

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Consent and Amendment to Zoning By-law 2014-14 pursuant to Sections 53 and 34; and a proposed amendment to the Official Plan of the Corporation of the Township of Muskoka Lakes pursuant to the provisions of Sections 17 and 21 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.'s: OPA-63, ZBA-25/25, B/42/43/25/ML

Roll No.: 7-4-006

By-law: To Be Assigned

Owner:	2253100 Ontario Inc., c/o Canadian Niagara Hotels Inc., 5685 Falls Avenue, P.O. Box 1012, Niagara Falls, ON, L2E 6W7		
Address & Description:	3063 Muskoka Road 169 Part of Lot 33, Concession 7, Part of Lot 20, Plan 2, Parts 1 to 4, Plan 35R-3291, (Wood)		
Zoning:	Community Commercial – Resort Commercial (C1B)	Lake: N/A	Schedule: 56
Meeting Date: Thursday, October 16th, 2025 at 9:00 a.m.			



Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.

Explanation of the Purpose and Effect:

The purpose and effect of the submitted applications is to redevelop the lands known municipally as 3063 Muskoka Rd 169 to allow the construction of a new multi-residential apartment building.

The subject lands are currently located within the Urban Centre – Resort Commercial Designation of the Township's 2023 Official Plan. Official Plan Amendment Application OPA-63 has been submitted to redesignate the proposed Severed Lot from Urban Centre – Resort Commercial to Urban Centre – Urban Residential. The purpose and effect of this redesignation is to reflect the high density of the proposed development.

Zoning By-law Amendment Application ZBA-25/25 has been submitted to rezone the proposed Severed Lot from Community Commercial – Resort Commercial (C1B) to Community Residential – Multiple Residential High Density (RM2). ZBA-25/25 also seeks zoning exemptions to permit a reduced lot frontage of the proposed Retained Lot and to facilitate the development of a multi-residential apartment building containing up to 79 units on the proposed Severed Lot.

Consent/Severance Applications B/42/43/25/ML have been submitted to create one new commercial lot with frontage on Muskoka Road 169 and abutting Musquash Road, and to grant a



blanket easement over the proposed Severed Lot in favour of the Retained Lot for the purpose of access.

Details of the submitted applications are as follows:

Table 1: Summary of Rezoning Permissions

Existing C1B Zone Permissions:	Proposed RM1 Zone Permissions:
<u>Main:</u> <ul style="list-style-type: none"> • Hotel • Motel • Restaurant • Tourist Resort <u>Accessory:</u> <ul style="list-style-type: none"> • Artist Studio • Convenience Store • Cultural Centre • Residential – Dwelling Unit • Golf Course • Marina • Residential – Multiple Dwelling • Office • Personal Service Shop • Place of amusement • Recreational Establishment • Restaurant • Retail Store • Staff Quarters • Tavern 	<u>Main:</u> <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 2: Summary of Requested Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
Retained Lot						
A	5.2.3	Minimum Interior Side Yard Setback (Bala Bay Inn)	20 ft.	18 ft.	2 ft.	Permit Lot Creation Resulting in a Deficient Side Yard Setback of Bala Bay Inn to the Westerly Interior Side Lot Line



B	5.2.3	Minimum Lot Frontage (Retained Lot)	250 ft.	219 ft.	31 ft.	Permit the Creation of One New Lot Resulting in the Retained Lot Having Deficient Frontage on Muskoka Rd 169
Retained & Severed Lots						
C	3.28 i.	Minimum Setback from a Lot Line Abutting a Street for a Parking Area	3 ft.	0 ft.	3 ft.	Construct Parking Areas
Severed Lot						
D	3.24.1 b)	Minimum Setback from a Sanitary Sewage Disposal Site	660 ft.	492 ft.	168 ft.	Establish Residential Use within the Required Setback from the Indian Road Water Pollution Control Plant
E	3.28	Minimum Number of Parking Spaces	180 Spaces	103 Spaces	77 Spaces	Construct a Multi-Residential Apartment Building with Deficient Parking
F	5.1.3	Maximum Height for a Multi-Residential Apartment Building	35 ft.	46 ft.	11 ft.	Construct a 4-Storey Apartment Building
G	5.1.5 ii.	Minimum Setback from a	10 ft.	0 ft.	10 ft.	Construct Parking Spaces for the



		Lot Line for a Parking Space				Apartment Building
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Table 3: Summary of Proposed Lot Creation

