UPDATED NOTICE OF COMPLETE APPLICATION

CONCERNING AN AMENDMENT TO THE MUSKOKA OFFICIAL PLAN
Official Plan Amendment 62 (OPA 62)
2666940 Ontario Inc. and 2665556 Ontario Inc.
Resort Village of Minett

The notice of complete application has been updated to reflect the correct legal description of the subject lands. No other changes have been made.

IN FULFILLMENT of Section 17 and 22 of the Planning Act, The District Municipality of Muskoka has received an application for an Official Plan Amendment (OPA).

AN EXPLANATION of the purpose and effect of the proposed draft plan of subdivision, describing the lands to which they apply, and a key map showing the location of the lands, accompany this notice.

ANY PERSON OR AGENCY may make written submissions to The District Municipality of Muskoka at any time before a decision is made on the file. We would advise **AGENCIES** (Township of Lake of Bays, Bell, Hydro etc.) wishing to make a written submission to do so no later than Friday, March 6, 2026 Written submissions from **members of the public** are accepted at **any time** throughout the planning process, up until the date a decision is made.

A DECISION CAN ONLY BE APPEALED to the Ontario Land Tribunal (OLT) in specific circumstances and only by those specific individuals, corporations or public bodies listed under Section 51(39) of the Planning Act. An appeal may not be made by any unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of an association or group on its behalf.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of an appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, written submissions to The District Municipality of Muskoka or made a written request to be notified of changes to the conditions, or in the OLT's opinion, there are reasonable grounds to add the person or public body as a party.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of The District Municipality of Muskoka to the OLT but the person or public body does not make written submissions to The District Municipality of Muskoka in respect of the proposed plan of subdivision before The District Municipality of Muskoka gives or refuses to give approval to the proposed plan of subdivision, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make written submissions to The District Municipality of Muskoka in respect of the proposed plan of subdivision before The District Municipality of Muskoka gives or refuses to give approval to the proposed plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

THIS NOTICE MUST BE POSTED BY THE OWNER of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

FOR MORE INFORMATION about this matter, including if you wish to be notified of the decision of The District Municipality of Muskoka in respect to the proposed application(s) or about preserving your appeal rights, you must make written request to Amy Back, District Clerk, The District Municipality of Muskoka, 70 Pine Street, Bracebridge, ON, P1L 1N3.

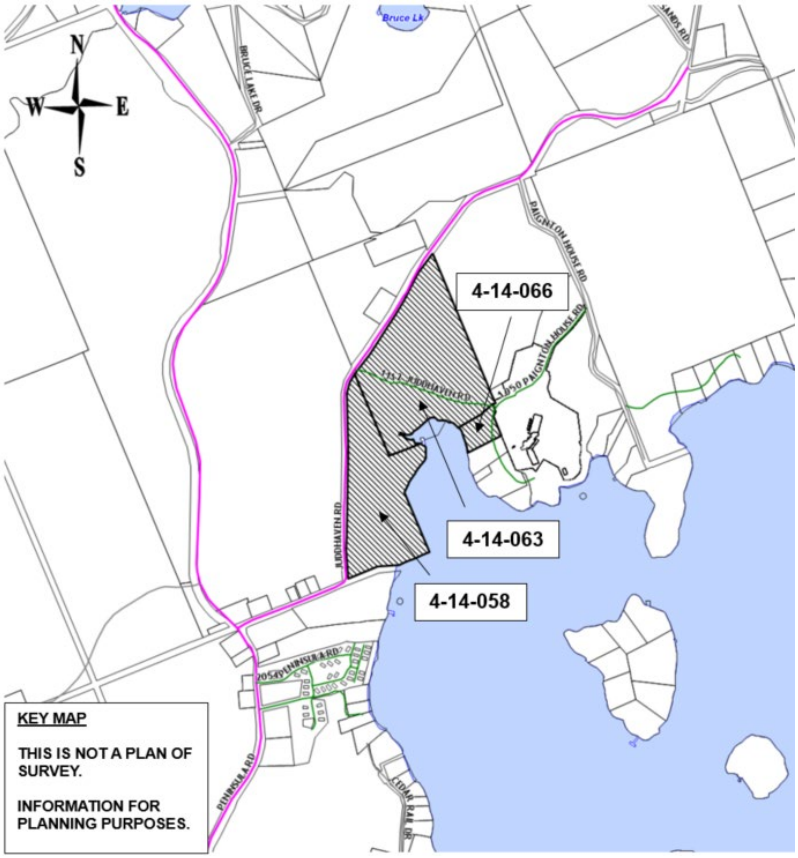
ADDITIONAL INFORMATION & MATERIAL relating to the above noted applications is available electronically upon request. For further information, contact Curtis Syvret, Manager of Planning at (705) 645-2100 x 4218 or 1-800-461-4210 (in the 705 area code), or fax (705) 646-2207 or email at curtis.syvret@muskoka.on.ca.

EXPLANATION OF THE PURPOSE AND EFFECT

The lands subject to this amendment (Roll Numbers for the subject lands: 445304001405800, 445304001406300, and 445304001406600) consist of approximately 15 hectares (37 acres) in size with frontage on Muskoka Road 28 (Juddhaven Road), a Class “B” District Road and Lake Rosseau. The subject lands are located in the Minett Special Policy Area of the Muskoka Official Plan. More specifically, the subject lands within are legally described as Part of Lots 22, 23, 24 and 25 Concessions 11, former Geographic Township of Medora, now in the Township of Muskoka Lakes, District of Muskoka.

