



AGENDA - COUNCIL MEETING Wednesday, June 10, 2026

A Regular Meeting of Council will be held on Wednesday, June 10, 2026 at 1:00 PM, in a hybrid format from the Council Chambers, Municipal Offices, Port Carling, Ontario.

Members of the public may observe the proceedings in person or by accessing the live webcast on [YouTube](#).

If the live webcast fails, the in-person meeting may proceed, and the recording will be posted at a later date at: <https://muskokalakes.civicweb.net/Portal/>

Public participation in this Electronic Meeting may occur through attending in person, viewing the webcast and/or providing written comment regarding specific agenda items at the following email address. Please ensure that the specific agenda item is identified in the subject line of your email. TMLPublicComment@muskokalakes.ca

Following the publishing of this agenda, public comments (maximum 5 minutes on any agenda item) may be provided. Please register with the Clerk or designate by completing and remitting [this form](#) by 1:00 p.m. on Tuesday June 9, 2026. If registrations are received, the Clerk or designate will issue a Supplementary Agenda pursuant to the Council Procedure By-law. The public may then attend the meeting in person or electronically by zoom invitation, issued to those who register.

Page

1. CALL TO ORDER
 - a. Mayor to deliver Land Acknowledgement Statement.
2. ACKNOWLEDGEMENT OF SUPPLEMENTARY AGENDA
 - a. Mayor to verbally acknowledge supplementary agenda, if required.
3. DISCLOSURE OF PECUNIARY INTEREST
4. INVITED PRESENTATIONS
5. DELEGATIONS
6. PUBLIC COMMENTS (MAXIMUM 5 MINUTES)
 - a. John Crowley, Moon River Property Owners Association
Re: Bala Community Reserve funds
7. CONSENT AGENDA

APPROVAL OF CONSENT AGENDA
 - a. Consideration of a resolution to approve the following Minutes and Action Items:

1	May 13, 2026 General/Finance Committee minutes and action items 1-6	5 - 134
	Minutes	
	Action Items 1-4 and 6	
	Action Item 5 - to be pulled by Councillor Zavitz and voted upon separately	
	Bala Community Reserve Fund Public Comments	
2	May 13, 2026 Council minutes	135
	Minutes	- 148
3	May 14, 2026 Planning Committee minutes and action items 1-19	149
	Minutes	-
	Action Items	198
8.	NEW BUSINESS	
9.	OTHER ITEMS OF BUSINESS	
10.	SENIOR MANAGEMENT TEAM REPORTS, RFPS AND TENDERS	
a.	Report from the Manager of Public Works	199 - 204
	Re: Report OPS-2026-014 - Burgess Dam Rehabilitation Project Update	
	Report	
11.	BY-LAWS	
a.	Zoning By-laws	
1	By-law 2026-058, ZBA-07/26, Coffey, 4768 Muskoka Road 169, unit #4, Roll No. 4-5-082	205 -
	By-law 2026-058	212
	Submissions	
2	By-law 2026-062, ZBA-18/26, Vinogradov, 1029 Wares Road, Roll No. 8-5-022-01	213 -
	By-law 2026-062	218
	Submissions	
3	By-law 2026-063, ZBA-43/24, Wise, 2743 Muskoka Road 118 West, roll No. 9-13-016 & 9-13-046	219 -
	By-law 2026-063	229
	Submissions	
b.	General and Other Planning By-laws	
1	By-law 2026-057, License Agreement, Maloney, Roll No. 8-8-009.	230 -
	By-law 2026-057	234
	Staff Report - July 15, 2025	
	Appendix I - Staff Report July 15, 2025	
2	By-law 2026-059 to designate Site Plan Control, Part of Lots 6 and 7, Concession 8, Parts 1 to 4, Plan 35R-5894 (Medora),	235 -

Coffey, Roll No. 4-5-082 236

[By-law 2026-059](#)

3 By-law 2026-060, being a by-law to appoint a Deputy Fire Chief for The Corporation of the Township of Muskoka Lakes 237

[By-law 2026-060](#)

4 By-law 2026-061, being a By-law to appoint a By-law Enforcement Officer for the Corporation of the Township of Muskoka Lakes 238

[By-law 2026-061](#)

12. FUTURE MEETING SCHEDULE

a. [Meeting Calendar](#)

13. COUNCIL IN CLOSED SESSION

Council in closed session will be held in the absence of the public pursuant to Section 239(2) of the Municipal Act, 2001:

a. Exemption - Litigation or potential litigation, including matters before administrative tribunals, Section 239(2)(e) of the Municipal Act, 2001.

Exemption - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, Section 239(2)(f), of the Municipal Act, 2001.

1. Confidential Report CCS-2026-19

b. Exemption - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, Section 239(2)(f), of the Municipal Act, 2001.

Exemption - Proposed or pending acquisition or disposition of land by the municipality or local board; Section 239(2)(c) of the Municipal Act, 2001

1. Confidential Verbal Update - Land Acquisition Matter

c. Exemption - Proposed or pending acquisition or disposition of land by the municipality or local board; Section 239(2)(c) of the Municipal Act, 2001

1. Confidential Verbal Report - Land Acquisition Matter.

14. CONFIRMING BY-LAW

a. Consideration of a by-law to confirm the proceedings of Council.

15. ADJOURNMENT

a. Consideration of a resolution to adjourn.

A copy of this agenda is available in alternative formats upon request.

Today's meeting is being live streamed and recorded on the Township of Muskoka Lakes website and YouTube channel. By participating in the open public meeting today, you are consenting to your image, voice and comments being recorded and posted online.

MINUTES
General/Finance Committee Regular Meeting
Wednesday, May 13, 2026 @ 9:00 AM
Council Chambers, Municipal Office
Port Carling, Ontario

COUNCIL PRESENT: Mayor P. Kelley
Councillor R. Bosomworth
Councillor G. Burry
Councillor S. Kent
Councillor S. Mazan
Councillor M. McIntyre
Councillor R. Nishikawa
Councillor G. Roberts
Councillor G. Zavitz

COUNCIL REGRETS: Councillor A. Edwards

STAFF PRESENT: D. Pink, CAO
C. Best-Sararas, Director of Legislative Services/Clerk
M. Donaldson, Director of Financial Services/Treasurer
N. Colucci, Director of Operational Services
J. Huff, Director of Development Services and Environmental Sustainability
R. Murrell, Fire Chief
J. Cox, Economic Development and Strategic Initiatives Officer
C. Moore, Manager of Parks, Recreation and Facilities
M. Jeffrey, Manager of Financial Services
M. Palantzas, Communications Advisor
K. Storey, Land and Agreements Coordinator
L. Knegt, Committee/Council Coordinator

1. Call to Order

- a. Chair Mazan called the meeting to order at 9:00 a.m., read the electronic meeting notice and confirmed quorum.

The Chair advised that prior to the meeting, no public comments were received at TMLPublicComment@muskokalakes.ca.

2. Acknowledgement of Supplementary Agenda

- a. Chair Mazan acknowledged that a Supplementary Agenda was published to add the following:

6.a. PUBLIC COMMENTS (MAXIMUM 5 MINUTES)

John Crowley, Moon River Property Owners Association

Re: Agenda Item 10.b. Report DSES-2026-019 - Bala Community Reserve Fund - Recommended Projects

3. Disclosure of Pecuniary Interest

- a. None.

4. Invited Presentations

- a. None.

5. Delegations

- a. Christine Louise Condry, on behalf of the Three Mile Lake Association
Re: Vessel Operation Restriction Regulation (VORR)

Christine Louise Condry made an in-person verbal presented to Committee from 9:02 a.m. until 9:07 a.m. During her presentation she summarized the environmental reasons that many residents of the Three Mile Lake Association were seeking to gain the Township's support in requesting a VORR application to restrict wake-enhanced boating activities on all waters of Three Mile Lake.

6. Public comments (Maximum 5 Minutes)

- a. John Crowley made a presentation in person to Committee on behalf of the Moon River Property Owners Association from 9:16 a.m. until 9:21 a.m. regarding a request for the remediation of the Moon River boat launch in 2026 rather than 2027. Staff clarified that they would not be able to obtain the permission from the Ministry of Natural Resources in time to complete the request in 2026.

7. Public Works (Roads and Infrastructure)

- a. None.

8. Corporate Services (Finance, Administration, Human Resources)

- a. Report from the Land and Agreements Coordinator
Re: Report LS-2026-019 - Sale of Shore Road Allowances and Road Allowances Policy

Resolution Number GFC-1-13/05/26

Councillor Zavitz - Councillor Roberts: BE IT RESOLVED THAT the changes proposed in Appendix I of report LS-2026-019, Sale of Shore Road Allowances and Road Allowances Policy, be approved;

AND THAT Staff return to Council with an update to the Fees and Charges By-law as outlined in report LS-2026-019.

Carried

- b. Report from the Director of Financial Services
Re: Report FIN-2026-007 - Municipal Buy Ontario Procurement Directive

The Main Motion as moved by Councillor Bosomworth and seconded by Councillor Burry was read and Committee considered a motion to amend the main motion.

MOTION TO AMEND

Resolution Number GFC-2-13/05/26

Councillor Nishikawa - Councillor Roberts: BE IT RESOLVED THAT The motion be amended to include the following after the 2nd paragraph:

AND THAT Staff be directed to include an additional benefit for local businesses (“buy Muskoka” initiative) for further consideration by Council prior to the passage of the amending by-law;

Defeated

Committee took a break from 10:10 a.m. until 10:26 a.m.

MAIN MOTION

Resolution Number GFC-3-13/05/26

Councillor Bosomworth - Councillor Burry: WHEREAS the Province of Ontario has issued the Municipal Buy Ontario Directive under the Buy Ontario Act, 2025, requiring municipalities to give preference to procurement which benefits businesses in Ontario and Canada;

NOW THEREFORE BE IT RESOLVED THAT Committee approve the proposed amendment to By-law 2025-108 and to Schedule 1 affixed to said by-law, referred to as Policy C-FS-20 Procurement, attached as Appendix I and II respectively to report FIN-2026-007;

AND THAT the by-law amendment be forwarded to Council for final approval.

Carried without amendment

- c. Report from the Manager of Financial Services
Re: Report FIN-2026-008 - Q1 Financial Update

This report was provided for information only.

9. Community Services (Community, Fire, Parks and Trails, Library)

- a. None.

10. Economic Development and Grants (Visioning, Economic Development, Grants)

- a. Report from the Economic Development and Strategic Initiatives Officer
Re: Report DSES-2026-018 - CIP Private Sector Incentive Program Policy

Resolution Number GFC-4-13/05/26

Councillor McIntyre - Councillor Nishikawa: BE IT RESOLVED THAT the updates to policy C-FS-18 – Community Improvement Plan Private Sector Incentive Program, attached to staff report DSES-2026-018 as Appendix “I”, be approved.

Carried

- b. Report from the Economic Development and Strategic Initiatives Officer
Re: Report DSES-2026-019 - Bala Community Reserve Fund - Recommended Projects

Resolution Number GFC-5-13/05/26

Councillor Kent - Councillor Zavitz: BE IT RESOLVED THAT the 2026 Capital Budget be amended to include a new project for the Bala Town Dock Upgrade as recommended in report DSES-2026-019;

AND THAT reserve funds from the Swift River Energy Limited lease of lands be used to fund this project;

AND THAT staff be directed to develop the full scope of work and implement this project in accordance with the Township of Muskoka Lakes Procurement By-law.

Carried

11. Unfinished Business

- a. None.

12. New Business

- a. Delegation Matter
Re: Vessel Operation Restriction Regulation (VORR) - Three Mile Lake

Resolution Number GFC-6-13/05/26

Councillor Bosomworth - Councillor Roberts: WHEREAS Committee received a presentation from Christine Louise Condy, on behalf of the Three Mile Lake Association;

AND WHEREAS the association requested that the Township work with them to submit a Vessel Operation Restriction Regulation (VORR) application, to Transport Canada, to restrict wake surfing on Three Mile Lake;

NOW THEREFORE BE IT RESOLVED THAT Committee direct staff to investigate and report back on how the Township and the Three Mile Lake Association might collaborate in preparing a VORR application;

AND THAT such investigation include consideration of required Township resources, potential timelines, and anticipated challenges and/or benefits.

Carried

- b. Correspondence from Simcoe Muskoka District Health Unit - Alcohol harms and availability in Simcoe Muskoka

There was no direction from Committee regarding this item.

- c. District Municipality of Muskoka Updates

Mayor Kelley provided a brief update regarding the Better Regional Governance Act (Bill 100) stating that The Honourable Minister Flack intends to appoint the District Chair, starting with the 2026 municipal council term.

- d. [Community Events](#)

13. General Information/Correspondence

- a. Correspondence can be found [here](#).

14. Committee in Closed Session

- a. None.

15. Adjournment

- a. Consideration of a resolution to adjourn.

Resolution Number GFC-7-13/05/26

Councillor Burry - Councillor McIntyre: BE IT RESOLVED THAT this meeting adjourn at 11:25 a.m. and the next regular meeting of the General/Finance Committee will be held on Wednesday June 10th, 2026 at 9:00 a.m. or at the call of the Chair electronically from the Council Chambers, Municipal Office in Port Carling, Ontario.

Carried

Susan Mazan, Chair

Crystal Best-Sararas, Clerk



GENERAL/FINANCE COMMITTEE MEETING

Agenda Item 8.a.

Date: May 13, 2026

GFC- / -13/05/26

MOVED BY: Councillor Zavitz

SECONDED BY: Councillor Roberts

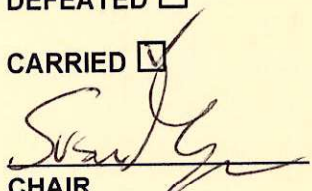
BE IT RESOLVED THAT the changes proposed in Appendix I of report LS-2026-019, Sale of Shore Road Allowances and Road Allowances Policy, be approved;

AND THAT Staff return to Council with an update to the Fees and Charges By-law as outlined in report LS-2026-019.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			

DEFEATED

CARRIED



CHAIR



GENERAL/FINANCE COMMITTEE MEETING

Agenda Item 8.b.

Date: May 13, 2026

GFC- 2 -13/05/26

MOVED BY: Councillor Nishikawa

SECONDED BY: Councillor Roberts

BE IT RESOLVED THAT The motion be amended to include the following after the 2nd paragraph:

AND THAT Staff be directed to include an additional benefit for local businesses (“buy Muskoka” initiative) for further consideration by Council prior to the passage of the amending by-law;

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	_____	_____
Recorded Vote Requested by: _____		

DEFEATED

CARRIED

Susan Kelly

CHAIR



GENERAL/FINANCE COMMITTEE MEETING

Agenda Item 8.b.

Date: May 13, 2026

GFC- 3 -13/05/26

MOVED BY: Councillor Bosomworth

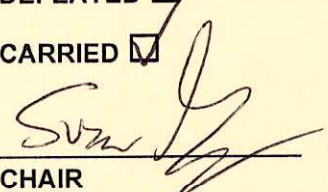
SECONDED BY: Councillor Burry

WHEREAS the Province of Ontario has issued the Municipal Buy Ontario Directive under the Buy Ontario Act, 2025, requiring municipalities to give preference to procurement which benefits businesses in Ontario and Canada;

NOW THEREFORE BE IT RESOLVED THAT Committee approve the proposed amendment to By-law 2025-108 and to Schedule 1 affixed to said by-law, referred to as Policy C-FS-20 Procurement, attached as Appendix I and II respectively to report FIN-2026-007;

AND THAT the by-law amendment be forwarded to Council for final approval.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			

DEFEATED
 CARRIED

 CHAIR



GENERAL/FINANCE COMMITTEE MEETING

Agenda Item 10a..

Date: May 13, 2026

GFC- 4 -13/05/26

MOVED BY: Councillor McIntyre

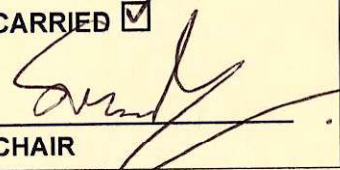
SECONDED BY: Councillor Nishikawa

BE IT RESOLVED THAT the updates to policy C-FS-18 – Community Improvement Plan Private Sector Incentive Program, attached to staff report DSES-2026-018 as Appendix “I”, be approved.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			

DEFEATED

CARRIED



CHAIR



GENERAL/FINANCE COMMITTEE MEETING

Agenda Item 12.a.

Date: May 13, 2026

GFC- 6 **-13/05/26**

MOVED BY: Councillor Bosomworth

SECONDED BY: Councillor Roberts

WHEREAS Committee received a presentation from Christine Louise Condy, on behalf of the Three Mile Lake Association;

AND WHEREAS the association requested that the Township work with them to submit a Vessel Operation Restriction Regulation (VORR) application, to Transport Canada, to restrict wake surfing on Three Mile Lake;

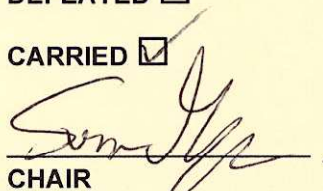
NOW THEREFORE BE IT RESOLVED THAT Committee direct staff to investigate and report back on how the Township and the Three Mile Lake Association might collaborate in preparing a VORR application;

AND THAT such investigation include consideration of required Township resources, potential timelines, and anticipated challenges and/or benefits.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			

DEFEATED

CARRIED



CHAIR



GENERAL/FINANCE COMMITTEE MEETING

Agenda Item 10.b.

Date: May 13, 2026

GFC- 8 -13/05/26

MOVED BY: Councillor Kent

SECONDED BY: Councillor Zavitz

BE IT RESOLVED THAT the 2026 Capital Budget be amended to include a new project for the Bala Town Dock Upgrade as recommended in report DSES-2026-019;

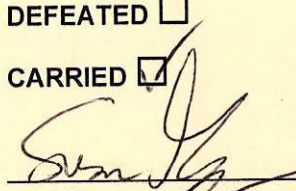
AND THAT reserve funds from the Swift River Energy Limited lease of lands be used to fund this project;

AND THAT staff be directed to develop the full scope of work and implement this project in accordance with the Township of Muskoka Lakes Procurement By-law.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			

DEFEATED

CARRIED


CHAIR

From: Sara Goldband
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Thursday, June 4, 2026 10:30:36 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Laura Sherwood](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](mailto:Crystal.Best-Sararas@mrpoa.org); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 6:46:10 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

I believe the majority of the funds should be allocated to the Moon River side of the falls since we are impacted the most by the presence of Swift River.

Laura Sherwood

Sent from my iPhone

From: [John McCullough](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 6:46:24 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

John McCullough

From: [Maureen Walker](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 6:49:11 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Lindi sanderson kirby](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 6:53:20 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: [Sharon Chalmers](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 6:56:51 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident


SHARON CHALMERS



From: [Allan Lewis](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:04:27 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Allan W. Lewis



From: [Cori Nolette](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:07:17 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: Dawson Currie
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalak.es.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone the Bala Community Reserve Fund Decision
Date: Monday, June 1, 2026 7:07:42 PM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund from the Swift River Energy land lease.

The current recommendation does not reflect the August 2025 consultation results:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority. More than 76% did not.
- Only 36% supported "one large legacy project" - the survey's least-preferred option.
- 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches.

Despite this, 91% of the fund (\$175,000) is directed to a single project, leaving only \$17,400 for every other priority combined.

Two of the survey's top three priorities have since been funded elsewhere: crosswalks on Muskoka Road 169 (District of Muskoka, June 2026) and the Moon River Boat Launch (2027 Capital Budget). The #1 result was inflated by respondents whose other top choices are no longer on the table.

Council's September 2025 resolution directed staff to develop a list of capital improvements (PLURAL). The May 2026 recommendation funds only one project, contradicting that direction.

The fund exists because Swift River leased Township lands in Bala, where Moon River residents bore a heavy impact. As proposed, Moon River receives nothing. Bala parks, sidewalks, and beautification receive nothing.

These funds have been held in reserve since 2020. There is no urgency to commit them this month.

I respectfully ask Council to pause DSES-2026-019 before the June 10 Council meeting and re-consult the community now that the second and third most requested priorities have been addressed through other means.

Thank you for your consideration.

Sincerely,
A Concerned Bala and Moon River Resident

Thank you,

Dawson Currie

From: [Stephen Scanlan](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:08:33 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: [Kerry Adams](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:10:23 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Kerry Adams

From: [Cassie Nemeth](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:20:38 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Cassie Gauthier

From: [Mark Gauthier](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:27:29 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: Jane Graham
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:32:48 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Council MUST reconsider this action. At minimum there should be a portion of these funds spent on a project that will enhance and benefit our whole town including the Moon River.

Consider restoration the land beside the hydro plant which is a major eyesore, an artistic project to beautify the bridge underpasses, lamp standard bases, etc.

The township dock is a township asset and repairs should be covered the same way you are going to fix the moon River boat launch.

It is clear that insufficient consideration and public input has been received.

Janie Graham

From: Don Graham
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:33:52 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: [Erica Overbeek](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:38:18 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: [Chris Aitkin](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:38:57 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Chris Aitkin

A large black rectangular redaction box covers the signature and any text that might have followed it.

From: Sumir Kapur
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:42:05 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: [Rosanne Orban](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:44:14 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. -

A Bala/Moon River resident of over 40 years & counting

Sent from my handy dandy iPhone
Rosanne Sunny Orban

-

From: Terry Turl
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:45:01 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Get [Outlook for Android](#)

From: [Joe Nolette](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakelakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](mailto:Crystal.Best-Sararas@mrpoa.org); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:46:39 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

We need money spent on the boat launch. It should of been done over 20yrs ago. People damage their boats every year

From: Daniella Battaglini
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:49:26 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: C McNeil
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakelakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:51:40 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: [Caroline CAROMICOLI](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:54:02 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Tiffany Bol](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 7:54:49 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. A Bala resident.

From: Deborah Ylanko
To: Peter Kelley; Glenn Zavitz; Ruth-Ellen Nishikawa; Mary Ellen McIntyre; Susan Mazan; Allen Edwards; Gordon Roberts; Guy Burry; Rob Bosomworth; Sally Moyer Kent; pres@mrpoa.org
Subject: \$125,000 for beautification?
Date: Tuesday, June 2, 2026 12:02:57 PM

Dear Mayor and Members of Council,

I am writing to ask Council to pause the decision regarding the proposed allocation of the Bala Community Reserve Fund.

My concern is not with the proposed \$50,000 for improvements to the Bala Bay docks. Rather, it is with the recommendation to allocate an additional \$125,000 to Bala Bay dock area beautification when the community consultation indicated a preference for multiple smaller projects rather than a single large project.

I watched the Committee meeting online and was surprised by how vague the discussion was regarding the proposed \$125,000 for "beautification". While the \$50,000 dock improvement component appeared to be relatively well defined, the additional \$125,000 seemed much less so.

I was also left wondering why beautification of this location should be such a high priority. The Bala Bay dock is not a highly visible public destination, and many long-time residents and cottagers are not even aware it exists.

I would encourage Council members to visit Bala and locate the area in question for themselves. Seeing the site firsthand may help provide perspective on its visibility and public use.

Beautification investments are typically most impactful in prominent public spaces that are regularly seen and enjoyed by a large number of people. It is difficult to understand the rationale for directing such a significant portion of these funds toward beautification of a location with relatively limited visibility and public exposure.

Given the number of other potential community improvements that could be considered throughout Bala, it seems premature to commit such a significant portion of the fund to a vaguely defined beautification initiative.

The survey indicated that community preferred multiple smaller projects, so why is nearly all of the funding being directed to a single project?

The dock improvements portion (\$50k) could still proceed while allowing the remaining funds to be considered for other priorities identified through the consultation process. This approach would better reflect the wishes expressed by residents and provide broader benefits throughout Bala.

I respectfully ask Council to pause this allocation and revisit options that better align with the consultation results and the community's preference for multiple projects.

Thank you for your consideration.

Deborah Ylanko

Bala

From: Deborah Ylanko
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone the Bala Community Reserve Fund Decision
Date: Monday, June 1, 2026 8:00:36 PM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund from the Swift River Energy land lease.

The current recommendation does not reflect the August 2025 consultation results:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority. More than 76% did not.
- Only 36% supported "one large legacy project" - the survey's least-preferred option.
- 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches.

Despite this, 91% of the fund (\$175,000) is directed to a single project, leaving only \$17,400 for every other priority combined.

Two of the survey's top three priorities have since been funded elsewhere: crosswalks on Muskoka Road 169 (District of Muskoka, June 2026) and the Moon River Boat Launch (2027 Capital Budget). The #1 result was inflated by respondents whose other top choices are no longer on the table.

Council's September 2025 resolution directed staff to develop a list of capital improvements (PLURAL). The May 2026 recommendation funds only one project, contradicting that direction.

The fund exists because Swift River leased Township lands in Bala, where Moon River residents bore a heavy impact. As proposed, Moon River receives nothing. Bala parks, sidewalks, and beautification receive nothing.

These funds have been held in reserve since 2020. There is no urgency to commit them this month.

I respectfully ask Council to pause DSES-2026-019 before the June 10 Council meeting and re-consult the community now that the second and third most requested priorities have been addressed through other means.

Thank you for your consideration.

Sincerely,
A Concerned Bala and Moon River Resident

From: [Margaret Maloney](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:07:11 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Regards

Margaret Maloney

Sent from my iPhone

From: [David Kitchen](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:07:17 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: [Fabio :: Accuwrap](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:25:36 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Fabio D'Alessandro



From: [elizabeth brooks](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:26:11 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Elizabeth Rush Brooks

From: [Gordon Carlton](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:26:55 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Bryden Currie](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:28:59 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Bryden Currie

From: [Joanne Innes](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakelakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:29:37 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: John Vandriel
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:35:09 PM

You have got this wrong! The money from swift current needs to help as many areas as possible. Let's do this right.