Lot	Property Characteristic	Existing	Resultant	By-law & Official Plan Requirements
Retained Lot	Lot Frontage	+/- 317 ft. (Muskoka Rd 169)	+/- 219 ft. (Muskoka Rd 169)	C1B Zone: 250 ft. & 1 ac.
	Lot Area	+/- 6.11 ac.	+/- 2.63 ac.	2023 OP: N/A
Severed Lot	Lot Frontage	-	+/- 311 ft. (Musquash Rd)	RM2 Zone: 100 ft. & 0.2 ac.
	Lot Area	-	+/- 3.48 ac.	2023 OP: N/A

A key map of the subject property, the applicant's site plans, consent sketch, zoning sketch and any drawings, and a draft By-law 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@muskokalak.es.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@muskokalak.es.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: **October 9, 2025.**

Please note that comments can still be submitted after the agenda has been published. 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.muskokalak.es.ca/zoom

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact planning@muskokalak.es.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.muskokalak.es.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 & DECISION: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent, zoning by-law amendment or official plan amendment, you must submit a written request to the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS: Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board), in accordance with O.Reg 545/06.

ZONING AMENDMENT: If a person or public body would otherwise have an ability to appeal the decision of Council 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.

CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent to the Ontario Land Tribunal, but does not make written submissions to the Council of the Township of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

OFFICIAL PLAN AMENDMENT: 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 Council before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed official plan amendment is adopted, 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 add the person or public body as a party.

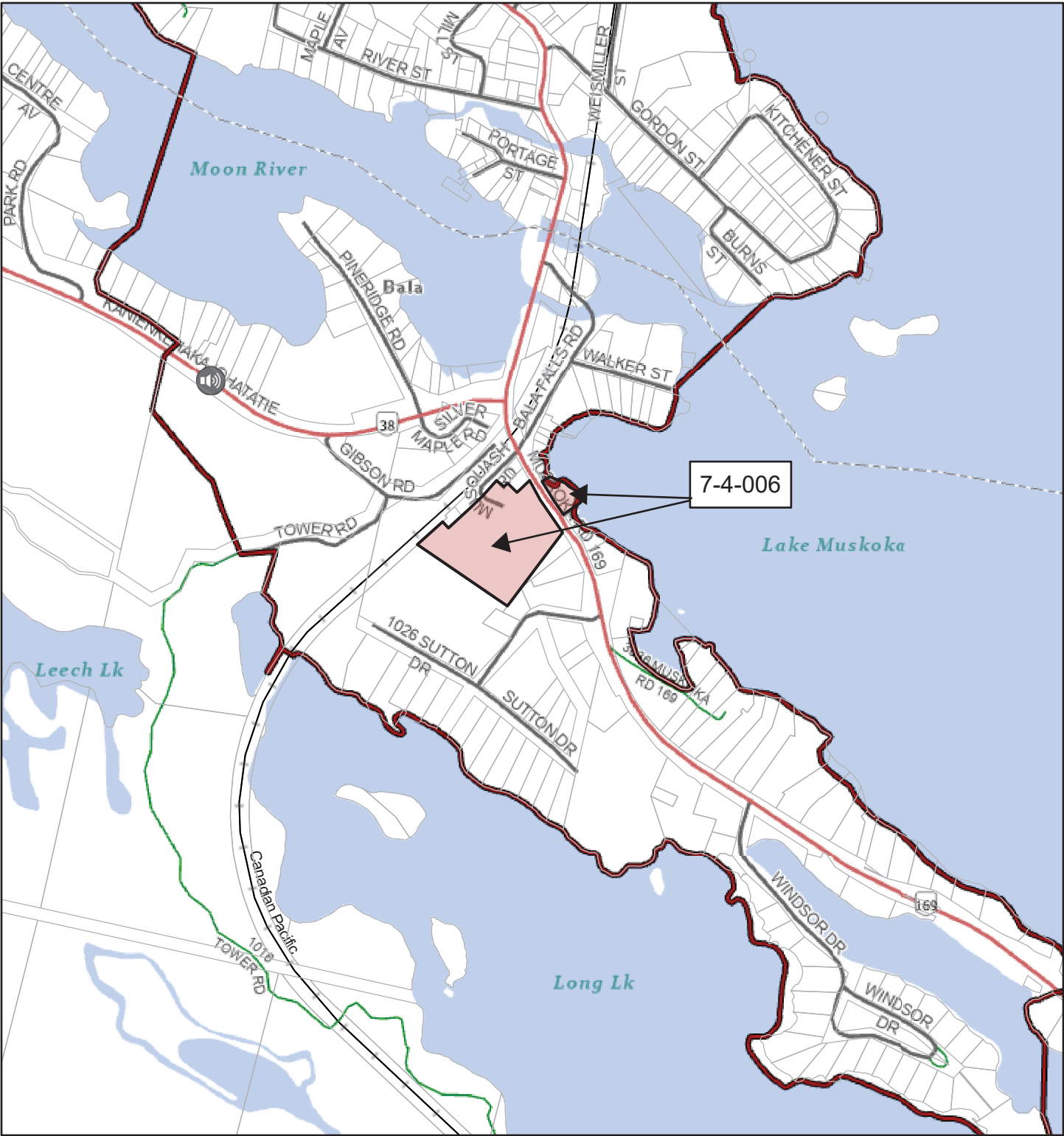
Notwithstanding the above, subsections 34(19), 53(19), 22(7) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 11th day of September, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

