



**Staff Report PLAN-2026-066**  
Planning Committee  
May 14, 2026

**TO:** Chair Bosomworth and Members of Planning Committee

**AUTHOR:** Emma De Melo, Intermediate Planner

**SUBJECT:** ZBA-04/26 (ASPEN VALLEY WILDLIFE SANCTUARY), Lot 60,  
Concession A, (Cardwell), Civic Address: 1116 Crawford  
Street, Roll #: 1-1-013

Lot 59, Concession A (Cardwell), No Civic Address Assigned, Roll  
#: 1-1-012

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## **RECOMMENDATION**

THAT a decision on Zoning By-law Amendment Application ZBA-04/26 (ASPEN VALLEY WILDLIFE SANCTUARY), be DEFERRED so that public and agency comments can be received, and that staff be directed to undertake a review and analysis of the submissions with a view to providing a recommendation to Planning Committee on the application.

AND THAT the following be submitted prior to a Recommendation Report being finalized for consideration by Planning Committee:

- a satisfactory Letter of Opinion from a qualified professional which confirms that the locations and functionality of the existing septic sewage systems are compliant with MECP approvals;
- a satisfactory Letter of Opinion from a qualified environmental professional that identifies and specifies the locations of existing watercourses on the subject property; and,
- a Legal Opinion or other satisfactory evidence that confirms the lots have merged in title.

## **REPORT HIGHLIGHTS**

This report provides background information on Zoning By-law Amendment Application ZBA-04/26 (ASPEN VALLEY WILDLIFE SANCTUARY) in support of the public meeting.

Staff will bring forward a report containing a planning recommendation at a future Planning Committee meeting.

## BACKGROUND

The purpose of this report is to provide information to support the public meeting. Details related to the purpose of the application and review of the material provided in support have been included. An analysis of the application, including a review of applicable policies, will be included in a future report, which will also include a recommendation.

A Zoning By-law Amendment Application has been submitted to recognize the existing main use of the subject property as a Wildlife Sanctuary and to recognize six (6) storage containers and three (3) rescue enclosures for the temporary shelter of animals. The application also proposes to increase required setbacks from lot lines and deem the subject lots as one lot for planning purposes.

Table 1. Exemption A – Proposed Definition of Wildlife Sanctuary

| Exemption | ZBL<br>2014-14<br>Section(s) | Description                                                                  | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------|------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A         | 6.1.1, 8.1<br>& 9.2.2,       | Permit<br>and<br>define<br><i>wildlife<br/>sanctuary</i><br>as a main<br>use | Shall mean a building, structure or land, generally left in its natural state, for the purpose of providing sanctuary, and habitat for wild animals and aquatic species. This includes land and facilities for the rehabilitation and temporary accommodation of the animals, permanent accommodation for non-releasable animals, temporary accommodation of Staff, and public education programs. Such Sanctuary provides public education, related retail sales, and shall be licensed by the Township and the Province of Ontario. |

Table 2. Exemptions B – G

| Exemption | ZBL<br>2014-14<br>Section(s) | Description                                     | Permitted | Proposed | Relief | Proposal                                                         |
|-----------|------------------------------|-------------------------------------------------|-----------|----------|--------|------------------------------------------------------------------|
| B         | 11.88                        | Definition<br>of a Lot                          | -         | -        | -      | Deem the<br>Properties<br>One Lot for<br>Planning<br>Purposes    |
| C         | 6.1.3                        | Minimum<br>Required<br>Front<br>Yard<br>Setback | 50 ft.    | 100 ft.  | -      | Enhanced<br>Setback<br>Requirements<br>For Future<br>Development |