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPad

From: Hans Bigler
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:40:24 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: Diana Trusler
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone the Bala Community Reserve Fund Decision
Date: Monday, June 1, 2026 8:41:13 PM

Dear Mayor Kelley and Members of Council, I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund from the Swift River Energy land lease. The current recommendation does not reflect the August 2025 consultation results: - Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority. More than 76% did not. - Only 36% supported "one large legacy project" - the survey's least-preferred option. - 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches. Despite this, 91% of the fund (\$175,000) is directed to a single project, leaving only \$17,400 for every other priority combined. Two of the survey's top three priorities have since been funded elsewhere: crosswalks on Muskoka Road 169 (District of Muskoka, June 2026) and the Moon River Boat Launch (2027 Capital Budget). The #1 result was inflated by respondents whose other top choices are no longer on the table. Council's September 2025 resolution directed staff to develop a list of capital improvements (PLURAL). The May 2026 recommendation funds only one project, contradicting that direction. The fund exists because Swift River leased Township lands in Bala, where Moon River residents bore a heavy impact. As proposed, Moon River receives nothing. Bala parks, sidewalks, and beautification receive nothing. These funds have been held in reserve since 2020. There is no urgency to commit them this month. I respectfully ask Council to pause DSES-2026-019 before the June 10 Council meeting and re-consult the community now that the second and third most requested priorities have been addressed through other means. Thank you for your consideration. Sincerely, A Concerned Bala and Moon River Resident

From: [Debra Woods](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:43:13 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: Hannu Ylanko
To: Peter Kelley; Glenn Zavitz; Ruth-Ellen Nishikawa; Mary Ellen McIntyre; Susan Mazan; Allen Edwards; Gordon Roberts; Guy Burry; Rob Bosomworth; Sally Moyer Kent; pres@mrpoa.org; Crystal Best-Sararas
Subject: Bala Reserve Fund
Date: Monday, June 1, 2026 8:44:12 PM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund generated through the Swift River Energy Limited land lease agreement.

After reviewing the September 2025 consultation results (DSES-2025-033) alongside the current recommendation, I have serious concerns that Council's recommendation does not reflect the survey results or the broader priorities expressed by the Bala community.

The consultation demonstrated a clear preference for multiple smaller community projects rather than a single large project. Specifically, 56% of respondents supported several smaller community-led projects, while only 36% supported a single large legacy project.

Despite this, the current recommendation allocates approximately 91% of the reserve fund toward a single Bala Bay dock beautification project in a location that is **not a highly visible** public waterfront destination and **that many Bala residents and visitors rarely see or even know exists**.

What's the rush? These funds have been held in reserve since 2020.

This is a generational opportunity to make meaningful improvements in Bala. There is no urgency to commit these funds this month if the basis for the recommendation no longer reflects available options or current community needs.

Before any final decision is made, **I encourage Councillors to visit the Bala Bay dock area in person to better understand its visibility, location, and overall public benefit relative to other potential community improvements throughout Bala.**

I also believe further consultation should occur with the Bala Aquatic Association (BAA). **The BAA Regatta has been held at the Bala Bay dock for 115 years (see image below from their website), and it would be important to understand:**

whether the proposed beautification features would interfere with or be

damaged during their events
and whether the proposed finger docks would impact regatta activities or
water events

I respectfully ask Council to pause the recommendation in DSES-2026-019 and
exercise additional due diligence by re-consulting the Bala community now that
the second and third most requested priorities have been addressed through
other means.

Doing so would help ensure the final allocation reflects the breadth of community
priorities identified during the consultation process, including parks and
recreation enhancements, youth and family amenities, pedestrian connectivity,
beautification, and broader community benefit across Bala.

Thank you for your consideration.

Hannu Ylanko



SAME DOCK,
NEW
MEMORIES!



BALA REGATTA



BUILD CLASSIC
MUSKOKA
MEMORIES AT
THE 115TH
ANNUAL BALA
REGATTA!

JOIN US AT THE
BALA TOWN
DOCKS ON SAT.
AUG. 1, 2025



From: Kelly Petrie
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 8:53:12 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Margaret Huff](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 9:03:39 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Margaret Huff
Sent from my iPad

From: [Cindy Yelle](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 9:05:53 PM

Hello.

There is significant discussion, confusion and concern across the Bala local and seasonal residents regarding the proposed spend of the reserve fund.

It would be wise/prudent for the township to postpone the decision regarding the fund.

Thank you.
Cindy Yelle

Sent from my iPhone

From: Bob Talbot
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 9:06:10 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

We need repairs to the boat launch!!

Bob Talbot

From: Sarah Gray
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 9:17:32 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Reg Murphy](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 9:27:15 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Steve Robertson](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 9:45:18 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: [Tim Parsons](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 9:54:05 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Tim Parsons

From: [Anne Purkis](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 9:59:31 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution.

Moon River resident
Anne Purkis

Sent from my iPhone

From: [Christine McKibbin](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 10:21:56 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: Kathy Sutton
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakas.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 10:25:52 PM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund, generated through the Swift River Energy Limited land lease agreement.

After reviewing the September 2025 consultation results (DSES-2025-033) alongside the current recommendation, I have serious concerns that the proposed path does not reflect the survey findings or the broader priorities expressed by the Bala community.

The survey did not call for a single-project investment in the Bala Town Dock:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority — meaning more than 76% did not.
- Only 36% supported "one large legacy project" — the survey's least-preferred option, as noted in the Township's own September 2025 report.
- 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches.

Despite this, the current recommendation directs 91% of the fund (\$175,000 of \$192,400) to a single project, leaving only \$17,400 for every other priority combined.

The survey is also now substantively out of date. Two of its top three priorities have already been addressed through other funding mechanisms since the consultation closed:

- Crosswalks on Muskoka Road 169 (#2, 27 mentions) — being installed now by the District of Muskoka, with completion scheduled for June 2026.
- Moon River Boat Launch (#3, 25 mentions) — already scheduled and fully funded for replacement in the 2027 Capital Budget.

The #1 result was therefore inflated by respondents whose other top choices are no longer even on the table. Council is being asked to make a major allocation based on a survey that no longer reflects the choices currently available to the community.

The reserve fund exists because Swift River leased Township lands during the hydro plant construction in Bala. As proposed, most of the town receives nothing. Bala parks, sidewalks, and beautification — all identified as community priorities — receive nothing.

Staff Report DSES-2025-033, tabled and discussed at General and Finance Committee on September 10, 2025, resulted in a resolution which was adopted: "Be it resolved that the survey results be received and staff be directed to develop a list of capital improvements that align with the most commonly identified priorities in the survey report."

The report clearly stated that the community wanted multiple projects. But that is not what has happened. The recent report DSES-2026-019 recommends just one large project — contrary to what Committee and Council instructed staff to do.

What's the rush? These funds have been held in reserve since 2020, and the current recommendation arrived eight months after the consultation results were received.

This is a generational opportunity to make meaningful improvements in Bala. There is no urgency to commit these funds this month if the basis for the recommendation no longer reflects available options or current community needs.

I respectfully ask Council to pause the recommendation in DSES-2026-019 and re-consult the Bala community now that the second and third most requested priorities have been addressed through other means.

Doing so would help ensure the final allocation reflects the breadth of community priorities the

consultation identified — parks and recreation enhancements, youth and family amenities, beautification, waterfront improvements, and projects benefiting both year-round and seasonal residents — and preserves public confidence in the consultation process.

Thank you for your consideration.

Sincerely,

Kathy and David Sutton

Sent from my iPhone

From: [murielhutchinson](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 10:51:46 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Greg Brown](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 11:02:29 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Lee Zardo](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); [MRPOA](#)
Subject: Postpone the Bala Community Reserve Fund Decision
Date: Monday, June 1, 2026 11:07:51 PM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund from the Swift River Energy land lease.

The current recommendation does not reflect the August 2025 consultation results:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority. More than 76% did not.
- Only 36% supported "one large legacy project" - the survey's least-preferred option.
- 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches.

Despite this, 91% of the fund (\$175,000) is directed to a single project, leaving only \$17,400 for every other priority combined.

Two of the survey's top three priorities have since been funded elsewhere: crosswalks on Muskoka Road 169 (District of Muskoka, June 2026) and the Moon River Boat Launch (2027 Capital Budget). The #1 result was inflated by respondents whose other top choices are no longer on the table.

Council's September 2025 resolution directed staff to develop a list of capital improvements (PLURAL). The May 2026 recommendation funds only one project, contradicting that direction.

The fund exists because Swift River leased Township lands in Bala, where Moon River residents bore a heavy impact. As proposed, Moon River receives nothing. Bala parks, sidewalks, and beautification receive nothing.

These funds have been held in reserve since 2020. There is no urgency to commit them this month.

I respectfully ask Council to pause DSES-2026-019 before the June 10 Council meeting and re-consult the community now that the second and third most requested priorities have been addressed through other means.

Thank you for your consideration.

Sincerely,
A Concerned Bala and Moon River Resident

Leslie (Lee) Zardo




From: [Jeff Thompson](#)
To: [Peter Kelley](#); [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#)
Cc: [Communications](#)
Subject: Logical Uses of Bala Community Reserve Fund
Date: Monday, June 1, 2026 11:21:58 PM
Attachments: [cid23748C06-72F0-4EB6-ACEB-56093BFFCF56.pdf](#)

Dear Mayor Kelley and Members of Township of Muskoka Lakes Council

There is a lot of chatter lately amongst property owners on the Moon River about the use of Bala Community Reserve Fund. I couldn't help but notice that a few suggestions that would benefit Bala and all your constituents have not come forward.

The first suggestion is using funds towards initiatives that reduce risk of flooding both on the Lakes and Moon River. That could include expediting the repair to the Mill Stream dam and or blasting downward to deepen the Moon Chutes.

As you know the Chutes are a choke point for the annual spring run off. Going deeper would not impact the scenery of this beautiful landmark and reduce very significantly annual property owner costs and Township costs.

The other potential project, which I did discuss with Mayor Kelley at the October 2024 MRPOA Annual Meeting, is construction of a Marine Railway between the Moon River and Lake Muskoka. This was proposed in 1920 (see below). If it could be built in 1920 it could be built now.

I realize that these suggestions will take much more than the Community Reserve fund has, but if use of these funds could help move one of these projects forward it would be well worth it.

As you debate the fund allocation, my only other suggestion would be to use the funds towards project that benefits Bala. What is good for Bala is good for the Moon River Property Owners.

I look forward to attending the Council debate.

Kindest regards,

W Jeffrey Thompson (4th Generation Bala Cottager)



>
>
>

From: MICHAEL MCGRANN
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 11:27:01 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: Catherine McGrann
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Monday, June 1, 2026 11:28:11 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Drew Cowern](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 12:42:57 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Regards,
Drew Cowern

From: Caren McTavish
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; MRPOA
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 1:33:04 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A lifelong Bala/Moon River resident .
Caren McTavish

From: [Maureen Walker](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 6:22:39 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Linda and Nick Melnychuk](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 6:23:58 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident .

From: [Mike Webb](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 6:31:15 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: Tracey Kuzniak
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 9:12:13 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident
Tracey Kuzniak

Sent from my iPad

From: Cameron Prukner
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 9:21:58 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

We do not feel that this decision actively reflects opinion of the residents. The issues at the Moon River boat launch need to be addressed.

From: [Gord Forfar](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 9:41:00 AM

Township Counsellors,

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution.

Bala/Moon River resident.

Gord Forfar

[REDACTED]

[REDACTED]

From: [Mark Mckeown](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 9:48:30 AM

Hello,

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident.

This is short-sighted and does not represent the community wishes.

Regards,
Mark McKeown


Sent from my iPhone

From: [Bill Micklethwaite](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakelakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 10:27:28 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution.

While our home is on the river below Bala, we frequently shop and walk in Bala and would prefer that the Bala COMMUNITY Fund be used on smaller projects serving the entire community rather than “gilding the lily” of the Lake Muskoka dock. It is functional now and “beautifying” it is of little use to Bala residents.

Bill Micklethwaite and Kathie Droy



From: Heather Trull
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Request to postpone decision making and implementation and consult the community again in relation to the use of the \$192,400 Bala Community Reserve Fund.
Date: Tuesday, June 2, 2026 12:30:19 PM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund, generated through the Swift River Energy Limited land lease agreement.

After reviewing the September 2025 consultation results (DSES-2025-033) alongside the current recommendation, I have serious concerns that the proposed path does not reflect the survey findings or the broader priorities expressed by the Bala community.

The survey did not call for a single-project investment in the Bala Town Dock:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority — meaning more than 76% did not.
- Only 36% supported "one large legacy project" — the survey's least-preferred option, as noted in the Township's own September 2025 report.
- 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches.

Despite this, the current recommendation directs 91% of the fund (\$175,000 of \$192,400) to a single project, leaving only \$17,400 for every other priority combined.

The survey is also now substantively out of date. Two of its top three priorities have already been addressed through other funding mechanisms since the consultation closed:

- Crosswalks on Muskoka Road 169 (#2, 27 mentions) — being installed now by the District of Muskoka, with completion scheduled for June 2026.
- Moon River Boat Launch (#3, 25 mentions) — already scheduled and fully funded for replacement in the 2027 Capital Budget.

The #1 result was therefore inflated by respondents whose other top choices are no longer even on the table. Council is being asked to make a major allocation based on a survey that no longer reflects the choices currently available to the community.

The reserve fund exists because Swift River leased Township lands during the hydro plant construction in Bala. As proposed, most of the town receives nothing. Bala parks, sidewalks, and beautification — all identified as community priorities — receive nothing.

Staff Report DSES-2025-033, tabled and discussed at General and Finance Committee on September 10, 2025, resulted in a resolution which was adopted: "Be it resolved that the survey results be received and staff be directed to develop a list of capital improvements that align with the most commonly identified priorities in the survey report."

The report clearly stated that the COMMUNITY wanted multiple projects. But that is not what has happened. The recent report DSES-2026-019 recommends just one large project — contrary to what Committee and Council instructed staff to do.

What's the rush? These funds have been held in reserve since 2020, and the current recommendation arrived eight months after the consultation results were received.

This is a generational opportunity to make meaningful improvements in Bala. There is no urgency to commit these funds this month if the basis for the recommendation no longer reflects available options or current community needs.

I respectfully ask Council to pause the recommendation in DSES-2026-019 and re-consult the Bala community now that the second and third most requested priorities have been addressed through other means.

Doing so would help ensure the final allocation reflects the breadth of community priorities the consultation identified — parks and recreation enhancements, youth and family amenities, beautification, waterfront improvements, and projects benefiting both year-round and seasonal residents — and preserves public confidence in the consultation process.

Thank you for your consideration.

Regards,
Heather Trull

[REDACTED]

Bala / Moon River / Township of Muskoka Lakes]

H. Trull

From: Joyce Wilson
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 12:32:20 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution!

I am very concerned with the process used to ensure that the distribution of the \$192,000 adequately reflects what the community of Bala wants. What is the point of asking for input and then and then ignoring it! There are a number of smaller projects that would benefit all the residents of Bala and that was made clear to you in the survey. Spending most of the funds on the Muskoka Lake town dock, is a nice quick solution for your council and I'm sure the residents of Muskoka Lake will love it. I might remind you that Bala sits between two bodies of water. The residents of Moon River deserve to receive half the benefit of these funds and a number of worthy projects were suggested by the MRPOA. For example, the public boat launch on the Moon River is in desperate need of repair! I've been told by several marinas that it's the worst boat launch in Muskoka!

Please respect the wishes of all of Bala's property owners and revisit this important issue to ALL the residents of Bala.

Regards,
Joyce Wilson

Sent from my iPhone

From: Brad Deakin
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 1:40:40 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Bd.

From: Bernard Graham
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; MRPOA
Subject: Bala reserve fund
Date: Wednesday, June 3, 2026 11:43:03 AM

Respected council members,

I am writing to express my disappointment in council and its decision regarding the distribution of the Swift River reserve fund.

I am one of the people who took part in the survey. I voted to use money to fix the boat launch on Moon River. Like other cottage owners on the Moon, loading and unloading boats is getting more difficult with the current and the uneven surface under the water. Frankly, it can be a bit stressful. I believe a great number of respondents chose this option.

Instead, council decided to back the town dock upgrade on the Lake Muskoka side, despite less than a quarter of respondents choosing the option. Furthermore, that option devours almost all of the reserve fund.

I would ask council members to reconsider their decision and support the wishes of the majority of people who took the time to participate in the survey.

Regards,
Bernard Graham

From: [Gordon Kuzniak](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 2:33:56 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: Kim Downs
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalakes.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 2:40:23 PM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund, generated through the Swift River Energy Limited land lease agreement.

After reviewing the September 2025 consultation results (DSES-2025-033) alongside the current recommendation, I have serious concerns that the proposed path does not reflect the survey findings or the broader priorities expressed by the Bala community.

The survey did not call for a single-project investment in the Bala Town Dock:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority — meaning more than 76% did not.
- Only 36% supported "one large legacy project" — the survey's least-preferred option, as noted in the Township's own September 2025 report.
- 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches.

Despite this, the current recommendation directs 91% of the fund (\$175,000 of \$192,400) to a single project, leaving only \$17,400 for every other priority combined.

The survey is also now substantively out of date. Two of its top three priorities have already been addressed through other funding mechanisms since the consultation closed:

- Crosswalks on Muskoka Road 169 (#2, 27 mentions) — being installed now by the District of Muskoka, with completion scheduled for June 2026.
- Moon River Boat Launch (#3, 25 mentions) — already scheduled and fully funded for replacement in the 2027 Capital Budget.

The #1 result was therefore inflated by respondents whose other top choices are no longer even on the table. Council is being asked to make a major allocation based on a survey that no longer reflects the choices currently available to the community.

The reserve fund exists because Swift River leased Township lands during the hydro plant construction in Bala. As proposed, most of the town receives nothing. Bala parks, sidewalks, and beautification — all identified as community priorities — receive nothing.

Staff Report DSES-2025-033, tabled and discussed at General and Finance Committee on September 10, 2025, resulted in a resolution which was adopted: "Be it resolved that the survey results be received and staff be directed to develop a list of capital improvements that align with the most commonly identified priorities in the survey report."

The report clearly stated that the community wanted multiple projects. But that is not what has happened. The recent report DSES-2026-019 recommends just one large project — contrary to what Committee and Council instructed staff to do.

What's the rush? These funds have been held in reserve since 2020, and the current recommendation arrived eight months after the consultation results were received.

This is a generational opportunity to make meaningful improvements in Bala. There is no urgency to commit these funds this month if the basis for the recommendation no longer reflects available options or current community needs.

I respectfully ask Council to pause the recommendation in DSES-2026-019 and re-consult the Bala community now that the second and third most requested priorities have been addressed through other means.

Doing so would help ensure the final allocation reflects the breadth of community priorities the consultation identified — parks and recreation enhancements, youth and family amenities, beautification, waterfront improvements, and projects benefiting both year-round and seasonal residents — and preserves public confidence in the consultation process.

Thank you for your consideration.

Sincerely,

Kim Downs

From: [Genevieve Gibson](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 5:01:57 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: Marcia
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone the Bala Community Reserve Fund Decision
Date: Tuesday, June 2, 2026 5:07:37 PM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund from the Swift River Energy land lease.

The current recommendation does not reflect the August 2025 consultation results:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority. More than 76% did not.
- Only 36% supported "one large legacy project" - the survey's least-preferred option.
- 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches.

Despite this, 91% of the fund (\$175,000) is directed to a single project, leaving only \$17,400 for every other priority combined.

Two of the survey's top three priorities have since been funded elsewhere: crosswalks on Muskoka Road 169 (District of Muskoka, June 2026) and the Moon River Boat Launch (2027 Capital Budget). The #1 result was inflated by respondents whose other top choices are no longer on the table.

Council's September 2025 resolution directed staff to develop a list of capital improvements (PLURAL). The May 2026 recommendation funds only one project, contradicting that direction.

The fund exists because Swift River leased Township lands in Bala, where Moon River residents bore a heavy impact. As proposed, Moon River receives nothing. Bala parks, sidewalks, and beautification receive nothing.

These funds have been held in reserve since 2020. There is no urgency to commit them this month.

I respectfully ask Council to pause DSES-2026-019 before the June 10 Council meeting and re-consult the community now that the second and third most requested priorities have been addressed through other means.

Thank you for your consideration.

Sincerely,
A Concerned Bala and Moon River Resident

Sent from my iPhone

From: [Wendy Foord](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 5:40:46 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: Kathryn Sauro
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 7:57:50 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution.

Shame on you for not listening to your constituents!

The people of Bala deserve to have that money spread around the town.

Besides, who uses that dock more than anyone else? Probably people who don't live in Bala.

Please listen, think and act more wisely and fairly.

Kathryn Sauro

Bala resident

From: [Angela Gruenthal](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 8:03:04 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident,

What is proposed is NOT what people want. Do not spend all of that money on a dock on Lake Muskoka!

Angela

Sent from my iPhone

From: [Patricia Arney](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Tuesday, June 2, 2026 8:55:46 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident who survived the Bala Falls hydro install not without scars and adamantly objects to the entirety of the funds to be used on a project that is of no benefit to the Moon River residents nor most of the ft Bala residents who do not boat on Lake Muskoka. Increased docking may help a few businesses but hardly quantifiable vs the real safety issue of the Moon launch.

Patricia Arney

Patricia Arney



From: Sheila Overbeek
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone the Bala Community Reserve Fund Decision
Date: Wednesday, June 3, 2026 6:02:49 AM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund from the Swift River Energy land lease.

The current recommendation does not reflect the August 2025 consultation results:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority. More than 76% did not.
- Only 36% supported "one large legacy project" - the survey's least-preferred option.
- 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches.

Despite this, 91% of the fund (\$175,000) is directed to a single project, leaving only \$17,400 for every other priority combined.

Two of the survey's top three priorities have since been funded elsewhere: crosswalks on Muskoka Road 169 (District of Muskoka, June 2026) and the Moon River Boat Launch (2027 Capital Budget). The #1 result was inflated by respondents whose other top choices are no longer on the table.

Council's September 2025 resolution directed staff to develop a list of capital improvements (PLURAL). The May 2026 recommendation funds only one project, contradicting that direction.

The fund exists because Swift River leased Township lands in Bala, where Moon River residents bore a heavy impact. As proposed, Moon River receives nothing. Bala parks, sidewalks, and beautification receive nothing.

These funds have been held in reserve since 2020. There is no urgency to commit them this month.

I respectfully ask Council to pause DSES-2026-019 before the June 10 Council meeting and re-consult the community now that the second and third most requested priorities have been addressed through other means.

Thank you for your consideration.

Sincerely,
A Concerned Bala and Moon River Resident

From: [cc.anderson](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); [pres@mrpoa.org](#)
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 7:27:10 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my Galaxy

From: Paul Godard
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 10:04:30 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: [Chris Corkill](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 11:29:22 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Christopher Corkill

From: [Lauren Wells](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 11:31:46 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Thank you
Lauren Wells

Sent from my iPhone

From: Victoria Polera
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; smkent@muskokalak.es.ca; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 11:36:17 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Kate Fast](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 11:47:44 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Thank you

Get [Outlook for iOS](#)

From: [Randis G](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 12:54:37 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: Sarah Godbout
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 12:58:26 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident.

From: jim jeffrey
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 1:02:15 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: Phil Barley
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone the Bala Community Reserve Fund Decision
Date: Wednesday, June 3, 2026 2:44:08 PM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund from the Swift River Energy land lease.

The current recommendation does not reflect the August 2025 consultation results:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority. More than 76% did not.
- Only 36% supported "one large legacy project" - the survey's least-preferred option.
- 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches.

Despite this, 91% of the fund (\$175,000) is directed to a single project, leaving only \$17,400 for every other priority combined.

Two of the survey's top three priorities have since been funded elsewhere: crosswalks on Muskoka Road 169 (District of Muskoka, June 2026) and the Moon River Boat Launch (2027 Capital Budget). The #1 result was inflated by respondents whose other top choices are no longer on the table.

Council's September 2025 resolution directed staff to develop a list of capital improvements (PLURAL). The May 2026 recommendation funds only one project, contradicting that direction.

The fund exists because Swift River leased Township lands in Bala, where Moon River residents bore a heavy impact. As proposed, Moon River receives nothing. Bala parks, sidewalks, and beautification receive nothing.

These funds have been held in reserve since 2020. There is no urgency to commit them this month.

I respectfully ask Council to pause DSES-2026-019 before the June 10 Council meeting and re-consult the community now that the second and third most requested priorities have been addressed through other means.

Thank you for your consideration.

Sincerely,
A Concerned Bala and Moon River Resident

Phil and Edie Barley

From: David Chauvin
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 3:00:12 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Get [Outlook for iOS](#)

From: Bathway Janet
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 3:03:12 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: Tracey Beamish
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 3:10:33 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident
Tracey B
Sent from my iPhone

From: Stephanie Kemper (Mudgett)
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 3:25:06 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

--

Stephanie Mudgett

From: [Barbara Hutchinson](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 3:28:26 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Kibbie Ham](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 3:47:31 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: [Robert Hutchinson](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 3:53:42 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: Stella N
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 3:58:42 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: [Laurel Nelson](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 4:02:29 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: Owen Hood
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone the Bala Community Reserve Fund Decision
Date: Wednesday, June 3, 2026 6:18:45 PM

I'm Dear Mayor Kelley and Members of Council, I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund from the Swift River Energy land lease. The current recommendation does not reflect the August 2025 consultation results: - Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority. More than 76% did not. - Only 36% supported "one large legacy project" - the survey's least-preferred option. - 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches. Despite this, 91% of the fund (\$175,000) is directed to a single project, leaving only \$17,400 for every other priority combined. Two of the survey's top three priorities have since been funded elsewhere: crosswalks on Muskoka Road 169 (District of Muskoka, June 2026) and the Moon River Boat Launch (2027 Capital Budget). The #1 result was inflated by respondents whose other top choices are no longer on the table. Council's September 2025 resolution directed staff to develop a list of capital improvements (PLURAL). The May 2026 recommendation funds only one project, contradicting that direction. The fund exists because Swift River leased Township lands in Bala, where Moon River residents bore a heavy impact. As proposed, Moon River receives nothing. Bala parks, sidewalks, and beautification receive nothing. These funds have been held in reserve since 2020. There is no urgency to commit them this month. I respectfully ask Council to pause DSES-2026-019 before the June 10 Council meeting and re-consult the community now that the second and third most requested priorities have been addressed through other means. Thank you for your consideration. Sincerely, A Concerned Bala and Moon River Resident

From: Barb Vandriel
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone the Bala Community Reserve Fund Decision
Date: Wednesday, June 3, 2026 6:53:05 PM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund from the Swift River Energy land lease.

The current recommendation does not reflect the August 2025 consultation results:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority. More than 76% did not.
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Despite this, 91% of the fund (\$175,000) is directed to a single project, leaving only \$17,400 for every other priority combined.

Two of the survey's top three priorities have since been funded elsewhere: crosswalks on Muskoka Road 169 (District of Muskoka, June 2026) and the Moon River Boat Launch (2027 Capital Budget). The #1 result was inflated by respondents whose other top choices are no longer on the table.