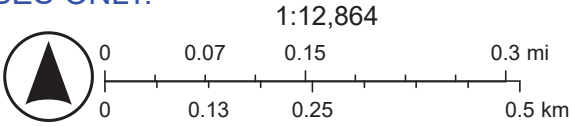


KEY MAP, B/43/44/25/ML, ZBA-25/25, OPA-63 (2253100 ONTARIO INC.)



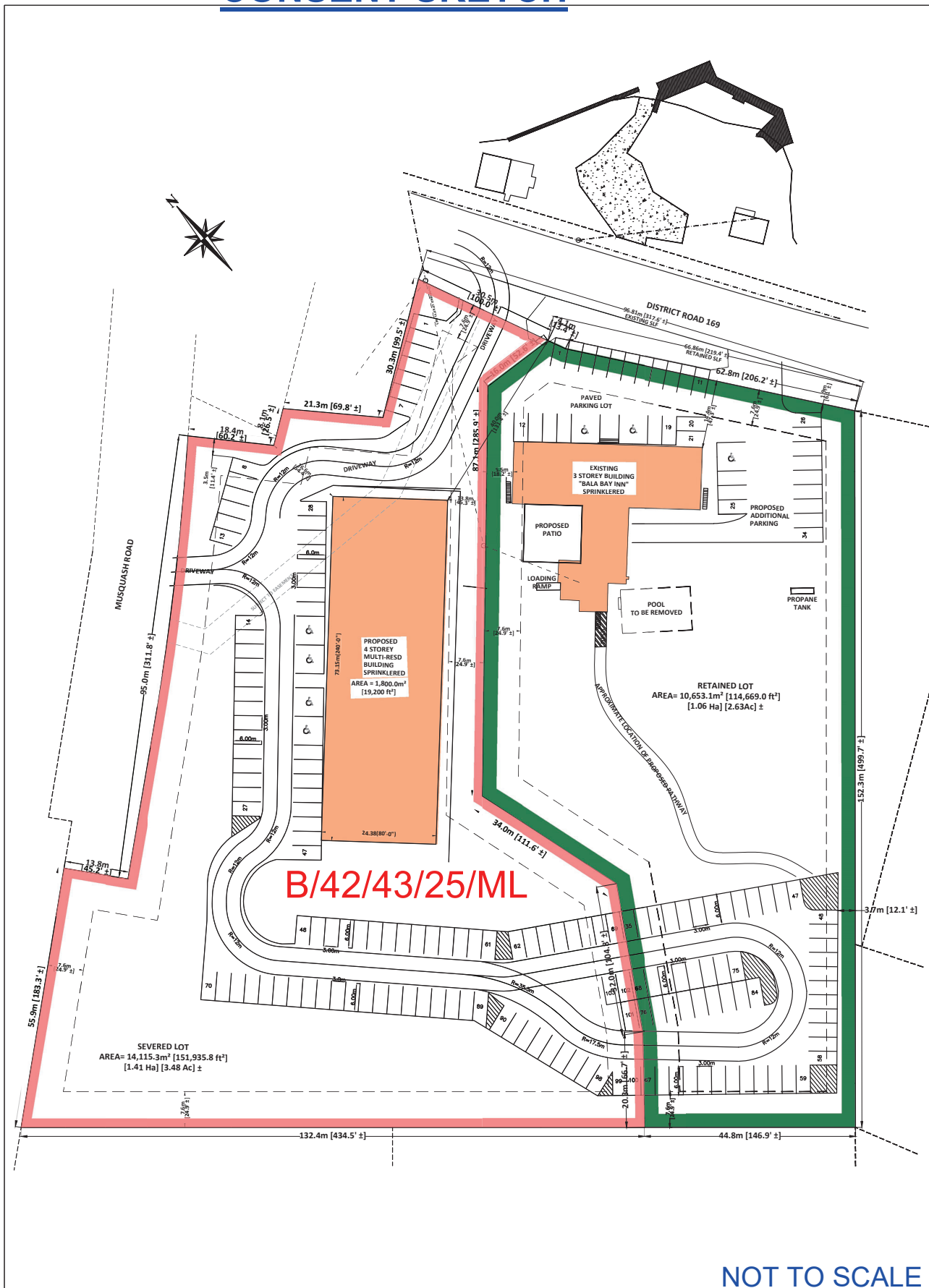
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | | |
|-----------------------|------------------|------------------|
| Parcel: Assessment | Settlement Areas | Stream |
| District Municipality | Urban Centre | Waterbody |
| Area Municipality | Road Network | Major Lake |
| Geographic Township | District | Canada_Hillshade |
| | Township | World_Hillshade |
| | Private | |



Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

CONSENT SKETCH



NOT TO SCALE

CONSENT SKETCH & PROPOSED SITE PLAN
 3063 DISTRICT ROAD 169
 PART OF LOT 33, CONCESSION 7
 PART OF LOT 20, REGISTERED PLAN NO. 2
 GEOGRAPHIC TOWNSHIP OF WOOD
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 2253100 ONTARIO INC.

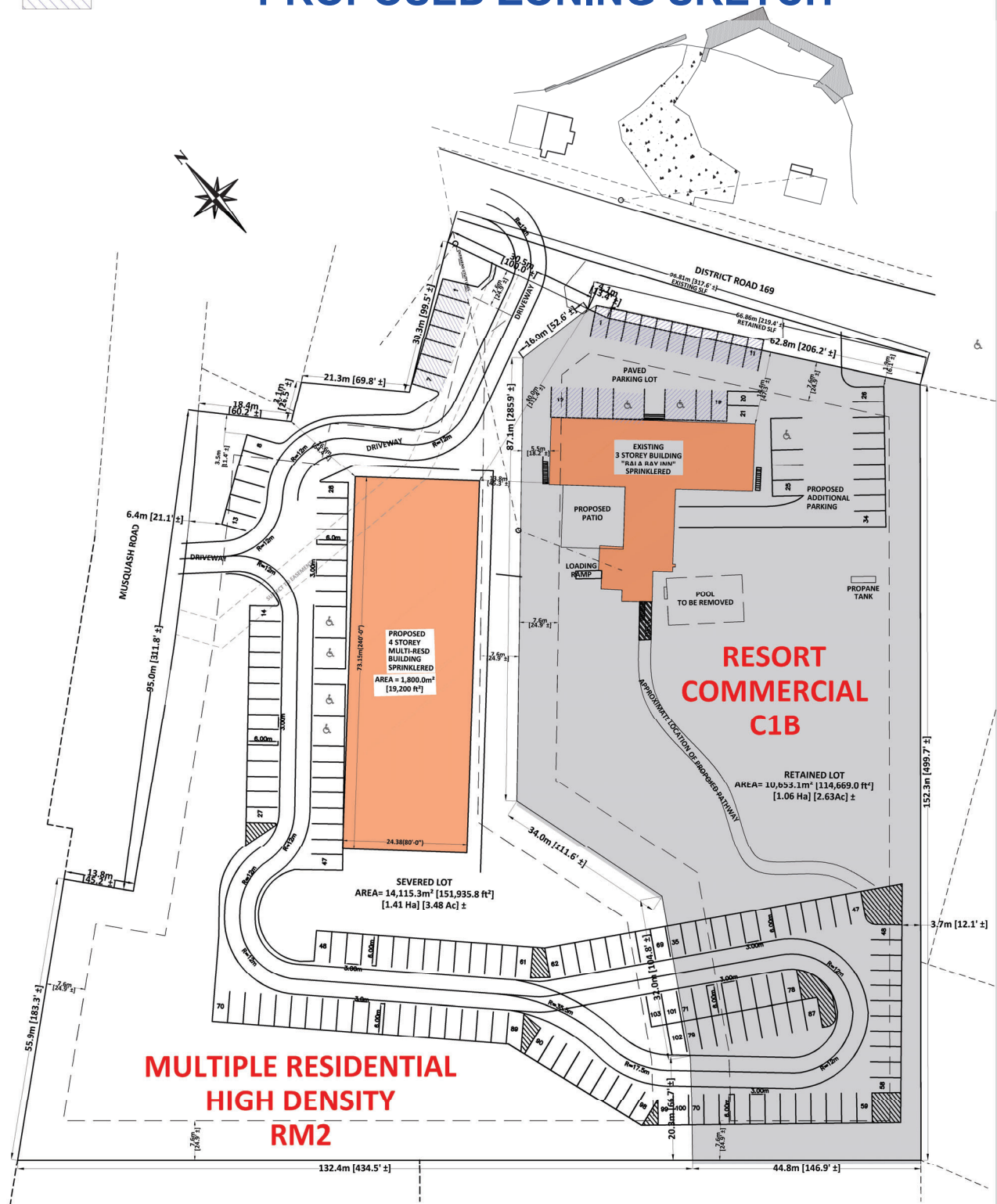
SEVERED LOT = 14,115.3m² [151,935.8 ft²]
 [1.41 Ha] [3.48 Ac] ±
 PROPOSED DEVELOPMENT = 1,800.0m² [19,200 ft²]
 PROPOSED COVERAGE = 12.7%
 RETAINED LOT = 10,653.1m² [114,669.0 ft²]
 [1.06 Ha] [2.63Ac] ±
 EXISTING DEVELOPMENT = 764.5m² [8,229.0 ft²]
 COVERAGE = 7.2%

