

Table 1: Summary of Proposed Official Plan Amendments

Amendment	2023 Official Plan Section(s)	Description	Permitted	Proposed
A	Schedule B2	Bala Land Use Designations	Institutional	Urban Residential
B	I2.3.2.1 h)	Maximum Height for Development	14 Metres (45.9 Feet)	22 Metres (72.2 Feet)
C	I4.1.2.3 e)	High Density Residential Development Allowance	70 Units Per Gross Hectare	170 Units Per Gross Hectare

Concurrently, a Zoning By-law Amendment Application (ZBA-22/26) has been submitted. The purpose and effect of ZBA-22/26 is 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). See Tables 2 and 3 for more details.

Table 2: Summary of Proposed Rezoning Permissions

Existing Institutional (I) Zone Permissions	Proposed Community Residential – Multiple Residential High-Density Sewer and Water (RM2) Zone Permissions
<p><u>Main:</u></p> <ul style="list-style-type: none"> • Public Use • Nursing Home • Retirement Home • Home for the Aged • Arena • Curling Club • Service Club • Church • Place of Worship • Educational Institutions • Nursery School • Hospital • Nursing Station • Residential Use, Accessory 	<p><u>Main:</u></p> <ul style="list-style-type: none"> • Residential – Converted Dwelling • Residential – Duplex Dwelling • Residential – Semi Detached Dwelling • Residential Townhouse • Residential Apartment Dwelling • Group Home • Senior Citizen Home • Rooming House



Table 3: Summary of Requested Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	3.28 a)	Minimum Number of Required Parking Spaces	Apartment Dwelling (1.75 Spaces/Unit + 1 Space/2 Units): 228 Spaces	56 Spaces	206 Spaces	Construct 4 Storey Mixed Use Building
			Office (1 Space per 322.9 sq. ft.): 1 Space			
			Medical Clinic (1 Space per Practitioner): 5 Spaces			
			Restaurant (1 Space per 215.3 sq. ft.): 21 Spaces			
			Service Club (1 Space per 215.3 sq. ft.): 7 Spaces			
B	3.28 b)	Minimum Number of Required Barrier Free Parking Spaces	11 Barrier Free Spaces (1 Space/25 Spaces Required)	1 Barrier Free Space	5 Barrier Free Spaces	
C	5.1.3	Maximum Lot Coverage	35%	45%	10%	
D	5.1.3	Maximum Building Height	35 Feet	72.2 Feet	37.2 Feet	
E	5.1.3	Maximum Number of Storeys for an Apartment Dwelling	-	4 Storeys	-	



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
F	5.1.3	Minimum Required Landscaped Area	35%	25%	10%	
G	5.1.8	Density of Development	60 Units/Hectare	170 Units/Hectare	110 Units/Hectare	
H	Repeal Site-Specific By-law 2017-104			Repeal By-law 2017-104	-	Repeal By-law 2017-104 and Gain New Exemptions as Detailed Above

A key map of the subject property, the applicant's site plan and any drawings as well as a draft By-law and draft Official Plan Amendment are included in this notice.



For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing



Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by **June 4, 2026**.

Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled meeting.

Watch the Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF PASSING & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca.

Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. The person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 21(7) and 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

