



Staff Report PLAN-2026-052
Planning Committee
April 16, 2026

TO: Chair Bosomworth and Members of Planning Committee

AUTHOR: Kaitlyn Walker, Intermediate Planner

SUBJECT: ZBA-19/25 (ALGONQUIN INT. CORP), Part Lot 11, Concession 5, Designated as Part 1, Plan 35R-8234, (Monck), Civic Address: 1512 Muskoka Road 118 W, Roll #: 9-2-002-01

RECOMMENDATION

THAT a decision on Zoning By-law Amendment Application ZBA-19/25 (ALGONQUIN INT. CORP), 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.

REPORT HIGHLIGHTS

This report provides background information on Zoning By-law Amendment Application ZBA-19/25 (ALGONQUIN INT. CORP) 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 the review of applicable policies, will be included in a future report which will also include a recommendation.

Overview

A Zoning By-law Amendment Application has been submitted to amend the permitted uses on the subject property, increase the number of parking spaces, amend the location of the permitted buildings and structures, and repeal By-law 2021-034.

By-law 2021-034 permits a meat-cutting facility (and accessory retail and catering uses), a marine museum (and accessory uses: special events centre (max capacity of 125 guests), retail, a server, a storage building, and a mobile food/refreshment vehicle), and parking. By-law 2021-034 also permitted 5.5% lot coverage, a minimum of 75 parking

spaces and prohibited parking area and new buildings and structures in the areas shown stippled on Schedule II to the By-law.

The current application proposes to repeal By-law 2021-034 and amend the permitted uses on the subject property. The applicants are proposing a food store and museum as the main uses. The proposed definition of museum specifies other uses associated with the operation of the museum, including fundraising activities and organized programs and activities (eg. day camp). The applicants are also proposing to increase the capacity of the accessory special events centre to 150 guests. The other accessory uses that are currently permitted are proposed to be carried forward into the proposed by-law. The draft by-law also proposes to permit 5.5% lot coverage in a different configuration, increase the minimum parking to 85 spaces (with 5 barrier free spaces), and amend the constraint area shown on Schedule II to By-law 2021-034. A summary of the proposed changes is included in Table 2 below. A full description of the proposed application and required exemptions can be found in the Notice of Public Meeting attached to the Agenda.

Existing Characteristics of the Subject Property

The subject property is located on Muskoka Road 118 West within the Township of Muskoka Lakes and just west of the Town of Bracebridge (See Figure 1). The property is currently developed with a marine museum and events centre and parking areas. The property also contains a number of ponds.

