

NOTICE OF JOINT PUBLIC MEETING
CONCERNING PROPOSED AMENDMENTS TO THE DISTRICT OF MUSKOKA
OFFICIAL PLAN, THE TOWNSHIP OF MUSKOKA LAKES OFFICIAL PLAN AND THE
TOWNSHIP OF MUSKOKA LAKES ZONING BY-LAW

Application File Numbers:

District of Muskoka Official Plan Amendment 62
Township of Muskoka Lakes Official Plan Amendment 64
Zoning By-Law Amendment ZBA-22/23
(1048 & 1112 Juddhaven Road – Updates to the Resort Village of
Minett)

TAKE NOTICE THAT: The District of Muskoka Community and Planning Services Committee and the Township of Muskoka Lakes Planning Committee will hold a joint Public Meeting on:

Thursday, March 12, 2026, at 9:00 A.M.
Council Chambers at the Municipal Office
1 Bailey Street, Port Carling

THE PURPOSE OF THE MEETING IS TO CONSIDER proposed amendments to the District of Muskoka Official Plan, the Township of Muskoka Lakes Official Plan and Zoning By-law pursuant to the related provisions of the Planning Act, R.S.O.1990, as amended.

ANY PERSON OR AGENCY may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed official plan and zoning by-law amendment(s).

MEMBERS OF THE PUBLIC wishing to comment are strongly encouraged to make a written submission, preferably before the public meeting date, by emailing clerk@muskoka.on.ca with respect to the proposed District Official Plan Amendment, or by emailing planning@muskokalakelakes.ca with respect to the proposed Township Official Plan Amendment and Zoning By-law Amendment. Members of the public or agencies wishing to make oral submissions either in support of, or in opposition to, the proposed applications may do so by attending the Council Chambers at the Municipal Office located at 1 Bailey Street, in Port Carling, or by attending virtually. For more information about participating, please visit www.muskokalakelakes.ca/speaking-at-a-meeting. For those wishing to observe the proceedings (and not provide verbal comments), the Township of Muskoka Lakes webcast can be accessed 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.muskokalakelakes.ca.

Written submissions may also be submitted at **any time until the date a decision is made.**

AGENCY COMMENTS: Agencies (i.e. District of Muskoka, Lower Tier Municipalities, Utilities, and Ministries) wishing to make a written submission should do so no later than March 6th, 2026.

PLEASE NOTE: All comments and submissions received will become part of the public record.

APPEALS AND NOTICE OF DECISION: If a person or public body does not make oral submissions at a public meeting or make written submissions to The District of Muskoka and Township of Muskoka Lakes before the proposed District of Muskoka Official Plan Amendment or Township of Muskoka Lakes Official Plan Amendment (OPA) is adopted, or the proposed By-law Amendment is passed, the person or public body is not entitled to appeal the decision of The District of Muskoka or Township of Muskoka Lakes to the Ontario Land Tribunal (OLT) and the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

To protect your appeal rights and/or if you wish to be notified of the decision of The District of Muskoka on the proposed District of Muskoka OPA, you must make a written request to the District Clerk, by email at amy.back@muskoka.on.ca or by mail to 70 Pine Street, Bracebridge, ON, P1L 1N3. Please include your name and mailing address in the correspondence.

To protect your appeal rights and/or if you wish to be notified of the decision of the Council of the Township of Muskoka Lakes on the proposed Township of Muskoka Lakes OPA or By-law Amendment, you must make a written request to the Township of Muskoka Lakes, by email at planning@muskokalakelakes.ca or by mail to Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. Please include your name and mailing address in the correspondence.

ADDITIONAL INFORMATION: Copies of the proposed District of Muskoka OPA and related background information are available for review online at muskoka.on.ca. Additional information can be provided electronically or by appointment upon request. Should you need assistance, please contact Curtis Syvret, Manager of Planning at 705-645-2100, ext. 4218 or at curtis.syvret@muskoka.on.ca during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

For more information on the proposed Township of Muskoka Lakes OPA and/or Zoning By-law amendment, including information about preserving your appeal rights, please contact the Township of Muskoka Lakes Planning Division, at (705) 765-3156 or at planning@muskokalakes.ca during regular office hours, 8:15 a.m. to 4:00 p.m., Monday to Friday.

Dated at the Town of Bracebridge this 19th day of February, 2026.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

The subject lands are located at 1048 & 1112 Juddhaven Road in the Minett Special Policy Area of the Muskoka Official Plan (Roll Numbers for the subject lands: 445304001405800, 445304001406300, and 445304001406600). More specifically, the lands are legally described as Part of Lots 22, 23, 24 and 25 Concessions 11, former Geographic Township of Medora, Township of Muskoka Lakes, District Municipality of Muskoka.

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

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

The purpose of amendments to the Official Plan of the Township of Muskoka Lakes and Zoning By-law 2014-14, as amended, is to permit the development of Phase 1 of a larger redevelopment plan for lands located in the Resort Village of Minett. The proposed redevelopment plan includes the lands associated with Cleveland's House Resort, Wallace Bay Marina, the Rock Golf Course, and the surrounding area. The submitted applications apply only to a portion of the lands, as shown on the Key Map below. Future development phases may require further applications.

More specifically, the purpose of OPA-64 is to amend OPA 56, being an Official Plan Amendment regulating development in the Resort Village of Minett. The purpose of Zoning By-law Amendment ZBA-22/23 (266694 & 2665556 Ontario Inc.), as applied for by the applicant, is to rezone the subject lands from Community Commercial – Marina Holding (C2-H), Community Commercial – Marina Flood Fringe (C2-F), Community Commercial – Marina Flood Fringe Holding (C2-FH), Environmental Protection (EP1), Community Commercial – Resort Commercial Holding (C1CA-H) and Community Residential – Residential Waterfront (R4) to "C1CA – XX" and "EP1-XX". ZBA-22/23 also seeks a number of exemptions to establish permitted uses, required setbacks for buildings and structures, permitted gross floor area, height and parking and loading requirements.

Please note that an initial public meeting was held in a hybrid format at the Township office on November 25, 2025. This notice is to advise of a second, joint public meeting to be held with the District Municipality of Muskoka at the Township office located at 1 Bailey Street, Port Carling, ON, P1L1J0.

For further information on the specifics of the proposed amendments to the Township's Official Plan and proposed exemptions to the Township's Comprehensive Zoning By-law 2014-14, please visit the Township of Muskoka Lakes Government Portal.

**KEY MAP SHOWING LOCATION OF THE LANDS
TO WHICH THE PROPOSED APPLICATIONS APPLY:**