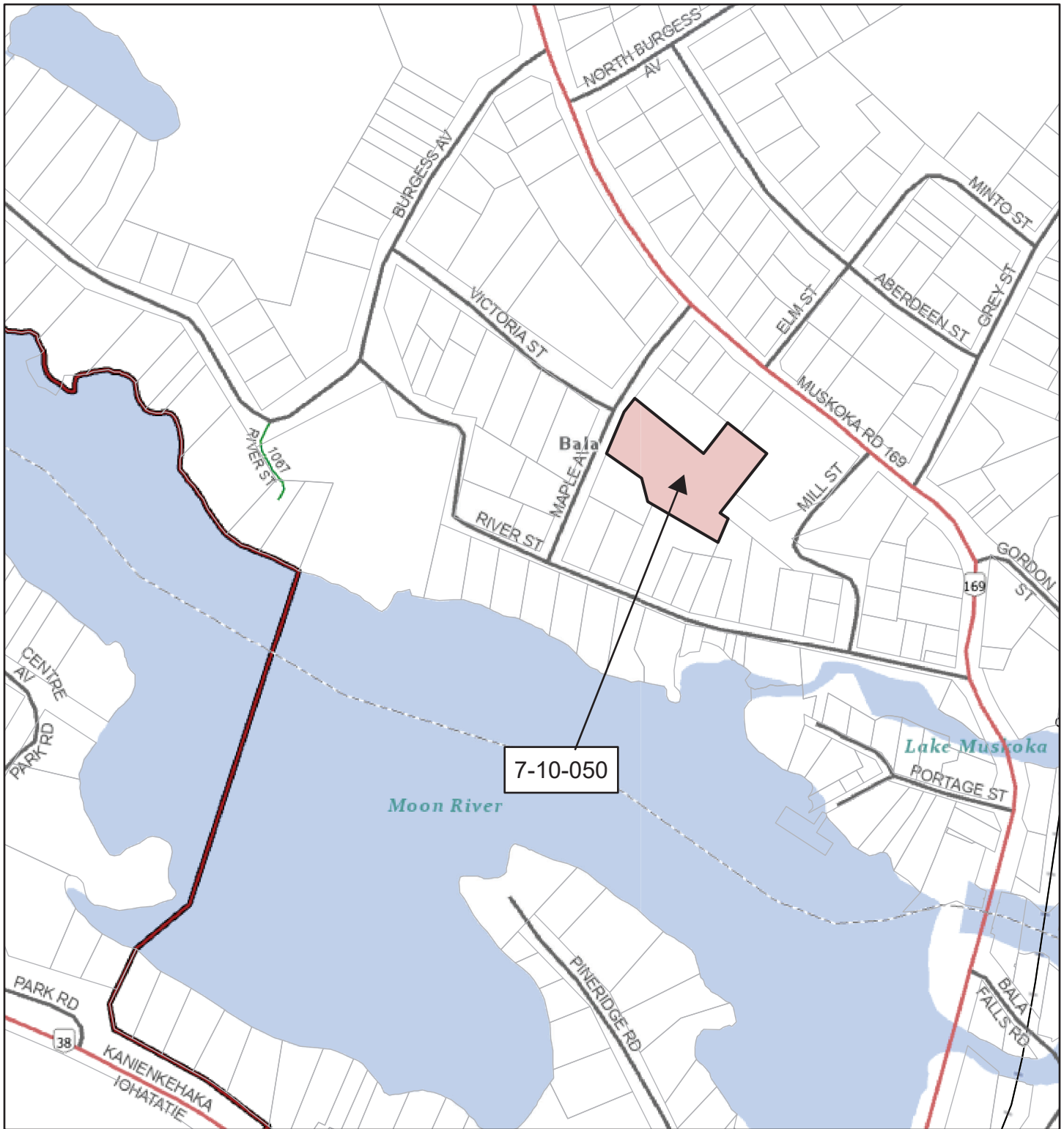
Dated at the Township of Muskoka Lakes this 22nd day of May, 2026.

Crystal Best-Saras, Clerk

Corporation of the Township of Muskoka Lakes



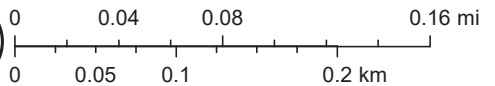
KEY MAP (ZBA-22/26, OPA-67)



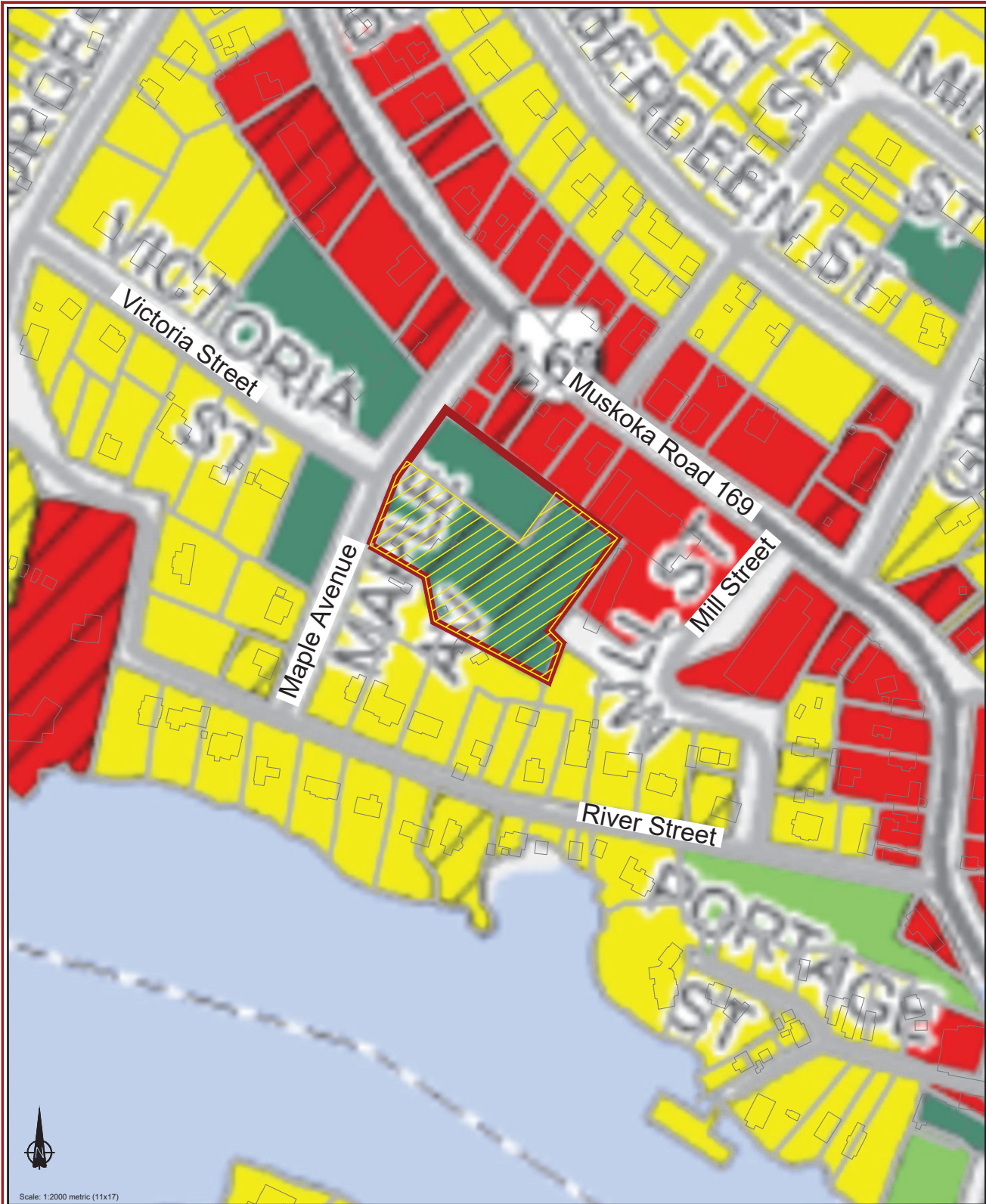
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | District | Stream |
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| Settlement Areas | Wetland With Significance | Canada_Hillshade |
| Urban Centre | Evaluated-Provincial | 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, Geodastystreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Scale: 1:2000 metric (11x17)