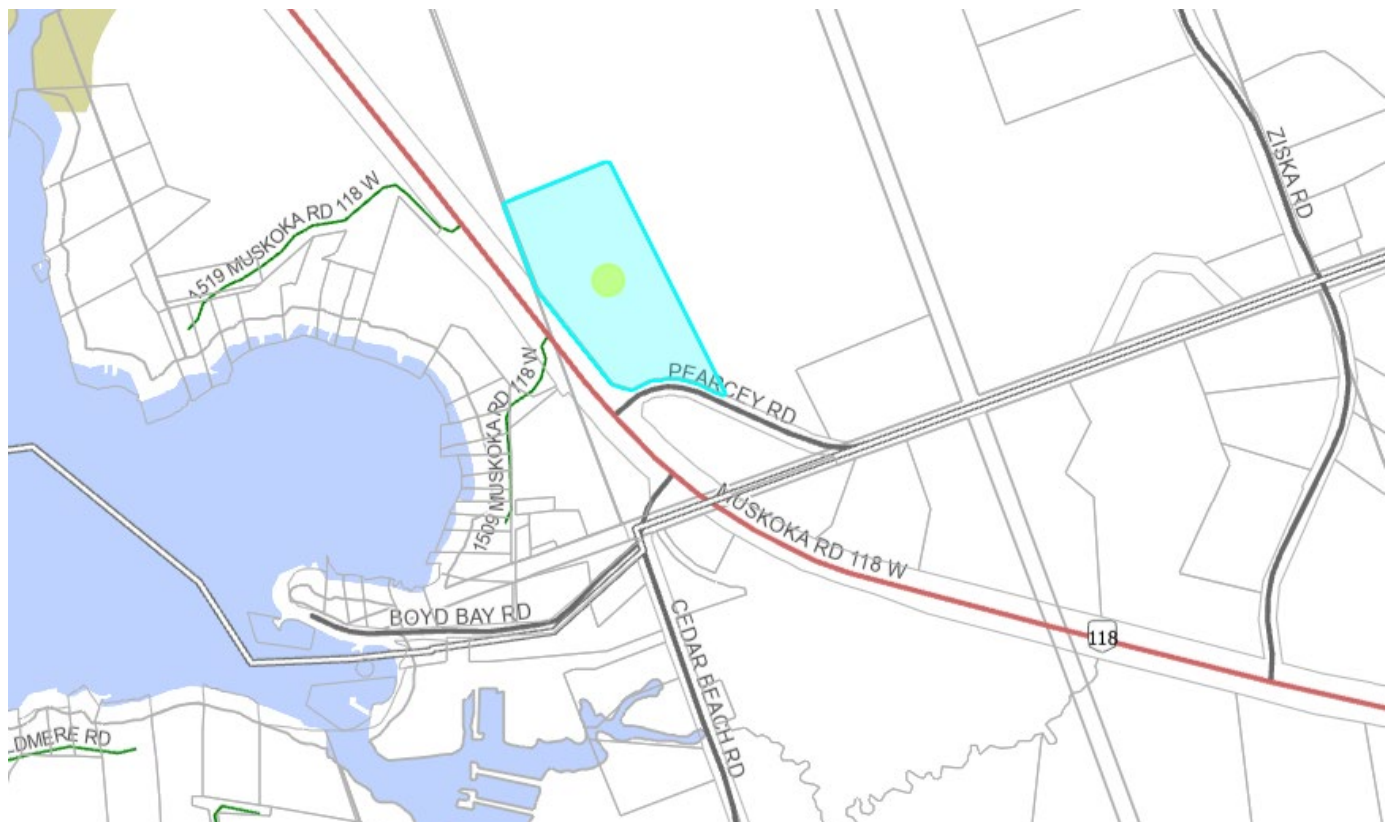


Figure 1: Location Map of Subject Property

Table 1: Site Specific Property Details

Matter	Comment
Official Plan Designation (November 2023 Consolidation)	Rural – Local Agricultural Area & Scenic Corridor
Official Plan Designation (April 2013 Consolidation)	Rural – Area 3 – Country Residential & Scenic Corridor
Zoning (ZBL 2014-14, as amended)	Rural Commercial – Land Extensive (RUC5-S) & Rural – Area 3 (RU1)
Zoning Schedule	45
Lot Frontage	± 442 feet
Lot Area	± 327,589 sq. ft. (7.5 acres)
Access	District, Year-round Maintained
Servicing	Septic/Well
Abutting Zoning Categories	Rural – Area 3 (RU1) & Rural – Area 3 – Scenic Corridor (RU1-S)
Original Shore Road Allowance	N/A
Lake/River Category	N/A
Site Plan Control	The subject property is automatically subject to Site Plan Control. The applicants would be required to amend the current Site Plan Agreement to reflect the amended proposal.

Official Plan Designation

The subject property is within the Rural – Local Agricultural Area & Scenic Corridor designation of the Township's 2023 Official Plan. The application was deemed complete March 18, 2026 and none of the relevant policies in the 2023 Official Plan were the subject of an appeal, therefore the 2023 Official Plan Policies have been considered.

Section H2.2.1 of the Official Plan includes a list of uses that are permitted on lands designated Local Agricultural Area, which includes the following:

- Agri-tourism uses
- Small scale commercial or industrial uses serving the agricultural and broader community
- Agricultural-related uses, which may include small-scale food processing activities and distribution centres
- Agricultural uses
- Seasonal farm market sales of local produce and good primarily produced on the premises
- Short term special events subject to satisfying the provisions of a special events licensing by-law passed pursuant to the Municipal Act

- Bed and breakfast establishments and country inns
- Conservation uses and forestry
- Eco-tourism uses that leverage historical, cultural and natural assets;
- Home occupations and home industries
- Single detached dwellings and additional dwelling units
- Small-scale art galleries and exhibition spaces
- Housing for staff working on a commercial farm

Past Planning Approvals

By-law [85-125](#) was passed by Council September 9, 1985 and rezoned the subject property from Rural (A) to Commercial (C) zone. It also restricted the permitted uses on the lands to a landscaping centre with accessory retail uses and a custom meat cutting facility. The By-law also permitted 10% lot coverage on the subject property.

When comprehensive zoning By-law 87-87 came into effect the subject property was rezoned to RUC5.

By-law [2002-102](#), passed by Council August 6th, 2002, repealed By-law 85-125 and restricted the main uses of the subject property to a landscaping centre and meat cutting facility.

When Comprehensive Zoning By-law 2014-14 came into effect the RUC5 zoning was carried forward on the subject property.

By-law [2021-034](#) was approved by Council January 12, 2022 (Refer to Figure 2). By-law 2021-034 permitted the following main and accessory uses:

- A meat-cutting facility and associated accessory uses consisting of retail and catering;
- A marine museum and associated accessory uses consisting of a special events centre (maximum capacity 125 guest), retail, a servery (no kitchen), storage building, and mobile food/refreshment vehicle; and,
- Parking areas and parking as an accessory use.

By-law 2021-034 includes definitions of a meat-cutting facility, marine museum, special events venue, and storage building.

By-law 2021-034 also permitted 5.5% lot coverage, required a minimum of 75 parking spaces and prohibited parking area and new buildings and structures in the areas shown stippled on Schedule

II to the By-law. Schedule II to By-law 2021-034 is included as Figure 2 below.