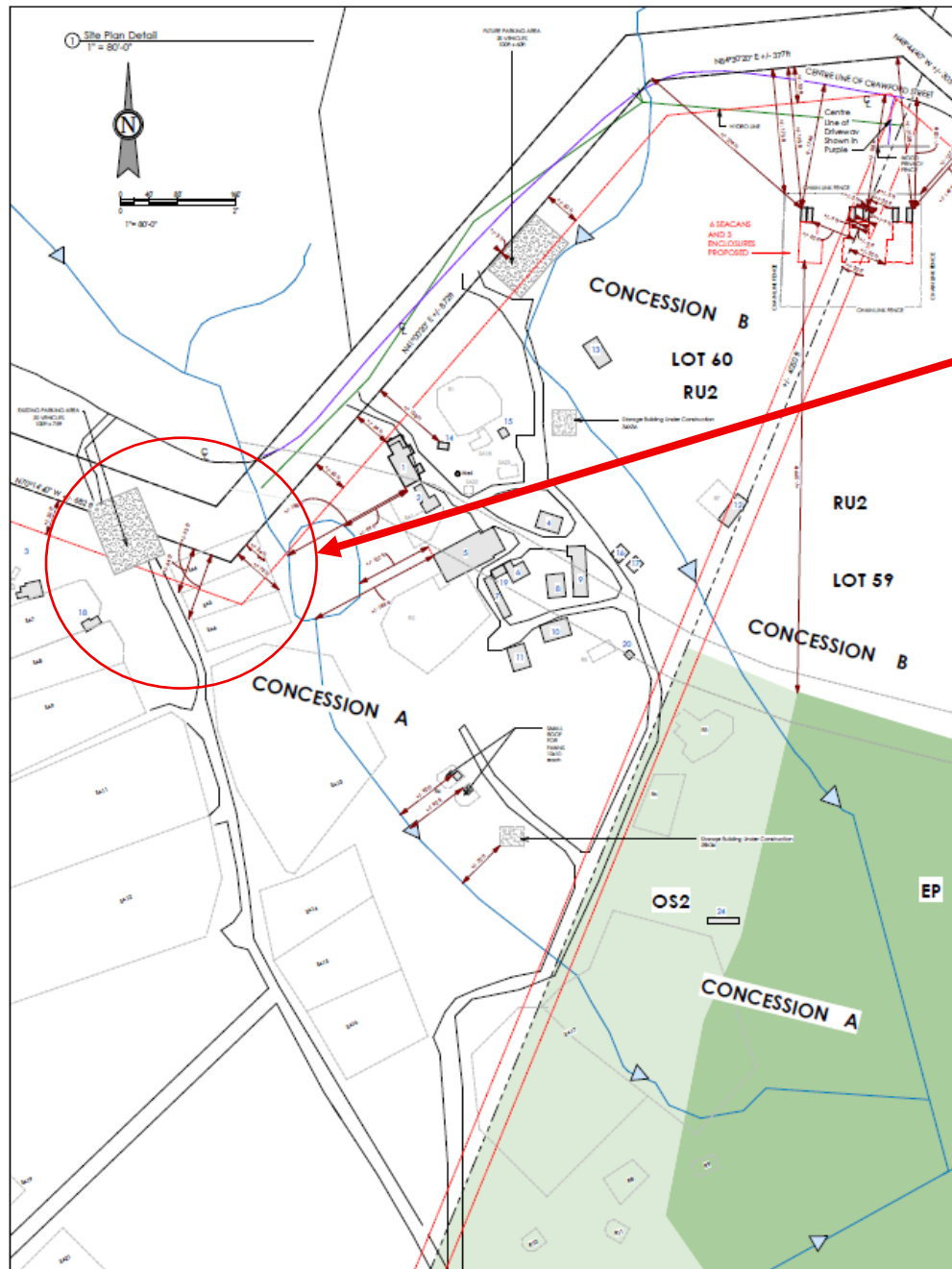
|   |       |                                             |        |         |   |  |
|---|-------|---------------------------------------------|--------|---------|---|--|
| D | 6.1.3 | Minimum Required Interior Side Yard Setback | 20 ft. | 100 ft. | - |  |
| E | 6.1.3 | Minimum Required Exterior Side Yard Setback | 50 ft. | 100 ft. |   |  |
| F | 6.1.3 | Minimum Required Rear Yard Setback          | 20 ft. | 100 ft. | - |  |
| G | 9.2.2 | Minimum Required Side Yard Setback          | 10 ft. | 100 ft. | - |  |

The site-specific property details are outlined in Table 3 below.

Table 3: Site Specific Property Details

| Matter                                                  | Comment                                                                                                                                        |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Official Plan Designation (November 2023 Consolidation) | Rural Area                                                                                                                                     |
| Official Plan Designation (April 2013 Consolidation)    | Rural Area 2 – Low Density                                                                                                                     |
| Zoning (ZBL 2014-14, as amended)                        | Lot 60 (westerly): Rural – Area 2 (RU2)<br>Lot 59 (easterly): Rural – Area 2 (RU2), Open Space – Private (OS2), Environmental Protection (EP1) |
| Zoning Schedule                                         | 10                                                                                                                                             |
| Lot Frontage                                            | Lot 60 (westerly): ± 1,500 feet<br>Lot 59: (easterly): ± 1,379 feet                                                                            |
| Lot Area                                                | Lot 60 (westerly): ± 4,617,380 sq. ft. (106 acres)<br>Lot 59 (easterly): ± 5,309,564 sq. ft. (121.9                                            |

|                            |                                                                                                                                       |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|                            | acres)                                                                                                                                |
| Access                     | Crawford Street – Township Road, Maintained Year-Round                                                                                |
| Servicing                  | Septic/Well                                                                                                                           |
| Abutting Zoning Categories | Rural – Area 2 (RU2), Open Space – Private (OS2), Environmental Protection (EP1), Waterfront Commercial – Private Camp Backlot (WC4B) |
| Site Plan Control          | Exempt Due to Zoning.                                                                                                                 |



Parking area/enclosures located on the Township's road allowance.