ZONING SKETCH



SUBJECT LANDS



LANDS TO BE REZONED FROM INSTITUTIONAL (I) - EXEMPTION (87-1781) TO MULTIPLE RESIDENTIAL HIGH DENSITY - EXCEPTION (RM2-XX) - SEWER AND WATER



COMMUNITY COMMERCIAL (C)



COMMUNITY RESIDENTIAL (R)



INSTITUTIONAL (I)



OPEN SPACE (OS)

THIS IS SCHEDULE 'A' TO THE ZONING BY-LAW AMENDMENT NO. _____ PASSED THIS _____ DAY OF _____, 2026.

MAYOR _____

CLERK _____

NOT TO SCALE

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2026-XXX

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

READ A FIRST AND SECOND TIME this ___day of _____, 2026.

READ A THIRD TIME AND FINALLY PASSED this ___day of _____, 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 22 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.

14.1.2.3.1 High density development shall not exceed 170 units per gross hectare.

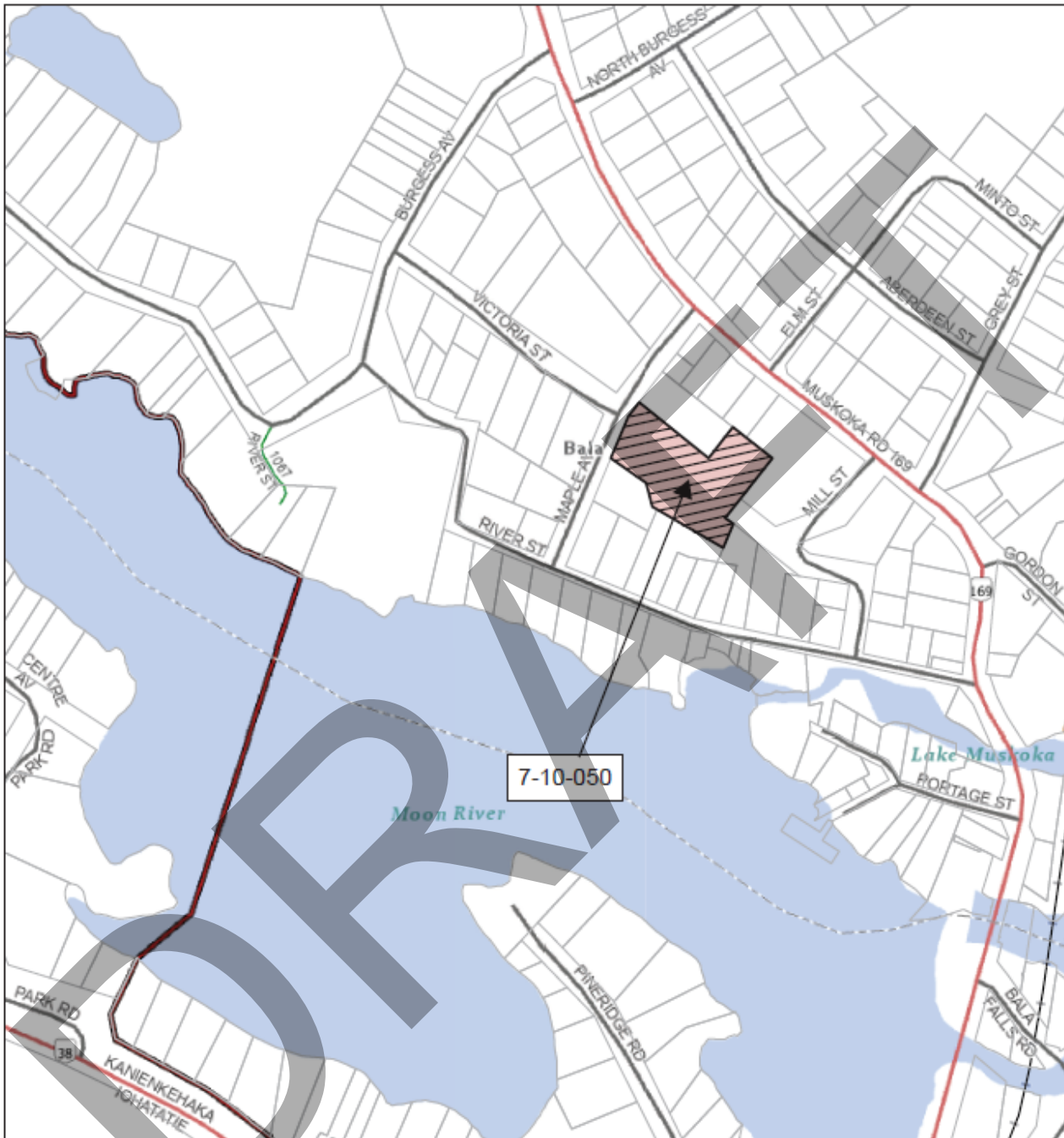
SECTION 6 IMPLEMENTATION

- 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

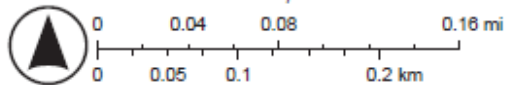
- 7.1 The boundaries as shown on Schedule A attached to this Amendment are approximate only and not intended to define the exact limits of the defined area except where they coincide with roadways, watercourses and other clearly defined physical features. Where the general intent of the 2023 Official 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.

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| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | District | Stream |
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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

Being a by-law to amend Comprehensive Zoning By-law 2014-24, as amended, in the Township of Muskoka Lakes

WHEREAS the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and amendments thereto;

AND WHEREAS By-law 2014-14 was enacted by the Corporation of the Township of Muskoka Lakes to regulate land use within the Municipality;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it advisable to further amend By-law 2014-14;

AND WHEREAS a concurrent Official Plan Amendment Application (OPA-67) has been applied for to redesignate the lands from Urban Centre – Institutional (I) to Urban Centre – Urban Residential; and to permit an increased development allowance density and increased height.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES ENACTS AS FOLLOWS:

1. Schedule 56 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known 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 (in the former Township of Bala), now in the Township of Muskoka Lakes, as shown hatched on Schedule II to By-law 2026-XXX, from Institutional (I) to Community Residential – Multiple Residential High Density Sewer and Water (RM2).
2. For the purposes of this By-law, no new buildings or structures, or new land uses shall be permitted on lands identified with the Holding (-H) symbol, as shown on Schedule I until such time as a further By-law is passed to remove the Holding (-H) symbol in accordance with Section 36 of the Planning Act, R.S.O. 1990, as amended.

In this respect, Council shall only consider a By-law to remove the Holding (-H) symbol when Council is satisfied that the following matters are addressed:

- a) Hydraulic modelling has been completed and the results incorporated into the Functional Servicing report to the satisfaction of the District Municipality of Muskoka;
- b) The applicant has entered into an agreement with the District Municipality of Muskoka respecting the provision of municipal water and sewer services and related capacity allocation, including the provision of securities, if necessary;
- c) The Transportation Impact Brief, prepared by Tatham Engineering and dated April 23, 2026, has been peer reviewed to the satisfaction of the Township and the District of Muskoka;
- d) The Parking Justification Study, prepared by Tatham Engineering and dated April 23, 2026, has been peer reviewed to the satisfaction of the Township;
- e) The Functional Servicing Report, prepared by Pinestone Engineering Ltd. and dated April 23, 2026, has been peer reviewed to the satisfaction of the Township and the District of Muskoka;
- f) That any findings of the peer reviews be addressed and/or implemented to the satisfaction of the Township and the District of Muskoka;
- g) The subject lands be required to obtain site plan approval and that a satisfactory Site Plan Agreement be entered into and registered on title, along with securities, for matters including but are not limited to, implementation of the recommendations of the technical studies to the satisfaction of the

Township and the District Municipality of Muskoka; and

- h) That the necessary parking be provided or agreements secured and executed to address parking requirements to the satisfaction of the Township.

3. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:

- 87-XXXX i) The lands affected by this amendment are 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, (in the former Township of Bala), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX.
- ii) Despite the provisions of Section 3.28 a) of Zoning By-law 2014-14, as amended, for those lands described above, the minimum number of required parking spaces for the proposed development shall be 56.
- iii) Despite the provisions of Section 3.28 b) of Zoning By-law 2014-14, as amended, for those lands described above, the minimum number of required barrier free parking spaces shall be 5.
- iv) Despite the provisions of Section 5.1.1 of Zoning By-law 2014-14, as amended, for those lands described above, the only permitted main uses shall be a Residential Apartment Dwelling and a Service Club (Bala Legion).
- v) Despite the provisions of Section 5.1.2 of Zoning By-law 2014-14, as amended, for those lands described above, the only permitted accessory uses shall be a Medical Clinic and an Office.
- v) Despite the provisions of Section 5.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage shall be 45% (37,421 sq. ft.), as shown in the location and extent on Schedule III to By-law 2026-XXX.
- vi) Despite the provisions of Section 5.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted height for the proposed mixed-use building shall be 72.2 feet, as shown in the location and extent on Schedule IV to By-law 2026-XXX.
- vii) Despite the provisions of Section 5.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum number of storeys for the proposed mixed-use building shall be 4, as shown in the location and extent on Schedule IV to By-law 2026-XXX.
- viii) Despite the provisions of Section 5.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum required landscaped area shall be 25%, as shown in the location and extent on Schedule III to By-law 2026-XXX.
- ix) Despite the provisions of Section 5.1.8 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted density of development shall be 170 units per hectare.

4. Schedules I, II, III and IV attached hereto are hereby made part of this By-law.

5. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2026-XXX and By-law 2014-14, as amended, the provisions of By-law 2026-XXX shall apply.

6. REPEAL OF BY-LAWS

6.1 By-law 2017-104 of the Corporation of the Township of Muskoka Lakes is hereby repealed.

7. That this by-law shall come into force and take effect _____, 2026.

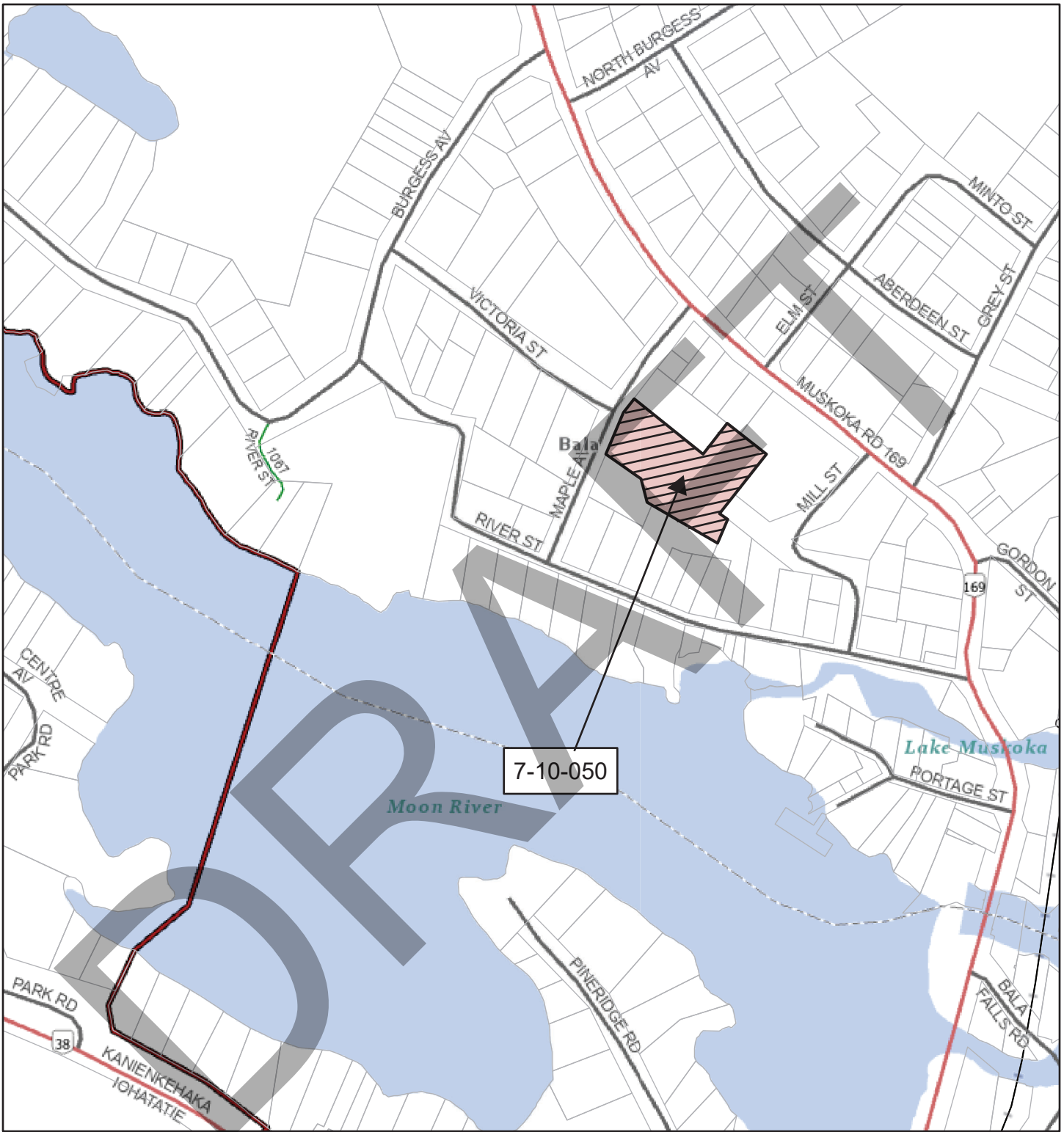
Read a **first, second and third time** and **finally passed** this ___th day of _____, **2026**.