A number of reports and studies were submitted in conjunction with By-law 2021-034 which dealt with environmental impacts, traffic impacts, servicing and stormwater management. A summary of these studies is included in the Reports and Studies section of the report.

Current Zoning By-law Amendment Application, ZBA-19/25

The current application proposes to repeal and replace By-law 2021-034. The application proposes to permit the following main and accessory uses:

- A food store as a main use;
- A museum as a main use and associated accessory uses consisting of a special events centre (maximum capacity 150 guests), retail, servery (with portable warming or heating facilities), a storage building and a mobile food/refreshment vehicle; and,
- Parking areas and parking as an accessory use.

The proposed definitions for each use are included in Table 2 below. The intent of the definitions is to ensure the scope of each use is detailed as the proposed uses are not otherwise defined in the Township's Zoning By-law.

The proposed Zoning By-law Amendment application also proposes to permit 5.5% lot coverage in a different configuration, increase the minimum parking to 85 spaces (with 5 barrier free spaces), and amend the constraint area shown on Schedule II to By-law 2021-034.

Table 2 includes a comparison of By-law 2021-034 and the proposed draft By-law and summarizes the changes being proposed. Figure 2 includes a comparison of Schedule II to By-law 2021-034 and Draft By-law 2026-XXX. A redline version of the proposed by-law has also been included in the agenda package which shows the changes that are proposed between By-law 2021-034 and the proposed draft By-law.

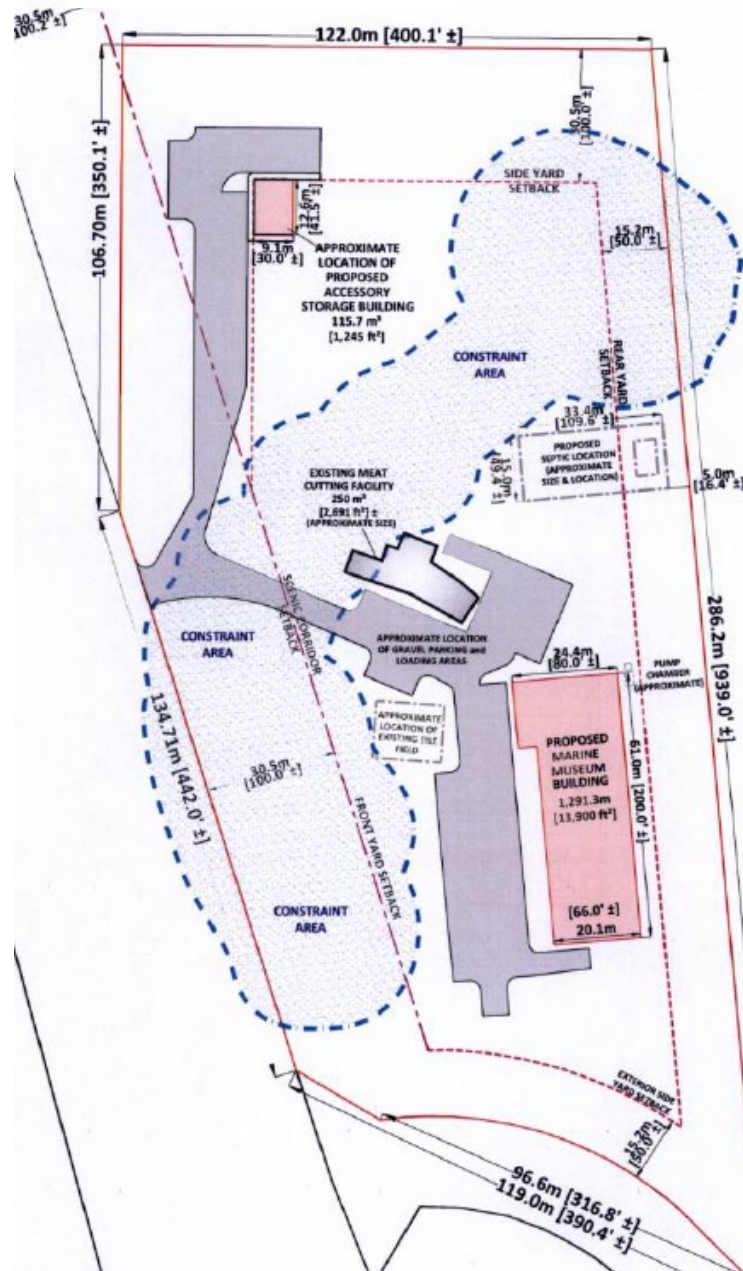
Table 2: Comparison of By-law 2021-034 and Draft By-law and Summary of Proposed Changes