T | SQUARED
 DESIGN STUDIO INC.
 167 Madore Street Port Carling ON P0B 1J0 | 705.765.5428



DENOTES EXISTING PARKING

PROPOSED ZONING SKETCH



NOT TO SCALE

ZONING SKETCH

3063 DISTRICT ROAD 169
PART OF LOT 33, CONCESSION 7
PART OF LOT 20, REGISTERED PLAN NO. 2
GEOGRAPHIC TOWNSHIP OF WOOD
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

2253100 ONTARIO INC.

SEVERED LOT = 13,358.1m² [143,785.5 ft²]
[1.33 Ha] [3.30 Ac] ±

PROPOSED DEVELOPMENT = 1,800.0m² [19,200 ft²]

PROPOSED COVERAGE = 13.47%

RETAINED LOT = 11,411.1m² [122,827.5 ft²]
[1.14 Ha] [2.82Ac] ±

EXISTING DEVELOPMENT = 764.5m² [8,229.0 ft²]

COVERAGE = 6.70%

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DESIGN STUDIO INC.
167 Madara Street Port Carling ON P0B 1J0 | 705.765.5428

**AMENDMENT NUMBER 63
TO THE OFFICIAL PLAN
OF THE TOWNSHIP OF
MUSKOKA LAKES
(2253100 Ontario Inc.)**

SECTION 1 COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 herein shall constitute Amendment Number 63 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 Part Lot 33, Concession 7, Geographic Township of Wood, as in DM305201 (Secondly) S/T DM305201; 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 an underutilized portion of the subject lands from Urban Centre – Resort Commercial to Urban Centre – Urban Residential to facilitate high-density multi-residential development.

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 – Resort Commercial in the 2023 Township of Muskoka Lakes Official Plan (TMLOP).
- 4.2 The Official Plan Amendment application has been submitted concurrently with Consent application B/42/43/25/ML to create one severed lot and one retained lot. The severed lot consists of the lands that are proposed to be redesignated. The retained lot contains the 'Bala Bay Inn', a historic hotel.
- 4.3 The Official Plan Amendment application has also been submitted concurrently with Zoning By-law Amendment Application ZBA-25/25 to rezone the severed lot from Community Commercial – Resort Commercial Backlot (C1B) to Community Residential – Multiple Residential High Density Sewer and Water (RM2), and to provide site-specific zoning exemptions to permit the lot frontage of the retained lot and exemptions to facilitate the development of high-density multi-residential development on the severed lot.
- 4.4 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 hotel'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 Bay Inn property as a key site for intensification, with an emphasis placed on the provision of housing, and the preservation of the existing hotel as a cultural and architectural landmark.