Council's September 2025 resolution directed staff to develop a list of capital improvements (PLURAL). The May 2026 recommendation funds only one project, contradicting that direction.

The fund exists because Swift River leased Township lands in Bala, where Moon River residents bore a heavy impact. As proposed, Moon River receives nothing. Bala parks, sidewalks, and beautification receive nothing.

These funds have been held in reserve since 2020. There is no urgency to commit them this month.

I respectfully ask Council to pause DSES-2026-019 before the June 10 Council meeting and re-consult the community now that the second and third most requested priorities have been addressed through other means.

Thank you for your consideration.

Sincerely,
A Concerned Bala and Moon River Resident

Sent from my iPad

From: [REDACTED]
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); smkent@muskokalakelakes.ca; [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 8:44:35 PM

I have read the report from the MRPOA and have several questions about how this is proceeding. Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Bob McKellar

[REDACTED]

[REDACTED]

From: [Nick Golow](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 9:49:03 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Nick Golow -

From: [Sierra Witzel](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 10:17:05 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sierra Witzel, RN

From: Sarah Guthrie
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Thursday, June 4, 2026 7:03:28 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

From: Donna Ruff
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone the Bala Community Reserve Fund Decision
Date: Thursday, June 4, 2026 8:39:31 AM

Dear Mayor Kelley and Members of Council,

I am writing regarding Staff Report DSES-2026-019 and the proposed use of the \$192,400 Bala Community Reserve Fund from the Swift River Energy land lease.

The current recommendation does not reflect the August 2025 consultation results:

- Only 23% of respondents (31 of 132) identified Town Dock improvements as a priority. More than 76% did not.
- Only 36% supported "one large legacy project" - the survey's least-preferred option.
- 56% wanted "several small community-led initiatives," and 55% wanted "a combination" of approaches.

Despite this, 91% of the fund (\$175,000) is directed to a single project, leaving only \$17,400 for every other priority combined.

Two of the survey's top three priorities have since been funded elsewhere: crosswalks on Muskoka Road 169 (District of Muskoka, June 2026) and the Moon River Boat Launch (2027 Capital Budget). The #1 result was inflated by respondents whose other top choices are no longer on the table.

Council's September 2025 resolution directed staff to develop a list of capital improvements (PLURAL). The May 2026 recommendation funds only one project, contradicting that direction.

The fund exists because Swift River leased Township lands in Bala, where Moon River residents bore a heavy impact. As proposed, Moon River receives nothing. Bala parks, sidewalks, and beautification receive nothing.

These funds have been held in reserve since 2020. There is no urgency to commit them this month.

I respectfully ask Council to pause DSES-2026-019 before the June 10 Council meeting and re-consult the community now that the second and third most requested priorities have been addressed through other means.

Thank you for your consideration.

Sincerely,
A Concerned Bala and Moon River Resident

Sent from my iPad

From: Dan McNeil
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Wednesday, June 3, 2026 6:37:59 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution.

Thank you for your attention to this matter.

Dan McNeil.

From: [Dylan Golow](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Thursday, June 4, 2026 9:39:07 AM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Dylan Golow

From: pat tough
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: Thursday, June 4, 2026 1:16:42 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Sent from my iPhone

From: ROBERT GIBSON
To: Allen Edwards; Glenn Zavitz; Gordon Roberts; Guy Burry; Mary Ellen McIntyre; Peter Kelley; Rob Bosomworth; Ruth-Ellen Nishikawa; Sally Moyer Kent; Susan Mazan; Crystal Best-Sararas; pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: June 4, 2026 3:16:47 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

Thank you

From: [Danna Barak](#)
To: [Allen Edwards](#); [Glenn Zavitz](#); [Gordon Roberts](#); [Guy Burry](#); [Mary Ellen McIntyre](#); [Peter Kelley](#); [Rob Bosomworth](#); [Ruth-Ellen Nishikawa](#); [Sally Moyer Kent](#); [Susan Mazan](#); [Crystal Best-Sararas](#); pres@mrpoa.org
Subject: Postpone Bala Reserve Fund
Date: June 4, 2026 10:12:51 PM

Please postpone DSES-2026-019 before June 10. The May 2026 recommendation contradicts your Sept 2025 resolution. - A Bala/Moon River resident

MINUTES
Regular Council Meeting
Wednesday, May 13, 2026 @ 1:00 PM
Council Chambers, Municipal Office
Port Carling, Ontario

COUNCIL PRESENT: Mayor P. Kelley
Councillor R. Bosomworth
Councillor G. Burry
Councillor S. Kent
Councillor S. Mazan
Councillor M. McIntyre
Councillor R. Nishikawa
Councillor G. Roberts
Councillor G. Zavitz

COUNCIL REGRETS: Councillor A. Edwards

STAFF PRESENT: D. Pink, CAO
C. Best-Sararas, Director of Legislative Services/Clerk
M. Donaldson, Director of Financial Services/Treasurer
N. Colucci, Director of Operational Services
J. Huff, Director of Development Services and Environmental Sustainability
R. Murrell, Fire Chief
J. Cox, Economic Development and Strategic Initiatives Officer
S. Stone, Manager of Planning
K. Walker, Intermediate Planner
M. Palantzas, Communications Advisor
K. Storey, Land and Agreements Coordinator
L. Knegt, Committee/Council Coordinator

1. Call to Order

- a. Mayor Kelley called the meeting to order at 1:02 p.m., confirmed quorum and read the Land Acknowledgement Statement:

"We want to acknowledge that we are on lands traditionally occupied by Indigenous Peoples. Indigenous Peoples have cared for this territory for the benefit of future generations and their stewardship throughout the ages is recognized."

2. Acknowledgement of Supplementary Agenda

- a. A supplementary agenda was issued for the following reasons:

6.b. PUBLIC COMMENTS (MAXIMUM 5 MINUTES)

Nita Major

Re: Agenda Item 9.a. Report from the Township's Municipal Emergency Control Group - 2026 Spring Freshet Update

8.a. NEW BUSINESS

Consideration of a Motion as Presented by Councillor Roberts and Councillor Mazan
Re: Northern Ontario Heritage Fund Corporation Funding

10.a. Consideration of a Motion as Presented by Mayor Kelley and Councillor Zavitz
Re: Muskoka Watershed Flooding
To REPLACE the Draft Resolution

3. Disclosure of Pecuniary Interest

- a. None.

4. Invited Presentations

- a. None.

5. Delegations

- a. None.

6. Public Comments (Maximum 5 Minutes)

- a. Melissa Markham, Melissa Markham Planning Consultants Ltd. and Leo F. Longo, Aird Berlis LLP on behalf of the owner of 1273 Moon River Road
Re: Item 11.a. Report PLAN-2026-068 - Partial Demolition of Dwelling (Wanlin), Lot 9 Con D Medora, Lot 9 Con E Medora, PART 1 of RP 35R10285, Roll #: 7-8-005

Melissa Markham attended the meeting in person from 1:05 p.m. until 1:07 p.m. and presented an introduction and clarification to the request for a partial demolition of the property that is the subject of agenda item 11.a. in these Minutes.

- b. Nita Major presented to Council via Zoom from 1:08 p.m. until 1:13 p.m. regarding concerns that she had regarding the flood that occurred in April and May.

7. Consent Agenda

APPROVAL OF CONSENT AGENDA

- a. Consideration of a resolution to approve the following Minutes and Action Items:
 - 1. April 15, 2026 General/Finance Committee minutes and action items 1-9
 - 2. April 15, 2026 Council minutes
 - 3. April 16, 2026 Planning Committee minutes and action items 1-8

Resolution Number C-1-13/05/26

Councillor Nishikawa - Councillor Kent: BE IT RESOLVED THAT the Mayor and Council adopt and enact the following minutes and recommendations contained in the May 13, 2026 Consent Agenda and direct staff to proceed with all necessary administrative actions:

- 1. April 15, 2026 General/Finance Committee minutes and action items 1-9
- 2. April 15, 2026 Council minutes
- 3. April 16, 2026 Planning Committee minutes and action items 1-8

Carried

8. New Business

- a. Consideration of a Motion as Presented by Councillor Roberts and Councillor Mazan
Re: Northern Ontario Heritage Fund Corporation Funding

At the pleasure of the Chair, this item was heard after items 9.a. and 10.a.

Resolution Number C-4-13/05/26

Councillor Roberts - Councillor Mazan: WHEREAS the Township of Muskoka Lakes is committed to creating sustainable recreation that promotes healthy communities, and embraces the strengths of our natural environment and small town character;

AND WHEREAS the Township of Muskoka Lakes has adopted a Parks and Recreation Master Plan to guide the development of parks to fulfill this vision;

AND WHEREAS the Township of Muskoka Lakes has adopted a Community Improvement Plan that identifies enhancements to public spaces to improve community vitality;

AND WHEREAS Hanna Park is recognized as a community park and a major recreation asset for the Township of Muskoka Lakes;

AND WHEREAS the Township of Muskoka Lakes has identified the revitalization of Hanna Park as a priority in its 10-year capital plan;

AND WHEREAS the Township of Muskoka Lakes has approved funding for the revitalization of Hanna Park, in the form of the replacement of the existing playground and boat launch, through the 2026 Capital Budget;

AND WHEREAS the Northern Ontario Heritage Fund Corporation (NOHFC) supports community recreation infrastructure by providing grant funding through its Community Enhancement Program;

NOW THEREFORE BE IT RESOLVED THAT Council endorses and supports the Township of Muskoka Lakes' application to the Northern Ontario Heritage Fund Community Enhancement Program for the revitalization of Hanna Park;

AND THAT if the Township is successful in obtaining a grant funding, the Township is committed to cover its financial contributions towards the project, as approved in the 2026 Capital Budget, along with any project cost overruns should they be incurred.

Carried

9. Senior Management Team Reports, RFPs and Tenders (I)

- a. Report from the Township's Municipal Emergency Control Group
Re: Report OPS-2026-010 - 2026 Spring Freshet Update

This report was provided for information only.

10. Other Items of Business

- a. Consideration of a Motion as Presented by Mayor Kelley and Councillor Zavitz
Re: Muskoka Watershed Flooding

Mayor Kelley vacated the Chair at 1:51 p.m. because he was the mover of the draft resolution. Councillor Mazan assumed the Chair until the conclusion of this item.

During the discussion of this item, Council took an administrative break from 2:32 p.m. until 2:41 p.m.

Resolution Number C-2-13/05/26

Councillor Zavitz - Councillor Kent: BE IT RESOLVED THAT Pursuant to Section 2.3.2 of the Township's Procedural By-law 2023-087, as amended, the Rules of Procedure be hereby suspended, in regard to the provision of notice and public comment requirements to allow for further comments from the public, for the remainder of item 10.a. Re: Muskoka Watershed Flooding;

AND THAT the rules of procedure be reinstated at the conclusion of said item.

Defeated

Resolution Number C-3-13/05/26

Councillor Kelley - Councillor Zavitz: WHEREAS the Township of Muskoka Lakes and its residents experienced significant and damaging flooding during the 2026 spring freshet, resulting in extensive impacts to municipal infrastructure, private property, local businesses, roads, the natural environment, and the wellbeing of residents;

AND WHEREAS many residents experienced severe financial hardship, property damage, displacement, loss of access, and ongoing uncertainty associated with elevated water levels and flooding conditions;

AND WHEREAS municipalities within the Muskoka River Watershed have repeatedly raised concerns regarding increasing flood frequency, changing climatic conditions, watershed management practices, and the need for coordinated and transparent flood mitigation planning;

AND WHEREAS in April 2021, the Province of Ontario announced an initial investment of more than \$4 million to support thirteen projects intended to examine existing conditions within the Muskoka River Watershed, identify opportunities to reduce the impacts of flooding, and address the overall health of the watershed;

AND WHEREAS those technical studies and initiatives have since been substantially completed (Flood Modifications Review Project) and provide extensive analysis, data, and recommendations, yet many residents and municipalities remain concerned that the findings have not resulted in meaningful implementation actions or tangible flood mitigation measures;

AND WHEREAS in November 2024, the Ministry of Natural Resources committed in written correspondence, signed by the Honourable Graydon Smith, Minister of Natural Resources, to review and make necessary amendments to the Muskoka River Watershed Management Plan in an effort to better mitigate flood risks throughout the watershed;

AND WHEREAS the Township and residents affected by the 2026 flooding continue to seek greater transparency, accountability, and public engagement regarding water management decisions and operational considerations leading up to and during flood events;

AND WHEREAS activation of disaster recovery assistance programs is necessary to ensure comprehensive support for all affected parties within the community;

AND WHEREAS the financial impacts of flooding are not limited to primary residences and significant losses are also experienced by owners of seasonal and second homes that contribute substantially to the provincial economy and local tax base;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Muskoka Lakes request the Province of Ontario to take immediate action to:

- Reconfirm its November 2024 commitment to undertake a comprehensive review and update of the Muskoka River Watershed Management Plan;
- Reaffirm its January 2025 commitment to assess recommendations from its Muskoka Watershed Conservation and Management Initiative including updates to the Muskoka River Watershed Management Plan and “a public engagement and consultation process to hear from interested parties in the watershed, including municipal partners and other dam owners”;
- Establish, as a matter of priority, a formal implementation framework for said review and update process, including clearly defined deliverables, publicly reported milestones, firm completion timelines, assigned ministry responsibilities, and regular public progress reporting, so as to ensure the review is commenced immediately, completed in a timely and accountable manner and results in tangible flood mitigation actions and outcomes for affected watershed communities;
- Convene one or more public information sessions within the affected watershed communities, by no later than mid-June 2026, for the purpose of hearing directly from residents impacted by the 2026 flooding event, providing information regarding water management decisions and operational considerations leading up to and during the spring freshet and responding to questions and concerns from affected residents and municipalities, all of which to be on the public record;
- Activate the Disaster Recovery Assistance for Ontarians (DRAO) and Municipal Disaster Recovery Assistance (MDRA) programs for all affected communities arising from the 2026 spring freshet flooding event and expedite the review and approval process to ensure timely access to financial assistance; and,
- Amend eligibility criteria under the Disaster Recovery Assistance for Ontarians (DRAO) program to also include seasonal and secondary residential properties in recognition of the unique characteristics and economic realities and benefits of watershed and seasonal municipalities;

AND THAT a copy of this resolution be forwarded to:

The Premier of Ontario, Doug Ford;
The Honourable Minister Harris Jr., Minister of Natural Resources;
The Honourable Minister Flack, Minister of Municipal Affairs and Housing;
The Honourable Minister McCarthy, Minister of Environment Conservation and Parks;
The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing;
All first nations and municipalities within the Muskoka River Watershed;
The District Municipality of Muskoka; and,
The Association of Municipalities of Ontario.

Carried

Following the conclusion of the voting on this resolution at 2:48 p.m., Councillor Mazan vacated the Chair and Mayor Kelley reassumed the Chair.

- b. Correspondence from the District Municipality of Muskoka - Premier Ford and Minister Flack RE: Better Regional Governance Act (Bill 100)

At the pleasure of the Chair, this item was heard following item 11.a.

No discussion or resolution resulted from this item.

11. Senior Management Team Reports, RFPs and Tenders (II)

- a. Report from the Manager of Planning
Re: Report PLAN-2026-068 - Partial Demolition of Dwelling (Wanlin), Lot 9 Con D Medora, Lot 9 Con E Medora, PART 1 of RP 35R10285, Roll #: 7-8-005

Mr. Stone, Manager of Planning shared a presentation and spoke to the history of the property and the intent of the application.

Mr. Stone answered Council's question regarding the original designation remaining the same. Mr. Stone confirmed that there are no other requests being made, apart from the consideration of the demolition and there are no other planning approvals at this time.

Resolution Number C-5-13/05/26

Councillor Roberts - Councillor Burry: BE IT RESOLVED THAT in response to the proposed partial demolition of the dwelling (i.e. the addition circa 1985) located at 1273 Moon River Road (Roll #'s: 7-8-005) Council declines to issue a Notice of Intention to Designate the property.

Carried

12. By-laws

a. Zoning By-laws

1. By-law 2026-051, ZBA-40/25, 8298 Lake Joseph Road Inc., 8298 Lake Joseph Road, Unit #2, Roll No. 4-8-018 & 4-8-006.

Ms. Walker, Intermediate Planner introduced the application and stated that a revision to the By-law has been implemented and the applicant's agent has submitted a revised Zoning and Consent sketch to include the cold-water stream. Ms. Walker informed Council that staff recommend that the Minor Amendment be approved and all three readings be given.

Resolution Number C-6-13/05/26

Councillor Zavitz - Councillor Burry: BE IT RESOLVED THAT By-law 2026-051 to amend Comprehensive Zoning By-law 2014-14 (8298 Lake Joseph Road Inc., Roll No. 4-8-018 & 4-8-006) be read a first and second time.

Carried

Resolution Number C-7-13/05/26

Councillor Roberts - Councillor Kent:
BE IT RESOLVED THAT a Minor Amendment be approved to replace Schedules II and IV to By-law 2026-051 to reflect the delineation of the identified cold-water stream and to rezone the feature and its recommended buffer to Environmental Protection (EP1).

Carried

Resolution Number C-8-13/05/26

Councillor Nishikawa - Councillor McIntyre: BE IT RESOLVED THAT By-law 2026-051 to amend Comprehensive Zoning By-law 2014-14 (8298 Lake Joseph Road Inc., Roll No. 4-8-018 & 4-8-006) be read a third time and finally passed.

Carried

2. By-law 2026-052, ZBA-38/25, Morey, 1068 McKenzie Road, Roll No. 8-8-011.

Staff answered Committees question regarding the resolution and confirmed that only first and second reading be given and third reading be withheld.

Resolution Number C-9-13/05/26

Councillor Kent - Councillor Roberts: BE IT RESOLVED THAT By-law 2026-052 to amend Comprehensive Zoning By-law 2014-14 (Morey, Roll No. 8-8-011) be read a first and second time.

Carried

3. By-law 2026-053, ZBA-01/26, Rockwood Properties (Muskoka) Ltd., 3658 Muskoka Road 118 West, Roll No. 5-3-002-01.

Resolution Number C-10-13/05/26

Councillor Kent - Councillor Mazan: BE IT RESOLVED THAT By-law 2026-053 to amend Comprehensive Zoning By-law 2014-14 (Rockwood Properties (Muskoka) Ltd., Roll No. 5-3-002-01) be read a first and second time.

Carried

Resolution Number C-11-13/05/26

Councillor Zavitz - Councillor Roberts: BE IT RESOLVED THAT By-law 2026-053 to amend Comprehensive Zoning By-law 2014-14 (Rockwood Properties (Muskoka) Ltd., Roll No. 5-3-002-01) be read a third time and finally passed.

Carried

b. General and Other Planning By-laws

1. By-law 2026-044, Acquisition for the purposes of road widening, Donald, Roll No. 9-12-021.

Resolution Number C-12-13/05/26

Councillor Bosomworth - Councillor McIntyre: BE IT RESOLVED THAT By-Law 2026-044, being a By-law to dedicate Part 1 and 3 on Plan 35R28033 as a public highway and to transfer ownership to the Township be read a first, second, and third time and finally passed.

Carried

2. By-law 2026-046, Sale of Flooded Lands, 2352297 Ontario Inc., Roll No. 9-4-040.

Resolution Number C-13-13/05/26

Councillor Kent - Councillor Burry: BE IT RESOLVED THAT the Flooded Original Shore Road Allowance on Lake Muskoka lying in front of Concession 7, Part Lot 22 (Watt) designated as Part 3 on Plan 35R-27079 – 2352297 Ontario Inc. – Roll 9-4-040 be declared as surplus land;

AND THAT the Clerk is hereby instructed to dispose of the said property pursuant to Sections 8, 9 and 11 of the Municipal Act, 2001;

AND THAT By-law 2026-46 to stop up, close and convey that portion of Flooded Original Shore Road Allowance designated as Part 3 on 35R-27079 be given three readings and finally passed.

Carried

3. By-law 2026-047, being a by-law to appoint a Property Standards Officer for The Corporation of the Township of Muskoka Lakes.

Resolution Number C-14-13/05/26

Councillor Nishikawa - Councillor Roberts: BE IT RESOLVED THAT By-law 2026-047, being a by-law to appoint a Property Standards Officer for The Corporation of the Township of Muskoka Lakes be read a first, second and third time and finally passed.

Carried

4. By-law 2026-048, Sale of Original Shore Road Allowance, Dyer, Roll No. 9-9-022.

Resolution Number C-15-13/05/26

Councillor McIntyre - Councillor Zavitz: BE IT RESOLVED THAT the Original Shore Road Allowance on Lake Muskoka lying in front of Concession 8, Part Lot 25 (Monck) designated as Parts 1, 2, 3 4 and 5 on Plan 35R-28047 – Dyer – Roll 9-9-022 be declared as surplus land;

AND THAT the Clerk is hereby instructed to dispose of the said property pursuant to Sections 8, 9 and 11 of the Municipal Act, 2001;

AND THAT By-law 2026-048 to stop up, close and convey that portion of Original Shore Road Allowance designated as Parts 1, 2, 3, 4 and 5 on 35R-28047 be given three readings and finally passed.

Carried

5. By-law 2026-049, being a By-law to levy and collect taxes for municipal purposes for the year 2026 and to establish due dates for the payments and to charge interest and penalties for non-payment of the same.

Resolution Number C-16-13/05/26

Councillor Roberts - Councillor Kent: BE IT RESOLVED THAT By-law 2026-049, being a By-law to levy and collect taxes for municipal purposes for the year 2026 and to establish due dates for the payments and to charge interest and penalties for non-payment of the same be read a first, second and third time and finally passed.

Carried

6. By-law 2026-050, Sale of Flooded Lands, Monteith, Roll No. 2-9-083.

Resolution Number C-17-13/05/26

Councillor Burry - Councillor Nishikawa: BE IT RESOLVED THAT the Flooded Original Shore Road Allowance on Lake Rosseau lying in front of Concession 5, Part Lot 28 (Watt) designated as Parts 1, 2 and 3 on Plan 35R-27574 – Monteith – Roll 2-9-083 be declared as surplus land;

AND THAT the Clerk is hereby instructed to dispose of the said property pursuant to Sections 8, 9 and 11 of the Municipal Act, 2001;

AND THAT By-law 2026-050 to stop up, close and convey that portion of Flooded Original Shore Road Allowance designated as Parts 1, 2 and 3 on 35R-27574 be given three readings and finally passed.

Carried

7. By-law 2026-054, being a By-law to adopt an updated Community Improvement Plan.

Resolution Number C-18-13/05/26

Councillor Zavitz - Councillor Bosomworth: BE IT RESOLVED THAT by-law 2026-054, being a By-law to adopt an updated Community Improvement Plan be read a first, second, and third time and finally passed.

Carried

8. By-law 2026-055, being a By-law to amend By-law 2021-146 being a By-law to designate Community Improvement Project Areas respecting the redevelopment, revitalization, prosperity, and beautification of the designated areas to expand the boundaries Community Improvement project area to the whole of the Township.

Resolution Number C-19-13/05/26

Councillor McIntyre - Councillor Roberts: BE IT RESOLVED THAT by-law 2026-055, being a By-law to amend By-law 2021-146 being a By-law to designate Community Improvement Project Areas respecting the redevelopment, revitalization, prosperity, and beautification of the designated areas to expand the boundaries Community Improvement project area to the whole of the Township be read a first, second, and third time and finally passed.

Carried

13. Future Meeting Schedule

- a. [Meeting Calendar](#)

14. Council in Closed Session

Council in closed session will be held in the absence of the public pursuant to Section 239(2) of the Municipal Act, 2001:

- a. Exemption - Litigation or potential litigation, including matters before administrative tribunals, Section 239(2)(e) of the Municipal Act, 2001.

Exemption - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, Section 239(2)(f), of the Municipal Act, 2001.

1. Confidential Report CCS-2026-17
2. Confidential Report CCS-2026-18

Resolution Number C-20-13/05/26

Councillor Nishikawa - Councillor Kent: BE IT RESOLVED THAT Council in Closed Session convene at 3:15 p.m. for:

- a. Exemption - Litigation or potential litigation, including matters before administrative tribunals, Section 239(2)(e) of the Municipal Act, 2001.

Exemption - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, Section 239(2)(f), of the Municipal Act, 2001.

1. Confidential Report CCS-2026-17
2. Confidential Report CCS-2026-18

Carried

BUSINESS ARISING FROM CLOSED SESSION

Resolution Number C-21-13/05/26

Councillor Kent - Councillor Roberts: BE IT RESOLVED THAT the direction considered by Council in Closed Session Report # CCS-2026-18 on May 13, 2026 respecting the appeal to the Ontario Land Tribunal, Official Plan Amendment and Zoning By-law Amendment Applications OPA 58 & ZBA-20/24, (590379 Ontario Inc.) be confirmed and acted upon.

Carried

15. Confirming By-law

- a. Consideration of a by-law to confirm the proceedings of Council.

Resolution Number C-22-13/05/26

Councillor Roberts - Councillor McIntyre: BE IT RESOLVED THAT By-law 2026-056 to confirm the proceedings of Council on May 13th, 2026 be read a first, second, and third time and finally passed.

Carried

16. Adjournment

- a. Consideration of a resolution to adjourn.

Resolution Number C-23-13/05/26

Councillor Burry - Councillor Nishikawa: BE IT RESOLVED THAT Council adjourn at 3:46 p.m. and the next regular meeting of Council will be held on Wednesday June 10th, 2026 at 1:00 p.m. electronically from the Council Chambers, Municipal Offices in Port Carling, Ontario.

Carried

Peter Kelley, Mayor

Crystal Best-Sararas, Clerk

MINUTES
Planning Committee Regular Meeting
Thursday, May 14, 2026 @ 9:00 AM
Council Chambers, Municipal Office
Port Carling, Ontario

COMMITTEE
PRESENT:

Mayor P. Kelley
Councillor R. Bosomworth
Councillor G. Burry
Councillor A. Edwards
Councillor S. Mazan
Councillor M.E. McIntyre
Councillor R. Nishikawa
Councillor S. Kent
Councillor G. Roberts
Councillor G. Zavitz

COMMITTEE
REGRETS:

None.