	By-law 2021-034	Draft By-law 2026-XXX	Summary of Changes
Permitted Main Uses	A <i>meat-cutting facility</i> , which is defined as: A building in which meat is stored, prepared and offered for sale and shall be small in scale and open to the public for accessory retail sale of meat and related products and catering. For the purposes of this definition, a meat-cutting facility shall not exceed 2,691 square feet as shown in the location and extent on Schedule II to By-law 2021-034;	A <i>food store</i> , which is defined as: A facility where primarily food, as well as other food related services, is provided for sale directly to the public and includes a butcher shop, bakery shop, produce outlet, delicatessen, farmer's market or catering facility. For the purposes on this section, a food store shall not exceed 2,691 square feet in area, and may be attached to an approved storage building, generally as shown in the location and extent on Schedule II to By-law 2026-XXX;	- Remove the permission for a <i>meat-cutting facility</i> and permit a <i>food store</i> as a main use.
	A <i>marine museum</i> , which is defined as: A facility, that is accessible to the public at any time on those days and within those hours posted or advertised, without prior reservation or appointment, which acquires, conserves, communicates and exhibits a collection of artifacts related to Canada's raceboats and raceboat heritage for the purposes of public education, study and enjoyment. For the purposes of this definition, the building housing the <i>marine</i>	A <i>museum</i> , which is defined as: A facility, that is accessible to the public with or without prior reservation or appointment, which acquires, conserves, communicates and exhibits a collection of artifacts for the purposes of public education, study and enjoyment and includes other uses associated with the operation of the museum, including fundraising activities and organized programs and activities (eg. day camp) . For the purposes of	- Permit a museum of any kind as a main use; - Amend the definition to remove any reference to a marine museum; and, - Amend the definition to specify the types of activities that are included within the operation of a museum, including fundraising activities and organized programs and activities (eg. day camp).

	<i>museum</i> and related permitted accessory uses shall not exceed 13,900 square feet as shown in the location and extent on Schedule II to By-law 2021-034.	this definition, the building housing the <i>museum</i> and related permitted accessory uses shall not exceed 13,900 square feet as shown in the location and extent on Schedule II to By-law 2026-XXX.	
Permitted Accessory Uses	Retail and catering (Accessory to a meat-cutting facility)	-	- Draft By-law incorporates these uses into the definition of a food store.
	A <i>special events venue</i> which is defined as: a venue with a maximum capacity of 125 guests that provides access to the marine museum and associated exhibits and facilities to facilitate organized events such as corporate or private functions. (Accessory to a marine museum)	A <i>special events venue</i> which is defined as: a venue with a maximum capacity of 150 guests that provides access to the museum and associated exhibits and facilities to facilitate organized events such as corporate or private functions. (Accessory to a museum)	- Increase capacity of special events venue from 125 to 150.
	A <i>server</i> (no kitchen)	A <i>server</i> , which includes portable warming or heating facilities.	- Expressly permit portable warming or heating facilities.
	A <i>storage building</i> for storage of equipment and boats and other artifacts associated with the <i>marine museum</i> and which are not part of any active display area and which does not exceed 1,245 square feet as shown in the location and extent on Schedule II to By-law 2021-034;	A <i>storage building</i> for storage of equipment and other artifacts associated with the <i>museum</i> and which are not part of any active display area and which does not exceed 1,245 square feet, generally , as shown in the location and extent on Schedule II to By-law 2026-XXX;	- Remove reference to boat or marine storage. - Permit the location to be as “generally” shown on Schedule II.

	- Parking areas and parking spaces - Retail - Mobile food/refreshment vehicle	- Parking areas and parking spaces - Retail - Mobile food/refreshment vehicle	- No changes proposed.
Additional Exemptions	Lot Coverage: A maximum lot coverage of 5.5% is permitted, as shown in the location and extent on Schedule II to By-law 2021-034.	Lot Coverage: A maximum lot coverage of 5.5% is permitted, generally as shown in the location and extent on Schedule II to By-law 2026-XXX.	- Allow greater flexibility in the location of proposed buildings by permitting 5.5% lot coverage as generally shown on Schedule II.
	Minimum Parking: Minimum of 75 spaces required.	Minimum Parking: Minimum of 85 spaces required.	- Increase the minimum parking requirement from 75 to 85 spaces.
	Prohibits parking areas, new buildings and structures, and additions to existing buildings and structures to be located in constraint area shown on Schedule II.	Prohibits parking areas, new buildings and structures, and additions to existing buildings and structures to be located in constraint area shown on Schedule II.	- Replace Schedule II with a revised schedule that shows the amended constraint/buffer area and the existing and proposed buildings and structures;