- 4.5 A Planning Justification Report prepared by Tulloch Engineering, dated June 2, 2025, has been submitted in support of the amendment, which concludes that the proposed applications as consistent with the Provincial Planning Statement (PPS), conform to the District of Muskoka Official Plan and the Township of Muskoka Lakes Official Plan.
- 4.6 A Functional Servicing Report was prepared by Pinestone Engineering Ltd., dated April 10, 2025, has been submitted in support of the amendment, which concludes that municipal water and sewage services are available to the subject lands and recommends a number of measures be implemented.
- 4.7 A Heritage Impact Assessment was prepared by T Squared Signed Studio Inc., dated April 15, 2025, which concludes that with the implementation of the recommended mitigation measures, the construction of the proposed multi-residential building can proceed while minimizing adverse effects on the heritage values of the site.
- 4.8 A Noise Impact Assessment, prepared by J.E. Coulter Associates Limited, dated April 16, 2025, has been submitted in support of the amendment, which concludes that the projected sound levels generated by the CP Rail line to the west were found to generate a noise impact above the Ministry of Environment, Conservation and Parks' criteria at the exterior of the proposed building. Noise controls have been recommended to meet CP rail's noise requirements and MECP's NPC-300 noise criteria. Vibration control measures are not required.
- 4.9 A Parking Justification Study prepared by Tatham Engineering, dated February 28, 2025, has been submitted in support of the amendment, which concludes that the proposed parking supply for the proposed development is considered appropriate.
- 4.10 A Scoped Environmental Report was prepared by Beacon Environmental, dated April 16, 2025, has been submitted in support of the amendment, which concludes that provided the recommendations made within the report are implemented, appropriate conditions exist to permit the proposal.
- 4.11 A Transportation Impact Brief prepared by Tatham Engineering, dated March 10, 2025, 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.
- 4.12 The amendment is consistent with the Provincial Planning Statement, 2024.
- 4.13 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 Official Plan is hereby amended by redesignating the lands shown hatched on Schedule "A" attached hereto from "Urban Centre - Resort Commercial" to "Urban Centre - Urban Residential."