STAFF PRESENT:

D. Pink, Chief Administrative Officer
C. Best-Sararas, Director of Legislative Services/Clerk
J. Huff, Director of Development Service and Environmental Sustainability
S. Stone, Manager of Planning
E. Crowder, Intermediate Planner
K. Walker, Intermediate Planner
E. De Melo, Intermediate Planner
A. Myers-Thomson, Planning Services Assistant
M. Patrao, Planning Clerk

NOTICE: The meeting was held ELECTRONICALLY from the Council Chambers, Municipal Office, Port Carling, Ontario, in accordance with section 238 of the Municipal Act, 2001.

Members of the public were able to observe the proceedings by accessing the live webcast at:
<https://muskokalakes.ca>

If the live webcast had failed, the meeting recording would have been posted at:
<https://muskokalakes.civicweb.net/Portal/>

Public participation in the Electronic Meeting occurred through viewing the webcast and/or by providing comment regarding specific agenda items at the following email address:

planning@muskokalakes.ca

Please note that delegation requests are NOT required for any items on the agenda under Section 5: PLANNING PUBLIC MEETINGS. These Public meetings pursuant to the Planning Act are open to the public and pre-registration in order to participate is not required. If you had wished to comment (maximum 5 minutes) on any other agenda item, registration with the Clerk or designate would have been necessary.

Following the publishing of this agenda, public comments (maximum 5 minutes on any agenda item) could have been provided by registering with the Clerk or designate by emailing planning@muskokalakes.ca by 9:00 am on Wednesday, May 13, 2026. If registrations were received, the Clerk or designate would have issued a Supplementary Agenda pursuant to the Council Procedure By-law. Meeting invitations would have been issued to those who register.

Participation in the Public Meeting portions of the Electronic Meeting could occur through the Zoom electronic meeting platform using information provided in the meeting agenda

1. Call to Order

2. Acknowledgement of Supplementary Agenda

- a. Chair to verbally acknowledge supplementary agenda.

3. Disclosure of Pecuniary Interest

- a. None.

4. Invited Presentations

- a. Rebecca Willison, Environmental Planning Policy and Program Coordinator, The District Municipality of Muskoka
Re: Muskoka Water Strategy

Ms. Willison attended the meeting and shared her presentation.

Ms. Willison answered Committees questions about lake sports in regard to lake health and decisions being based on scientific evidence. Ms. Willison informed Committee that the District Municipality of Muskoka approved Watershed Resilience Action Program (WRAP) funding and the first intake will open June 1st 2026 with the deadline for application being August 31st, 2026.

- b. Kaitlyn Horton, The District Municipality of Muskoka
Re. 2025 Water Quality Monitoring Results from the District's Lake System Health (LSH) Program

Ms. Horton attended the meeting and shared her presentation.

Ms. Horton answered Committees questions regarding chemical parameters and explained that data is not combined with lake associations as the methodology might be different from the way the District Municipality of Muskoka collects their data.

5. Delegations

- a. None.

6. Public comments (maximum 5 minutes on any agenda item outside of statutory public hearings)

- a. None.

7. Planning Public Meetings

- a. Other Public Meetings

- 1. Report from the Chief Municipal Law Enforcement Officer
Re: Report DSES-2026-017 - Draft Noise By-law

Ms. Miners, Chief By-law Officer introduced the report.

Ms. Miners answered Committees questions regarding decibel readers versus a point of reception approach to noise enforcement, proposed hours of nuisance noise restrictions, definition of nuisance noise, and the hours of operation for construction workers.

John Crawley, President of the Moon River Owners Association, 1018 Sandalwood Drive, Bala, ON, P0H 1V0, attended the meeting and spoke to nuisance noise in detail and escalating procedures for people who don't adhere to the By-law.

Steve White, 1184 Crawford Street, Utterson, ON, P0C 1J0, attended the meeting and spoke to section 2.8, 2.10 and 4.3 of the Draft By-law. Mr. White suggested improvements to the definition of nuisance noise, the way in which noise should be measured and requested that noise from exotic animals be regulated within the noise by-law.

Carolyn Pearce, 1113 Crawford Street, Utterson, ON, P0C 1J0, attended the meeting and spoke to the noise heard from the Aspen Valley Wildlife Sanctuary.

Alyxandra Brown, on behalf of Our Muskoka, 2 Bruce Wilson Drive, Port Carling, ON, P0B 1J0, attended the meeting and made recommendations

regarding construction operations. She named a number of local businesses that supported her submission on the noise by-law.

Norah Fountain, on behalf of the Muskoka Lakes Chamber of Commerce, 3125 Muskoka Road 169, Bala, ON, L0K 1E0, attended the meeting and read her submission.

Deborah Ylanko, 1072 Hurling Point Road, Bala, ON, P0C 1A0, attended the meeting and read her submission.

Steve Elliott, President of the Muskoka Lakes Snow Trails Association, 27 Cassels Avenue, Toronto, ON, M4E 1X9, attended the meeting and spoke to the wording in section 3.1.7 and section 5.2.4 of the Draft By-law.

Greg Knight, Owner of Bala Bay Inn, 1006 Clear Lake Road, Torrance, ON, P0C 1M0, attended the meeting and spoke to the history of the Bala Bay Inn as a music venue and the negative impact the proposed time restrictions on nuisance noise in the Draft Noise By-law would have on his businesses.

Mike Strong, Owner of the Kee to Bala, 2195 Highway 169, Gravenhurst, ON, P1P 1R2, attended the meeting and stated that the proposed restriction on nuisance noise on weekdays to 11pm will have a negative impact on the Kee to Bala.

Break commenced at 10:29 a.m., and the meeting reconvened at 10:46 a.m.

Mr. Pink explained the purpose of the meeting and the next steps for the Draft Noise By-law. Mr. Pink answered Committees question stating that staff will report back on what was heard during the meeting and a revised Draft By-law will come back to Planning Committee.

Mr. Knight answered Committees question stating that their ask is that the Township of Muskoka Lakes abide by the Alcohol and Gaming Commission of Ontario (AGCO) permitted times for the exemption of closing time.

Mr. Strong answered Committees questions regarding the Alcohol and Gaming Commission (AGCO) being the Provincial guidelines for noise control and would like no further restriction for hours of operation. Mr. Strong explained ways in which the Kee to Bala has mitigated noise in Bala.

Mr. White informed Committee of where he acquired the information regarding the decibel of a lion's roar.

Hap Wilson, 1141 Crawford Street, Utterson, ON, P0C 1J0, attended the meeting and spoke to the decibel level of a lion's roar, especially when in a sea container.

Resolution Number PLN-1-14/05/26

Councillor Kent – Councillor Mazan:

BE IT RESOLVED THAT public comments be received on the draft Noise By-law and staff be directed to report back to Planning Committee, after considering all of the public feedback received, with an updated Draft Noise By-law for consideration.

Carried

b. Official Plan Amendment Applications

1. None.

c. Concurrent Zoning By-law Amendment and Consent Applications

1. Report PLAN-2026-063
B/36/24/ML, ZBA-43/24, WISE, 2743 Muskoka Road 118 West, roll No. 9-13-016 & 9-13-046

Ms. Crowder, Senior Planner, explained the history, nature, and location of the applications/property.

Notice of Public Meeting was circulated 30 days in advance.

Submissions were received as follows:

Comments from Nick Snyder, Township Chief Building Official;
Comments from Krishal Storey, Lands and Agreement Coordinator;
Comments from Matt Veitch, Township Development and Transportation Engineering Coordinator;
Comments from Sarah Campbell, Planner for the District Municipality of Muskoka; and
Comments from Hydro One.

Ms. Ledger, Agent, 167 Medora Street, Port Carling, ON, P0B 1J0, attended the meeting and spoke to the zoning being Rural Zone (RU1-S), not Rural Agriculture (RU3), and the driveway being on the Environmental Protected (EP1) zone.

No one attended in support or in opposition to the application.

Staff explained the justification for the denial, explaining the history to the property and explained that the lot is deficient in lot frontage and lot area. Staff explained the difference between Rural Agriculture (RU3) zone and a Rural Zone (RU1-S), and that the analysis within the report is correct relating to the RU1-S zone. Staff explained that the entirety of this property is not in the waterfront designation, some of it is also in the rural designation. Staff spoke to the District Municipality of Muskoka's comments and that they are satisfied as long as Township staff are satisfied with the proposal. Staff responded to questions about the technical severance, the history of the zoning and lot configuration of the property and clarified that the main concern is the rezoning.

Ms. Ledger answered Committees questions by noting the Province of Ontario is aggressively supporting new housing opportunities generally and the proposed location being along a highway with an existing entrance is a desirable location for new residential development.

Kevin Wise, 2755 Muskoka Road, Unit 36, 118 West, Port Carling, ON, P0B 1J0, informed Committee of the history of the properties and the previous severance.

Staff spoke to the application not meeting the Official Plan policies related to the size and frontage of new rural residential lots and that if committee wished to support the proposal, an Official Plan Amendment application is recommended. Staff noted that if committee wished to permit smaller rural residential lots generally, direction could be provided to staff to bring forward an amendment to the Official Plan to reduce the required rural lot frontage and size requirements. Staff confirmed that the District Municipality of Muskoka has minimum lot frontage requirements on District roads which are implemented in the Township of Muskoka Lakes Zoning By-law.

Committee held a lengthy discussion on the applicants applying for an Official Plan Amendment and/or updating the Township of Muskoka Lakes Official Plan.

A break commenced at 12:00 p.m., and the meeting reconvened at 1:00 p.m.

Councillor Mazan did not return to the meeting.

MAIN MOTION

Resolution Number PLN-2-14/05/26

Councillor Roberts - Councillor Zavitz:

BE IT RESOLVED THAT Consent Application B/36/24/ML (WISE) be APPROVED subject to the following conditions:

THAT Consent Application B/36/24/ML (WISE) be APPROVED subject to the following conditions:

1. That a satisfactory Consent Agreement under Section 51(26) of the Planning Act be entered into with the Township and registered on title of the Severed Lot of Consent Application B/36/24/ML, and contains provisions to the satisfaction of the Township that includes, but is not limited to:
 - a) The implementation of all recommendations pertaining to the protection of the wetland feature and its buffer area made within the Scoped Environmental Impact Study, prepared by Beacon Environmental Limited and dated November 13, 2025 pertaining to the protection of the wetland feature and its buffer area.
2. That the Certificate of Consent under Section 53(42), of the Planning Act, along with a "Transfer in Preparation" be prepared by a Solicitor, and shall be given to the Secretary-Treasurer within two (2) years from the date the notice of the decision was given.
3. That one hard copy and a digital copy of a satisfactory Registered Reference Plan of the severed lands/rights-of-way/easements prepared by an Ontario Land Surveyor, be submitted to the Secretary-Treasurer which corresponds with the application as submitted. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration on title.
4. That confirmation be received that the Township is satisfied that the Retained and Severed Lots are satisfactory for on-site sewage disposal and that any problems identified with any existing sewage system be corrected to the satisfaction of the Township; and,
5. That zoning relief be approved to regulate the residential uses on the enlarged waterfront lot, and to implement the recommendations pertaining to the protection of the wetland feature and its buffer area made within the Scoped Environmental Impact Study, prepared by Beacon Environmental Limited and dated November 13, 2025.

MOTION TO SUBSTITUTE

Resolution Number PLN-3-14/05/26

Councillor Nishikawa – Councillor McIntyre

BE IT RESOLVED THAT The resolution be substituted for the following:

THAT Consent Application B/36/24/ML (WISE) be APPROVED subject to the following conditions:

1. That a satisfactory Consent Agreement under Section 51 (26) of the Planning Act be entered into with the Township and registered on title of the Severed Lot of Consent Application B/36/24/ML, and contains provisions to the satisfaction of the Township that includes, but is not limited to:
 - a) The implementation of all recommendations pertaining to the protection of the wetland feature and its buffer area made within the Scoped Environmental Impact Study, prepared by Beacon Environmental Limited and dated November 13, 2025 pertaining to the protection of the wetland feature and its buffer area; and,
 - b) references the recommendations of the Wild land Fire Risk Assessment Opinion Letter prepared by Beacon Environmental, dated March 31, 2026.
2. That the Certificate of Consent under Section 53(42), of the Planning Act, along with a "Transfer in Preparation" be prepared by a Solicitor, and shall be given to the Secretary-Treasurer within two (2) years from the date the notice of the decision was given.
3. That one hard copy and a digital copy of a satisfactory Registered Reference Plan of the severed lands/rights-of-way/easements prepared by an Ontario Land Surveyor, be submitted to the Secretary-Treasurer which corresponds with the application as submitted. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration on title.
4. That confirmation be received that the Township is satisfied that the Retained and Severed Lots are satisfactory for on-site sewage disposal and that any problems identified with any existing sewage system be corrected to the satisfaction of the Township;

5. That the lands be subject to an agreement with the District Municipality of Muskoka pursuant to Section 51(26) of the Planning Act, R.S.O. 1990, as amended, respecting the location of wells in relation to the District Road;

6. That the applicant obtain written confirmation from the District of Muskoka that an entrance permit can be issued for access onto the District Road; and,

7. That zoning relief be approved to regulate the residential uses on the enlarged waterfront lot, regulate the residential uses on the severed rural lot, and to implement the recommendations pertaining to the protection of the wetland feature and its buffer area made within the Scoped Environmental Impact Study, prepared by Beacon Environmental Limited and dated November 13, 2025.

Carried

Upon the question of the adoption of the original motion, as moved by Councillor Roberts and seconded by Councillor Zavitz, the motion was CARRIED AS SUBSTITUTED.

MAIN MOTION

Resolution Number PLN-4-14/05/26

Councillor Nishikawa – Councillor Kent:

BE IT RESOLVED THAT Zoning By-law Amendment Application ZBA-43/24 (WISE), as it relates to the following:

- Rezoning Retained Lot (Waterfront Area): Open Space – Private (OS2) to Waterfront Residential – No Constraints (WR1);
- Rezoning Severed Lot (Rural Area): Open Space – Private (OS2) to Environmental Protection (EP1).
- Exemptions A & B for the Severed Lot: A - Minimum Lot Frontage on a Class A District Road 226 ft. and B - Minimum Lot Frontage of 226 ft. and Lot Area of 3.75 ac. respectively.
- Exemption C for the Retained Lot: Minimum Lot Area of 0.9 ac.

Be APPROVED subject to the following:

- That any necessary revisions be made to the By-law and Schedules to reflect the denial of Exemption D and the rezoning of the Severed Lot (Rural Area) from Open Space – Private (OS2) to Rural (RU1-S).

AND THAT Zoning By-law Amendment Application ZBA-43/24 (WISE), as it relates to the following:

- Severed Lot (Rural Area): Rezoning Open Space – Private (OS2) to Rural (RU1-S).
- Exemption D for the Severed Lot: Driveway as a Permitted Use in Environmental Protection (EP1).

Be DENIED.

MOTION TO SUBSTITUTE

Resolution Number PLN-5-14/05/2026

Councillor Nishikawa – Councillor McIntyre

BE IT RESOLVED THAT The resolution be substituted for the following:
THAT Zoning By-law Amendment Application ZBA-43/24 (WISE), as it relates to the following:

- Rezoning Retained Lot (Waterfront Area): Open Space - Private (OS2) to Waterfront Residential - No Constraints (WR1);
- Rezoning Severed Lot (Rural Area): Rezoning Open Space - Private (OS2) to Rural - Area 3 (RU1-S) and Environmental Protection (EP1).
- Exemption A for the Severed Lot: A - Minimum Lot Frontage on a Class A District Road 226 ft.
- Exemption B for the Severed Lot: Minimum Lot Frontage of 226 ft. and Lot Area of 3.75 ac.
- Exemption C for the Retained Lot: Minimum Lot Area of 0.9 ac.
- Exemption D for the Severed Lot: Driveway as a Permitted Use in Environmental Protection (EP1).

Be APPROVED, subject to third reading of the By-law being withheld until such time as the following is completed to the satisfaction of the Township;

- That a site-specific Official Plan Amendment be approved, to permit the proposed rezoning of the Severed Lot in Consent Application B/36/24/ML from Open space - Private (OS2) to Rural - Area 3 (RU 1-S) with a deficient frontage and area.

Carried

Upon the question of the adoption of the original motion, as moved by Councillor Nishikawa and seconded by Councillor Kent, the motion was CARRIED AS SUBSTITUTED.

2. Report PLAN-2026-071
B/01/02/03/04/19/26/ML, ZBA-02/26, HERRMANN, MARSHALL & GRANT-STIPSITS, 4454 Muskoka Road 169, Unit #2, 4454 Muskoka Road 169, Unit #4, 4454 Muskoka Road 169, Unit #1, Roll No's. 4-2-021, 4-2-023 & 4-2-024

Ms. Walker, Intermediate Planner, explained the history, nature, and location of the applications/property.

Notice of Public Meeting was circulated 20 days in advance.

Submissions were received as follows:

Comments from Nick Snyder, Township Chief Building Official;

Comments from Matt Veitch, Township Development and Transportation Engineering Coordinator;

Comments from Krishal Storey, Township Land and Agreements Coordinator;
and

Comments from Sarah Campbell, Planner for the District Municipality of Muskoka.

Stefan Szczerbak, Agent, Planscape Inc. 104 Kimberley Ave, Bracebridge, ON, P1L 1Z8, attended the meeting and spoke to the intent of the application and that the applicants have asked for a deferral to resolve a concern regarding the shoreline structures with Township staff.

No one attended in support or in opposition to the application.

Committee had no questions regarding the applications.

Resolution Number PLN-6-14/05/26

Councillor McIntyre - Councillor Burry:

BE IT RESOLVED THAT Consent Applications B/01/02/03/04/19/26/ML, (HERRMANN, MARSHALL & GRANT-STIPSITS) be APPROVED, subject to the following conditions:

- i. That the Certificate of Consent under Section 53(42), of the Planning Act, along with a "Transfer in Preparation" be prepared by a Solicitor, and shall be given to the Secretary-Treasurer within two (2) years from the date the notice of the decision was given.
- ii. That one hard copy and a digital copy of a satisfactory Registered Reference Plan of the severed lands/rights-of-way prepared by an Ontario Land Surveyor, be submitted to the Secretary-Treasurer which corresponds with the applications as submitted. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration on title.
- iii. That confirmation be received that the Township is satisfied that Resultant Lots 2 and 3 are satisfactory for on-site sewage disposal and that any problems identified with any existing sewage system be corrected to the satisfaction of the Township;
- iv. That Subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance;
- v. That a satisfactory Consent Agreement under Section 51(26) of the Planning Act be entered into with the Township and registered on title of the Resultant Lot 3 and contains provisions to the satisfaction of the Township that includes, but is not limited to:
 - i. A requirement that a future Site Plan Agreement will include provisions as outlined by Section L6.6.2 e) of the Township's 2023 Official Plan.
- vi. That a legal undertaking be submitted by the acting solicitor which confirms that the Severed Lots will merge in title to the Benefitting Lots upon registration of the transfer/deeds, which may include a cancellation of consent if necessary;
- vii. That a rezoning be approved to permit the reconfiguration of the subject properties and areas;
- viii. That the shoreline structures on Resultant Lot 2 be brought into compliance with the Township's Zoning By-law;

- ix. That shed 1 and the privy be removed or brought into compliance on Resultant Lot 3;
- x. That shed 2 be removed or brought into compliance on Resultant Lot 2; and,
- xi. That an 'old dwelling' (refer to Figure 8) be removed on Resultant Lot 2.

Resolution Number PLN-7-14/05/26

Councillor Roberts- Mayor Kelley:

BE IT RESOLVED THAT Exemption C to Zoning By-law Amendment Application ZBA-02/26, (HERRMANN, MARSHALL & GRANT-STIPSITS), be APPROVED subject to the following:

- That the draft By-law be amended to include relief from Section 1. i) of By-law 2008-149, which permits Parent Lot #1 (Unit 1) to have a minimum lot frontage of 265 feet.; and,
- That By-law 2005-119 be repealed.

THAT Exemptions A and B to Zoning By-law Amendment Application ZBA-02/26, (HERRMANN, MARSHALL & GRANT-STIPSITS), be DENIED.

Resolution Number PLN-8-14/05/26

Councillor Edwards – Councillor Burry

BE IT RESOLVED THAT Consent Applications B/01/02/03/04/19/26/ML and Zoning By-law Amendment Application ZBA-02/26, (HERRMANN, MARSHALL & GRANT-STIPSITS), be DEFERRED, at the applicants request in order for the applicants to work with Township Staff to submit a revised proposal.

Carried

d. Zoning By-law Amendment Applications

- 1. Report PLAN-2026-066
ZBA-04/26, ASPEN VALLEY WILDLIFE SANCTUARY, 1116 Crawford Street & No Civic Address Assigned, Roll NO. 1-1-013 & 1-1-012

Ms. De Melo, Intermediate Planner, explained the history, nature, and location of the applications/property.

Notice of Public Meeting was circulated 23 days in advance.

Submissions were received as follows:

Comments from Nick Snyder, Township Chief Building Official;

Comments from Matt Veitch, Township Development and Transportation Engineering Coordinator;

Comments from Krishal Storey, Township Land and Agreements Coordinator;

Comments from the Ministry Energy and Mines;

Comments from Sarah Campbell, Planner for the District Municipality of Muskoka;

Letter of Objection from Hap Wilson;

Letter of Objection from Andrea Wilson;

Letter of Objection from Carolyn Pearce;

Letter of Objection from Steve White;

Letter of Support from Alexander Magditsch;

Letter of Support from Sharon Wiley;

Letter of Support from JoAnn Bush;

Letter of Support from Jiuliana Walton;

Letter of Support from Lynda McCarthy; and

Letter of support from Tracey Weir.

Steve Fahner, Agent, Northern Vision Planning Ltd., 109 Meadow Heights Drive, Bracebridge, ON, P1L 1A4, attended the meeting and shared his presentation.

Gord Forfar, Board Chair of Directors for Aspen Valley Wildlife Sanctuary, 1125 Trafalgar Bay Road, Bala, ON, L0K 1E0, attended the meeting and gave a brief history of the property the Aspen Valley Wildlife Sanctuary and spoke to the intent of the application.

Linda Glimps, Executive Director of the Aspen Valley Wildlife Sanctuary, 18 Belvedere Avenue, Parry Sound, ON, P2A 2A1, attended the meeting and spoke to the requirements the sanctuary abides by, and that the sanctuary is highly regulated and licensed. Ms. Glimps stated that the Aspen Valley Wildlife Sanctuary is one of its kind in the rehabilitation of animals.

Linda McCarthy, 6 Huntingwood Court, Kitchener, ON, N2P 2A7, attended the meeting and spoke in support of the application.

Jiuliana Magditsch, 1155 Gordon Street, Guelph, ON, N1L 1S8, attended the meeting and read her submitted letter of support.

Carolyn Pearce, 1113 Crawford Street, Utterson, ON, P0C 1J0, attended the meeting in opposition of the application and voiced her concern regarding the redesignation of the property, and the destruction of the natural habitat.

Hap Wilson on behalf of his wife Andrea Wilson, 1141 Crawford Street, Utterson, ON, P0C 1J0, attended the meeting and read Ms. Wilson's letter of opposition.

Hap Wilson, 1141 Crawford Street, Utterson, ON, P0C 1J0, attended the meeting and read his submitted letter of Opposition.

Madison Crawford, 1251 Crawford Street, Utterson, ON, P0C 1J0, attended the meeting in opposition and spoke to the definition of a Wildlife Sanctuary. Ms. Crawford spoke to issues regarding noise, setbacks, and changes of use to the property.

Steve White, 1184 Crawford Street, Utterson, ON, P0C 1J0, attended the meeting and noted concerns in regard to the security of the wildlife sanctuary.

Ms. Glimps answered Committees questions regarding the temporary housing of lions and explained that Aspen Valley Wildlife Sanctuary is not an exotic wildlife sanctuary. Ms. Glimps stated that they would always follow the licensing guidelines issued to the sanctuary and they have no interest in permanently housing exotic animals. In response to a question from Committee, Ms. Glimps indicated the sanctuary would not refuse requests to temporarily house exotic animals for rescue purposes.

Staff answered Committees questions regarding the two-stage process to the application so public comments can be received and considered, and the time-frame of the next steps. Staff explained the intent of the application, and the expansion of the legal non-complying use.

Mr. White answered Committees questions regarding security and explained that there are no mechanisms in place to stop people from getting into the Aspen Valley Wildlife Sanctuary and releasing animals.

A break commenced at 2:28 p.m., and the meeting reconvened at 2:45 p.m.

Resolution Number PLN-9-14/05/26

Councillor Zavitz - Councillor Edwards:

BE IT RESOLVED 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.

Carried

2. Report PLAN-2026-067
ZBA-07/26, COFFEY, 4768 Muskoka Road 169, unit #4, Roll No. 4-5-082

Ms. De Melo, Intermediate Planner, explained the history, nature, and location of the applications/property.

Notice of Public Meeting was circulated 21 days in advance.

Submissions were received as follows:

Comments from Nick Snyder, Township Chief Building Official;

Comments from Matt Veitch, Township Development and Transportation Engineering Coordinator;

Comments from Krishal Storey, Township Land and Agreement Coordinator;
and

Comments from Sarah Campbell, Planner for the District Municipality of Muskoka.

Curtis Livingstone, Agent, attended the meeting, shared his presentation and stated his availability for any questions.

No one attended in support or in opposition to the application.

Mr. Livingstone answered Committees questions regarding the logistics of how the boathouse will be moved along the lake.

Resolution Number PLN-10-14/05/26

Councillor Nishikawa - Councillor Kent:

BE IT RESOLVED THAT Zoning By-law Amendment Application ZBA-07/26 (COFFEY), be APPROVED, subject to the following:

- That the draft By-law be revised to contain a site-specific definition of “covered area” specifying that the covered area on the upper storey of the boathouse shall not contain more than one wall; and
- That a revision be made to the draft by-law to restrict the proposed two-storey boathouse to the size and extent proposed as shown on Schedule II to the draft By-law.

AND THAT the proposed development be made subject to Site Plan Control.

Carried

3. Report PLAN-2026-062
ZBA-18/26, VINOGRADOV, 1029 Wares Road, Roll No. 8-5-022-01

Ms. Crowder, Senior Planner, explained the history, nature, and location of the applications/property.

Notice of Public Meeting was circulated 28 days in advance.

Submissions were received as follows:

Comments from Nick Snyder, Township Chief Building Official;
Comments from Matt Veitch, Township Development and Transportation Engineering Coordinator; and
Comments from Sarah Campbell, Planner for the District Municipality of Muskoka.

No one attended in support or in opposition to the application.