Schedule II to 2021-034



Schedule II to Draft By-law 2026-XXX

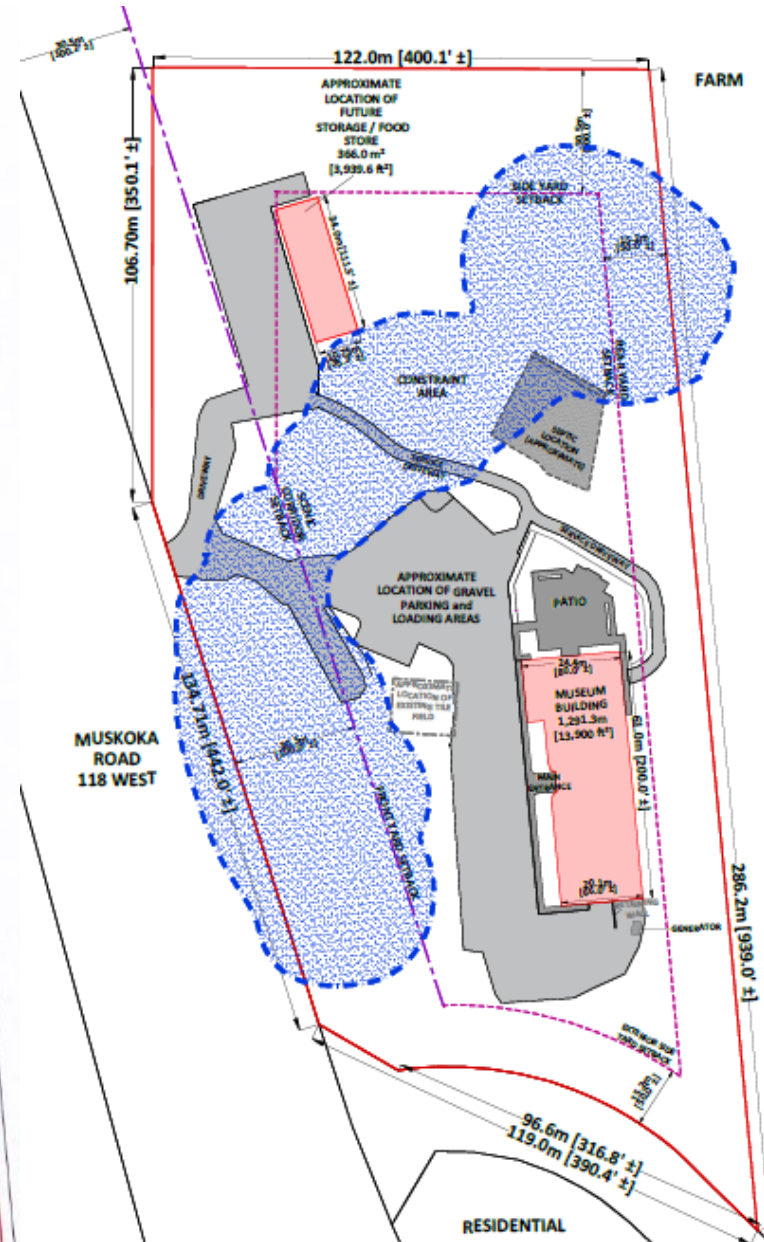


Figure 2: Schedule II (Zoning Sketch) to By-law 2021-034 and Draft By-law 2026-XXX

Reports and Studies

The following reports and studies were completed in conjunction with original Zoning By-law Amendment application ZBA-08/21, By-law 2021-034:

- Environmental Impact Study, prepared by Riverstone Environmental Solutions, dated February 2021 ([link](#));
- Traffic Impact Brief (TIB), prepared by Tatham Engineering dated July 9, 2021 ([link](#));
- Response to the Peer Review, prepared by Tatham Engineering, dated November 24, 2021 ([link](#));
- Hydrogeological Study, prepared by Palmer Environmental Consulting Group dated December 3, 2020 ([link](#)); and,
- Stormwater Management Plan, prepared by Pinestone Engineering Ltd, dated February 1, 2021 ([link](#)).

The following reports and studies were completed in conjunction with the current application (ZBA-19/25):

- Update to Mitigation Measures Following Construction of Marine Museum and Associated Development at 1512 Muskoka Road 118 West, prepared by Beacon Environmental Limited, dated February 25, 2025;
- Memorandum, Re: Response to the Township of Muskoka Lakes, prepared by Beacon Environmental Limited, dated November 25, 2025;
- Technical Memorandum, Re: Supplemental Hydrogeological Technical Memo for Additions, prepared by SLR, dated February 10, 2026; and,
- Addendum, Re: 1521 Muskoka Road 118 West, Township of Muskoka Lakes Traffic Impact Brief, prepared by Tatham Engineering, dated February 25, 2026.

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

Environmental Impact Studies:

Previous EIS:

As part of Zoning By-law Amendment application ZBA-08/21 an Environmental Impact Study was completed by RiverStone Environmental. The purpose of this study was to address provincial and municipal requirements pertaining to the protection of significant natural features such as Species at Risk, and watercourses based on the zoning by-law amendment application for the subject property. Through Riverstone's evaluation they determined the following:

1. The series of ponds on the property were historically constructed for stormwater and landscape purposes. Small fish were noted in several of the ponds.
2. Potential habitat of Species at Risk, including Eastern Hog-nosed snake as well as Little Brown and Northern Bats. Potential impacts to these species can be protected through avoidance and mitigation measures.