Figure 1. Site Plan.

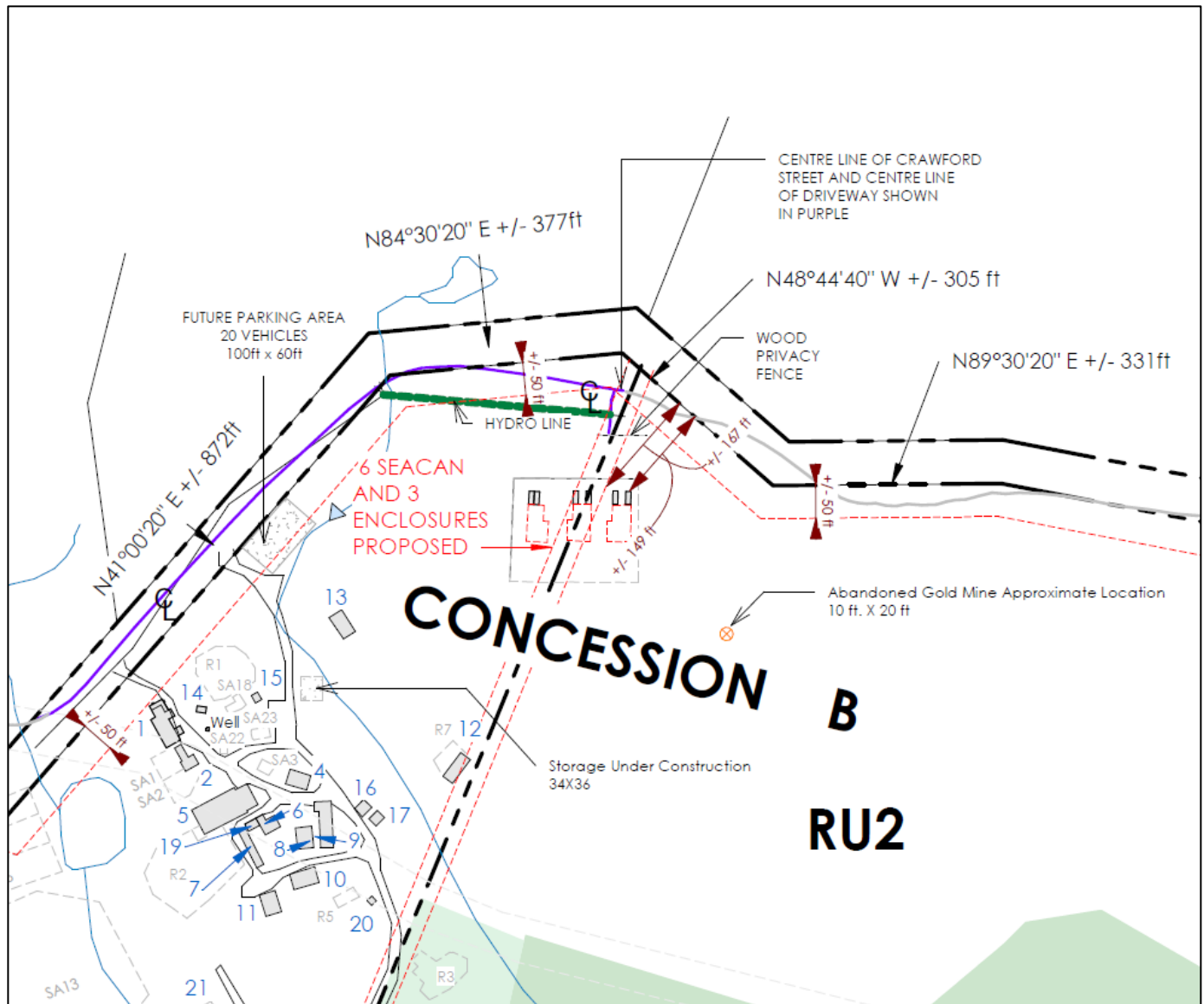


Figure 2. Enlarged view of the storage container rescue enclosures.