Staff responded to Committees question explaining that the zone change was part of the rezoning exercise for Comprehensive Zoning By-law 2014-14 and confirmed the property does not have frontage on the waterfront.

Resolution Number PLN-11-14/05/26

Mayor Kelley - Councillor Burry:

BE IT RESOLVED THAT Zoning By-law Amendment Application ZBA-18/26 (VINOGRADOV) be APPROVED, subject to a revision to the draft by-law to include relief from Section 6.1.3 of Comprehensive Zoning By-law 2014-14 to permit a minimum lot size of 4.9 acres for a lot zoned Rural – Area 3 (RU1).

Carried

8. Zoning By-law / Official Plan

- a. None.

9. Site Plans / Plans of Subdivision and Condominium

- a. None.

10. Long Range Planning / Special Projects / Other Business

- a. Report from the Director of Development Services and Environmental Sustainability
Re: Report DSES-2026-020 - Comprehensive Zoning By-law Update - Non-Waterfront Zoning Issues

Nick McDonald attended the meeting and highlighted the recommendations from his report regarding the proposed changes to the Zoning By-law regarding Non-Waterfront areas.

Ms. Huff spoke to the report and recommendations provided. Ms. Huff highlighted staff recommendations regarding Hunt camps, and Home-Based Businesses.

Mr. McDonald confirmed the year the process to update the Zoning By-law began.

Barb Bridgeman attended the meeting and explained what was discussed at the May Steering Committee meeting.

Ms. Bridgeman answered Committees questions regarding hunt camps and that the Township of Muskoka Lakes has no jurisdiction in where people can and cannot hunt.

Ms. Huff answered Committees questions regarding attainable housing and parking standards and reviewed the recommended next steps for the Zoning Update Project. Ms. Huff also clarified that the resolution speaks to larger shipments to home-based businesses being prohibited.

Ms. Crowder spoke to applications received for apartment dwellings, almost always needing relief from parking provisions and this step would allow applicants to not have to go through the additional step of applying for relief.

Resolution Number PLN-12-14/05/26

Councillor Kent- Councillor McIntyre:

BE IT RESOLVED THAT: Committee directs that the first draft of the zoning by-law amendment contain the following provisions:

- Single detached dwellings be listed as a specific permitted use in the R1 Zone;
- Semi-detached and duplex dwellings be permitted in the R1 Zone;
- The 'townhouse dwelling' term be re-named as 'block townhouse dwelling'; and
- Rowhouse dwellings be permitted in the RM1 Zone;
- The permitted height be increased from 10.7 metres to 12.0 metres in the R1 and RM1 zones;
- The permitted height be increased from 10.7 metres to 13.0 metres in the RM2 zone;
- The minimum dwelling unit size requirement of 65 m² (700 sq. ft.) for townhouses in Section 5.1.4.3 be deleted;
- The minimum dwelling unit size requirements for bachelor, 1-bedroom, 2-bedroom and 3-bedroom units in a multiple dwelling, apartment dwelling or converted dwelling in Section 5.1.5 be deleted and would be in accordance to the minimum size requirements of the Ontario Building Code; and,
- The apartment dwelling parking rate from 1.75 per unit plus 1 visitor space per 2 units be reduced to 1 space per unit and .25 visitor spaces per unit.

Carried

Resolution Number PLN-13-14/05/26

Councillor Roberts - Councillor Edwards:

BE IT RESOLVED THAT: Committee directs that the first draft of the zoning by-law amendment contain the following provisions:

- The maximum floor area of any one ADU (whether in the primary building or in an accessory building) should be less than the total floor area of the primary dwelling unit;
- The maximum floor area of each of two ADU's in the primary building should be less than the floor area of the primary dwelling unit;

- The maximum percentage of the rear yard in urban areas that can be used for an ADU should be 50%;
- The maximum floor area of an ADU should remain at 111 m² (1,195 sq. ft.) as it is now, provided the floor area does not exceed the floor area of the primary dwelling unit or 50% of the rear yard in urban areas as per the above;
- The maximum height of an accessory building with an ADU anywhere in the Township should be 7.6 metres (25 feet); and,
- A detached ADU be located no further than 50 metres from the primary dwelling in rural areas.

Carried

Resolution Number PLN-14-14/05/26

Mayor Kelley - Councillor Zavitz:

BE IT RESOLVED THAT: Committee directs that any lands located within Community Areas that are currently not zoned for commercial uses but located within the boundary of the Community Core sub-designation shall be required to undertake a site-specific zone change application in order to permit any of the commercial core permitted uses within 2023 Official Plan.

Carried

Resolution Number PLN-15-14/05/26

Councillor Burry - Councillor Nishikawa:

BE IT RESOLVED THAT: Committee directs that the first draft of the zoning by-law amendment includes a new provision that requires hunt camps to be located 600 m from any navigable waterway.

Carried

Resolution Number PLN-16-14/05/26

Councillor Edwards - Councillor Kent:

BE IT RESOLVED THAT: Committee directs that the first draft of the zoning by-law amendment contains the following amendments:

- Permits home based businesses in any dwelling unit type;

- Remove 3.13 g which states that home based businesses does not interfere with radio or television reception;
- Improve the language in 3.13 a) and g) to clarify that the sections apply to home based businesses in accessory structures located with the Waterfront and Community Zones; and,
- Limits the size of accessory structures on properties less than 1 Ac in the rural zone to 500 sq ft;
- Off-street parking shall be provided in accordance with Section 3.28 unless the HBB employees are residents of the dwelling and the business does not include customers attending the dwelling to procure a service or product;
- A home based business shall not include the shipping or receiving of goods or materials by commercial motor vehicle greater than 11,790 kg (Class 8 commercial vehicle) and
- No yards, shoreline, dock or boathouse may be used for a home based business in Community or Waterfront zones.

Carried

Resolution Number PLN-17-14/05/26

Councillor McIntyre – Councillor Roberts

BE IT RESOLVED THAT: Committee directs that the first draft of the zoning by-law amendment includes a new provision exempting building additions for all commercial uses except restaurants from the providing additional parking and that parking requirements that are generated as a result of a use change remain.

Carried

Resolution Number PLN-18-14/05/26

Councillor Burry – Mayor Kelley:

BE IT RESOLVED THAT: Committee directs that staff proceed with Option C of Staff Report DSES-2026-020 in regards to the zoning by-law update project.

Carried

11. Heritage and Attainable Housing

- a. None.

12. Development Services

- a. None.

13. BY-LAW ENFORCEMENT

14. Unfinished Business

- a. Report PLAN-2026-070
B/18/19/20/24/ML, ZBA-26/24, 2159670 ONTARIO LIMITED & GOLDHAR, No Civic Address Assigned, Roll No's. 1-3-051, 1-3-052 & 1-3-052-02

Ms. Crowder, Senior Planner, explained the history, nature, and location of the applications/property.

Jamie Robinson, Agent, MHBC Planning, 113 Collier Street, Barrie, ON, L4M 1H2, attended the meeting, shared his presentation, and gave a brief history of the application.

Ms. Crowder responded to Committees questions explaining that the application would alter lot coverage amounts but have no significant impact on development rights.

Resolution Number PLN-19-14/05/26

Councillor Nishikawa - Councillor Roberts:

BE IT RESOLVED THAT the revised consent sketch for provisionally approved Consent Applications B/18/19/20/24/ML (2159670 ONTARIO LIMITED AND GOLDHAR) be APPROVED.

Carried

15. NEW BUSINESS

- a. Mr. Pink informed Committee that the Township of Muskoka Lakes and neighbouring Municipalities were awarded the 2026 Municipal Impact Award from the Association of Consulting Engineers and Companies at their annual project awards for the Regional Climate Change Mitigation Plan.

16. GENERAL INFORMATION

- a. [Ontario Land Tribunal Status Update](#)

CAO Pink informed Committee that the Ontario Land Tribunal (OLT) hearing has been set for the Aggregate portion of the Official Plan Amendment beginning on February 1st, 2027 and scheduled for 13 days.

- b. Staff Delegated Approvals
April 1, 2026 - April 30, 2026
Site Plans: 0 Residential, 0 Commercial

- c. Correspondence - All correspondence received can be found [here](#) and is a matter of public record.

17. COMMITTEE IN CLOSED SESSION

18. ADJOURNMENT

- a. Consideration of a resolution to adjourn.

Resolution Number PLN-20-14/05/26

Mayor Kelley – Councillor Roberts:

BE IT RESOLVED THAT the Planning Committee meeting adjourn at 3:57 p.m. and that the next regular Planning Committee meeting will be held on Thursday, June 11th, 2026, at 9:00 a.m. via an electronically and in-person hybrid format from the Council Chambers, Municipal Offices, in Port Carling, Ontario.

Carried

Crystal Best-Sararas, Clerk

Chair Rob Bosomworth



PLANNING COMMITTEE MEETING

Agenda Item 7.a.1

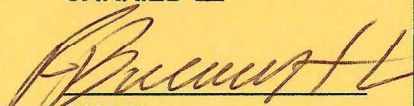
Date: May 14, 2026

PLN- 1 -14/05/26

MOVED BY: Councillor Kent

SECONDED BY: Councillor Mazan

BE IT RESOLVED THAT public comments be received on the draft Noise By-law and staff be directed to report back to Planning Committee, after considering all of the public feedback received, with an updated Draft Noise By-law for consideration.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	DEFEATED <input type="checkbox"/> CARRIED <input checked="" type="checkbox"/>  CHAIR
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			



PLANNING COMMITTEE MEETING

Agenda Item 7.c.1

Date: May 14, 2026

PLN- 2 **-14/05/26**

MOVED BY: Councillor Roberts

SECONDED BY: Councillor Zavitz

BE IT RESOLVED THAT Consent Application B/36/24/ML (WISE) be APPROVED subject to the following conditions:

THAT Consent Application B/36/24/ML (WISE) be APPROVED subject to the following conditions:

1. That a satisfactory Consent Agreement under Section 51(26) of the Planning Act be entered into with the Township and registered on title of the Severed Lot of Consent Application B/36/24/ML, and contains provisions to the satisfaction of the Township that includes, but is not limited to:
 - a) The implementation of all recommendations pertaining to the protection of the wetland feature and its buffer area made within the Scoped Environmental Impact Study, prepared by Beacon Environmental Limited and dated November 13, 2025 pertaining to the protection of the wetland feature and its buffer area.
2. That the Certificate of Consent under Section 53(42), of the Planning Act, along with a "Transfer in Preparation" be prepared by a Solicitor, and shall be given to the Secretary-Treasurer within two (2) years from the date the notice of the decision was given.
3. That one hard copy and a digital copy of a satisfactory Registered Reference Plan of the severed lands/rights-of-way/easements prepared by an Ontario Land Surveyor, be submitted to the Secretary-Treasurer which corresponds with the application as submitted. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration on title.
4. That confirmation be received that the Township is satisfied that the Retained and Severed Lots are satisfactory for on-site sewage disposal and that any problems identified with any existing sewage system be corrected to the satisfaction of the Township; and,
5. That zoning relief be approved to regulate the residential uses on the enlarged waterfront lot, and to implement the recommendations pertaining to the protection of the wetland feature and its buffer area made within the Scoped Environmental Impact Study, prepared by Beacon Environmental Limited and dated November 13, 2025.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	_____	_____
Recorded Vote Requested by: _____		

As Substituted

DEFEATED

CARRIED

[Signature]
CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 7.c.1

Date: May 14, 2026

PLN- 3 **-14/05/26**

MOVED BY: Councillor Nishikawa

SECONDED BY: Councillor McIntyre

BE IT RESOLVED THAT The resolution be substituted for the following:

THAT Consent Application B/36/24/ML (WISE) be APPROVED subject to the following conditions:

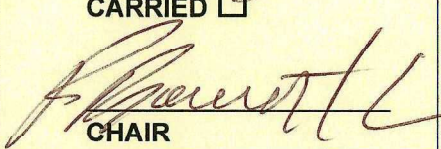
1. That a satisfactory Consent Agreement under Section 51(26) of the Planning Act be entered into with the Township and registered on title of the Severed Lot of Consent Application B/36/24/ML, and contains provisions to the satisfaction of the Township that includes, but is not limited to:
 - a) The implementation of all recommendations pertaining to the protection of the wetland feature and its buffer area made within the Scoped Environmental Impact Study, prepared by Beacon Environmental Limited and dated November 13, 2025 pertaining to the protection of the wetland feature and its buffer area; and,
 - b) references the recommendations of the Wildland Fire Risk Assessment Opinion Letter prepared by Beacon Environmental, dated March 31, 2026.
2. That the Certificate of Consent under Section 53(42), of the Planning Act, along with a "Transfer in Preparation" be prepared by a Solicitor, and shall be given to the Secretary-Treasurer within two (2) years from the date the notice of the decision was given.
3. That one hard copy and a digital copy of a satisfactory Registered Reference Plan of the severed lands/rights-of-way/easements prepared by an Ontario Land Surveyor, be submitted to the Secretary-Treasurer which corresponds with the application as submitted. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration on title.
4. That confirmation be received that the Township is satisfied that the Retained and Severed Lots are satisfactory for on-site sewage disposal and that any problems identified with any existing sewage system be corrected to the satisfaction of the Township;
5. That the lands be subject to an agreement with the District Municipality of Muskoka pursuant to Section 51(26) of the Planning Act, R.S.O. 1990, as amended, respecting the location of wells in relation to the District Road;
6. That the applicant obtain written confirmation from the District of Muskoka that an entrance permit can be issued for access onto the District Road; and,

7. That zoning relief be approved to regulate the residential uses on the enlarged waterfront lot, regulate the residential uses on the severed rural lot, and to implement the recommendations pertaining to the protection of the wetland feature and its buffer area made within the Scoped Environmental Impact Study, prepared by Beacon Environmental Limited and dated November 13, 2025.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	_____	_____
Recorded Vote Requested by: _____		

DEFEATED

CARRIED


CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 7.c.1

Date: May 14, 2026

PLN- 4 **-14/05/26**

MOVED BY: Councillor Nishikawa

SECONDED BY: Councillor Kent

BE IT RESOLVED THAT Zoning By-law Amendment Application ZBA-43/24 (WISE), as it relates to the following:

- Rezoning Retained Lot (Waterfront Area): Open Space – Private (OS2) to Waterfront Residential – No Constraints (WR1);
- Rezoning Severed Lot (Rural Area): Open Space – Private (OS2) to Environmental Protection (EP1).
- Exemptions A & B for the Severed Lot: A - Minimum Lot Frontage on a Class A District Road 226 ft. and B - Minimum Lot Frontage of 226 ft. and Lot Area of 3.75 ac. respectively.
- Exemption C for the Retained Lot: Minimum Lot Area of 0.9 ac.

Be APPROVED subject to the following:

- That any necessary revisions be made to the By-law and Schedules to reflect the denial of Exemption D and the rezoning of the Severed Lot (Rural Area) from Open Space – Private (OS2) to Rural (~~RU3~~)(*RU1-S*) ^{CS}

AND THAT Zoning By-law Amendment Application ZBA-43/24 (WISE), as it relates to the following:

- Severed Lot (Rural Area): Rezoning Open Space – Private (OS2) to Rural (~~RU3~~)(*RU1-S*) ^{CS}
- Exemption D for the Severed Lot: Driveway as a Permitted Use in Environmental Protection (EP1).

Be DENIED.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	_____	_____
Recorded Vote Requested by: _____		

As Submitted

DEFEATED

CARRIED

[Signature]
CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 7.c.1

Date: May 14, 2026

PLN- 5 **-14/05/26**

MOVED BY: Councillor Nishikawa

SECONDED BY: Councillor McIntyre

BE IT RESOLVED THAT The resolution be substituted for the following:

THAT Zoning By-law Amendment Application ZBA-43/24 (WISE), as it relates to the following:

- Rezoning Retained Lot (Waterfront Area): Open Space – Private (OS2) to Waterfront Residential – No Constraints (WR1);
- Rezoning Severed Lot (Rural Area): Rezoning Open Space – Private (OS2) to Rural – Area 3 (RU1-S) and Environmental Protection (EP1).
- Exemption A for the Severed Lot: A - Minimum Lot Frontage on a Class A District Road 226 ft.
- Exemption B for the Severed Lot: Minimum Lot Frontage of 226 ft. and Lot Area of 3.75 ac.
- Exemption C for the Retained Lot: Minimum Lot Area of 0.9 ac.
- Exemption D for the Severed Lot: Driveway as a Permitted Use in Environmental Protection (EP1).

Be APPROVED, subject to third reading of the By-law being withheld until such time as the following is completed to the satisfaction of the Township;

- That a site-specific Official Plan Amendment be approved, to permit the proposed rezoning of the Severed Lot in Consent Application B/36/24/ML from Open space – Private (OS2) to Rural – Area 3 (RU1-S) with a deficient frontage and area.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>

COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	_____	_____
Recorded Vote Requested by: _____		

DEFEATED

CARRIED

R. Burnett
CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 7.c.2

Date: May 14, 2026

PLN- 6 **-14/05/26**

MOVED BY: Councillor McIntyre

SECONDED BY: Councillor Burry

BE IT RESOLVED THAT Consent Applications B/01/02/03/04/19/26/ML, (HERRMANN, MARSHALL & GRANT-STIPSITS) be APPROVED, subject to the following conditions:

- i. That the Certificate of Consent under Section 53(42), of the Planning Act, along with a "Transfer in Preparation" be prepared by a Solicitor, and shall be given to the Secretary-Treasurer within two (2) years from the date the notice of the decision was given.
- ii. That one hard copy and a digital copy of a satisfactory Registered Reference Plan of the severed lands/rights-of-way prepared by an Ontario Land Surveyor, be submitted to the Secretary-Treasurer which corresponds with the applications as submitted. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration on title.
- iii. That confirmation be received that the Township is satisfied that Resultant Lots 2 and 3 are satisfactory for on-site sewage disposal and that any problems identified with any existing sewage system be corrected to the satisfaction of the Township;
- iv. That Subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance;
- v. That a satisfactory Consent Agreement under Section 51(26) of the Planning Act be entered into with the Township and registered on title of the Resultant Lot 3 and contains provisions to the satisfaction of the Township that includes, but is not limited to:
 - i. A requirement that a future Site Plan Agreement will include provisions as outlined by Section L6.6.2 e) of the Township's 2023 Official Plan.
- vi. That a legal undertaking be submitted by the acting solicitor which confirms that the Severed Lots will merge in title to the Benefitting Lots upon registration of the transfer/deeds, which may include a cancellation of consent if necessary;
- vii. That a rezoning be approved to permit the reconfiguration of the subject properties and areas;
- viii. That the shoreline structures on Resultant Lot 2 be brought into compliance with the Township's Zoning By-law;
- ix. That shed 1 and the privy be removed or brought into compliance on Resultant Lot 3;
- x. That shed 2 be removed or brought into compliance on Resultant Lot 2; and,

xi. That an 'old dwelling' (refer to Figure 8) be removed on Resultant Lot 2.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	DEFEATED <input type="checkbox"/>
			CARRIED <input type="checkbox"/>
TOTALS	_____	_____	
Recorded Vote Requested by: _____			_____
			CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 7.c.2

Date: May 14, 2026

PLN- 7 **-14/05/26**

MOVED BY: Councillor Roberts

SECONDED BY: Mayor Kelley

BE IT RESOLVED THAT Exemption C to Zoning By-law Amendment Application ZBA-02/26, (HERRMANN, MARSHALL & GRANT-STIPSITS), be APPROVED subject to the following:

- That the draft By-law be amended to include relief from Section 1. i) of By-law 2008-149, which permits Parent Lot #1 (Unit 1) to have a minimum lot frontage of 265 feet.; and,
- That By-law 2005-119 be repealed.

THAT Exemptions A and B to Zoning By-law Amendment Application ZBA-02/26, (HERRMANN, MARSHALL & GRANT-STIPSITS), be DENIED.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	DEFEATED <input type="checkbox"/>
Recorded Vote Requested by: _____			CARRIED <input type="checkbox"/>
			_____ CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 7.c.2


Date: May 14, 2026

PLN- 8 **-14/05/26**

MOVED BY: Councillor Edwards

SECONDED BY: Councillor Burry

BE IT RESOLVED THAT Consent Applications B/01/02/03/04/19/26/ML and Zoning By-law Amendment Application ZBA-02/26, (HERRMANN, MARSHALL & GRANT-STIPSITS), be DEFERRED, at the applicants request in order for the applicants to work with Township Staff to submit a revised proposal.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	DEFEATED <input type="checkbox"/> CARRIED <input checked="" type="checkbox"/>  CHAIR
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			



PLANNING COMMITTEE MEETING

Agenda Item 7.d.1

Date: May 14, 2026

PLN- 9 **-14/05/26**

MOVED BY: Councillor Zavitz

SECONDED BY: Councillor Edwards

BE IT RESOLVED 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.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>

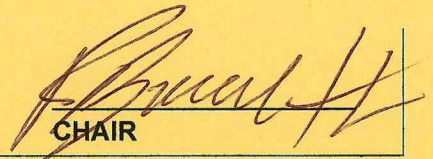
DEFEATED

CARRIED

TOTALS

Recorded Vote Requested by: _____

_____	_____
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CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 7.d.2

Date: May 14, 2026

PLN- 10 -14/05/26

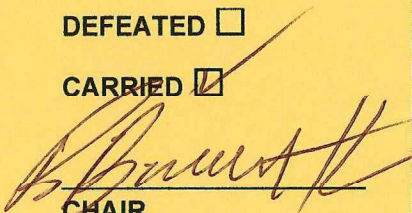
MOVED BY: Councillor Nishikawa

SECONDED BY: Councillor Kent

BE IT RESOLVED THAT Zoning By-law Amendment Application ZBA-07/26 (COFFEY), be APPROVED, subject to the following:

- That the draft By-law be revised to contain a site-specific definition of “covered area” specifying that the covered area on the upper storey of the boathouse shall not contain more than one wall; and
- That a revision be made to the draft by-law to restrict the proposed two-storey boathouse to the size and extent proposed as shown on Schedule II to the draft By-law.

AND THAT the proposed development be made subject to Site Plan Control.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	DEFEATED <input type="checkbox"/> CARRIED <input checked="" type="checkbox"/>  CHAIR
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			



PLANNING COMMITTEE MEETING

Agenda Item 7.d.3


Date: May 14, 2026

PLN- 11 -14/05/26

MOVED BY: Mayor Kelley

SECONDED BY: Councillor ~~Mazan~~ *Burry*

BE IT RESOLVED THAT Zoning By-law Amendment Application ZBA-18/26 (VINOGRADOV) be APPROVED, subject to a revision to the draft by-law to include relief from Section 6.1.3 of Comprehensive Zoning By-law 2014-14 to permit a minimum lot size of 4.9 acres for a lot zoned Rural – Area 3 (RU1).

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	DEFEATED <input type="checkbox"/> CARRIED <input checked="" type="checkbox"/>  CHAIR
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			



PLANNING COMMITTEE MEETING

Agenda Item 10.a

Date: May 14, 2026

PLN- 12 -14/05/26

MOVED BY: Councillor Kent

SECONDED BY: Councillor McIntyre

BE IT RESOLVED THAT: Committee directs that the first draft of the zoning by-law amendment contain the following provisions:

- Single detached dwellings be listed as a specific permitted use in the R1 Zone;
- Semi-detached and duplex dwellings be permitted in the R1 Zone;
- The ‘townhouse dwelling’ term be re-named as ‘block townhouse dwelling’; and
- Rowhouse dwellings be permitted in the RM1 Zone;
- The permitted height be increased from 10.7 metres to 12.0 metres in the R1 and RM1 zones;
- The permitted height be increased from 10.7 metres to 13.0 metres in the RM2 zone;
- The minimum dwelling unit size requirement of 65 m² (700 sq. ft.) for townhouses in Section 5.1.4.3 be deleted;
- The minimum dwelling unit size requirements for bachelor, 1-bedroom, 2-bedroom and 3-bedroom units in a multiple dwelling, apartment dwelling or converted dwelling in Section 5.1.5 be deleted and would be in accordance to the minimum size requirements of the Ontario Building Code; and,
- The apartment dwelling parking rate from 1.75 per unit plus 1 visitor space per 2 units be reduced to 1 space per unit and .25 visitor spaces per unit.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>

COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	_____	_____
Recorded Vote Requested by: _____		

DEFEATED

CARRIED

[Handwritten Signature]
CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 10.a

Date: May 14, 2026

PLN- 13 -14/05/26


MOVED BY: Councillor Roberts

SECONDED BY: Councillor Edwards

BE IT RESOLVED THAT: Committee directs that the first draft of the zoning by-law amendment contain the following provisions:

- The maximum floor area of any one ADU (whether in the primary building or in an accessory building) should be less than the total floor area of the primary dwelling unit;
- The maximum floor area of each of two ADU's in the primary building should be less than the floor area of the primary dwelling unit;
- The maximum percentage of the rear yard in urban areas that can be used for an ADU should be 50%;
- The maximum floor area of an ADU should remain at 111 m2 (1,195 sq. ft.) as it is now, provided the floor area does not exceed the floor area of the primary dwelling unit or 50% of the rear yard in urban areas as per the above;
- The maximum height of an accessory building with an ADU anywhere in the Township should be 7.6 metres (25 feet); and,
- A detached ADU be located no further than 50 metres from the primary dwelling in rural areas.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS		
Recorded Vote Requested by: _____		

DEFEATED
 CARRIED

 CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 10.a

Date: May 14, 2026

PLN- 14 -14/05/26

MOVED BY: Mayor Kelley

SECONDED BY: Councillor Zavitz

BE IT RESOLVED THAT: Committee directs that any lands located within Community Areas that are currently not zoned for commercial uses but located within the boundary of the Community Core sub-designation shall be required to undertake a site-specific zone change application in order to permit any of the commercial core permitted uses within 2023 Official Plan.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			

DEFEATED

CARRIED

[Handwritten Signature]
 CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 10.a

Date: May 14, 2026

PLN- 15 -14/05/26

MOVED BY: Councillor Burry

SECONDED BY: Councillor Nishikawa

BE IT RESOLVED THAT: Committee directs that the first draft of the zoning by-law amendment includes a new provision that requires hunt camps to be located 600 m from any navigable waterway.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	_____	_____
Recorded Vote Requested by: _____		

DEFEATED

CARRIED

[Signature]
CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 10.a

Date: May 14, 2026

PLN- 16 -14/05/26

MOVED BY: Councillor Edwards

SECONDED BY: Councillor Mazan *Kent*

BE IT RESOLVED THAT: Committee directs that the first draft of the zoning by-law amendment contains the following amendments:

- Permits home based businesses in any dwelling unit type;
- Remove 3.13 g which states that home based businesses does not interfere with radio or television reception;
- Improve the language in 3.13 a) and g) to clarify that the sections apply to home based businesses in accessory structures located with the Waterfront and Community Zones; and,
- Limits the size of accessory structures on properties less than 1 Ac in the rural zone to 500 sq ft;
- Off-street parking shall be provided in accordance with Section 3.28 unless the HBB employees are residents of the dwelling and the business does not include customers attending the dwelling to procure a service or product;
- A home based business shall not include the shipping or receiving of goods or materials by commercial motor vehicle greater than 11,790 kg (Class 8 commercial vehicle) and
- No yards, shoreline, dock or boathouse may be used for a home based business in Community or Waterfront zones.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>

DEFEATED
 CARRIED

TOTALS

Recorded Vote Requested by: _____

_____	_____
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CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 10.a

Date: May 14, 2026

PLN- 17 -14/05/26

MOVED BY: Councillor McIntyre

SECONDED BY: Councillor Roberts

BE IT RESOLVED THAT: Committee directs that the first draft of the zoning by-law amendment includes a new provision exempting building additions for all commercial uses except restaurants from the providing additional parking and that parking requirements that are generated as a result of a use change remain.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	_____	_____
Recorded Vote Requested by: _____		

DEFEATED

CARRIED

[Signature]
CHAIR



PLANNING COMMITTEE MEETING

Agenda Item 10.a

Date: May 14, 2026

PLN- 18 -14/05/26

MOVED BY: Councillor Burry

SECONDED BY: Mayor Kelley

BE IT RESOLVED THAT: Committee directs that staff proceed with Option C of Staff Report DSES-2026-020 in regards to the zoning by-law update project.