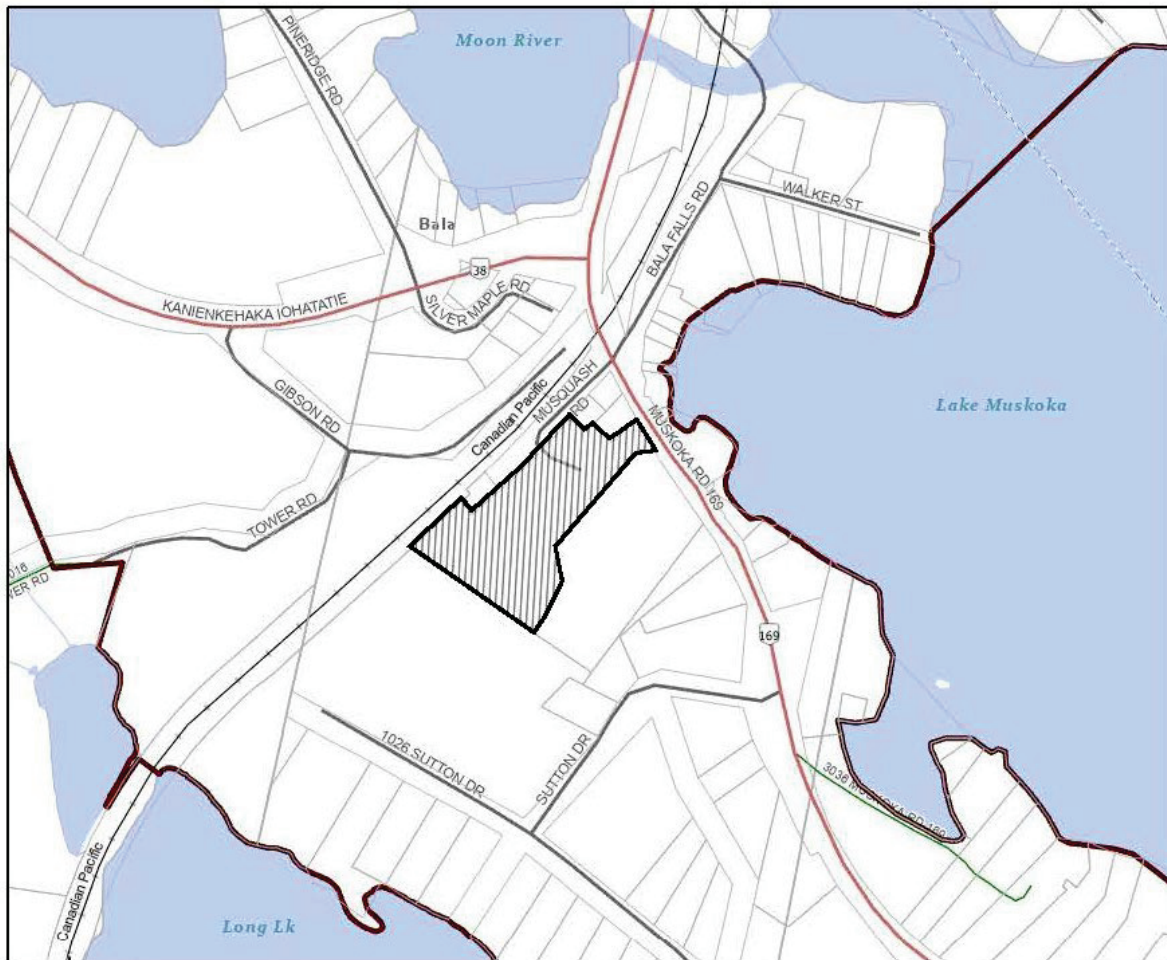
SECTION 6 IMPLEMENTATION

- 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 63



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2025-XXX

**Being a By-law to amend Comprehensive Zoning By-law
2014-14, 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;

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 part of the lands known as Part of Lot 33, Concession 7, Part of Lot 20, Plan 2, Parts 1 to 4, Plan 35R-3291 (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2025-XXX, from Community Commercial – Resort Commercial (C1B) to Community Residential – Multiple Residential High Density (RM2).
2. 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 Part of Lot 33, Concession 7 (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Part of Lot 20, Plan 2, Parts 1 to 4, Plan 35R-3291, as shown hatched on Schedule II to By-law 2025-XXX.
 - ii) Despite the provisions of Section 5.2.3 of By-law 2014-14, as amended, for those lands described above, the minimum interior side yard setback for the 'Bala Bay Inn' shall be 18 feet, as shown in the location and extent on Schedule III to By-law 2025-XXX.
 - iii) Despite the provisions of Section 5.2.3 of By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage for the Retained Lot in Consent Applications B/42/43/25/ML shall be 219 feet, as shown in the location and extent on Schedule III to By-law 2025-XXX.
 - iv) Despite the provisions of Section 3.28 i. of By-law 2014-14, as amended, for the lands described above, the minimum setback from a lot line abutting a street for a parking area shall be 0 feet, as shown in the location and extent on Schedule III to By-law 2025-XXX.
 - v) Despite the provisions of Section 3.24.1 b) of By-law 2014-14, as amended, for those lands described above, the minimum setback for a multi-residential apartment dwelling from a sanitary sewage disposal site shall be 492 feet, as shown in the location and extent on Schedule III to By-law 2025-XXX.

- vi) Despite the provisions of Section 3.28 of By-law 2014-14, as amended, for those lands described above, the minimum number of required parking spaces shall be 103 spaces for the Severed Lot in Consent Applications B/42/43/25/ML, as shown in the location and extent on Schedule III to By-law 2025-XXX.
- vii) Despite the provisions of Section 5.1.3 of By-law 2014-14, as amended, for those lands described above, the maximum permitted height for an apartment dwelling shall be 46 feet, as shown in the location and extent on Schedule III to By-law 2025-XXX.
- viii) Despite the provisions of Section 5.1.5 ii. of By-law 2014-14, as amended, for those lands described above, the minimum setback from a lot line for a parking space shall be 0 feet, as shown in the location and extent on Schedule III to By-law 2025-XXX.

- 3. Schedules I, II and III attached hereto are hereby made part of this By-law.
- 4. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2025-XXX and By-law 2014-14, as amended, the provisions of By-law 2025-XXX shall apply.

Read a **first, second and third time** and **finally passed** this _____ day of _____, **2025**.

Peter Kelley, Mayor

Crystal Paroschy, Clerk

SCHEDULE I TO BY-LAW 2025-XXX



NOT TO SCALE

**CONSENT SKETCH &
PROPOSED SITE PLAN**

3063 DISTRICT ROAD 169
PART OF LOT 33, CONCESSION 7
PART OF LOT 20, REGISTERED PLAN NO. 2
GEOGRAPHIC TOWNSHIP OF WOOD
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