The proposal includes the development of a new commercial resort consisting of 48 cabins of various sizes, a marina, related resort commercial uses such as a wellness centre which includes three (3) indoor sports courts a gym, a spa, a yoga studio, exhibition rooms, eight (8) retail spaces, a restaurant, food and beverage facilities, and five (5) office spaces. The resort will also include a marina and boat storage, outdoor amenities such as sports courts and a tennis pavilion which includes a café,

Key Plan

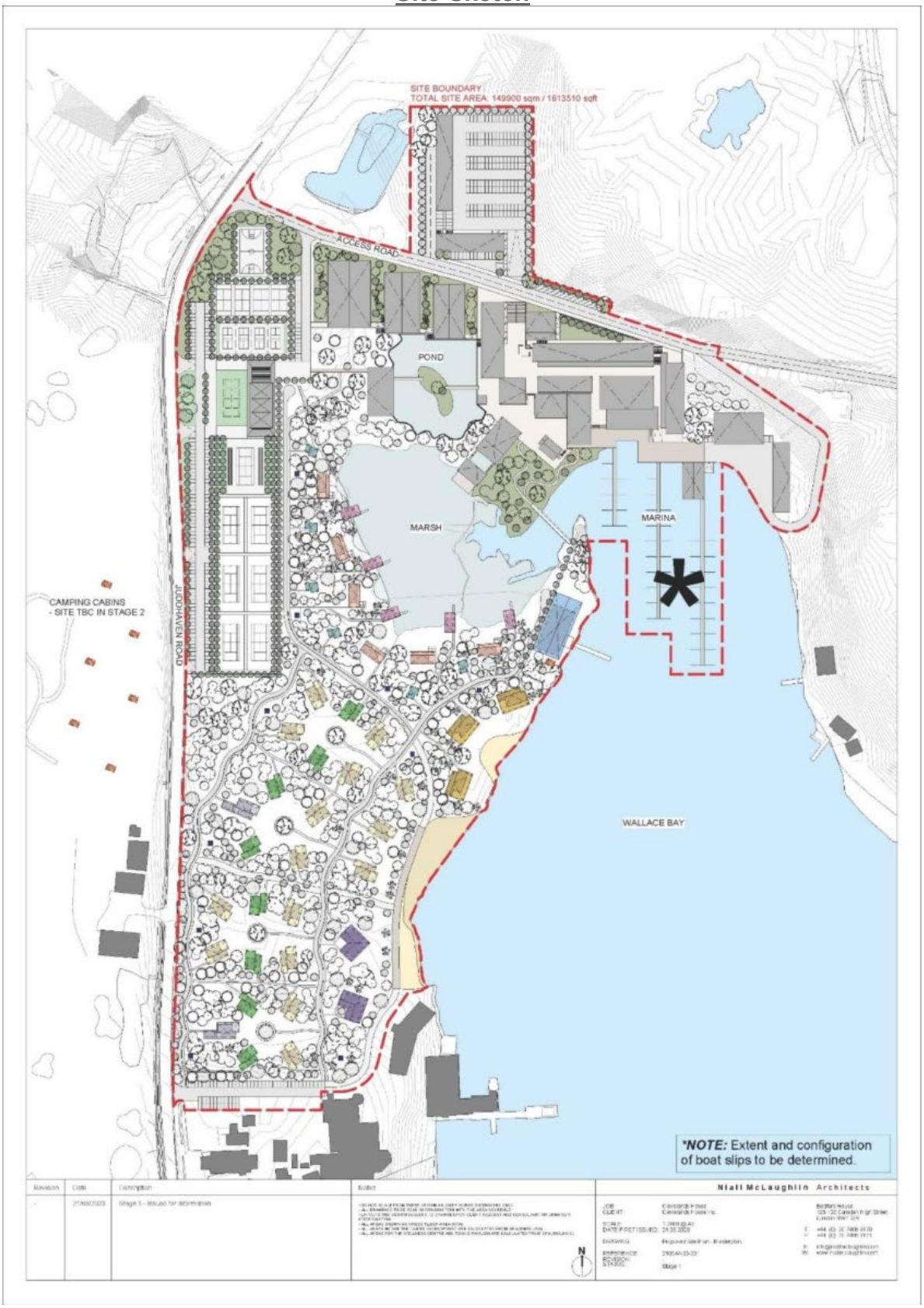


changing rooms, retail store, offices, and a viewing platform.

The purpose and effect of the proposed OPA is to permit development within a wetland, provided that a study is prepared which demonstrates that the development will not result in a loss of wetland function, conflict with existing site-specific wetland management practices, and or result in the loss of contiguous wetland area. If these conditions the proposal seeks to permit the use of enhancement and/or compensatory measures to permit development may be considered. The amendment also seeks to allow site alteration on lands adjacent to a wetland, significant wildlife habitat, and fish habitat. The amendment also seeks to permit commercial or residential accommodation use within the 20 metres of the shoreline and flexibility with respect to the required 15 metre vegetation buffer adjacent to the lake. Lastly, the OPA seeks to permit development and site alteration within flood hazard lands.

DATED at The District Municipality of Muskoka this Thursday, February 19, 2026.

Site Sketch


SITE BOUNDARY
TOTAL SITE AREA: 149900 sqm / 1613510 sqft
ACCESS ROAD
POND
MARSH
MARINA
CAMPING CABINS
- SITE TBC IN STAGE 2
JUDGEHAVEN ROAD
WALLACE BAY
*NOTE: Extent and configuration of boat slips to be determined.
Niall McLaughlin Architects