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

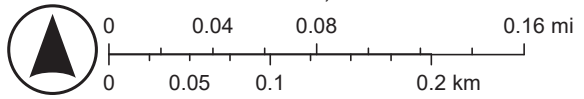
DRAFT

SCHEDULE I TO DRAFT BY-LAW 2026-XXX



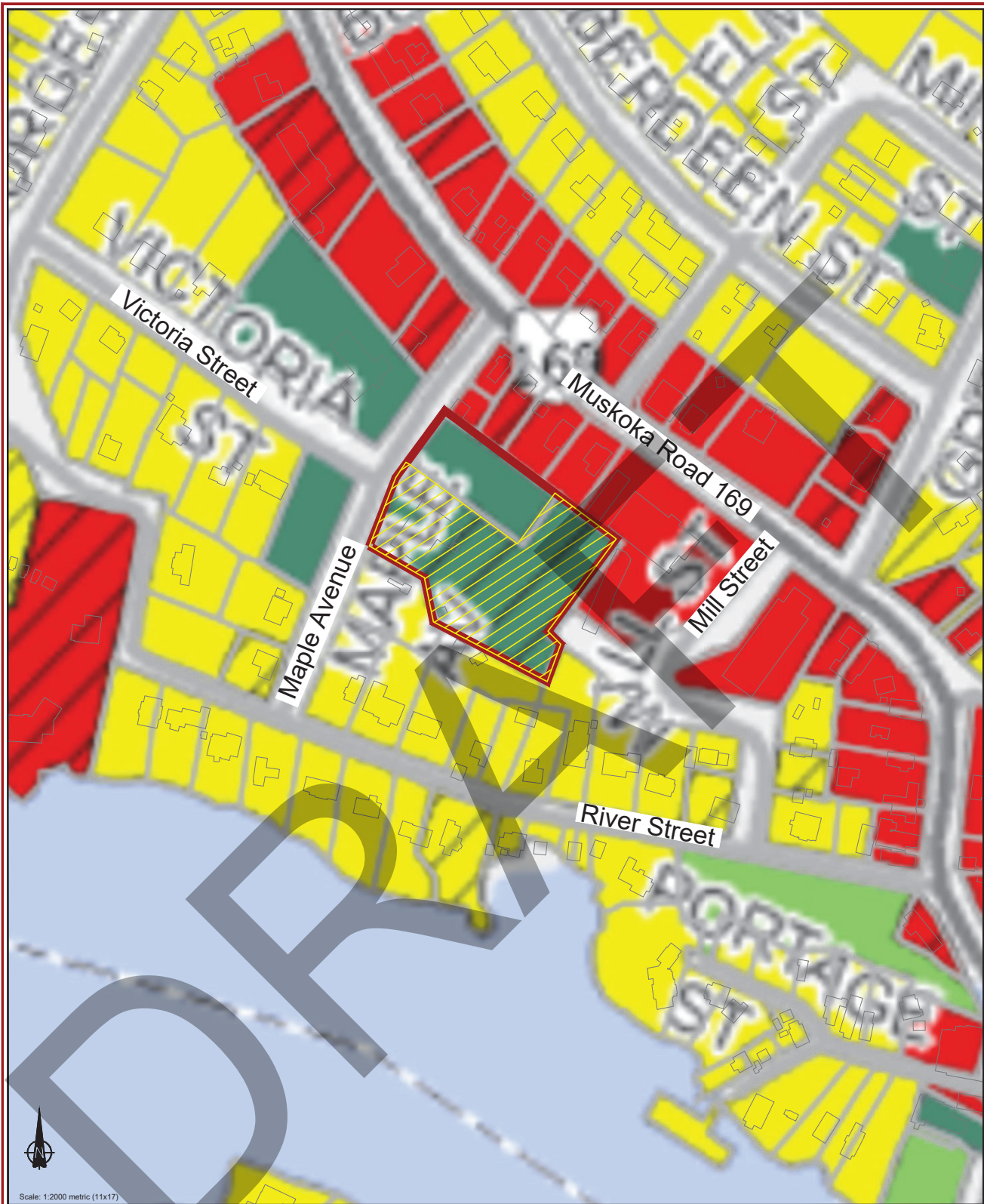
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Scale: 1:2000 metric (11x17)