### Property History

According to the submitted Planning Justification Report, the property was originally acquired by Audrey Tourney, the founder of Aspen Valley Wildlife Sanctuary, in the 1970s, where she took in and supported the rehabilitation of injured animals. The Aspen Valley Wildlife Sanctuary was incorporated in 1987, with the objective to provide care, shelter, and protection for orphaned and injured wildlife, and to conduct seminars, conferences, and programs to educate the public about the threats to wildlife. The Aspen Valley Wildlife Sanctuary became a not-for-profit charity in 1989. Aspects of the Wildlife Sanctuary appear to be legal non-conforming. The application has been submitted, in part, to recognize the existing use of the property as a Wildlife Sanctuary. Recognizing the existing use of the property for a Wildlife Sanctuary would afford additional flexibility in the future, should Aspen Valley Wildlife Sanctuary wish to construct additional buildings and structures to support the existing use of the property.

## **Orders to Comply – Storage Container Rescue Enclosures**

The subject properties contain six (6) storage containers and three (3) rescue enclosures. The storage containers were constructed without the benefit of building permits and were erected to support the temporary housing of lions rescued from a roadside zoo while they were awaiting transfer to a permanent facility in the United States. Staff understands that building permits were not required for the rescue enclosures, as they constitute fencing, which are not considered “structures” per the Township’s Comprehensive Zoning By-law.

Aspects of the existing use of the property appear to be legal non-conforming; however, the placement of the storage container rescue enclosures on the subject property represents an expansion of the legal non-conforming use, which requires planning approval. As a result, six (6) Orders to Comply were issued by the Development Services Division on October 1<sup>st</sup>, 2025, as a result of the erection of the six (6) storage containers. The application has been submitted, in part, to recognize the existing storage container rescue enclosures.

## **Recent Building Permits (BP-2025-0733 & BP-2025-0928)**

The site plan identifies two storage buildings that obtained building permits from the Township in 2025. This includes the buildings identified on the submitted site plan as “storage under construction 34 x 36,” which was constructed with the benefit of BP-2025-0733, in addition to “storage under construction 28 x 34,” which was constructed with the benefit of BP-2025-0928. Staff understands that the permits were issued to support the residential use of the property, which is a permitted use in the existing Rural – Area 2 (RU2) Zone.

## **Official Plan Designation**

The subject property is within the Rural Area designation of the Township’s 2023 Official Plan. The application was deemed complete on February 5<sup>th</sup>, 2026. The application was reviewed in accordance with the policies in effect when it was deemed complete. At the time that the subject application was deemed complete, parts of the Township’s 2023 Official Plan were under appeal. Where relevant policies were under appeal, and such policies were not yet in effect, staff refer to applicable policies of the Township’s 2013 Official Plan.

Section H2.1.2 of the Township’s 2023 Official Plan includes a list of uses that are permitted on lands designated Rural Area, which includes the following:

- Agri-tourism uses;
- Agricultural uses;
- Agriculture-related uses;
- Aquaculture;
- Bed and breakfast establishments and country inns;
- Conservation uses and forestry;
- Dryland marinas;

- Eco-tourism uses that leverage historical, cultural and natural assets;
- Home occupations and home industries;
- Hunt camps;
- Kennels;
- Land extensive commercial uses such as garden centres;
- Open space uses;
- Resort commercial uses;
- Seasonal farm market sales of local produce and goods primarily produced on the premises;
- Seasonal tent and trailer parks;
- Short term special events, subject to satisfying the provisions of a special events licensing by-law passed pursuant to the Municipal Act;
- Single detached dwellings and additional dwelling units;
- Small-scale art galleries and exhibition space;
- Small-scale commercial, industrial and institutional uses;
- Small-scale conference facilities and learning centres;
- Small-scale restaurant and entertainment venues;
- Special needs housing; and
- Wineries and breweries.

### **Zoning By-law Amendment Application (ZBA-04/26)**

The current application proposes to recognize the existing main use of the subject property as a Wildlife Sanctuary and to recognize six (6) storage containers and three (3) rescue enclosures for the temporary shelter of animals. The application seeks to recognize the existing use, in addition to all existing buildings and structures on the properties, for the purposes of a Wildlife Sanctuary. The application also proposes to deem the subject lots as one lot for planning purposes.

