muskoka District Council to approve “minor” Area Municipal Official Plan Amendments has been delegated to the Director of Planning or their designate;

AND WHEREAS the Council of the Township of Muskoka Lakes adopted Official Plan Amendment 67 to the Township of Muskoka Lakes Official Plan by Township By-Law 2026-086 and submitted it to the District of Muskoka for approval;

AND WHEREAS Official Plan Amendment 67 to the Township of Muskoka Lakes Official Plan as adopted by Township By-Law 2026-086 satisfies all criteria of a “minor” official plan amendment;

THEREFORE Official Plan Amendment 67 to the Township of Georgian Bay Official Plan as adopted by Town By-Law 2026-086 is hereby **APPROVED** under Sections 17 and 21 of the *Planning Act*, R.S.O., 1990, as amended.

September 21, 2026 _____

Date

_____

Director of Planning Services

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2026-086

Being a By-law of the Township of Muskoka Lakes to adopt Amendment #67 to the Official Plan of the Township of Muskoka Lakes

(Official Plan Amendment #67 – Site Specific – Royal Canadian Legion)

WHEREAS Council recommends that the Township of Muskoka Lakes adopt Amendment Number 67 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 67 to the Official Plan of the Township of Muskoka Lakes consisting of the attached explanatory text and map being Schedule A, is hereby adopted;

2. THAT the Mayor and Clerk are hereby authorized and directed to affix the seal of the Corporation to Amendment Number 67 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.

Peter Kelley
Mayor

Crystal Best-Sararas
Clerk

AMENDMENT NUMBER 67
TO THE OFFICIAL PLAN
OF THE TOWNSHIP OF
MUSKOKA LAKES
(ROYAL CANADIAN LEGION)

SECTION 1 COMPONENTS OF THE AMENDMENT

1.1 Section 5 herein shall constitute Amendment Number 67 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 Urban Centre of Bala and consist of a portion of the lands described as Lot 14, Concession B, Lot 98, Plan 19, Part of Lot 79 to 82, Part of Lot 84, Lot 99 to Part of Lot 101; Township of Muskoka Lakes, District Municipality of Muskoka, 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 redesignate the subject lands from Urban Centre – Institutional to Urban Centre – Urban Residential to facilitate high-density multi-residential development, as well as housing the Bala Branch of the Royal Canadian Legion and a medical clinic.

SECTION 4 BACKGROUND AND BASIS OF THE AMENDMENT

4.1 The lands subject to the amendment are in the built-up area of the Bala Urban Centre and are designated Urban Centre – Institutional in the 2023 Township of Muskoka Lakes Official Plan (TMLOP).

4.2 The Official Plan Amendment application has been submitted concurrently with Zoning By-law Amendment Application ZBA-22/26 to rezone the subject lands from Institutional (I) to Community Residential – Multiple Residential High Density Sewer and Water (RM2), to permit a number of exemptions related to permitted uses, height, density, lot coverage, parking requirements, and other site-specific provisions, and to repeal the existing site-specific by-law (By-law 2017-104). The subject lands currently contain the Royal Canadian Legion – Branch 424.

4.3 The proposal aligns with the long-term vision for the Bala Urban Centre, supporting intensification and revitalization in a serviced urban area while maintaining the legion's operation. The proposal also supports the goals of the 2022 Township of Muskoka Lakes Community Improvement Plan for Bala and Port Carling, which identifies the Bala Legion property as a key site for intensification, with an emphasis placed on the provision of housing, particularly for seniors housing.

4.4 A Planning Justification Report prepared by Morgan Planning & Development Inc., dated April 2026, has been submitted in support of the amendment, which concludes that the proposed application is consistent with the Provincial Planning Statement (PPS), conforms to the District of Muskoka Official Plan and the Township of Muskoka Lakes Official Plan.

4.5 A Functional Servicing Report was prepared by Pinestone Engineering Ltd., dated April 23, 2026, has been submitted in support of the amendment, which concludes that municipal water and sewage services are available to the subject lands (subject to confirmation of capacity from the District Municipality of Muskoka) and recommends a number of measures be implemented.

4.6 A Parking Justification Study prepared by Tatham Engineering, dated April 23, 2026, has been submitted in support of the amendment, which concludes that the proposed parking supply on-site coupled with Township owned parking spaces off-site is considered appropriate, provided the applicant can obtain permissions to utilize them.

4.7 A Transportation Impact Brief prepared by Tatham Engineering, dated April 23, 2026, has been submitted in support of the amendment, which concludes that the road network will readily accommodate the proposed development without the need for improvements.

4.8 The amendment is consistent with the Provincial Planning Statement, 2024.

4.9 The proposed development will be subject to Site Plan Control to address the recommendations of the aforementioned studies/reports.

SECTION 5 THE AMENDMENT

5.1 Schedule B2 (Bala Land Use) of the Township of Muskoka Lakes 2023 Official Plan is hereby amended by redesignating the lands shown hatched on Schedule "A" attached hereto from "Urban Centre - Resort Institutional" to "Urban Centre - Urban Residential."

