

NOTICE
of an
INFORMATION SESSION
OPEN to the **PUBLIC**

Cliff Bay Muskoka Corp. of the KS Group of Companies has entered into an agreement of purchase and sale with the Province of Ontario (Infrastructure Ontario) to purchase and develop the property which has in past been known as the 'Muskoka Centre'. The redevelopment of the 'Muskoka Centre' property will also require the acquisition and use from the Province (MNR) of some additional crown lakebed abutting the main parcel. A legal description of the lands to be acquired and developed is included in the materials circulated with this Notice and all of the lands are specifically described and illustrated on Schedule A (to the draft Ministerial Zoning Order) and located on the Key Plan, both affixed hereto.

The land use proposal for the property is generally described as a tourist commercial complex which will include the development of two (2) hotels, branded residences associated with those hotels, and ancillary uses normally incidental to tourist commercial hotel uses including retail commercial, food services, recreation facilities including a spa, and staff accommodation. The property is also proposed to be later subdivided into ten (10) upland parcels. In the upland area of the property, two (2) parcels are proposed for tourist commercial hotel type use, four (4) parcels are proposed for tourist commercial 'branded' accommodation use, one (1) parcel is proposed for associated staff residential use, two (2) parcels are proposed for vehicular parking and storage uses, and one (1) parcel is proposed for public open space. Waterfront uses proposed over lake bed include docking for vessels, two (2) restaurants, and a limited number of small accommodation units.

Most of the parcels are ultimately expected to be titled using condominium descriptions in order to facilitate individual titling of units situated within buildings and to permit the 'tying together' of certain parcels (branded units, parking facilities) to the hotel establishments.

In accordance with the terms of the agreement of purchase and sale, proposed land uses and site regulations for the lands are to be established by the Province through the approval of a Ministerial Zoning Order (MZO) in accordance with Section 47 of the Planning Act of Ontario. The MZO process replaces the municipal zoning and official plan amendment processes. Subsequent subdivision and site plan control processes will be required to be implemented by the municipalities (District and Town).

The proposed (draft) MZO together with other information is affixed to this Notice. Prior to consideration of the approval of a MZO, the Province requires that public input be obtained respecting the proposed MZO and that the Council of a local municipality (Gravenhurst) consider a Resolution respecting the proposed MZO in accordance with the submission requirements detailed in the Minister's Zoning Order Framework. The purpose of the Information Session is to provide the public with a first opportunity to view a presentation of the proposed development and draft MZO as well as to make comment respecting same prior to further processing of the MZO. If the proposed MZO is subsequently forwarded to the Province for consideration of approval, the MZO would be posted by the Province on the Environmental Registry for further public input as part of the Provincial review and assessment process.

Affixed to this Notice is an **EXPLANATORY NOTE** providing additional general information and detail respecting the proposed use, regulation, and development of the lands.

The **INFORMATION SESSION** will held virtually on **TUESDAY, MAY 27, 2025** commencing at **7 PM**. Access to the virtual Zoom meeting can be obtained by logging onto

<https://tinyurl.com/28b469hu>

or

<https://zeidler.zoom.us/j/81658968151?pwd=Labl7zkgOz8LolPbNbLTV0Ft1NgWDt.1>

Meeting ID: 816 5896 8151

Passcode: 7gMjGf

Or Dial in by telephone by your location to:

1 587 328 1099 Canada

1 647 374 4685 Canada

1 647 558 0588 Canada

1 778 907 2071 Canada

1 780 666 0144 Canada

1 204 272 7920 Canada

1 438 809 7799 Canada

Meeting ID 816 5896 8151

Or by using the QR Code provided here
on your cell phone:



A Cliff Bay Website offering the above electronic connections **may** be available after **May 21, 2025** at www.cliff-bay.ca

The Information Session will include a presentation by the proponent introducing the principals involved, an overview presentation of the development proposal, an explanation of the zoning proposed for the site, together with comments from investment, marketing and sales, construction, architectural, engineering, and land use professionals. All of the above will be available to receive comments from the public.

The Session is to be recorded and minutes of same produced following the Session. The Information Session is conducted by the private sector proponent not by the municipality.

EXPLANATORY NOTE

The property subject of the proposed draft Minister's Zoning Order (MZO) comprises approximately 33 hectares of land and is illustrated on Schedule A to the MZO. The zones proposed for the total property are illustrated on Schedule B to the MZO.

The lands are currently zoned Institutional (I) (most interior drylands) and Open Space (OS) (a 20m wide band on the dryland side of the shoreline as well as the lakebed).

The proposed MZO would alter the zoning on the lands to nine (9) Commercial Special Purpose 4 Exception (C-4-1, C-4-2, C-4-3, C-4-3a, C-4-4, C-4-4a, C-4-5, C-4-6; C-4-6a) zones over most of the dryland portion of the site; eight (8) Commercial Special Purpose Exception (C-4-1a, C-4-1b, C-4-3b, C-4-3c, C-4-4b, C-4-4c, C-4-5a, C-4-6b) zones over lakebed; one (1) Residential Multiple Two Exception (RM-2-1) zone over a part of the dryland; two (2) Commercial Service Exception (C-2-1, C-2-2) zones over another part of the dryland; an Environmental Protection Exception (EP-1) Exception One (OS-1) zone over some wet boggy areas; and an Open Space Exception (OS-1) zone on part of the dryland, all as illustrated on Schedule B to the MZO.