RECORDED VOTE:	NAYS	YEAS	
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>	
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>	
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>	
TOTALS	_____	_____	
Recorded Vote Requested by: _____			<p>DEFEATED <input type="checkbox"/></p> <p>CARRIED <input checked="" type="checkbox"/></p> <p><i>[Signature]</i></p> <p>CHAIR</p>



PLANNING COMMITTEE MEETING

Agenda Item 14.a

Date: May 14, 2026

PLN- 19 -14/05/26

MOVED BY: Councillor Nishikawa

SECONDED BY: Councillor Roberts

BE IT RESOLVED THAT the revised consent sketch for provisionally approved Consent Applications B/18/19/20/24/ML (2159670 ONTARIO LIMITED AND GOLDHAR) be APPROVED.

RECORDED VOTE:	NAYS	YEAS
COUNCILLOR BOSOMWORTH	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR BURRY	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR EDWARDS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MOYER KENT	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MAZAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR MCINTYRE	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR NISHIKAWA	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ROBERTS	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILLOR ZAVITZ	<input type="checkbox"/>	<input type="checkbox"/>
MAYOR KELLEY	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	_____	_____
Recorded Vote Requested by: _____		

DEFEATED

CARRIED

[Signature]
CHAIR

Staff Report OPS-2026-014

Council
June 10, 2026

TO: Mayor Kelley and Members of Council
AUTHOR: Tim Sopkowe, Manager of Public Works
SUBJECT: Burgess Dam Rehabilitation Project Update

RECOMMENDATION

BE IT RESOLVED THAT executed change orders CCO-001, CCO-003 and CCO-005 and associated increase to the budget of project 25107 Burgess Dam Rehabilitation in the amount of \$232,000 be approved;

AND THAT an additional increase of \$300,000 to the budget of project 25107 Burgess Dam Rehabilitation as a contingency budget to address current and future additional work that may be required be approved;

AND THAT the required funds of \$532,000 be drawn from the Roads, Bridges and Major Infrastructure reserve fund to offset this overage.

REPORT HIGHLIGHTS

This report provides an update on the Burgess Dam project including a request for additional funds to complete the necessary work.

BACKGROUND

Burgess Dam Project

At the December 10, 2025 meeting Council approved the award of the Burgess Dam Rehabilitation project to GMP Contracting as well as a contract administration and contract inspection services contract to Tulloch Engineering Ltd. The Contractor mobilized to the site this spring and has completed a portion of the powerhouse rehabilitation and spillway construction work. The in-water works timing window has recently opened and it is expected that the contractor will advance some of this work in the coming weeks. As is common with projects of this scale, several items have arisen that have required a change or addition to the planned work. However, with no project contingency in place and given the scope of these changes, staff require Council approval of the change orders issued to date in accordance with Township procurement [Policy C-FS-20 Procurement](#).

Change Orders

At the time of authoring this report, five Contract Change Orders (CCO) have been issued to the contractor for changes and/or additions to the work. A summary of the change orders issued to date are provided in Table 1 below:

Table 1: Burgess Dam Rehabilitation Contract T-2025-42 CCOs (as of May 29, 2026)

Contract Change Order (Number and Description)	Description
CCO 001 (Changes to Anchoring – core diameter and casing)	The contract included installation of anchors into the powerhouse floor to improve dam safety and provide overall stability to the dam structure . During the installation of these anchors, voids were encountered underneath the powerhouse floor in two different locations. As the anchoring system is designed to work in tension, this is problematic as it would result in stresses placed upon the unsupported concrete floor. As a solution, grout will be injected underneath the floor prior to tensioning the anchors. To prevent migration of grout through the voids and fractured bedrock that was observed in both boreholes, the diameter of the bore holes was increased, and sacrificial casings will be used to isolate the area.
CCO 002 (Trash Rack Cleaning)	To maintain the integrity of the power generation equipment and to ensure flows are maintained, the racks that collect debris as it flows through the dam needs to be periodically cleaned. The contract did not include provisions for this work. In preparation for high water levels due to flooding, the contractor hired a local subcontractor to complete this work.
CCO 003 (Additional Powerhouse Dam Wall Crack Repair)	During powerhouse rehabilitation work, additional cracks were observed on the powerhouse dam wall. These cracks had significant seepage and had not been included in the original contract quantity for this item. The change order represents an increase in quantity for this tender item.
CCO 004 (Flooding Mitigation Measures)	Water levels were significantly high in Lake Muskoka this spring and as a result the dam overtopped. In preparation of overtopping, an impromptu spillway was constructed using large water filled bladders and earth fill wrapped with poly sheeting. Additionally, poly sheeting was placed along the floor of the spillway as well as large diameter rocks to prevent erosion of the spillway during overtopping. Sandbags were placed along the entire dam face and adjacent properties to direct all water into the spillway area and ensure that the water flowing over the dam did so in a controlled manner. Following the drop in water levels below the top of the dam wall, these measures had to then be dismantled to permit the contract work to proceed.
CCO 005 (Middle Pier Chamber)	During the installation of two powerhouse anchors located between the two tailrace outlets, a large chamber measuring approximately 16.5' L x 6.5' W x 7' H was encountered. This is problematic for both the installation of the powerhouse anchors and for the overall stability of the dam as the assumption of the dam safety review and subsequent design had been that this section was constructed of monolithic concrete. Water was observed in the chamber and it has been noted that the chamber is connected hydraulically with the tailrace discharge. Additionally, there is a large diameter timber column within this chamber that is load bearing to the powerhouse structure. To address these challenges, the work will require that the structural column will be replaced and that the void be filled with concrete. Access to this area is a challenge and completion of this work will require removal of existing accumulated sediment from the chamber as well as dewatering and isolation of the chamber to permit the concrete pour.

As detailed further below, the vast majority of additional costs are as a result of the spring freshet (CCO 004) and discovery of a large inaccessible void chamber (CCO 005). As all of the costs associated with CCO 004 (Flooding Mitigation) and CCO 002 (Trash Rack Cleaning) was not capital work and related directly to the high water levels, this work has been pulled out of the capital budget and has been included as an operating expense against the 2026 flood.

Other Additional Work

In addition to the CCOs that have already been issued for this contract, several other issues have arisen that are going to require future CCOs. The known additional work items are summarized in Table 2 below.

Table 2: Additional Work with no CCO issued

Additional Work Title	Description
Relocation of Hydro Pole	During the design phase and tendering, it was assumed that the hydro lines that run directly over the work site could be deenergized to permit work to occur. Whereas Hydro One has been able to disconnect the service to the power dam, the lines also provide the only route to power the residents on Portage Street and Hydro One is unable to deenergize these lines for any useful length of time. The equipment required to complete the work cannot achieve the required clearances from the lines in their current location. As a result, the lines require relocation prior to the work that require this equipment to proceed. By relocating the existing hydro pole to another location on the property, the lines can be rerouted to avoid this conflict.
Additional Scaling on Exterior Dam Wall	During excavation for the installation of the spillway wall, severe scaling was noted on the exterior dam face below grade. To ensure dam stability and longer life of the asset, the loose concrete will be removed, and an apron installed to stabilise the dam wall.
Contaminated Soils	Soil tests completed during preparation of the Excess Soil Management Plan has determined that some of the soils in the area the spillway will be constructed exceed tolerable limits to make it acceptable for reuse. In accordance with the regulations, the Township is not required to remove this soil as long as it stays on the property. However, if any fill needs to be removed from the site it will need to be disposed of in accordance with the regulations. Township staff are working with the consulting engineer and the contractor to determine an appropriate solution.
South Spillway Wall Utility Crossing	During the installation of the south spillway wall a conflict with utilities (water and sewer) has been encountered. As a proposed solution, the spillway wall will bridge over the pipes to allow separations between the pipes and the spillway wall. This will be required to avoid unnecessary stresses being placed upon these pipes resulting from the spillway wall construction.

ANALYSIS

Approved Project Budget

Whereas changes to the work are typical for most construction projects, the age of this asset, as well as the lack of any as-built information has resulted in more changes than would be typically encountered on Township projects. A common solution to address possible changes is to include a contingency allowance in the total project budget. Whereas this project included provisional items for work that may be required, there was no contingency included in the awarded contract value. As a result, until such time that the work is completed and final item quantities are completed and finalized, the assumption is that any additional or extra work that is required will be over and above the approved budget. Department Heads have authority to reallocate between project budgets up to \$100,000. Given the scope and scale of this project and the changes expected to date, this threshold for delegated authority has been surpassed.

Change Orders

The Township's procurement policy has thresholds for change orders that can be approved by

staff. Paragraph 10.3.1 (vi) of Policy C-FS-20 Procurement states that where a Contract Change Order or the cumulative value of the Contract Change Orders plus the original Contract price exceeds the Council approved budget by more than \$100,000, Council approval of additional funds is required. As the value of the existing change orders exceeds this threshold, Council approval is required to authorize the existing change orders.

Other Additional Work

There are several known issues that have been encountered that do not yet have firm prices and/or are yet to be determined. To permit this work to proceed and change orders to be executed for this work in the future, staff request that a contingency allowance be added to the project budget to ensure efficient and expedited approvals for other possible extra work that may be required. Preliminary estimates for the additional work that is known has been provided in this report but it is likely that other additional issues that are not known will arise as construction progresses on this project. To address both the known and unknown additional work for which a change order has not yet been issued, staff are requesting a contingency allowance be added to the approved project budget.

Contract Administration and Inspection Budget

Tulloch Engineering has been awarded a contract for contract administration and inspection services for the work at a value based on anticipated schedule, level of inspection and pre-identified work and tasks as it relates to the contract. As with the construction contract, if changes or additions occur to the original work there is often a corresponding cost for the contract administration and/or inspection work. As such, these costs are part and parcel of the cost of doing this additional work and these costs have been included in the proposed contingency budget.

ALTERNATIVES

Council could opt to approve the change orders issued to date but not approve the contingency allowance that has been proposed in this report. As staff have exceeded their delegated authority this would result in staff being required to obtain Council approval for all future change orders, regardless of value. This is due to the requirements of the procurement policy that states if the cumulative value of the Contract Change Orders plus the original Contract price exceeds the Council approved budget by more than \$100,000, Council approval is required. This is not recommended as it is very inefficient and impractical for a construction project to only have the ability to approve changes within the confines of Council's meeting schedule. Further, there are possible implications of lame duck provisions if triggered in future meetings during the upcoming election cycle. Opting for this solution may also result in delay claims and other contractual liabilities for the Township.

Council could opt to approve both the change orders issued to date as well as the request for a contingency allowance but direct staff to report back with projects that could be cancelled from the 2026 capital budget. This is not recommended as deferral of work that needs to be completed does not address the current need and only serves to create a backlog of needs for future years.

FINANCIAL IMPLICATIONS

Flooding Mitigation Costs

The work associated with the flooding mitigation completed under this project was estimated at approximately \$84,5000. As discussed, the flooding expenses have not been charged to the project and have been charged to the operating budget under the 2026 flood costs.

Project Costs

The construction contract for the rehabilitation of the Burgess Dam was awarded for a total value of \$2,330,302.36 plus HST. Associated with this work, a contract for contract administration and inspection services was awarded for \$335,665.00 plus HST. The CCOs to the construction contract that have been issued to date have a total approximate value of \$197,000. The associated contract administration and inspection costs associated with these change orders is \$35,000. Therefore, the total cost of all CCOs and CACI work authorized to date is approximately \$232,000. An itemized breakdown of each CCO and the associated increases to CACI is provided in Table 3 below:

Table 3: Total Estimated Values of CCOs issued to date (as of May 29, 2026)

CCOs Issued to Date	Estimated Value
CCO 001 (Changes to Anchoring – core diameter and casing)	\$16,675.00
CCO 003 (Additional Powerhouse Dam Wall Crack Repair)	\$4,604.26
CCO 005 (Middle Pier Chamber)	\$175,456.21
CACI Associated with CCOs Issued to Date	\$35,000.00
TOTAL	\$231,735.47

Other additional work that is required has a total preliminary value of \$225,000. A breakdown of these additional costs has been provided below in Table 4 below. It is important to note that this work has not yet been fully scoped and these estimates are preliminary in nature and subject to change.

Table 4: Total Preliminary Estimate Values for Other Additional Work

Other Additional Work	Preliminary Estimate
Additional Scaling of Dam Wall (estimate only)	\$60,000.00
CACI (Additional Scaling of Dam Wall)	\$7,500.00
Hydro Pole Relocation (estimate only)	\$20,000.00
CACI (Hydro Pole)	\$10,000.00
Excess Soils	\$50,000.00
CACI (Excess Soils)	\$7,500.00
South Spillway Wall Utility Crossing	\$60,000.00
CACI (South Spillway Wall Utility Crossing)	\$10,000.00
TOTAL	\$225,000.00

To address the additional costs noted in Table 4 above, as well as provide funds for additional project work that may still yet be required, staff propose that a contingency of \$300,000 be added to the project budget. With the \$232,000 required for the CCOs issued to date, staff are therefore requesting that a total of \$532,000.00 be added to the approved project budget.

As the 2026 construction season is underway with many projects either in progress or not yet started, it is difficult to identify possible surplus from other approved projects at this time. Whereas staff will attempt to find savings in other projects wherever they can, this is not possible to quantify at this time. Notwithstanding this additional draw from the Roads, Bridges and Major Infrastructure reserve will accelerate the decline in overall reserve fund balances than previously forecasted, staff request that the required funds be drawn from the Roads, Bridges and Major Infrastructure reserve fund.

STRATEGIC PLAN

Deliver Sustainable Public Services and Infrastructure

COMMUNICATIONS

This staff report was distributed to Council and all those registered to receive notification through the meeting agenda electronic notification system, and was published on the Township's website in accordance with the Township's Procedural By-law.

ATTACHMENTS

None

PREPARED BY

Original signed by _____
Tim Sopkowe
Manager of Public Works
705-765-3156 Ext 251
tsopkowe@muskokalakes.ca

APPROVED BY

Original signed by _____
Nick Colucci
Director of Operational Services
705-765-3156 Ext 250
ncolucci@muskokalakes.ca

Original signed by _____
CAO Acknowledged
David Pink
Chief Administrative Officer
705-765-3156 Ext 230
dpink@muskokalakes.ca

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-058

**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;

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

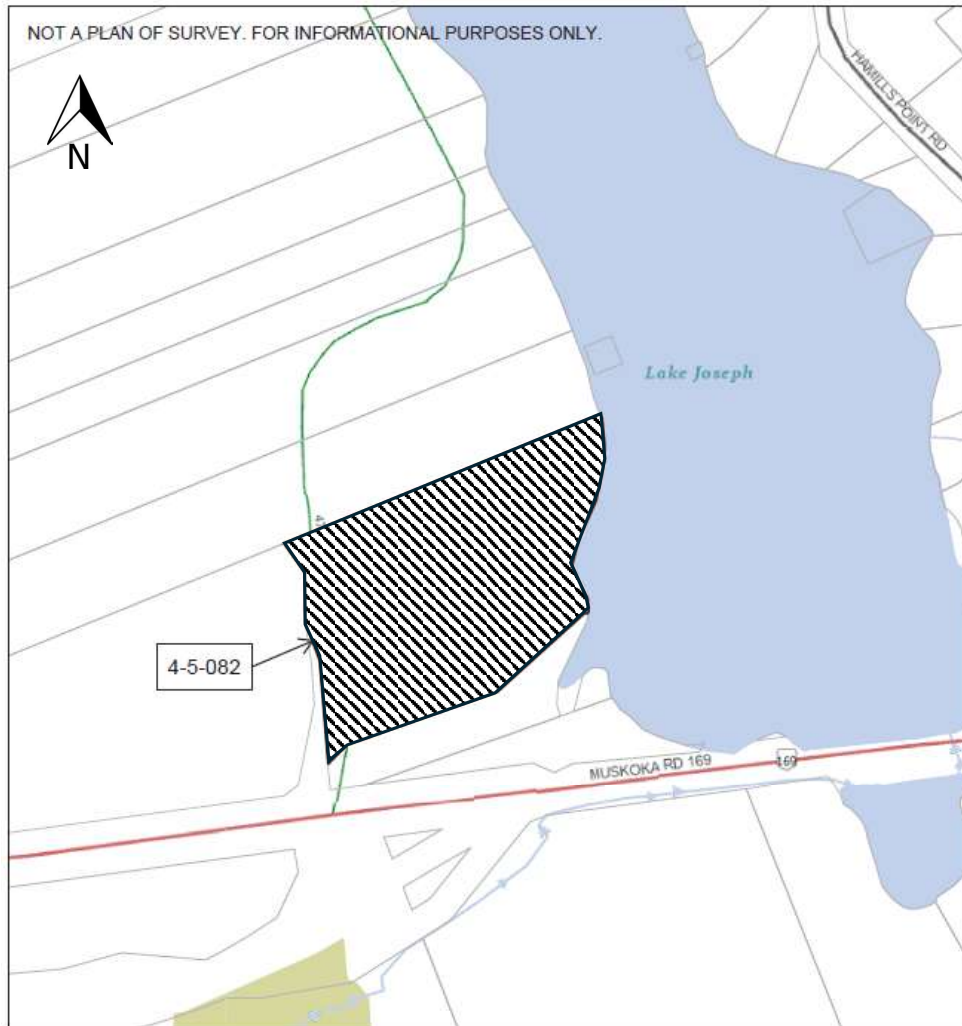
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-3081 i) The lands affected by this amendment are described as Part of Lots 6 and 7, Concession 8, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1-3 and 4, Plan 35R-5894, as shown hatched on Schedule I to By-law 2026-058.
 - ii) Despite the provisions of Sections 4.1.7 and 4.1.7.7 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted second-storey size of a two-storey boathouse shall be 1,165 square feet, consisting of a 650 square foot sleeping cabin and a 515 square foot covered area, as shown in the location and extent on Schedule II to By-law 2026-058.
 - iii) Despite the provisions of Section 4.1.7 of By-law 2014-14, as amended, for those lands described above, the maximum permitted size and extent of a two-storey boathouse shall be restricted to that , shown on Schedule II to By-law 2026-058.
 - iv) Despite the provisions of Section 11.35 of By-law 2014-14, for those lands described above, *covered area* shall be defined as:
 - Shall mean an area covered by a roof bounded by a maximum of one wall which is open on three sides.
2. Schedules I and II attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2026-058 and By-law 2014-14, as amended, the provisions of By-law 2026-058 shall apply.
4. 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

SCHEDULE I TO BY-LAW 2026-058



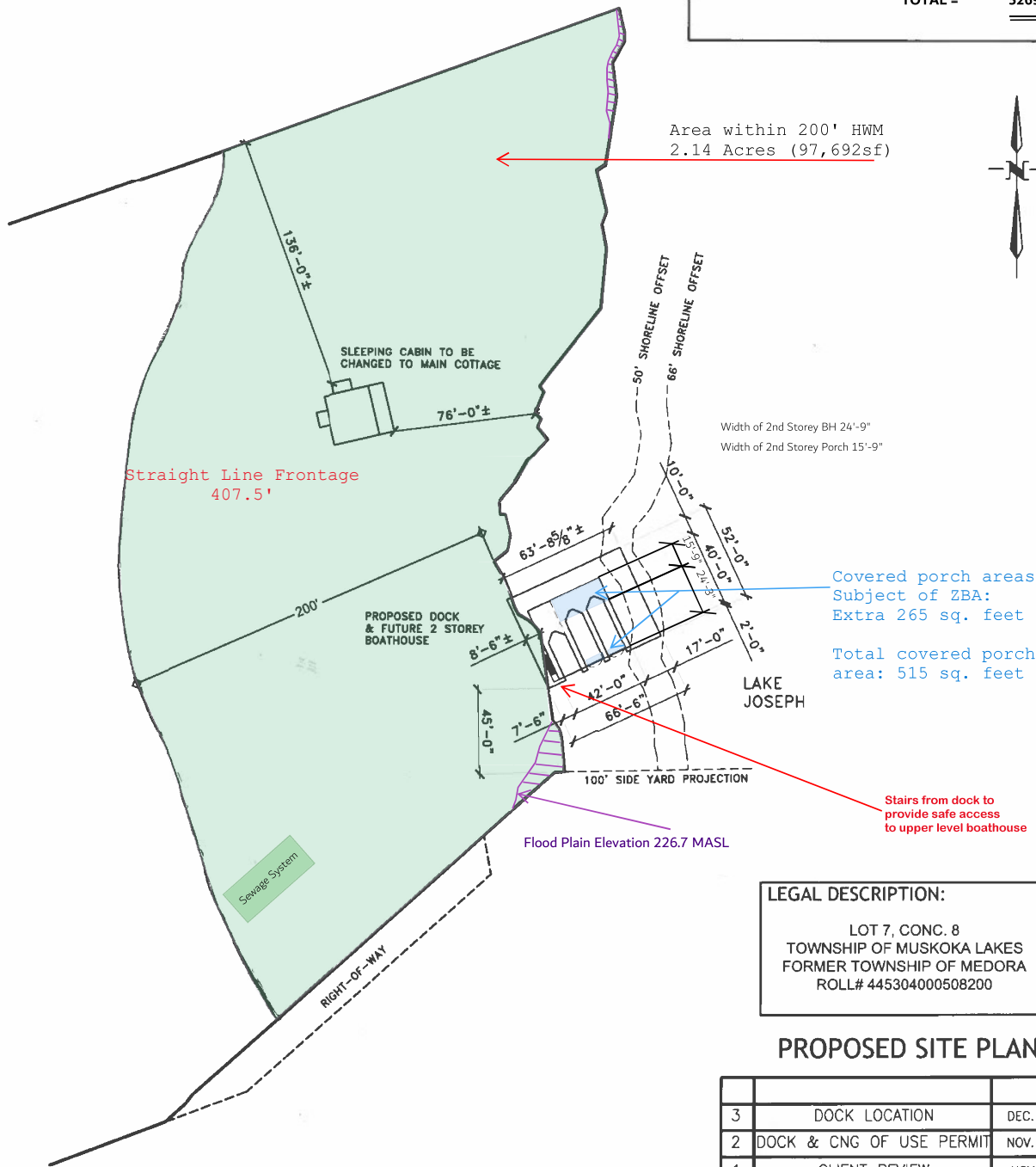
SCHEDULE II TO BY-LAW 2026-058

ZBA Site Plan

4-4678 Muskoka Road 169

4453 040 005 08200

SITE STATISTICS	
LOT AREA:	
TOTAL LOT AREA	6.4 Acres
TOTAL LOT AREA WITHIN 200'	97692 ft ² ±
LOT COVERAGE WITHIN 200' (10%)	9769.2 ft ² ±
STRAIGHT LINE FRONTAGE	407.5'±
PROPOSED LOT COVERAGE:	
EXISTING SLEEPING CABIN (CHANGE OF USE TO MAIN COTTAGE)	966.4 ft ² ±
FUTURE 2 STOREY BOATHOUSE	1680 ft ² ±
PROPOSED DOCK	2623 ft ² ±
TOTAL =	5269.4 sf



LEGAL DESCRIPTION:
 LOT 7, CONC. 8
 TOWNSHIP OF MUSKOKA LAKES
 FORMER TOWNSHIP OF MEDORA
 ROLL# 445304000508200

PROPOSED SITE PLAN

3	DOCK LOCATION	DEC. 18, 2025
2	DOCK & CNG OF USE PERMIT	NOV. 10, 2025
1	CLIENT REVIEW	NOV. 7, 2025
NO.	ISSUE-REVISIONS	DATE


MUSKOKA - PARRY SOUND
ENGINEERING & DESIGN SERVICES INC
 Phone 705.765.0520 • Fax 705.765.0518

PROJECT:
"COFFEY" BOATHOUSE
LOCATION: 4768, UNIT 6 MUSKOKA ROAD 169
 TOWNSHIP OF MUSKOKA LAKES
DRAWN BY: CH **SCALE:** 1" = 57'-0"
CHECKED BY: CH **DATE:** NOV. 4, 2025
DRAWING NUMBER

1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

INTERNAL COMMENTS FOR PLANNING COMMITTEE APPLICATIONS

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Application: ZBA-07/26, COFFEY

Department	Comments	Completed By
Building Division	No Objection.	<input checked="" type="checkbox"/> Nick Snyder, CBO Completed on: 4/27/2026
Operational Services	No concerns from an Operational Services perspective.	<input checked="" type="checkbox"/> Matt Veitch, Development & Transportation Engineering Coordinator <input type="checkbox"/> Nick Colucci, Director of Operational Services Completed on: 4/24/2026
Emergency Services		<input type="checkbox"/> Ryan Murrell, Fire Chief Completed on: Click or tap to enter a date.
Legislative Services	No comments.	<input checked="" type="checkbox"/> Krishal Storey, Land & Agreements Coordinator Completed on: 4/24/2026

1 Bailey Street
 Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

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 Amendment to Zoning By-law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: ZBA-07/26

Roll No.: 4-5-082

By-law No.: To Be Assigned

Owners:	Stephanie and Paul Coffey
Address:	4768 Muskoka Rd 169, Unit #4
Description:	Part of Lots 6 and 7, Concession 8, Parts 1-3 and 4, Plan 35R-5894 (Medora)
Zoning:	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4) Lake: Lake Joseph (Category 1 Lake) Schedule: 27
Meeting Date: Thursday, May 14th, 2026, 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. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect: A Zoning By-law Amendment Application has been submitted to construct a two-storey boathouse with an oversized upper-storey covered area. The proposed boathouse is to be taken from a property located at the property municipally known as 1 Island J24 (4-24-039) and relocated to the subject lands.