SUBJECT LANDS



LANDS TO BE REZONED FROM INSTITUTIONAL (I) - EXEMPTION (87-1781) TO MULTIPLE RESIDENTIAL HIGH DENSITY - EXCEPTION (RM2-XX) - SEWER AND WATER

- COMMUNITY COMMERCIAL (C)
- COMMUNITY RESIDENTIAL (R)
- INSTITUTIONAL (I)
- OPEN SPACE (OS)

THIS IS SCHEDULE 'A' TO THE ZONING BY-LAW AMENDMENT NO. _____ PASSED THIS _____ DAY OF _____, 2026.

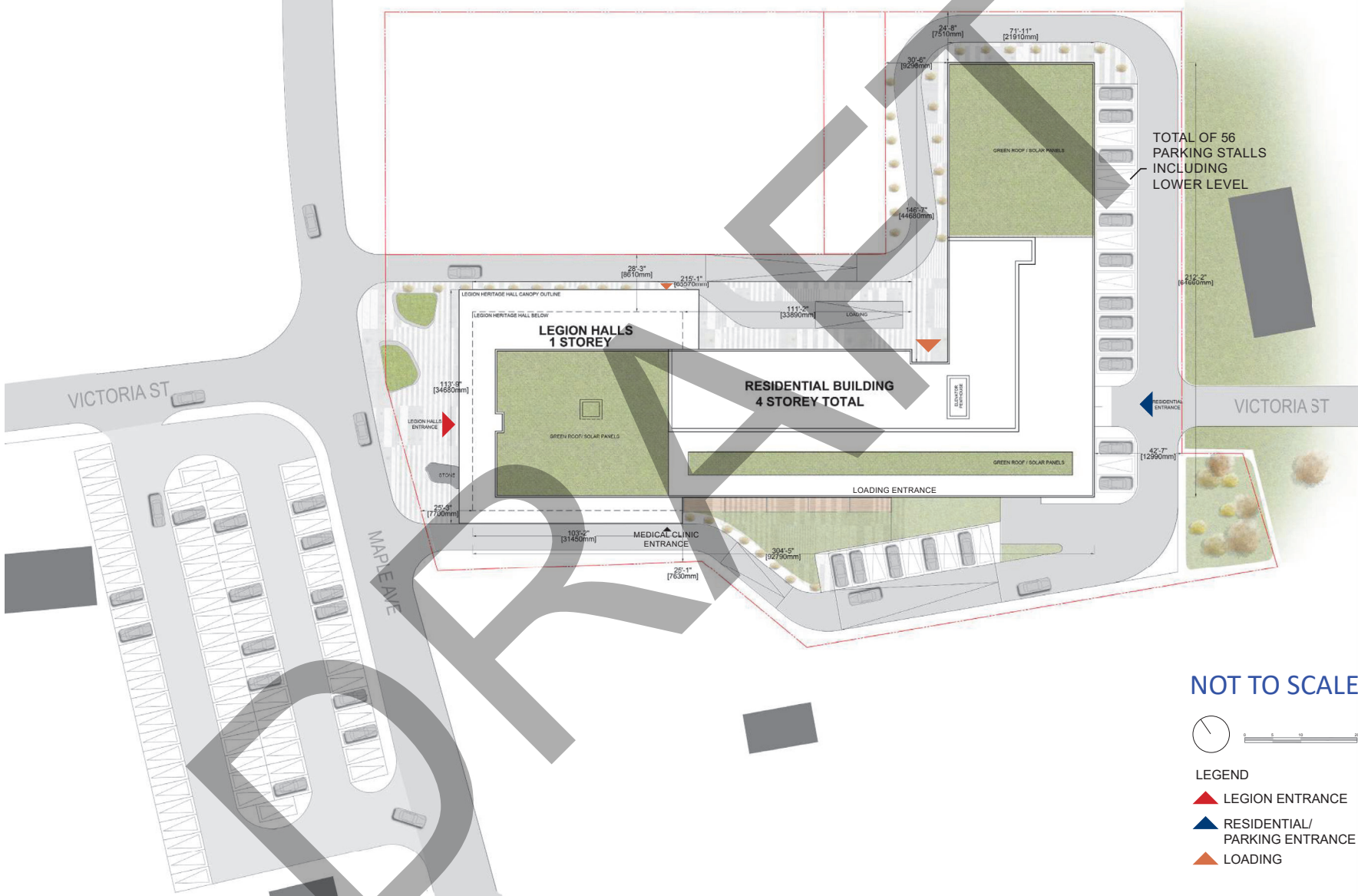
MAYOR _____

CLERK _____

NOT TO SCALE

SCHEDULE II TO DRAFT BY-LAW 2026-XXX