The application proposes to permit a Wildlife Sanctuary as a main use within the Rural – Area 2 (RU2), Open Space – Private (OS2), and Environmental Protection (EP1) Zones. The following definition has been provided by the applicant's agent per the Planning Justification Report submitted by Northern Vision Planning:

*“Shall mean a building, structure or land, generally left in its natural state, for the purpose of providing sanctuary, and habitat for wild animals and aquatic species. This includes land and facilities for the rehabilitation and temporary accommodation of the animals, permanent accommodation for non-releasable animals, temporary accommodation of Staff, and public education programs. Such Sanctuary provides public education, related retail sales, and shall be licensed by the Township and the Province of Ontario.”*

Further, the application proposes enhanced setbacks for future development within the RU2 and OS2 Zones. The enhanced setback requirement would entail a 100 ft. setback for any future

development from the front, rear, and side lot lines on the subject properties.

## **Reports and Studies**

The following reports and studies were completed in conjunction with the Zoning By-law Amendment Application:

- I. Planning Justification Report, prepared by Northern Vision Planning, dated December 23, 2025;
- II. Site Plan, prepared by Spencer Douglas Planning & Design, dated December 19, 2025;
- III. Wildland Fire Risk Assessment Opinion Letter, prepared by Beacon Environmental, dated December 10, 2025.
- IV. Enclosures and Seacan Location Rationale, prepared by Northern Vision Planning Ltd. (undated, received April 21, 2026).
- V. Noise Data for Lions, author unknown, submitted by Northern Vision Planning Ltd (October 2025, received April 28, 2026).

A summary of these studies is included below, and all studies submitted with the current application are included on the Agenda.

### **Site Plan, Prepared by Spencer Douglas Planning & Design, dated December 19, 2025:**

A Site Plan, prepared by Spencer Douglas Planning & Design (dated December 19, 2025), provides a visual overview of the property, delineates the locations of existing buildings, structures, and enclosures, and shows the locations of existing and proposed parking areas, access points, and streams. The Site Plan demonstrates a number of encroachments over the Township's road allowance, including an existing parking area and a fox enclosure (referred to as enclosure SA4). This is discussed in further detail below.

### **Planning Justification Report, prepared by Northern Vision Planning Ltd (dated December 23, 2025):**

The submitted Planning Justification Report, completed by Northern Vision Planning (dated December 23, 2025), provides a brief overview of the proposal and a brief history of the Aspen Valley Wildlife Sanctuary. The report provides an analysis of relevant policies within the Provincial Planning Statement (2024), the District of Muskoka Official Plan, the Township of Muskoka Lakes 2013 and 2023 Official Plans, and the Township of Muskoka Lakes Comprehensive Zoning By-law. The report recommends a site-specific definition to encompass the existing Wildlife Sanctuary use, enhanced 100-foot setbacks from all lot lines, and an exemption to deem the lots as one lot for planning purposes.

### **Enclosures and Sea Can Location Rationale, submitted by Northern Vision Planning Ltd (undated, received April 21, 2026):**

A location rationale was provided by Northern Vision Planning Ltd (undated, received April 21,

2026). The rationale outlines the reasoning behind the selected location of the rescue enclosures on the subject property, which includes access to hydro servicing, topographical constraints, access to a large turnaround area, and access to Crawford Street by large vehicles transporting animals. The rationale states that the enclosures are located in a secluded area, oriented away from the areas accessed by the public visiting the facility for tours.

**Wildland Fire Risk Assessment Opinion Letter, prepared by Beacon Environmental, dated December 10, 2025.**

Section L4.2.6 of the Township's Official Plan states that development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, provided that the mitigation does not negatively impact natural heritage areas and ecological functions. This policy further states that the Township may request an assessment to be completed by a qualified professional to determine appropriate mitigation measures where development is proposed in areas identified as Extreme, High, and Needs Evaluation.

The location of the rescue enclosures are located in an area identified as "high" and "pine – needs evaluation" with respect to wildland fire risk. A Wildland Fire Risk Assessment Opinion Letter was prepared by Beacon Environmental. The Risk Assessment concludes that the area of the proposed rescue enclosures, in addition to the areas within 30 metres of the enclosures, are moderate to low wildland fire risk. The opinion letter concludes that a detailed Wildland Fire Risk Assessment is not required.

**Noise Data for Lions (October 2025, received April 28, 2026)**

Northern Vision Planning Ltd. provided a document outlining noise data for the lions that were previously housed in the rescue enclosure area located on the northeasterly section of the submitted site plan. The applicants have advised that noise measurements were taken by an Acoustical Engineer and a volunteer of the Aspen Valley Wildlife Sanctuary using a data logging microphone. Noise measurements were taken on three separate days, from the afternoon to early morning at various locations, including the gated entryway of the rescue enclosure area, and at a neighbouring property located at 1129 Crawford Street.