Exemption	2014-14 Section(s)	Description	Permitted	Proposed	Net	Proposal
A	4.1.7 and 4.1.7.7	Permitted Second Storey Boathouse Size on a Category 1 Lake (Lake Joseph) with ≥ 400 ft. of Lot Frontage	650 sq. ft. (Sleeping Cabin or Covered Area) + 250 sq. ft. (Total 900 sq. ft.) Covered Area	650 sq. ft. Sleeping Cabin + 515 sq. ft. Covered Area (Total = 1,165 sq. ft.)	265 sq. ft.	Construct a Two-Storey Boathouse with an Oversized Covered Area
A key map of the subject property is included on the next page of this notice. For more information, please contact planning@muskokalakes.ca						

A key map of the subject property, the applicant's zoning sketch and any drawings, and a draft By-law are included in this notice.

From: LANDUSEPLANNING
To: Maria Patrao
Cc: Jennifer Wang
Subject: Muskoka Lakes - 4768 Muskoka Rd 169, Unit #4 - ZBA-07-26
Date: Friday, May 22, 2026 9:53:44 AM

Hello,

This email serves to confirm receipt of your application for ZBA, ZBA-07-26.

Please be advised that Hydro One does not provide comments for the following application types: Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), Minor Variance, Temporary Use By-law, and Holding By-law Removal (H-Removal).

Hydro One will undertake a review at subsequent stages of the planning process, including Site Plan(control, preliminary, minor), Draft plan of condominium, Draft plan of subdivision, Consent to sever, Communication/Monopole/Microwave tower proposal, Aggregate proposal (pit and quarry), and Niagara Escarpment Commission applications.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact Land Use Planning.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-062

**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;

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

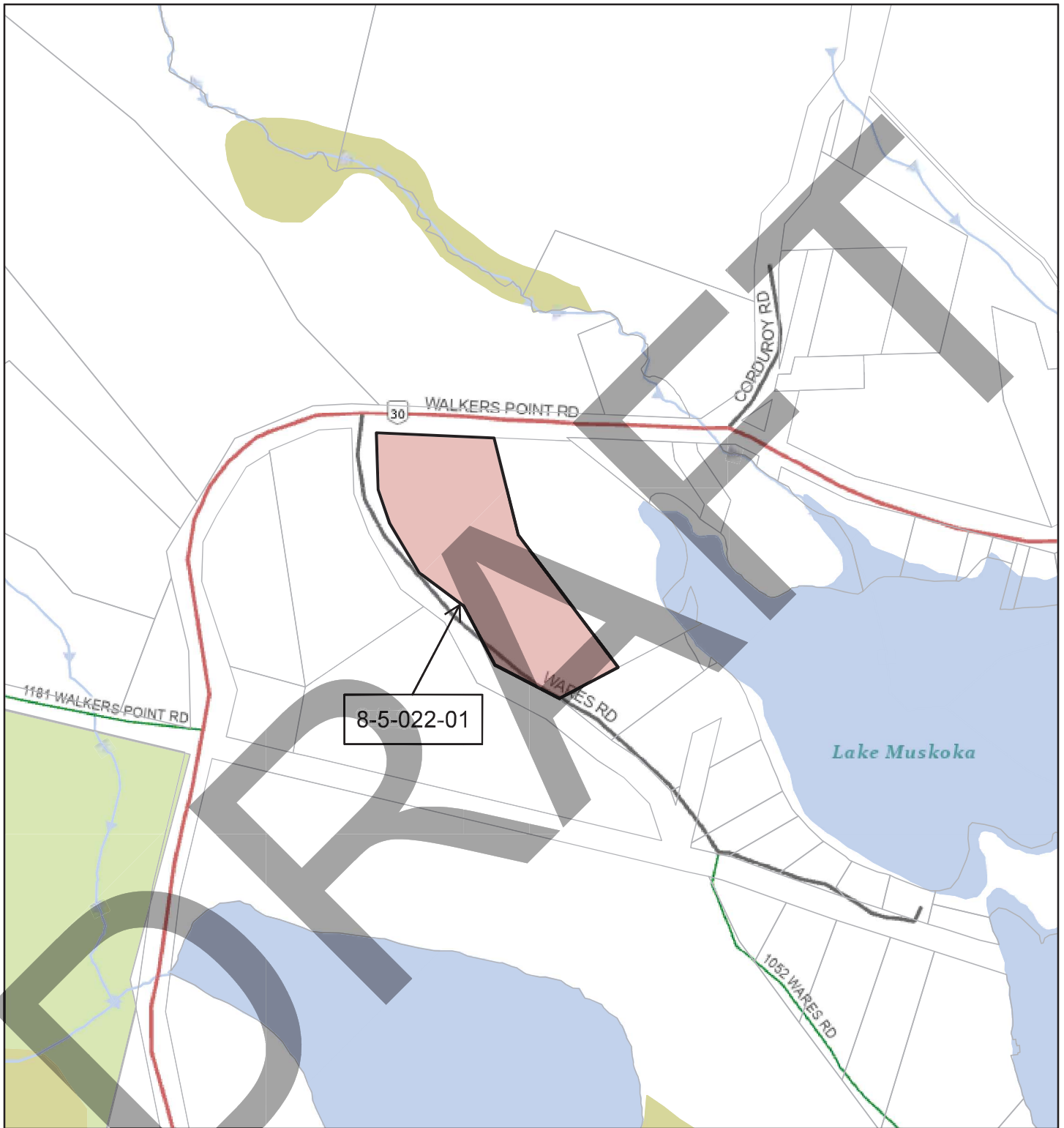
1. Schedule 43 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 11, Concession 3, Part 1, Plan 35R-19568 (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-062, from Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) to Rural – Area 3 (RU1).
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-3082 i) The lands affected by this amendment are described as Part of Lot 11, Concession 3 (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-19568, as shown hatched on Schedule I to By-law 2026-062.
 - ii) Despite the provisions of Section 6.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted lot size shall be 4.9 acres, as shown in the location and extent on Schedule II to By-law 2026-062.
3. Schedules I and II 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 2026-062 and By-law 2014-14, as amended, the provisions of By-law 2026-062 shall apply.
5. 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

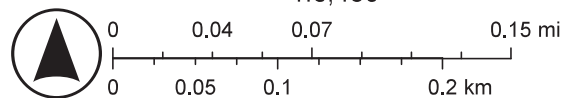
SCHEDULE I TO BY-LAW 2026-062



4/14/2026, 12:13:20 PM

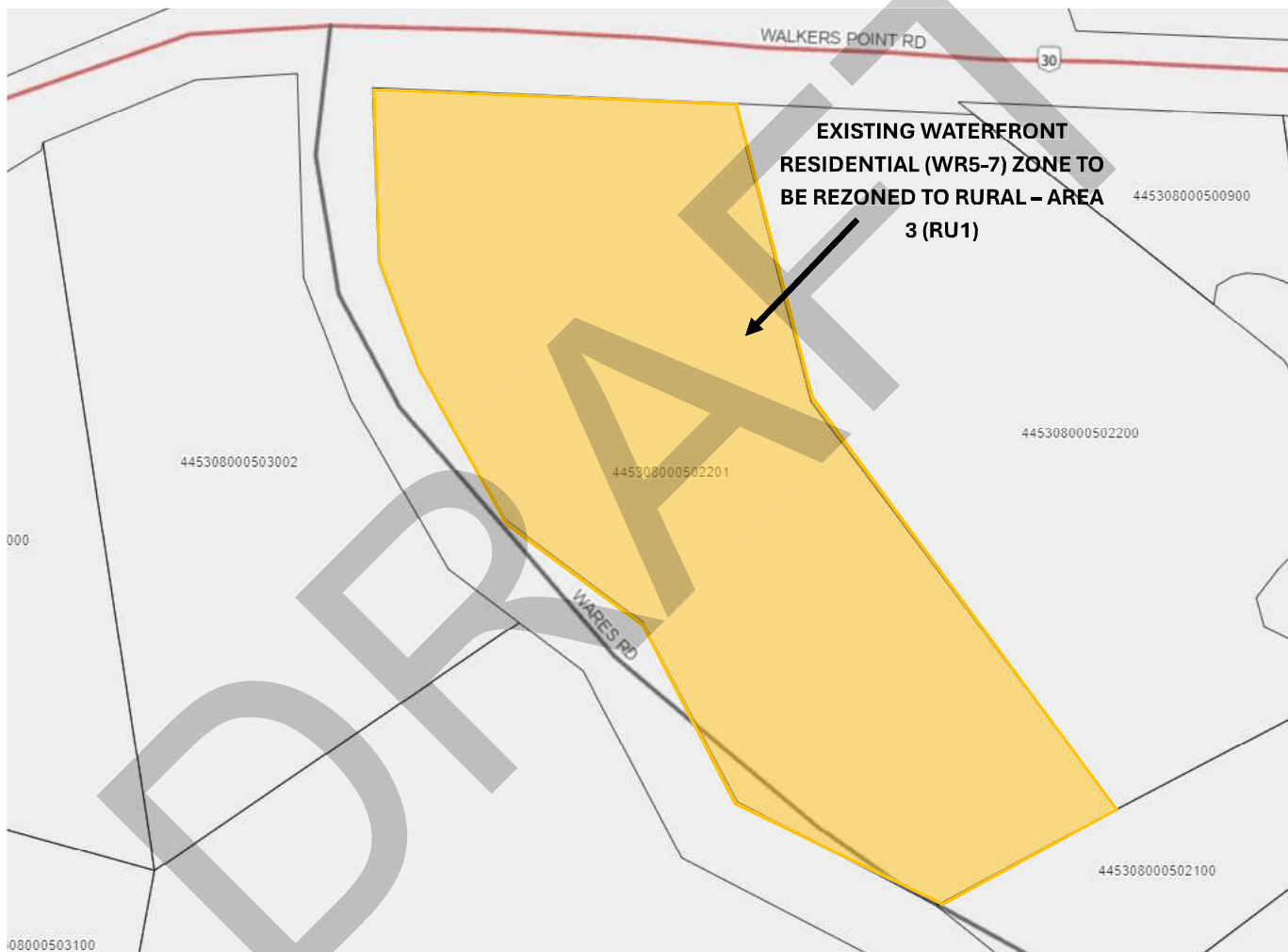
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- | | | |
|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | District | Stream |
| Area Municipality | Township | Waterbody |
| Geographic Township | Private | Major Lake |
| Civic Addresses | Wetland With Significance | Canada_Hillshade |
| | 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, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SCHEDULE II TO BY-LAW 2026-062



NOT TO SCALE

1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

INTERNAL COMMENTS FOR PLANNING COMMITTEE APPLICATIONS

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Application: ZBA-18/26, VINOGRADOV

Department	Comments	Completed By
Building Division	No objection.	<input checked="" type="checkbox"/> Nick Snyder, CBO Completed on: 4/24/2026
Operational Services	No concerns from an Operational Services perspective.	<input checked="" type="checkbox"/> Matt Veitch, Development & Transportation Engineering Coordinator <input type="checkbox"/> Nick Colucci, Director of Operational Services Completed on: 4/17/2026
Emergency Services		<input type="checkbox"/> Ryan Murrell, Fire Chief Completed on: Click or tap to enter a date.

1 Bailey Street
 Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

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 Amendment to Zoning By-law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: ZBA-18/26
Roll No.: 8-5-022-01
By-law No.: To Be Assigned

Owner:	Vadim and Milana Vinogradov
Address:	1029 Wares Rd
Description:	Part of Lot 11, Concession 3, Part 1, Plan 35R-19568 (Wood)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Lake: N/A Schedule: 43
Meeting Date: Thursday, May 14th, 2026 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. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to rezone the subject lands from Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) to Rural – Area 3 (RU1). A summary of the permitted uses within the existing and proposed zones is provided in Table 1.

Existing Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Zone Permitted Uses	Proposed Rural – Area 3 (RU1) Zone Permitted Uses
<p><u>Main:</u></p> <ul style="list-style-type: none"> • Residential <p><u>Accessory:</u></p> <ul style="list-style-type: none"> • Bed & Breakfast • Home Based Business • Sleeping Cabin • Accessory Uses 	<p><u>Main:</u></p> <ul style="list-style-type: none"> • Agricultural Uses • Bed & Breakfast • Conservation • Residential – Dwelling Unit • Farm • Forestry Operation • Kennel • Open Space Recreation • Rooming Houses

Existing Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Zone Permitted Uses	Proposed Rural – Area 3 (RU1) Zone Permitted Uses
	<ul style="list-style-type: none"> • Wayside Pit or Quarry <u>Accessory:</u> <ul style="list-style-type: none"> • Residential – Secondary Dwelling Unit • Home Based Business

A key map of the subject property, the applicant’s zoning sketch, and a draft By-law are included in this notice.

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-063

**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;

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

1. Schedule 37 of By-law 2014-14, as amended, is hereby further amended by partially rezoning lands known as Part of Lot 29, Concession 13, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Parts 4 to 8, Plan 35R-5465, as shown hatched on Schedule I to By-law 2026-063, from Open Space – Private (OS2) to Rural Residential – Area 3 (RU1-S), Environmental Protection (EP1), and Waterfront Residential – No Constraints (WR1), as shown hatched, cross-hatched, and outlined in bold on Schedule II, respectively.
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-3083 i) The lands affected by this amendment are described as Part of Lot 29, Concession 13, (in the former Township of Monck), now in the Township of Muskoka Lakes, more particularly described as Parts 4 to 8, Plan 35R-5465, as shown hatched on Schedule I to By-law 2026-063.
 - ii) Despite the provisions of Section 3.7 d) of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot frontage for a lot abutting a Class A District Road shall be 226 feet, as shown in the location and extent on Schedule III to By-law 2026-063.
 - iii) Despite the provisions of Section 6.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted lot frontage and lot area for the Severed Lot in Consent Application B/36/24/ML shall be 266 feet and 3.75 acres, respectively, as shown in the location and extent on Schedule III to By-law 2026-063.
 - iv) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum lot area for the Retained Lot in Consent Application B/36/24/ML shall be 0.9 acres, as shown in the location and extent on Schedule III to By-law 2026-063.
 - v) Despite the provisions of Section 8.1 of Zoning By-law 2014-14, as amended, for those lands described above, a driveway shall be a permitted use within the Environmental Protection (EP1) Zone, as shown in the location and extent on Schedule IV to By-law 2026-063.

- 3. Schedules I, II, III, and IV 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 2026-063 and By-law 2014-14, as amended, the provisions of By-law 2026-063 shall apply.

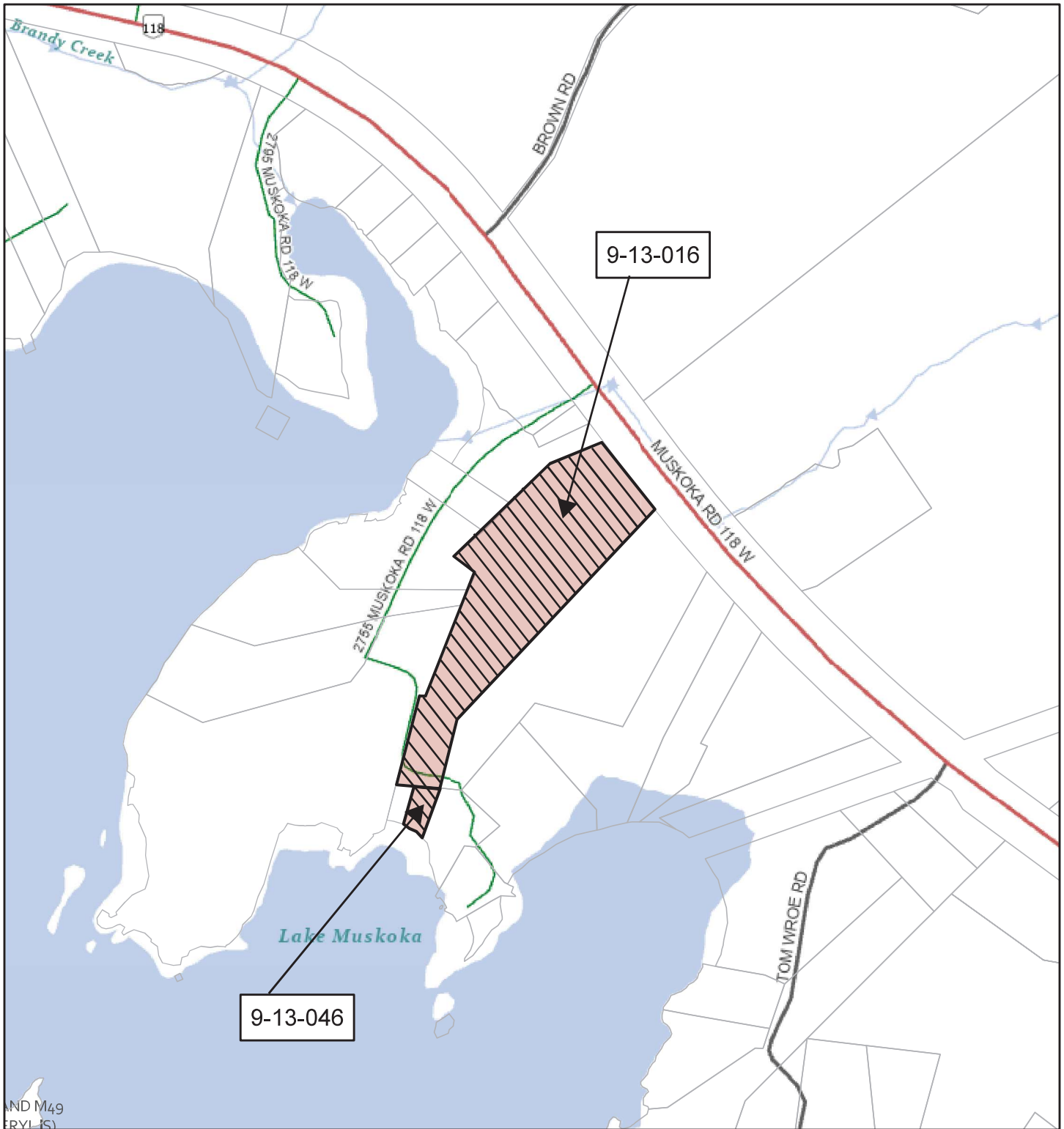
Read a **first and second time** this ___th day of _____, **2026**.

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

SCHEDULE I TO BY-LAW 2026-063

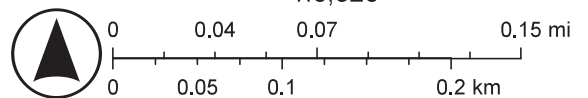
KEY MAP (B/36/24/ML, ZBA-43/24)



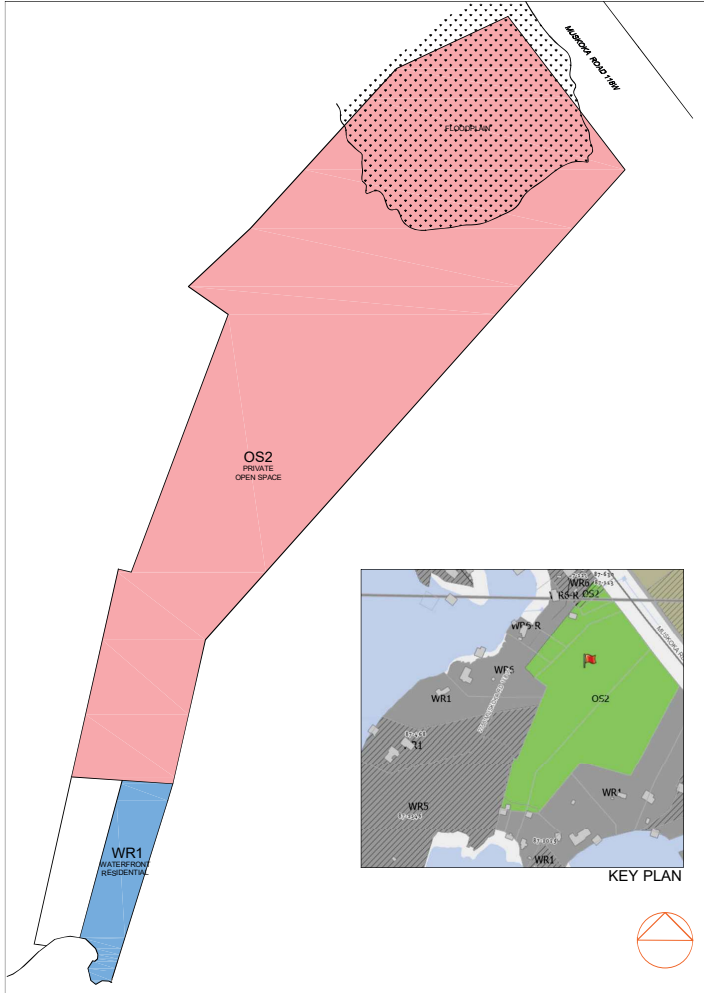
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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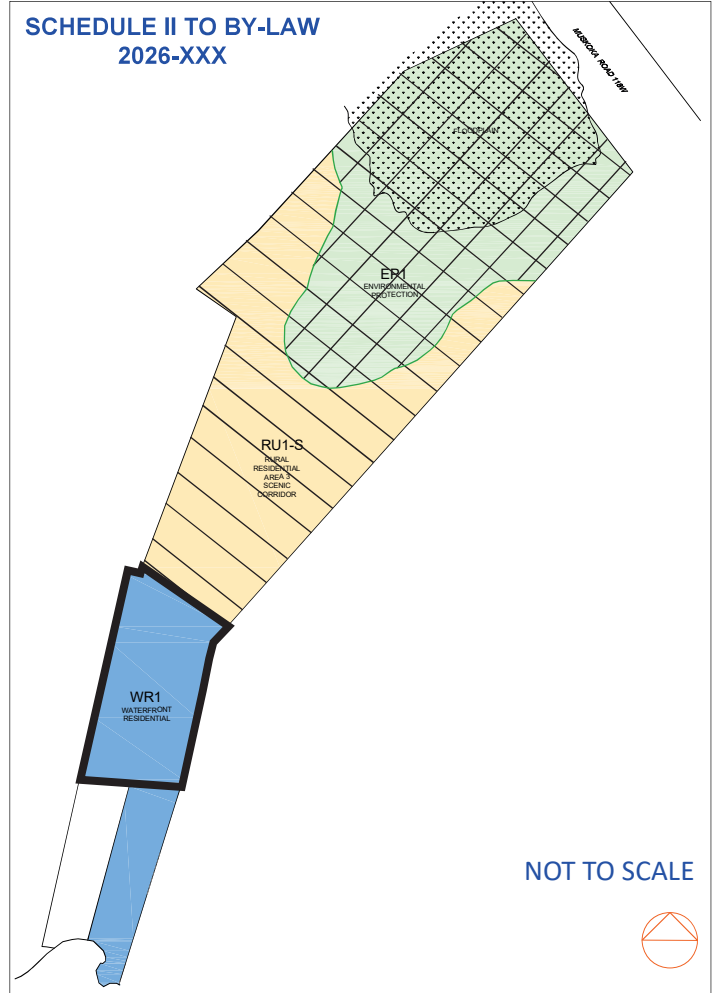
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| Parcel: Assessment | Road Network | Waterbody |
| District Municipality | District | Major Lake |
| Area Municipality | Township | Canada_Hillshade |
| Geographic Township | Private | World_Hillshade |
| | Stream | |



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.