SCHEDULE III TO DRAFT BY-LAW 2026-XXX

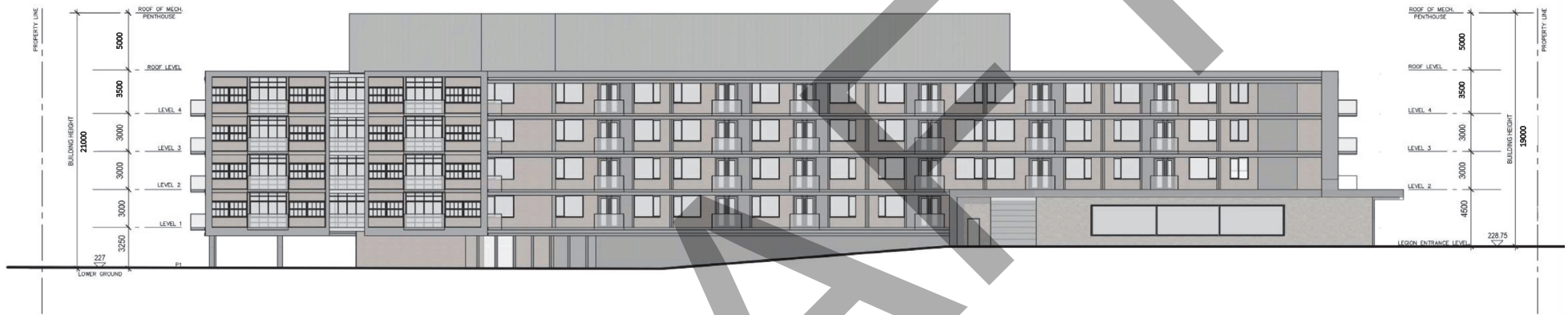


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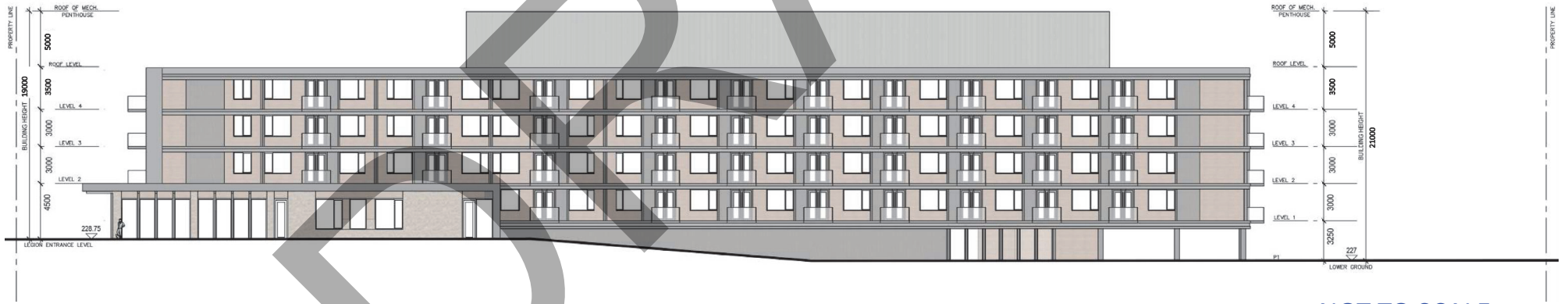


- LEGEND
- ▲ LEGION ENTRANCE
 - ▲ RESIDENTIAL/
PARKING ENTRANCE
 - ▲ LOADING

SCHEDULE IV TO DRAFT BY-LAW 2026-XXX (PAGE 1 OF 2)

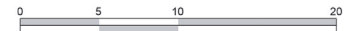


NORTH ELEVATION



SOUTH ELEVATION

NOT TO SCALE



SCHEDULE IV TO DRAFT BY-LAW 2026-XXX (PAGE 2 OF 2)



EAST ELEVATION



WEST ELEVATION

NOT TO SCALE