To ensure that the area's significant features are protected, Riverstone made a number of recommendations. These recommendations include but are not limited the following:

- Implement a 15 m buffer surrounding the ponds and connecting watercourses as shown on Figure 2;
- Numerous measures specific to construction mitigation and sediment and erosion control;
- To minimize the potential for road killed snakes, the length of access roads on the property be minimized to the greatest extent possible, and removal of vegetation outside of the development envelopes be minimized; and,
- Impose tree clearing windows.

The 15 m (49.2 ft.) buffer recommendation was incorporated into Schedule II of By-law 2021-034. The EIS and all the recommendations were incorporated into the registered Site Plan Agreement and the EIS forms a Schedule to the Agreement.

Current Application:

As part of the current application (ZBA-19/25) Beacon Environmental Limited reviewed the EIS prepared by Riverstone Environmental Solutions Inc. to provide professional ecological advice regarding the work that has been completed to date, the current proposal and associate buffer areas. This review called "Update to Mitigation Measures Following Construction of Marine Museum and Associated Development at 1512 Muskoka Road 118 West, prepared by Beacon Environmental Limited, dated February 25, 2025". After staff reviewed this submission, Beacon provided a Memorandum which provides responses to questions from Township Staff (Memorandum, Re: Response to the Township of Muskoka Lakes, prepared by Beacon

Environmental Limited, dated November 25, 2025).

Through their review Beacon identified four inconsistencies with the EIS prepared by Riverstone:

1. **Septic Location:** The proposed septic location was altered and now encroaches approximately 3 m into the buffer on the downgradient side of the pond at the north. The alteration of the septic bed configuration and location were altered at the Building Permit stage based on a review by the Township Septic Inspector. Beacon confirms they have no concerns with the adjusted septic location.
2. **Location of 7 Parking Spaces:** Seven (7) parking spots now encroach into the buffer. These spaces are located in the area of the former meat cutting facility that was located on the subject property. Beacon has not raised any major concerns but did note some erosion during their October 2025 site visit. As a result, Beacon recommended additional plantings and monitoring should be implemented through an amending Site Plan Agreement application.
3. **Area #11 is not a Buffer Area:** An area identified on the original Site Plan (Area #11 on the May 31, 2022 Site Plan) as a “Buffer Area – coniferous and deciduous tree cover and shrubs to be provided” is not a buffer area. This area was identified for revegetation but is now the location of the dry hydrant and fire access driveway. This change was approved by Township staff subsequent to the Site Plan Agreement being registered. Beacon has recommended planting be installed along the edge of the southern pond to help mitigate runoff and sediment. This recommendation can be implemented through an amending Site Plan Agreement.
4. **Location of Service Driveway:** A service driveway has been installed through the required buffer. The driveway was previously a dirt pathway which existed as part of the previous meat cutting facility and landscaping centre. The pathway is now a gravel service driveway. Beacon has indicated they have no major concerns but have recommended additional plantings to ensure overland flow to the ponds is mitigated.

Due to these changes, the current application proposes to amend the constraint area/buffer that was approved through By-law 2021-034. Figure 3 below is an overlay of the original constraint area/buffer and the proposed constraint area/buffer.

Figure 3: Approved and proposed constraint area/buffer.

Additional Recommendations:

Based on Beacon's most recent site visit (October 2025) a number of additional plantings have been recommended. These recommended plantings include, but are not limited to, additional plantings in Area #4 (See Figure 4) which surrounds the most northern pond. Through the Site Plan Control process a finalized planting plan will be required which incorporates all of the recommendations made.