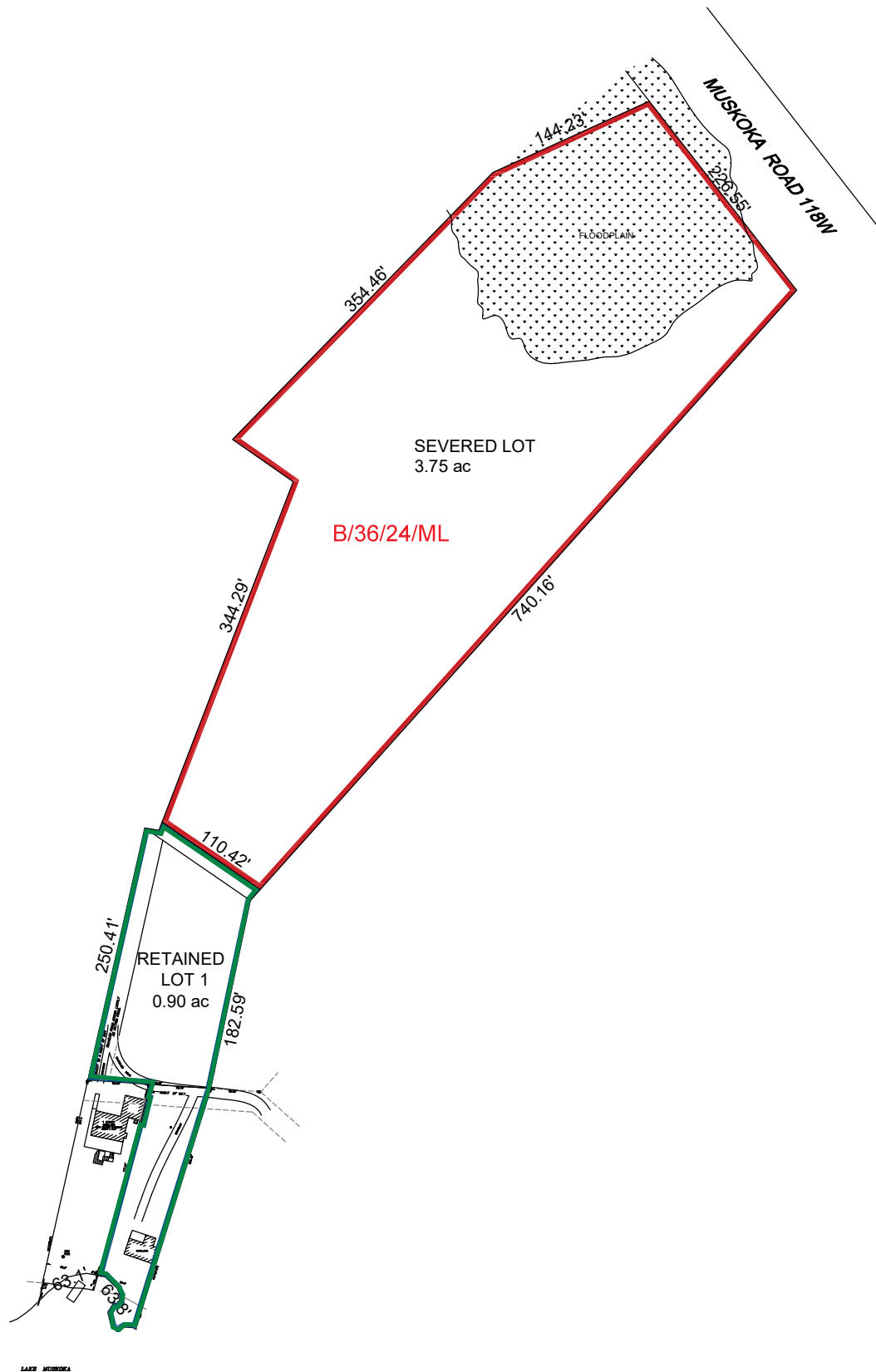
EXISTING



PROPOSED

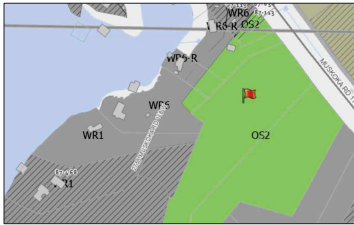
NOT TO SCALE

SCHEDULE III TO BY-LAW 2026-XXX



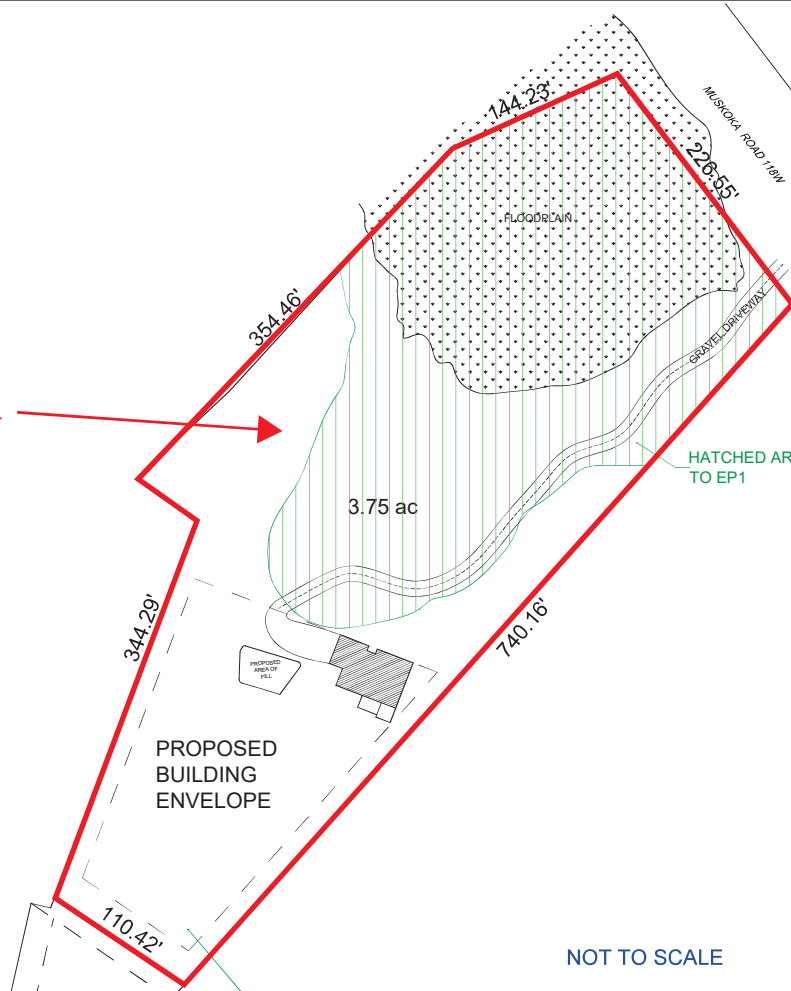
NOT TO SCALE

SCHEDULE IV TO BY-LAW 2026-XXX



KEY PLAN (N.T.S)
DERIVED FROM MUSKOKA GEOHUB

B/36/24/ML



LOT 29 CON 13 MONCK
RUR-S

AREA CALCULATIONS	
EXISTING: (PRIOR TO CONSTRUCTION)	PROPOSED:
VACANT	DWELLING 2280 SQ. FT.
	TOTAL = 2280 SQ. FT.
TOTAL LOT AREA: 199,778 SQ. FT.	
TOTAL PERMITTED COVERAGE: 9,989 SQ. FT. (5.0%)	
TOTAL PROPOSED COVERAGE: 2280 SQ. FT. (1.1%)	
ROAD FRONTAGE: 226.55 FT.	

GENERAL NOTES:
1. The designer shall be responsible for all discrepancies.
2. Should there appear to be any discrepancies, the designer shall advise the client immediately.
3. All materials and installation methods shall adhere to the Ontario Building Code.
4. The designer shall be responsible for obtaining all necessary permits and approvals prior to proceeding with any work.

T | SQUARED
DESIGN STUDIO INC.
367 Neilson Street, Port Hope, ON P0B 1A0 | 705.885.5428

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 5.17.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 22334
FIRM BCIN: 27436

TERRY LEDGER
CONSULTANTS

WISE RESIDENCE
MUSKOKA ROAD 118W
TOWNSHIP OF MUSKOKA LAKES

MARK	DATE	DESCRIPTION
1		
2		
3		
4		

SCALE: 1" = 50'
PROJECT NO: TL-24-
CAD DWG FILE: WISE-SITE
DRAWN BY:
CHECKED BY: TERRY LEDGER

SHEET TITLE

SITE PLAN

A0

1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

INTERNAL COMMENTS FOR PLANNING COMMITTEE APPLICATIONS

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Application: B-36/24, ZBA-43/24, WISE

Department	Comments	Completed By
Building Division	No Objection.	<input checked="" type="checkbox"/> Nick Snyder, CBO Completed on: 4/24/2026
Operational Services	Civic addressing changes may be required. If required, address changes should be completed at no cost to the Township and to the satisfaction of the Township's Operational Services Department.	<input checked="" type="checkbox"/> Matt Veitch, Development & Transportation Engineering Coordinator <input type="checkbox"/> Nick Colucci, Director of Operational Services Completed on: 4/17/2026
Emergency Services		<input type="checkbox"/> Ryan Murrell, Fire Chief Completed on: Click or tap to enter a date.
Legislative Services	No comments.	<input type="checkbox"/> Krishal Storey, Land & Agreements Coordinator Completed on: 4/17/2026

April 24, 2026

Crystal Best-Sararas,
Clerk Township of
Muskoka Lakes 1
Bailey Street, P.O.
Box 129 Port Carling,
On P0B 1J0

VIA EMAIL ONLY:

Dear Crystal Best-Sararas,

Re: CONCURRENT COMMENTS

Consent Applications B/36/24/ML and Zoning By-Law Amendment
Application ZBA-43/24
2743 Muskoka Road 118 West and 36-2755 Muskoka Road 118 West,
Part of Lot 29, Concession 13, Parts 4 to 8, Plan 35R-5465 and Part of
Lot 29, Concession 13
(Monck) Township of Muskoka Lakes

Recommendation

District staff would not object to the above noted applications, provided that Township staff are satisfied that the consent application conforms to Section L11.2.3 of the Township of Muskoka Lakes Official Plan and that the appropriate development control techniques are used to implement the recommendations of the:

- i) Scoped Environmental Impact Study completed by Beacon Environmental, dated November 13, 2025.

In addition to the above, the following are to be implemented as conditions of consent:

- i) The lands be subject to an agreement with the District Municipality of Muskoka pursuant to Section 51(26) of the Planning Act, R.S.O. 1990, as amended, respecting the location of wells in relation to the District Road; and
- ii) The applicant obtain written confirmation from the District of Muskoka that an entrance permit can be issued for access onto the District Road.

Notice of decision respecting the above noted applications is requested.

Analysis

The subject lands are designated “Waterfront Area” and “Rural Area” in the Muskoka Official Plan (MOP). The consent application proposes the creation of one new lot with frontage on Muskoka District Road 118 West. The proposed severed lot is currently vacant and intended for future residential development. In addition, a zoning by-law amendment has been submitted to rezone the severed lot to permit residential use and implement the recommendations of the Scoped Environmental Impact Study prepared by Beacon Environmental (dated November 13, 2025). The application also proposes to rezone a portion of the retained lot to recognize the existing single detached dwelling.

The Planning Justification Report (PJR) indicates that the intent of the applications is to restore the parcels to their original configuration and increase the size of the waterfront lot. Section L1.7 of the Muskoka Official Plan (MOP) directs area municipalities to adopt policies permitting the separation of lots that have inadvertently merged on title. In this regard, Section L11.2.3 of the Township of Muskoka Lakes Official Plan allows for the recreation of such lots, subject to specific conditions.

The subject lands have frontage on Muskoka Road 118 which is a Class “A” District Road. The applicant should be advised that all District roads are controlled access highways and prior to the creation of the proposed severed lot, the applicant shall be required to obtain a conditional permit from the District of Muskoka for any existing or proposed access onto the District road.

In addition, as part of our review, the District’s Engineering and Public Works Department has advised that any wells proposed on the proposed severed lot must be located:

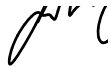
- 26 metres (approximately 85 feet) from the centreline of the Muskoka Road Allowance; or
- 7.6 metres (approximately 25 feet) from the property line; whichever is the greater distance from the centreline of the District Road Allowance; and,
- 7.6 metres (approximately 25 feet) from any drainage course to or from the District Road.

A review of available natural constraint mapping and supporting studies has identified the presence of wetland features on the proposed severed lot. In accordance with the policies of the Muskoka Official Plan (MOP), development and site alteration shall not be permitted within or adjacent to these areas unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Accordingly, a Scoped Environmental Impact Study was prepared by Beacon Environmental, dated November 13, 2025. The report concludes that the proposed development can proceed without negatively impacting the identified natural heritage features, subject to the implementation of recommended mitigation measures. These include maintaining a minimum 15 metre setback from the identified wetlands (with the exception of the proposed gravel driveway), establishing a vegetation protection zone to buffer sensitive areas, limiting vegetation removal to the extent necessary for development, and implementing appropriate sediment and erosion control measures during construction. With these measures in place, the report concludes that the ecological function of the adjacent lands is expected to be maintained.

Lastly, a review of the detailed floodplain mapping indicates that the entire frontage of the proposed retained lot, as well as a portion of the severed lot, lies within the Lake Muskoka floodway. The Provincial Planning Statement, 2024 (PPS) directs development away from hazardous lands and prohibits development in areas that may become inaccessible to people and vehicles during flood events. In light of this constraint, District staff recommend that all future development be located outside of the floodway. Furthermore, Town staff should be satisfied that both development and safe access can be accommodated outside of the floodplain.

Kind Regards,



Sarah Campbell
Planner

From: LANDUSEPLANNING
To: Maria Patrao
Subject: Muskoka Lakes - 2743 Muskoka Road 118 West and 2755 Muskoka Road 118 West, Unit #36 - B-36-24-ML
Date: Monday, May 4, 2026 2:27:32 PM

Hello,

We are in receipt of your Application for Consent, B-36-24-ML dated 2026-04-16. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact Land Use Planning.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NO. 2026-057

A By-law to authorize the Mayor and Clerk to execute and affix the Corporate Seal to a License Agreement between the Corporation of the Township of Muskoka Lakes and Thomas Maloney and Jaclyn Maloney.

WHEREAS the encroachments of a septic system and retaining wall situated on a Township Road Allowance lying in Concession 5, Lot 9 in the former Geographic Township of Wood, now in the Township of Muskoka Lakes;

AND WHEREAS the Council for the Corporation of the Township of Muskoka Lakes deems it necessary to enter into a License Agreement pursuant to Sections 8, 9 and 11 of the Municipal Act, 2001, with Thomas Maloney and Jaclyn Maloney;

NOW THEREFORE the Council of the Corporation of the Township of Muskoka Lakes enacts as follows:

1. THAT the Mayor and Clerk be and are hereby authorized to execute and affix the Corporate Seal to a License Agreement for that portion of a Township Road Allowance lying in Concession 5, Lot 9, in the former Geographic Township of Wood, now in the Township of Muskoka Lakes, in the District Municipality of Muskoka, designated as Part 1 on Reference Plan 35R-28048;

BY-LAW read a **first, second and third time** and **finally passed** this **10th day of June, 2026**.

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

Staff Report LS-2025-025
General / Finance Committee
July 16, 2025

TO: Chair Mazan and Members of General/Finance Committee
AUTHOR: Krishal Storey, Land and Agreements Coordinator
SUBJECT: License Agreement Application No. LA/03/25 – Lot 9, Concession 5, Wood, Civic Address: 1052 McKenzie Road, Roll No. 8-8-009 (Maloney)

RECOMMENDATION

BE IT RESOLVED THAT License Agreement Application LA/03/25 (Maloney) be APPROVED subject to the following conditions:

- i. That a draft numbered reference plan of survey satisfactory to the Township be prepared and provided to the Clerk for review within one (1) year of the date of this conditional approval;
- ii. That the Township be in receipt of the following from the acting Solicitor:
 - i. Confirmation from a title search that the applicant is the owner of abutting land and that the encroachments are located on Township land; and
 - ii. A draft License Agreement to the satisfaction of the Township.
- iii. That the applicant's provide proof of liability insurance covering the encroachment in the minimum amount of two million dollars (\$2,000,000.00) with the Township named as additional insured;
- iv. That the portion of deck encroaching onto the Township's Original Road Allowance be removed; and
- v. Payment of any applicable fees related to the preparation of the License Agreement, including but not limited to the solicitor's time and disbursements, as well as confirmation applicable property taxes have been paid up to date.

REPORT HIGHLIGHTS

This report provides an overview of a License Agreement Application pursuant to Township Policy C-LS-07 (License Agreements).

BACKGROUND

Proposal

An application to enter into a License Agreement has been received from Mr. and Ms. Maloney, in order to recognize an existing septic system and retaining wall that are situated on a portion of Township Road Allowance, being McKenzie Road, lying in front of Concession 5, Part Lot 9 (Wood).

In order for the encroachment to remain on Township property, pursuant to Township Policy [C-LS-07](#), an application is to be considered for a License Agreement.

Roll Number	8-8-009
Legal Description:	Concession 5, Part Lot 9 (Wood)
Civic Address:	1052 McKenzie Road
Access:	McKenzie Road – seasonally maintained by the Township

ANALYSIS

License Agreement

Staff have reviewed the application and it would appear to be in conformity with Policy C-LS-07. In view of this, Staff have no concerns with the approval of License Agreement Application LA/03/25 (Maloney), subject to the recommended conditions.

Staff note that the encroaching septic system and retaining wall on the Township's Road Allowance do not interfere with the travelled portion of McKenzie Road. Additionally, Staff note that the deck was constructed without a building permit. In order for the portion of the deck located on the applicants property to remain, a planning application is required for relief of the side yard setback and the deck cannot encroach over the property line.

License Agreement Terms

If the application is approved, the details of a draft License Agreement would include:

- Property Owner's information;
- Property Owner's Legal Description and Civic Address;
- Recognition that a septic system and retaining wall encroach on a portion of Township Road Allowance;
- That the license agreement is non-transferable and will remain in effect until December 31, 2045, (20 years) or until the Township terminates the agreement, the owners sell the principal property, the owners fail to meet any of the contractual obligations or upon the destruction by fire or other removal of the encroachment;
- The license agreement allows the owners to maintain the encroachments until such time as the license agreement is terminated. No new encroachments are permitted.
- The annual fee for the license agreement will be \$640.00 for the first five years, with amounts increasing at \$160.00 increments every five years thereafter;
- The property owners will be required to submit yearly proof of limited liability insurance

naming the Township as insured in the amount of no less than two million dollars (\$2,000,000.00).

ALTERNATIVES

Alternative 1 (not recommended):

Committee could recommend to Council that approval be withheld for a License Agreement Application for the septic system and retaining wall encroaching upon the Township's Road Allowance. This is not recommended as the application is in compliance with applicable policies.

FINANCIAL IMPLICATIONS

The applicant is responsible for all survey and legal fees associated with the drafting of the License Agreement as well as the annual fees and requirement of proof of insurance.

STRATEGIC PLAN

Deliver Sustainable Public Services and Infrastructure.

COMMUNICATIONS

This staff report was distributed to Committee and all those registered to receive notification through the meeting agenda electronic notification system, and was published on the Township's website in accordance with the Township's Procedural By-law.

ATTACHMENTS

Appendix I – Surveyor's Real Property Report

PREPARED BY

Original signed by _____

Name: Krishal Storey

Title: Land and Agreements Coordinator

Department: Legislative Services

Phone: 705-765-3156

Email: kstorey@muskokalakes.ca

Original signed by _____

Approved By

Name: Crystal Paroschy

Title: Director of Legislative Services/Clerk

Department: Legislative Services

Phone: 705-765-3156

Email: cparoschy@muskokalakes.ca

Original signed by _____

CAO Acknowledged

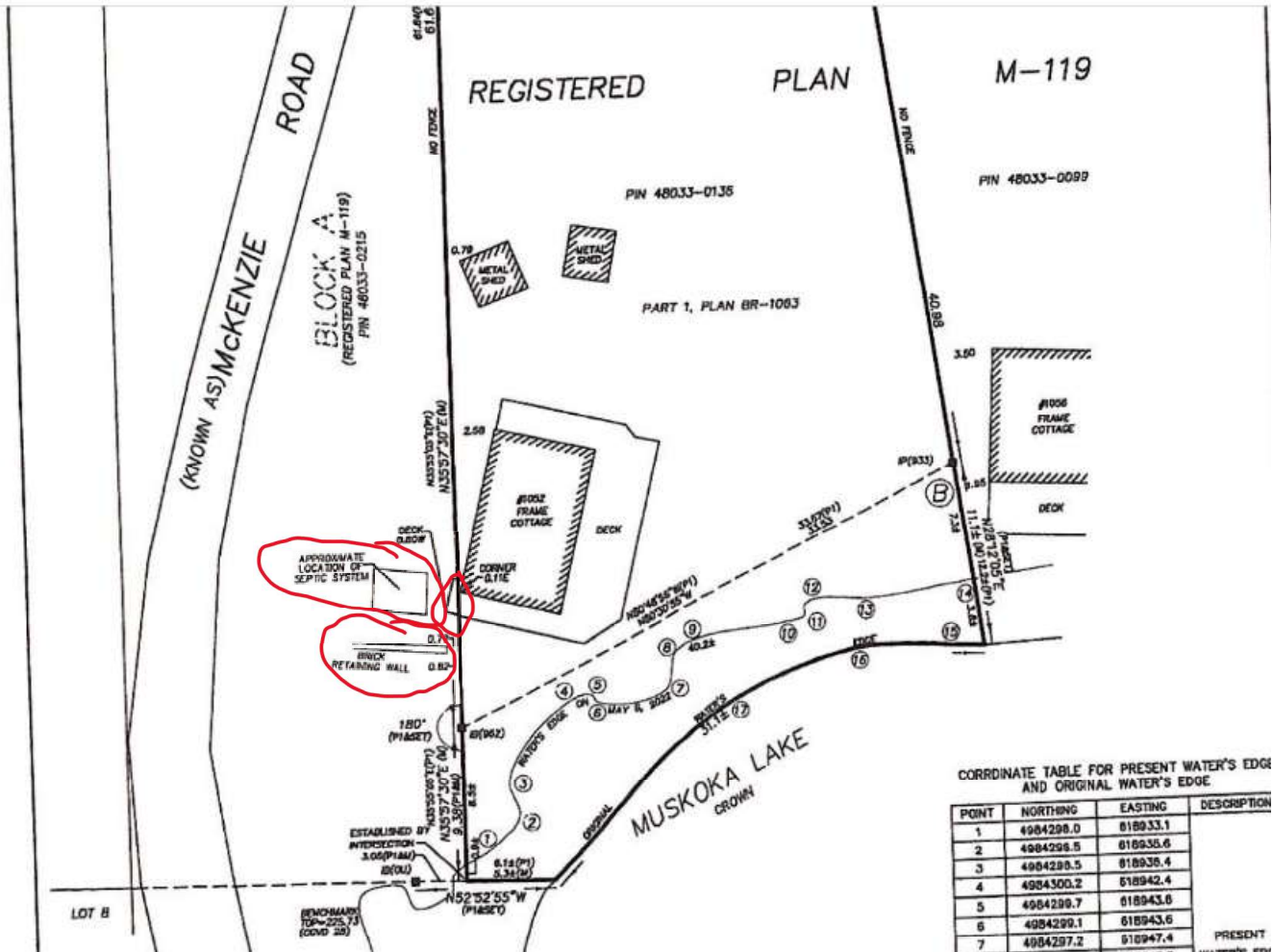
Name: David Pink

Chief Administrative Officer

Phone: 705-765-3156

Email: dpink@muskokalakes.ca

Appendix I – Staff Report



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-059

Being a by-law to amend By-law 2006-100, to designate development on lands described as Part of Lots 6 and 7, Concession 8, Parts 1 to 4, Plan 35R-5894 (in the former Township of Medora), now in the Township of Muskoka Lakes, as being subject to Site Plan Control.

WHEREAS the authority to pass this by-law is provided by Section 41 of the Planning Act, R.S.O., 1990, as amended;

AND WHEREAS By-law 2006-100 designates all land within certain land use zones in the Township of Muskoka Lakes as being subject to Site Plan Control pursuant to Section 41 of the Planning Act, S.O., 1983;

AND WHEREAS approved development on land described as Part of Lots 6 and 7, Concession 8, Parts 1 to 4, Plan 35R-5894 (in the former Township of Medora), now in the Township of Muskoka Lakes, is not subject to Site Plan Control under By-law 2006-100;

AND WHEREAS Township Council, as part of its approval of Zoning By-law Amendment Application ZBA-07/26, By-law 2026-058, considered it necessary to amend By-law 2006-100 to specifically designate the development on said land approved by By-law 2026-058, as being subject to Site Plan Control;

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

1. Despite the provisions of Section 3.0 of By-law 2006-100, the subject land and development of said land approved through By-law 2026-058, on land described as Part of Lots 6 and 7, Concession 8, Parts 1 to 4, Plan 35R-5894 (in the former Township of Medora), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to this By-law, shall be subject to Site Plan Control.
2. Schedule I attached hereto are hereby made part of this By-law.
3. 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

SCHEDULE I TO BY-LAW 2026-059



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.



THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-060

Being a by-law to appoint a Deputy Fire Chief for The Corporation of the Township of Muskoka Lakes

WHEREAS Section 5(3) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, (hereinafter referred to as the "Municipal Act") provides that a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9 of the Act, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS Section 8 of the Municipal Act provides that the powers of a municipality under the Municipal Act or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 9 of the Municipal Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Municipal Act or any other Act;

AND WHEREAS pursuant to Section 227, of the Municipal Act, it is the role of the officers and employees of the municipality to implement council's decisions and establish administrative practices and procedures to carry out council's decisions; to undertake research and provide advice to council on the policies and programs of the municipality; and, to carry out other duties as required under the Act or any Act and other duties assigned by the municipality;

AND WHEREAS The Corporation of The Township of Muskoka Lakes passed By-law 2016-125, as amended, on the 18th day of November, 2016, to establish and regulate a Fire Department for the Township of Muskoka Lakes pursuant to the Municipal Act, S.O. 2001, c.25 as amended and the Fire Protection and Prevention Act, 1997, S.O. 1996, c.4 as amended;

AND WHEREAS Sections 1.h. and 3.c. of By-law 2016-125, as amended, provide that the Fire Department personnel shall consist of a Deputy Fire Chief who is appointed by Township Council to act in the place of the Fire Chief in the Fire Chief's absence, or in the case of a vacancy in the position of Fire Chief;

AND WHEREAS Council deems it expedient to appoint Richard Derstroff as Deputy Fire Chief for the Corporation of the Township of Muskoka Lakes;

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

1. That Richard Derstroff be and is hereby appointed as Deputy Fire Chief for The Corporation of the Township of Muskoka Lakes;
2. That the appointment of Richard Derstroff as Deputy Fire Chief shall be effective upon the 4th day of May, 2026;

Read a **first, second and third time** and **finally passed** this **10th day of June, 2026.**

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-061

Being a By-law to appoint a By-law Enforcement Officer for the Corporation of the Township of Muskoka Lakes

WHEREAS Section 8 of the Municipal Act, 2001, S.O. 2001, c.25 as amended (hereinafter referred to as the "Municipal Act") provides that the powers of a municipality under the Municipal Act or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 9 of the Municipal Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Municipal Act or any other Act;

AND WHEREAS pursuant to Section 227, of the Municipal Act, it is the role of the officers and employees of the municipality to implement council's decisions and establish administrative practices and procedures to carry out council's decisions; to undertake research and provide advice to council on the policies and programs of the municipality; and, to carry out other duties as required under the Municipal Act or any Act and other duties assigned by the municipality;

AND WHEREAS pursuant to the provisions of the Police Services Act, R.S.O. 1990 Chapter P.15, Section 15(1), as amended, a municipal Council may appoint persons to enforce the by-laws of the municipality;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it expedient to appoint Richard Derstroff as a By-law Enforcement Officer, for the purposes of enforcing by-laws for the Township of Muskoka Lakes;

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

1. That Richard Derstroff be appointed to the position of By-law Enforcement Officer for the Township of Muskoka Lakes.
2. That the appointment of Richard Derstroff as By-law Enforcement Officer shall be effective upon the 4th day of May, 2026.

Read a **first, second** and **third time** and **finally passed** this **10th day of June, 2026.**

Mayor Peter Kelley

Crystal Best-Sararas, Clerk