5.2 Part I "Urban Centre Land Use Designations" of the Township of Muskoka Lakes 2023 Official Plan is hereby amended by the addition of the following subsection:

Notwithstanding Sections I2.3.2.1 h) and I4.1.2.3 e) of the 2023 Official Plan of the Township of Muskoka Lakes, for the lands described as Lot 14, Concession B, Lot 98, Plan 19, Part of Lot 79 to 82, Part of Lot 84, Lot 99 to Part of Lot 101, as shown hatched on Schedule A attached hereto, the following policies shall apply:

I2.3.2.1.1 New mid-rise residential development that has a maximum height of 4 storeys and 16.5 metres may be permitted provided it:

i. Is compatible with adjacent residential neighbourhoods;

ii. Will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;

iii. Is located in proximity to **public service facilities**, such as parks, schools and open spaces;

iv. Is located on a site that has adequate land area to incorporate the building, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent properties;

v. Takes advantage, where appropriate, of the topography and natural vegetation of the site and area in minimizing the impacts of mid-rise buildings on adjacent land uses; and,

vi. Is demonstrated that the potential shadow impacts associated with mid-rise buildings will be at an acceptable level on adjacent properties.

I4.1.2.3.1 High density development shall not exceed 137 units per gross hectare.

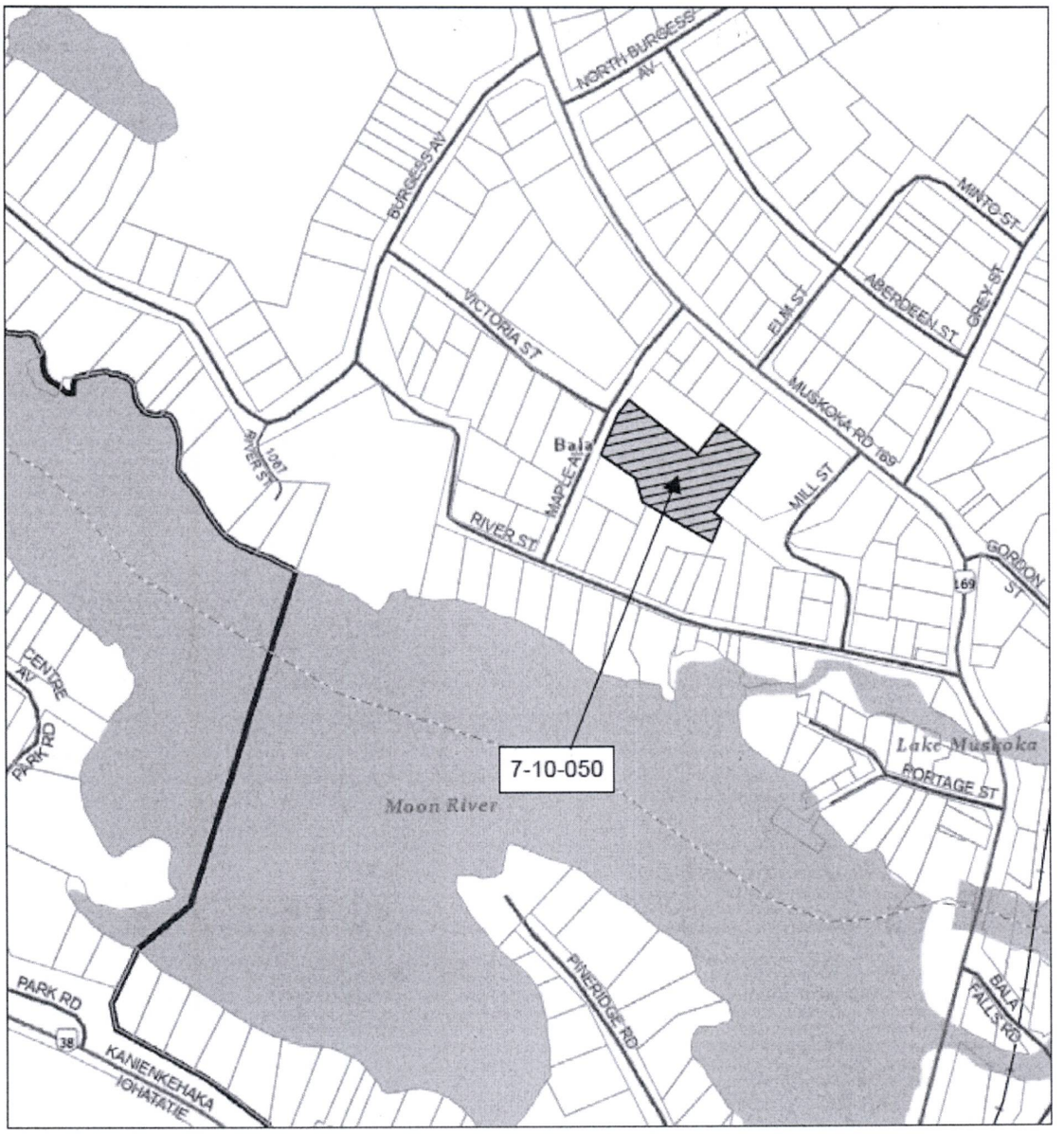
SECTION 6 IMPLEMENTATION

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.

SCHEDULE A TO OPA 67



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:6,623

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Parcel: Assessment
District Municipality
Area Municipality
Geographic Township

Settlement Areas
Urban Centre

Road Network
District
Township
Private

Wetland With Significance
Evaluated-Provincial
Evaluated-Other

Stream
Waterbody
Major Lake

Canada_Hillshade
World_Hillshade

Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., 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