Staff were unable to verify the accuracy of the noise measurement readings, as the document is unauthored.

**Public Consultation**

Notice of this public meeting to be held under the Planning Act for this application was circulated 23 days in advance of this scheduled May 14, 2026, meeting date and three (3) written departmental comments have been received at the time of writing (see Table A3 below).

**Internal Departmental Comments**

Comments from Operational Services indicate that a reduction in setbacks from the road allowance can present future maintenance issues and increased costs associated with maintenance. Future use of the road allowance can also be impacted. Operational Services

would prefer that the setback from the road allowance is achieved and the setback from the road allowance be maintained if at all possible.

Their comments further indicate that parking and/or enclosures are not permitted to be located within the Township road allowance, as this can present maintenance issues and impact future use of the road allowance.

Comments from the Development Services Division indicate that at least one shipping container is clearly identified as encroaching over the property line. A building permit cannot be issued for a building not wholly located on the applicant's property. Legal/title confirmation of merger of the 2 lots is required, or a deeming bylaw prior to the application for building permits for the shipping container structure(s).

The site plan identifies a number of buildings on the property for which no building permit record exists. Some of which are of a size to require a building permit application, and some of which are for human habitation. It is unknown how building 6 is serviced with regard to a sewage system. Confirmation of sewage services and potentially building permit applications are required.

Comments received from Legislative Services indicate that there appear to be encroachments of a parking area and enclosure located on the Township's Road Allowance. These encroachments need to be addressed by either their removal from Township lands, submission of an application for a license agreement for consideration, or, alternatively, the property owner can submit an application for the sale of an original road allowance/ land swap proposal for consideration.

### **Agency Comments**

Comments were received from the Ministry of Energy and Mines indicating that backfilling is required to remediate the abandoned mine located on the subject property identified as Lot 59. Correspondence with the Ministry of Energy and Mines has confirmed that the Ministry does not have decision-making authority or provide consent under the Planning Act. The Ministry's role is advisory, and the municipality has ultimate decision-making authority regarding planning approval sequencing.

### **Public Comments**

Four (4) letters of objection were received from area property owners at the time of report writing (See Table A3 Below). One letter of support was received from a resident in the Township of Georgian Bay, and one letter of support was received from a resident in the Township of Seguin.

Any written comments received up to May 8<sup>th</sup>, 2026, will be attached to Committee's Agenda under Section 16.

### **Staff Recommendations**

#### **Existing Septic Systems - Letter from an Architect, Engineer, or BCIN Qualified/Registered as a Sewage Systems Designer**

The existing Wildlife Sanctuary is serviced by way of private on-site sewage and water services. The Development Services Division has confirmed that two Ministry of Environment (MOE)

Compliance Approvals have been issued for the subject property. The Development Services Division is unable to confirm the location of the septic system(s) that may have been constructed by way of MOE compliance approval, and the locations of these septic sewage systems have not been identified on the site plan. Staff recommends that a letter from an Architect, Engineer, or BCIN Qualified/Registered as a Sewage Systems Designer be provided to confirm the locations of existing septic systems on the subject property and to confirm compliance with MECP approvals. The intent is to confirm that the existing and any future buildings and structures can be safely supported by the existing wells and septic systems located on the subject property. The submitted site plan should also be updated to indicate the locations of existing septic systems.

### **Letter of Opinion – Watercourses**

The submitted site plan illustrates a number of streams/watercourses located on the subject property. The streams are not identified as cold-water streams per Muskoka GeoHub. Section C1.4.5 g. i. of the Muskoka Official Plan requires a 49.2-foot setback from warm-water streams. The Township's Comprehensive Zoning By-law does not currently contain a minimum setback requirement from streams. Staff notes that the easterly stream located on the subject property is within 2 ft. of the building identified as "storage under construction" on the submitted site plan. The building was recently constructed with the benefit of BP-2025-0733. However, staff observed during the site visit that the "stream" appears to be a drainage channel that veers farther west than indicated on the submitted site plan and traverses the property abutting the internal road on the westerly side of the storage building. As such, staff are seeking confirmation on which identified watercourses on the property are "streams" that warrant a 49.2 ft setback noted above, and their location. Based on this information, staff anticipates amending the draft by-law to incorporate the required 49.2 ft setback.

