

Muskoka Official Plan Review



HOW WE GOT HERE

JUNE 2024

Special Meeting of Community and Planning Services Committee: MOP Review Workplan

FALL 2024

- Background reports for Component 1: Growth Strategy and Component 4: Lake System Health Policies
- Draft Component 2: Resort Development Policy

APRIL 2025

Open House and Public Meeting for Component 2: Resort Development Policy

JUNE 2025

Open House and Public Meeting for Component 1: Growth Strategy

JULY 2025

- Revised draft Component 2: Resort Development Policy
- Approved Component 1 for inclusion into OPA 61

FALL 2025

- Background report and draft Component 3: Environmental Resiliency and draft Component 4: Lake System Health Policies
- Component 2 approved for inclusion into OPA 61

DECEMBER 2025

Public Information Centre and Open House Component 3 and Component 4

FEBRUARY 2026

- Approved Component 3 and 4 for inclusion into OPA 61
- Introduced and approved Component 5: Housekeeping and Provincial Policy Updates for inclusion into OPA 61

MAY 2026

Open House and Public Meeting for OPA 61

Scan the QR code to find all material associated with the Five-Year Comprehensive Muskoka Official Plan Review



Muskoka Official Plan Review



STAY INVOLVED

Submit Comments



Email: MOP@muskoka.on.ca



Mail: District Municipality of Muskoka
Attention: Lisa Marden
70 Pine Street, Bracebridge, ON
P1L 1N3



Phone: (705) 645 2100 Ext: 4116



Subscribe to the Muskoka Official Plan Review Engage Page for project updates.

www.engagemuskoka.on.ca/muskoka-official-plan

Notice of Decision

If you wish to be notified of the decision of the District of Muskoka on the proposed Five Year Comprehensive Muskoka Official Plan Review (OPA 61), you must make a written request to the District Clerk:

District Municipality of Muskoka 70
Pine Street Bracebridge, ON P1L 1N3
(705) 645-2100
clerk@muskoka.on.ca

STAY INFORMED

What's Changing



Component 3: Environmental Resiliency

Updates and strengthens policies on floodplains, watershed management and natural heritage.

Component 4: Lake System Health

Updates and strengthens policies to protect all waterbodies in the District.

Component 5: Housekeeping and Provincial Policy Update

Aligns the District Official Plan with current Provincial policies and incorporates other housekeeping amendments.

| Protecting Public Health and Safety | Climate Considerations | Updated Schedules | Natural Heritage |
|--|---|--|--|
| <ul style="list-style-type: none"> New policies restrict most development within the flood hazard limit | <ul style="list-style-type: none"> Updates policies to ensure that climate change is considered when making planning decisions | <ul style="list-style-type: none"> Schedule D incorporating cold, cool and warm water streams New and updated schedules identify flood hazard limit on many lakes and rivers | <ul style="list-style-type: none"> Supports the establishment of a natural heritage system and enhancements to the natural environment through planning processes |
| Applying the Precautionary Principle | Changing Development Standards | Minimizing Near-Shore Impacts on Water Quality | Chloride Impacts |
| <ul style="list-style-type: none"> All lakes are identified as sensitive surface water features to minimize impacts wherever possible | <ul style="list-style-type: none"> Increases minimum lot area and frontage requirements for new lots | <ul style="list-style-type: none"> Increase minimum vegetative buffer requirements and establishes new impervious surface cover cap within 60 metres of shoreline | <ul style="list-style-type: none"> Requires chloride management plans for larger developments |
| Employment Areas | Rural Development | Settlement Area Expansions | Terminology and Definitions |
| <ul style="list-style-type: none"> Establishes new criteria to remove employment areas to permit non-employment area uses | <ul style="list-style-type: none"> Removes limitations on rural residential development while still directing growth to settlement areas | <ul style="list-style-type: none"> While no expansions are needed, new policies simplify process going forward if one is proposed | <ul style="list-style-type: none"> Updates terminology and definitions where needed to ensure consistency of approach |

What's Changing



Component 1: Growth Strategy

Establishes where and how to grow with a focus on directing development to settlement areas and creating more housing options.

Component 2: Resort Development Policy

Updates existing policy framework to provide clarity on resort development in Muskoka.



| Planning to 2051 | Population and Housing Growth | Employment growth | Housing Options |
|--|--|---|---|
| <ul style="list-style-type: none"> Updates the planning period of the Official Plan to 2051 | <ul style="list-style-type: none"> Updates population and housing projections and targets for Area Municipalities to 2051 | <ul style="list-style-type: none"> Updates employment projections for Area Municipalities to 2051 | <ul style="list-style-type: none"> Requires Area Municipalities to plan for more medium and high-density housing |
| Occupancy of Units Outside of Urban Centres | Resort-related Amenities | Development Criteria | Resort Conversion |
| <ul style="list-style-type: none"> While the policies will continue to prohibit year-round or seasonal residential use, new policies prohibit use of units for more than 26 weeks | <ul style="list-style-type: none"> Requires tangible amenities on-site – with some required in first phase | <ul style="list-style-type: none"> Establishes criteria to be considered when new resorts proposed | <ul style="list-style-type: none"> Establishes criteria that permit conversions |

Scan this QR Code to view the consolidated draft amendment for Official Plan Amendment 61: Five Year Comprehensive Muskoka Official Plan review