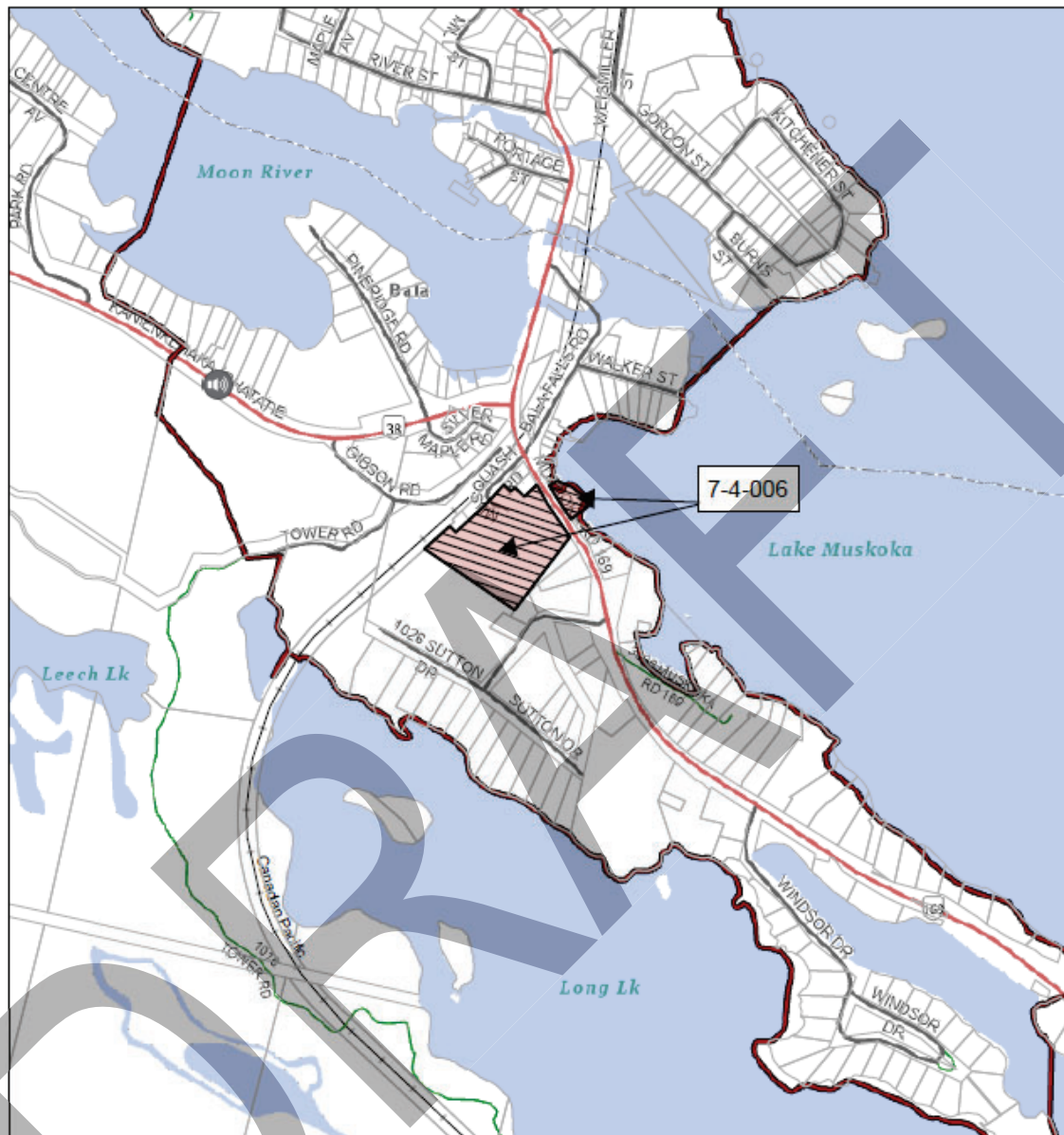
2253100 ONTARIO INC.

SEVERED LOT = 14,115.3m ² [151,935.8 ft ²] [1.41 Ha] [3.48 Ac] ±
PROPOSED DEVELOPMENT = 1,800.0m ² [19,200 ft ²]
PROPOSED COVERAGE = 12.7%
RETAINED LOT = 10,653.1m ² [114,669.0 ft ²] [1.06 Ha] [2.63Ac] ±
EXISTING DEVELOPMENT = 764.5m ² [8,229.0 ft ²]
COVERAGE = 7.2%

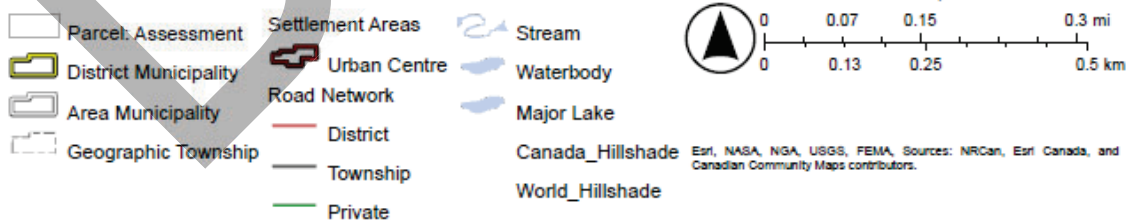
T | SQUARED
DESIGN STUDIO INC.
167 Medora Street Port Carling ON P0B 1J0 705.765.5428

SCHEDULE II TO BY-LAW 2025-XXX

KEY MAP, B/43/44/25/ML, ZBA-25/25, OPA-63 (2253100 ONTARIO INC.)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



DENOTES EXISTING PARKING