Staff recommends that a Letter of Opinion be provided by a qualified environmental professional, confirming, but not limited to, the following:

- The identification of existing streams on the subject property, and their locations on the subject property

### **Letter from a Lawyer – Lots Merging Under the Planning Act**

The subject application involves two properties identified by Roll #s 1-1-013 and 1-1-012. Currently, the shared lot line bisecting the subject properties intersects a storage container and rescue enclosure identified on the northeasterly section of the submitted site plan. The Planning Justification Report states that the proposal intends to deem the lots as one lot for planning purposes to remove the requirement for side yard setback requirements from the shared lot line bisecting Lot 59 and Lot 60. Per comments issued by the Development Services Division, due to the location of the existing storage container rescue enclosures, which straddle the shared lot line, a letter from a lawyer is required to confirm that the lots have merged under the Planning Act. Following a future report and recommendation by Planning Staff, should Committee approve the application, building permits will be required to be obtained for the storage containers and rescue enclosures. Building permits will only be available if the lots have merged under the Planning Act.

## **Encroachments – Parking Area and Enclosures**

The site plan demonstrates a number of encroachments over the Township's road allowance, including a recently constructed parking area and a fox enclosure, as identified on the submitted site plan. Staff have received comments from the Legislative Services department indicating that the encroachments need to be addressed by either their removal from Township lands, submission of an application for a license agreement for consideration, or alternatively, the property owner can submit an application for the sale of an original road allowance/ land swap proposal for consideration. In addition to remedying the existing encroachments over the Township's road allowance, Staff anticipates that an appropriate parking calculation will be required to be provided as part of the amended zoning application and demonstrated on the amended site plan.

## **Abandoned Mine**

An abandoned mine is located on the subject property. The feature is identified as an open pit with a depth of 4 metres, and is classified as an "active hazard". Section L4.3.1 a. of the Township's Official Plan requires rehabilitation or other measures to address and mitigate known or suspected hazards be completed for development on, abutting, or adjacent to mine hazards. The application was circulated to the Ministry of Energy and Mines for comment in accordance with Policy L4.3.1 b. of the Township's 2023 Official Plan. Comments received from the Ministry of Energy and Mines indicate that backfilling of the mine is required in accordance with mining rehabilitation and closure requirements under the Mining Act and O.Reg. 35/24. As noted above, the Ministry's role is advisory, and the municipality has ultimate decision-making authority regarding planning approval sequencing.

## **Summary**

The purpose of this report is to provide information to support the public meeting and to outline the various elements of the application that are required to be rectified prior to a recommendation by Planning Staff. Further, additional items, as determined by Staff and potentially based on comments made during the public meeting, may be required to be addressed prior to the application proceeding to a subsequent Planning Committee meeting.

For clarity, staff's request for the above-noted items should not be understood as preliminary support for the applications, but rather the required information for staff to complete a fulsome property analysis of the proposal and put forth a recommendation.

## **ALTERNATIVES**

As with all zoning applications, at this point in the process Committee may, as an alternative to staff's recommendation, choose to deny the application and identify the land use planning reasons for the denial, or approve the application with or without the staff-recommended conditions or amendments to the draft by-law. However, staff remain of the opinion that the outstanding matters identified in the report be resolved prior to approval. If these issues are addressed in a timely manner, staff would be in a position to bring the application forward to a subsequent meeting with a recommendation for Planning Committee.

Site visit photos, property constraints and past planning approvals, and policy considerations are

included in an appendix to this report.

## **PREPARATION**

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**APPENDIX**

## A1: Property Constraints

| Matter                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Species at Risk (SAR) | SAR may be encountered in the area. More information regarding SAR can be found at <a href="http://www.ontario.ca/SpeciesAtRisk">www.ontario.ca/SpeciesAtRisk</a> . Property owners should consult the Ministry of the Environment Conservation, and Parks (MECP) to ensure any proposed development will not have any adverse impacts on SAR or SAR habitat. Given the applicant's statutory obligations under the <i>Endangered Species Act, 2007</i> , an evaluation of potential habitat of endangered and threatened species and impacts has not been completed, however, one can be requested by Committee if desired. |

A2: Site Visit Photos, April 17<sup>th</sup>, 2026



Figure 1. Entrance to rescue enclosure and storage container area from Crawford Street.



Figure 2. Storage container rescue enclosures.



Figure 3. Storage container rescue enclosures.



Figure 4. Steep slopes located to the east of the enclosure area.



Figure 5. Abandoned mine.



Figure 6. View of fence abutting the enclosure and storage containers.



Figure 7. Existing dwelling/office identified as Building #1 on the submitted site plan.



Figure 8. Existing barn identified as Building #5 on the submitted site plan.



Figure 9. Recently constructed shed identified as “storage under construction 34 x 36” on the submitted site plan.



