Date of Decision: October 29, 2026
Date of Notice: November 3, 2026
Last Date of Appeal: November 23, 2026

THE DISTRICT MUNICIPALITY OF MUSKOKA

NOTICE OF DECISION

APPROVAL OF A MINOR OFFICIAL PLAN AMENDMENT
Pursuant to Subsection 17(35) of the Planning Act
Amendment 24 to the Official Plan of the Township of Lake of Bays
(Cass)

A decision was made by the Director of Planning on October 29, 2026 to approve Amendment 24 to the Official Plan of the Lake of Bays Official Plan, which was adopted by Township of Lake of Bays By-law 2026-119. 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 1311 South Ril Lake Road, Lake of Bays, and legally described as Part of Lots 27 & 28, Concession 7, Geographic Township of Ridout, now in the Township of Lake of Bays, being Lot 5 on Registered Plan of Subdivision 35M584.

The purpose of Amendment 24 is to permit a reduced shoreline frontage on Ril Lake, a Category 2 lake, to facilitate the creation of one new and one retained lot for future residential purposes. The severed and retained lots would have 97 metres and 94 metres respectively, whereas the Townships Official Plan requires that lots on a Category 2 lake have a minimum frontage of 122 metres.

A concurrent Zoning By-law Amendment application was approved to establish site-specific zoning provisions recognizing the deficit water frontage and to enforce the recommendations outlined in the supporting technical studies.

A copy of By-law 2026-119, which includes the Official Plan Amendment, is attached.

Public Comments Considered

One public meetings were held in a hybrid in-person/electronic format by the Township of Lake of Bays on August 25, 2026. Two comments were received in opposition to 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 Tyler Boswell at (705) 645-2100 ext. 4128 or 1-800-461-4210 (in the 705 area code), or tyler.boswell@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 Lake of Bays adopted Official Plan Amendment 24 to the Township of Lake of Bays Official Plan by Township By-Law 2026-119 and submitted it to the District of Muskoka for approval;

AND WHEREAS Official Plan Amendment 24 to the Township of Lake of Bays Official Plan as adopted by Township By-Law 2026-119 satisfies all criteria of a "minor" official plan amendment;

THEREFORE Official Plan Amendment 24 to the Township of Lake of Bays Official Plan as adopted by Township By-Law 2026-119 is hereby **APPROVED** under Sections 17 and 21 of the *Planning Act*, R.S.O., 1990, as amended.

October 29, 2026
Date

Director of Planning Services

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NO. 2026-119

BEING A BY-LAW TO ADOPT AMENDMENT NO. 24 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF LAKE OF BAYS (Cass)

WHEREAS the Council of the Township of Lake of Bays recommends the adoption of Official Plan Amendment No. 24 to the Official Plan of the Lake of Bays Planning Area;

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

AND WHEREAS Official Plans may be amended in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Lake of Bays enacts as follows:

1. That Amendment No. 24 to the Official Plan of the Township of Lake of Bays consisting of the attached 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 of the Township of Lake of Bays to Amendment No. 24 and to make application to the District Municipality of Muskoka for approval of said amendment.

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

READ and **PASSED** this **25th** day of **August, 2026.**

Mayor – Terry Glover

L. Vaisanen

Deputy Clerk – Laura Vaisanen

By signing this by-law on August 25, 2026, Mayor Terry Glover will not exercise the power to veto this by-law

Applicant(s): Pamela Cass
File No. OPA 02-26 LOB
Roll Nos.: 4427-030-006-06501

SCHEDULE "A" to By-law 2026-119

Amendment Number 24

TO THE OFFICIAL PLAN OF THE TOWNSHIP OF LAKE OF BAYS

SECTION 1: TITLE AND COMPONENTS

1.1 Section 7 herein constitutes Amendment Number 24 to the Official Plan of the Township of Lake of Bays.

1.2 Sections 1 to 6 herein do not constitute part of the formal amendment but provide more detailed information respecting the amendment.

SECTION 2: LAND SUBJECT TO THE AMENDMENT

2.1 The lands subject to Section 7 of this amendment include Part of Lots 27 & 28, Concession 7, Ridout Ward, being Lot 5 on Registered Plan of Subdivision 35M584. The Civic address is 1311 South Ril Lake Road, Roll No. 4427-030-006-06501, as shown on Schedule "A".

SECTION 3: PURPOSE

3.1 The purpose of the amendment is to permit a reduced shoreline frontage on Ril Lake, a Category 2 lake, to facilitate the creation of one (1) new and one (1) retained lot for future residential purposes. The proposed lots are within the Waterfront designation with access from a year-round, Township-maintained road.

SECTION 4: BACKGROUND AND BASIS

4.1 The property subject to this amendment is currently developed with a single detached dwelling and accessory structures and has frontage on South Ril Lake Road (Township road). The property is currently serviced with private water and septic systems.

4.2 The subject lands are currently designated "Waterfront" within the Township of Lake of Bays Official Plan.

4.3 An application was made to create one (1) new lot and one (1) retained lot, having frontage on Ril Lake, a Category 2 lake, with access from South Ril Lake Road, a year-round Township maintained road, for future residential purposes.

4.4 Policy H.48 in the Township Official Plan stipulates that new lots on a Category 2 lake will have a minimum water frontage of 122 metres.

4.5 As the proposed severed and retained lots have 97 metres and 94 metres of water frontage respectively, an Amendment is required to permit the reduced frontage.