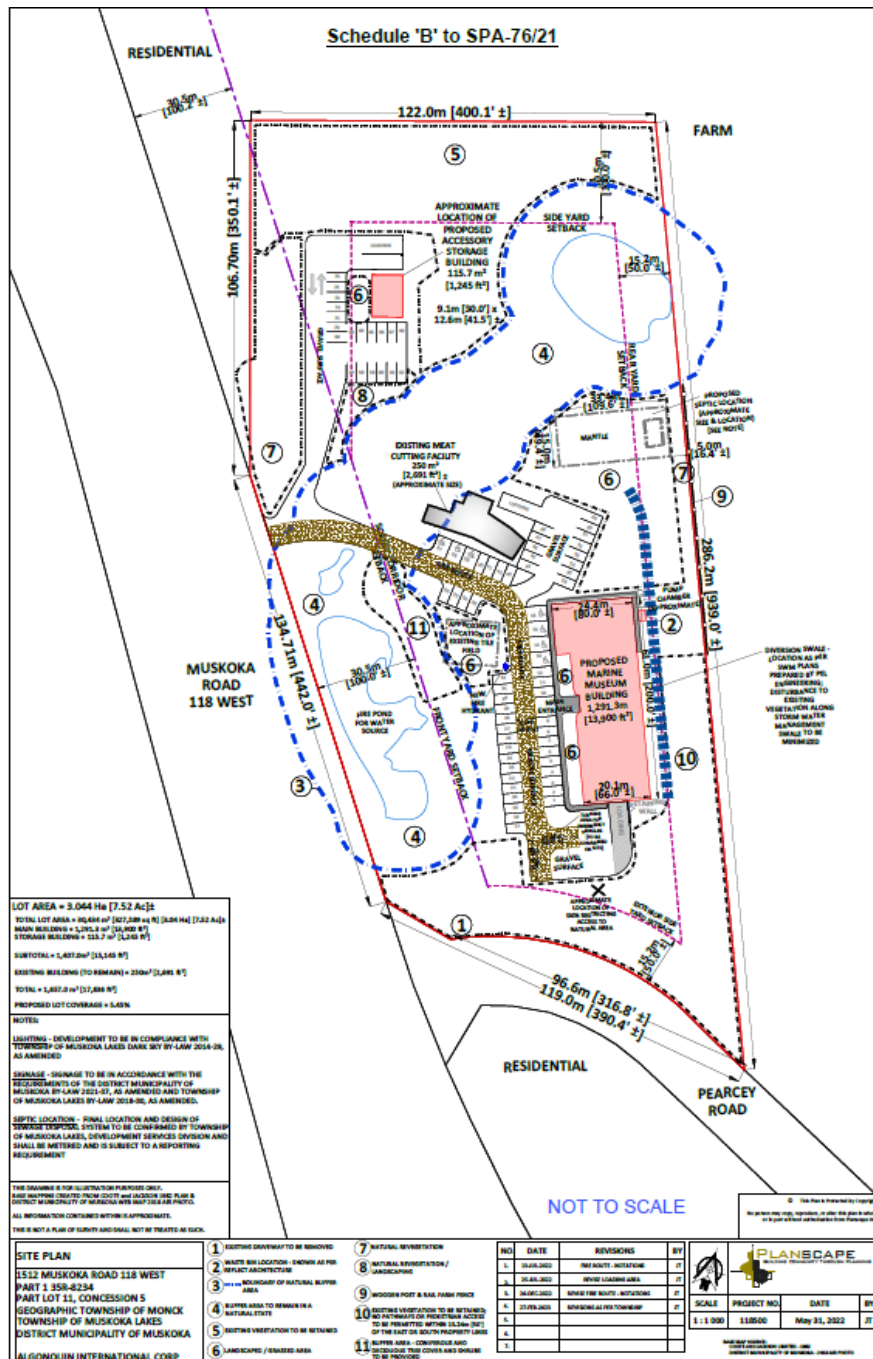


Figure 4: Schedule B to SPA-76/21.

Traffic Impact Brief:**Previous TIB:**

As part of Zoning By-law Amendment application ZBA-08/21 a Traffic Impact Brief (TIB) was prepared by Tatham Engineering. The initial TIB considered a proposal for a 16,000 SF boat museum (with an event spaces with a 150 person capacity), 6500 SF storage building, 1500 SF covered porch, and a 2691 SF butcher shop. A secondary access entrance from Pearcey Road was also proposed at that time which was to be used by Emergency Services only. Tatham concluded that no improvements to the existing road network (District Rd 118) were required to accommodate the proposed development and that sight lines were considered to be reasonable provided the entrance from Pearcey Road was gated and limited to emergency vehicles only.

Subsequent to the submission of the TIB a peer review was initiated by a group of area property owners and a Response to the Peer Review, prepared by Tatham Engineering was completed. The Response to Peer Review considered the revised proposal which reduced the size of the museum and storage building, removed the proposed covered porch and reduced the capacity of the event centre from 150 persons to 125 persons. The concerns raised by the peer reviewer were addressed and Tatham concluded that no turn lanes are required and that sight lines are acceptable on District Road 118.

Current Application:

As part of the current application an Addendum to the Traffic Impact Brief was prepared by Tatham Engineering. The Addendum addresses the traffic related impacts associated with the following proposed zoning amendments:

- Increase the special event capacity from 125 persons to 150 persons;
- Add summer camp to the permitted uses;
- Replace “meat cutting facility” use with “food store” use.

The Addendum concludes that the increased event centre capacity will result in 14 additional trips during the start and end of an event which will not result in any material impact to the operations of the adjacent road network. The day camp use will have a 20 attendee capacity and is expected to generate 42 trips during the start and end of day camp, during the weekdays in the summer months. It was determined that the existing road network and intersection are sufficient to accommodate additional trips. Tatham concluded that replacing the meat cutting facility with a food store will have no traffic related impacts. Overall, the Addendum concludes the proposal will have no material impact on the operations of the adjacent road network (District Road 118).

Staff also note that the District of Muskoka has provided comments indicating that District Engineering and Public Works staff have reviewed the Traffic Impact Brief and Addendum and have deemed them both acceptable.

Hydrogeological Study:

Previous Hydrogeological Study:

As part of Zoning By-law Amendment application ZBA-08/21 a Hydrogeological Study, prepared by Palmer Environmental Consulting Group. The purpose of the Hydrogeology Study was to characterize the geology of the site, provide an overview of groundwater conditions, define design constraints for septic disposal systems and describe the property's ability to support wells for the provision of potable water. The development considered by Palmer included a Power Boat Hall of Fame/museum (with an event capacity of 150 persons), storage building, McMaster Meats and potentially a mobile food service vehicle. The study concludes that a septic system that involves tertiary treatment is required and that the existing well should be replaced with a newly installed well. The study also recommends that a holding tank or cistern be installed to store well water in order to meet peak daily demand.