Figure 10. Stream/drainage swale abutting the recently constructed storage shed.



Figure 11. Recently constructed storage building identified as “storage under construction 28 x 34” on the submitted site plan.



Figure 12. Moose enclosure.



Figure 13. Stream leading to the wetland zoned EP1 on the subject property, and the moose enclosure.



Figure 14. Wolf enclosures identified as “SA19, SA20 and SA21” on the submitted site plan.



Figure 15. Education centre located on the northwesterly corner of the subject property identified as 1116 Crawford Street.



Figure 16. Parking area partially located on the Township's road allowance.

## A3: Agency and Public Comments Submitted at Report Writing

| Agency                                                          | No<br>Objection | Objection | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------|-----------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ministry of Energy and Mines</b>                             | ✓               |           | <p>According to the Abandoned Mines Information System (AMIS), there is one AMIS</p> <p>site approximately 155m north of the identified lots (Lot 60, Con A and Lot 59, Con A).</p> <p>The Mine Rehabilitation Section has concerns with development in this area.</p> <p>Based on the site plan, it appears that the feature is on the subject property.</p> <p>The Ministry would recommend backfilling the pit prior to re-zoning.</p>                                                                                                                                                                                                                                                                                                                                 |
| <b>District Municipality of Muskoka</b>                         | ✓               |           | No comments received at the time of report writing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Township of Muskoka Lakes, Development Services Division</b> | ✓               |           | <p>At least one shipping container is clearly identified as encroaching over the property line. A building permit cannot be issued for a building not wholly located on one property. Legal/title confirmation of merger of the 2 lots is required, or a deeming bylaw prior to the application for building permits for the shipping container structure(s).</p> <p>The site plan identifies a number of buildings on the property for which no building permit record exists. Some of which are of size to require a building permit application, and some of which are for human habitation. It is unknown how building 6 is serviced with regard to a sewage system. Confirmation of sewage services, and potentially building permit applications, are required.</p> |
| <b>Township of Muskoka Lakes, Operational Services</b>          | ✓               |           | Reduction in setbacks from the road allowance can present future maintenance issues and increased costs associated with maintenance. Future use of the road allowance can also be impacted. Operational Services would prefer that the setback from                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                                        |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------|---|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                        |   |   | <p>the road allowance is achieved and the setback from the road allowance be maintained if at all possible.</p> <p>Parking and/or enclosures are not permitted to be located within the Township road allowance as this can present maintenance issues and impact future use of the road allowance.</p>                                                                                                               |
| <b>Township of Muskoka Lakes, Emergency Services</b>                   |   |   | No comments received at the time of report writing.                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Township of Muskoka Lakes, Legislative Services</b>                 | ✓ |   | There appears to be encroachments of a parking area and enclosure located on the Township's Road Allowance. These encroachments need be addressed by either their removal from Township lands, submission of an application for a license agreement for consideration or alternatively the property owner can submit an application for the sale of an original road allowance/ land swap proposal for consideration. |
| <b>Public</b>                                                          |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Hap Wilson, 1141 Crawford Street</b>                                |   | ✓ | Letters of Objection (Including Two Addendums)                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Steve White, 1184 Crawford Street</b>                               |   | ✓ | Letter of Objection                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Tracey Weir, 41 Wesley Road, Township of Georgian Bay</b>           | ✓ |   | Letter of Support                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Carolyn Pearce, 1133 Crawford Street</b>                            |   | ✓ | Letter of Objection                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Andrea Wilson, 1141 Crawford Street</b>                             |   | ✓ | Letter of Objection                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Sharon Wiley, 154 South Seguin Estates Road, Township of Seguin</b> | ✓ |   | Letter of Support                                                                                                                                                                                                                                                                                                                                                                                                     |

## A4: Planning Policy

|                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Provincial Policy Statement</b>                                                                                                                                                                                  |
| The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The subject lands are identified as Rural Lands in the PPS. |
| <b>District of Muskoka Official Plan</b>                                                                                                                                                                            |

The subject lands are designated Rural Area in the District of Muskoka Official Plan. The District Municipality of Muskoka is a commenting agency in regard to Provincial and District interests. Comments from the District have been received indicating no objection to the application.

**Township of Muskoka Lakes Official Plan (Approved April 2013)**

The Township's 2013 Official Plan designates the subject lands as Rural Area 2 – Low Density.

**Township of Muskoka Lakes Official Plan (Adopted October 12, 2022, Approved November 20, 2023)**

The Township's 2013 Official Plan designates the subject lands as Rural Area.