4.6 The Amendment is consistent with the Provincial Planning Statement 2024 and conforms to the District of Muskoka Official Plan and the Township of Lake of Bays Official Plan.

SECTION 5: IMPLEMENTATION

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

5.2 The provisions of this Amendment shall be implemented through site-specific amendments to the Community Planning Permit By-law pursuant to Section 70.2 of the *Planning Act*, R.S.O. 1990, as amended.

SECTION 6: INTERPRETATION

6.1 The provisions of the Township of Lake of Bays Official Plan shall apply with respect to the interpretation of this Amendment.

SECTION 7: THE AMENDMENT

7.1 To amend the Township of Lake of Bays Official Plan by inserting the following text after Policy H.86 g), and renumbering the remaining sections accordingly:

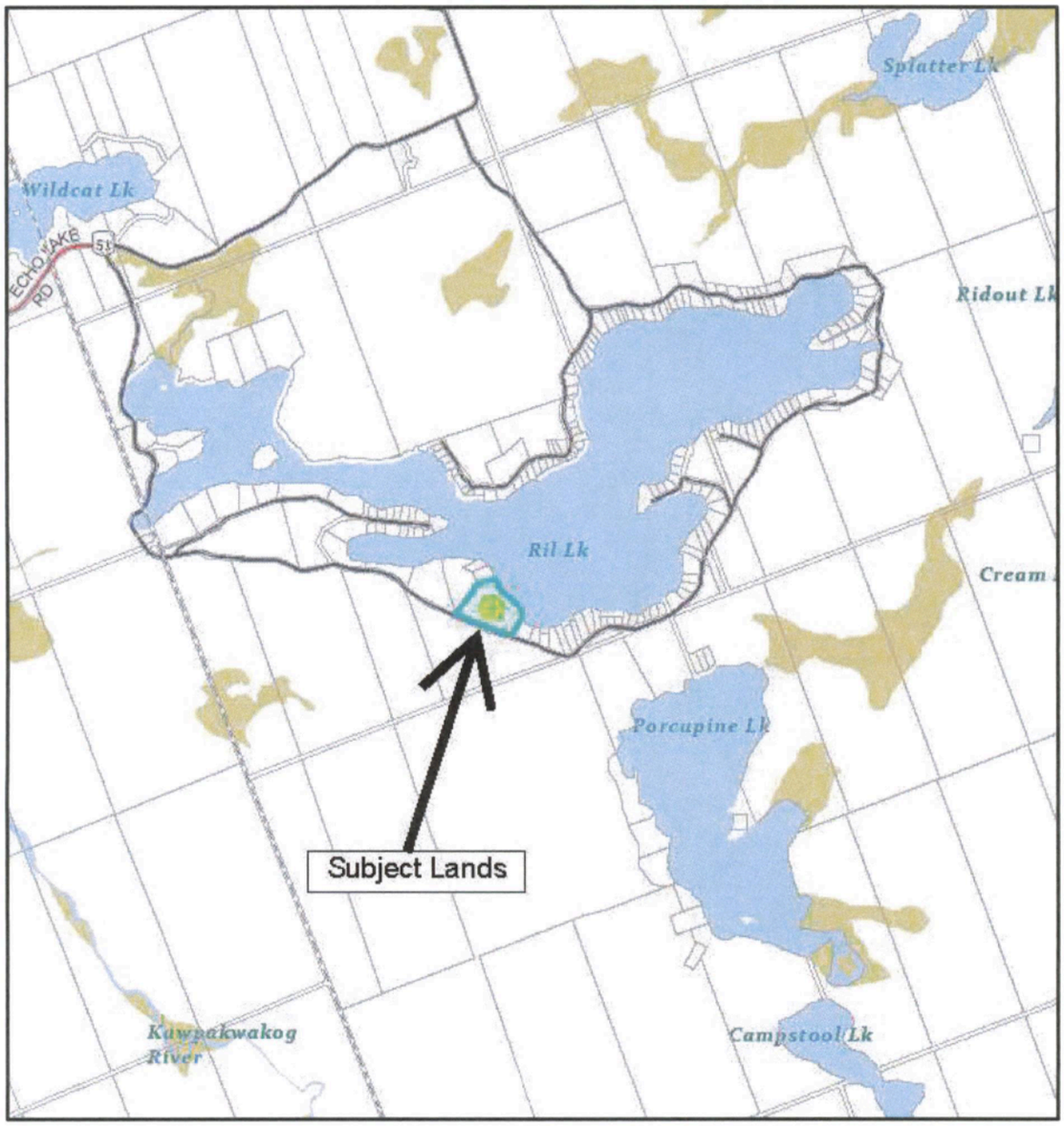
"**RIL LAKE – CASS**

H.87 The lands identified on Schedule A to OPA 24 and known as being Part of Lots 27 & 28, Concession 7, Geographic Township of Ridout, now in the Township of Lake of Bays, being Lot 5 on Registered Plan of Subdivision 35M584, may be divided into a total of two (2) waterfront residential lots that front onto Ril Lake, a Category 2 lake, with a reduced water frontage of 97 metres for the severed lot and 94 metres for the retained lot."

[Remainder of this page intentionally left blank]

Schedule "A" to By-law 2026-119 cont.

Key Map for Township OPA No. 24 (Cass)



Applicant(s): Pamela Cass
File No. OPA 02-26 LOB
Roll Nos.: 4427-030-006-06501