- Water supply was found to be adequate to support the proposed commercial land use, but a storage tank was recommended to ensure peak water demand was met; and;
- A recommendation was provided to drill and utilize a new deeper potable water well that meets the requirements of O.reg. 903.

Current Application:

A Technical Memorandum, Re: Supplemental Hydrogeological Technical Memo for Additions, prepared by SLR, dated February 10, 2026 was submitted as part of the current application. Palmer was acquired by SLR in November of 2023.

SLR confirms that a new water supply well was constructed to replace the existing one. It is SLR's opinion that the newly built well is expected to support 150 guests and 20 children at the site. SLR also states that in their opinion the existing septic system is sized to accommodate the proposed 150 persons capacity and day camp (with 20 children) with no adverse impact to the environment. SLR concludes no adverse impact to the groundwater and surface water continue to be expected with the proposed amendments.

Stormwater Management Plan:

Stormwater Management Plan, prepared by Pinestone Engineering Ltd, dated February 1, 2021 was prepared as part of ZBA-08/21 ([link](#)). These works were implemented through SPA-76/21. Any required amendments that result from the proposed amendments would be addressed through an amending Site Plan Agreement.

General Analysis

Official Plans

The application was deemed complete March 18, 2026 and none of the relevant policies in the 2023 Official Plan were the subject of an appeal, therefore the 2023 Official Plan Policies have

been considered.

Public Consultation

Notice of this public meeting to be held under the Planning Act for this application was circulated 22 days in advance of this scheduled April, 16, 2026 meeting date and 3 written departmental comments have been received at the time of writing (see Table A3 below). No departmental concerns were received at the time of writing. The Township Development Services Department indicated that the concurrent operation of the Museum, Event Centre, and Day Camp shall not result in an occupant load of greater than 150 persons if all are served by the existing sewage system.

Four letters of objection from area property owners had been received at the time of writing (See Table A3 below). These letters raise concerns with traffic impacts and safety, water quality impacts, day camp logistics and safety, noise, the flexible definition of the food store, non-dark sky compliant lighting, the more flexible definition for a museum use, location of the permitted food truck, and use of generators and porta potties.

Any written comments received up to April, 9, 2026 will be attached to Committee's Agenda under Section 16.

General

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 www.ontario.ca/SpeciesAtRisk . 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, June 16, 2025 and March 27, 2026



Figure 1: View from Muskoka Road 118.



Figure 2: Existing boat museum and event centre.



Figure 3: View from front of boat museum looking north.



Figure 4: Service road in buffer area.



Figure 5: Approximate location of proposed storage and food store building.



Figure 6: Area #11 and existing fire access.



Figure 7: Parking spaces that encroach into buffer.

A3: Agency and Public Comments Submitted at Report Writing

Agency	No Objection	Objection	Comments
District Municipality of Muskoka	✓		District staff would not be opposed to the approval of the above noted application. Notice of Council's decision respecting the above noted application is required. Full analysis included on Agenda.
Township of Muskoka Lakes, Development Services Division	✓		Plumbing facilities and the on-site sewage system are sized to support the increased occupant load of the museum/event space. The sewage system installed will support a maximum occupant load of 150 persons. The proposed storage/market building will result in additional sewage flows supported by a new sewage system. Licensed patio areas serving a food vehicle independent of the museum/event space will require additional plumbing facilities. The proposed day camp as a permitted use is required to be supported by a building with

			plumbing facilities. It is assumed that the day camp will operate with one of the existing or proposed buildings as "home base" and make use of the permanent plumbing facilities. The concurrent operation of the Museum, Event Centre, and Day Camp shall not result in an occupant load of greater than 150 persons if all are served by the existing sewage system. Sewage flows in excess of 10,000L/day are under jurisdiction of MECP. No objection.
Township of Muskoka Lakes, Operational Services	✓		No concerns from an Operational Services Perspective.
Township of Muskoka Lakes, Emergency Services			No comments at time of writing.
Public			
Mary DeClaire		✓	Letter of opposition received.
Olga Fleming		✓	Letter of opposition received.
Catherine & John Pearcey		✓	Letter of opposition received.
Boris Znebel		✓	Letter of opposition received.

A4: Planning Policy

Provincial Policy Statement
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.
District of Muskoka Official Plan
The subject lands are designated Waterfront Area in the District of Muskoka Official Plan. The District Municipality of Muskoka is a commenting agency in regard to Provincial and District interests. The District of Muskoka has no objections with the application.
Township of Muskoka Lakes Official Plan (Adopted October 12, 2022, Approved November 20, 2023)
The Township's 2023 Official Plan designates the subject lands as Rural – Local Agricultural Area & Scenic Corridor.