The specific uses permitted in each zone and the site regulations for each of the zones are detailed in the MZO and, as referenced in the Notice, the uses *in summary* would permit tourist commercial hotel type uses utilizing a variety of accommodation styles (in two main upland zones, two smaller shoreline zones, and two smaller waterfront zones); mixed tourist commercial and residential accommodation type uses associated and branded with the hotels (on four main upland zones, one smaller shoreline zone, and one smaller waterfront zone); associated residential use for staff (on one main backlot zone); residential accommodation use for associated executives (in one main upland zone); associated accessory uses to tourist commercial uses (in four waterfront zones and two upland backlot zones) including restaurant and parking uses; public open space uses (in one upland zone); and a conservation zone for environmental protection (two small zone areas). Uses normally incidental and accessory to tourist commercial hotel type uses are also permitted (in the two main hotel upland zones).

The site is to be accessed by public roads primarily as an extension to Muskoka Road #18 and secondarily via linked road access to Brydon's Bay Road. The lands are also proposed to be subdivided with ownership vested in nine (9) base corporations and one (1) additional parcel being conveyed to the Town of Gravenhurst for public park purposes.

Municipal sewer and potable water is available to the site and sufficient capacity to service the development with both has been confirmed.

Key Plan



DRAFT dated May 7, 2025
MINISTERIAL ZONING ORDER
Ontario Regulation (/25)

Being a Zoning Order for Lands Specified herein,
In the Town of Gravenhurst,
In the District Municipality of Muskoka.

WHEREAS in accordance with the provisions of the Planning Act of Ontario, in particular Section 47 thereof, the Minister of Municipal Affairs and Housing, may make an Order,

AND WHEREAS the Province through Infrastructure Ontario has entered into an agreement to sell certain lands conditional upon the issuance of a Minister's Zoning Order, amongst other matters,

AND WHEREAS the development proposed on the lands subject to the aforementioned agreement is dependent upon certain additional lands being dispositioned by the Province through the Ministry of Natural Resources and Forestry,

NOW THEREFORE THE FOLLOWING IS ORDERED;

Applicable Base Bylaw

1. In this Order, Zoning Bylaw means the Comprehensive Zoning Bylaw of the Town of Gravenhurst, being Bylaw 2010-04, as amended.

Application and Components

2. This Order applies to the lands generally described as being Part of Lots 22 and 23, Concession 6; and Part of Lots 22 and 23, Concession 7; and Part of the Original Shore Road Allowance in Front of Lot 23, Concession 6 and in Front of Lots 22 and 23, Concession 7; and Part of the Original Road Allowance Between Concessions 6 and 7 in Front of Lots 22 and 23; and Part of the Bed of Cliff Bay of Lake Muskoka in Front of Lot 23, Concession 7; in the Geographic Township of Muskoka, Now in the Town of Gravenhurst, in the District Municipality of Muskoka. Certain of the lands are more specifically described as being All of Part 1, Plan 35R-19247 but also include additional lands abutting Plan 35R-19247 comprising Part of the Bed of Lake Muskoka, and
3. All of the lands described in Section 2 preceding which are subject to the Zoning Order are illustrated on Schedule A (dated January 27, 2025) and Schedule B (dated May 6, 2025) affixed hereto as part of this Order, and
4. This complete text, Schedule A, and Schedule B affixed hereto together formally constitute and comprise this Order.

Base Operative Provisions

5. Notwithstanding any provision of Zoning Bylaw 2010-04 to the contrary, the lands described in Section 2 and illustrated as per Section 3 herein shall be categorized in the zones illustrated on Schedule B affixed hereto, and
6. The subject lands shall be used and regulated as specifically detailed in this Order, and
7. The subject lands shall be considered by the authourity having jurisdiction for subdivision in accordance with the standards established in this Order and subject to the applicable provisions of the Planning Act of Ontario.

Permitted Uses (for the zones specified an Schedule B)

8. Commercial Special Purpose Exception 1 Zone (C-4-1)
 - a) Tourist Establishment
 - b) Dwelling Multiple
 - c) Restaurant (accessory only)
 - d) Retail store (accessory only)
9. Commercial Special Purpose Exception 1a Zone (C-4-1a)
 - a) Marine docking facilities (docks and gazebo only)
10. Commercial Special Purpose Exception 1b Zone (C-4-1b)
 - a) Restaurant (food services establishment)
11. Commercial Special Purpose Exception 2 Zone (C-4-2)
 - a) Tourist Establishment
 - b) Dwelling Multiple
12. Commercial Special Purpose Exception 3 Zone (C-4-3)
 - a) Tourist Establishment
 - b) Dwelling Multiple
13. Commercial Special Purpose Exception 3a Zone (C-4-3a)
 - a) Tourist Establishment
14. Commercial Special Purpose Exception 3b Zone (C-4-3b)
 - a) Tourist Establishment
15. Commercial Special Purpose Exception 3c Zone (C-4-3c)
 - a) Restaurant (food services establishment)
 - b) Marine docking facilities

16. Commercial Special Purpose Exception 4 Zone (C-4-4)
 - a) Tourist Establishment
 - b) Dwelling Multiple
17. Commercial Special Purpose Exception 4a Zone (C-4-4a)
 - a) Tourist Establishment
18. Commercial Special purpose Exception 4b Zone (C-4-4b)
 - a) Tourist Establishment
19. Commercial Special Purpose Exception 4c Zone (C-4-4c)
 - a) Marine docking facilities (docks and gazebo only)
20. Commercial Special Purpose Exception 5 Zone (C-4-5)
 - a) Tourist Establishment
 - b) Dwelling Multiple
21. Commercial Special Purpose Exception 5a Zone (C-4-5a)
 - a) Marine docking facilities (docks and gazebo only)
22. Commercial Special Purpose Exception 6 Zone (C-4-6)
 - a) Tourist Establishment
 - b) Dwelling Multiple
23. Commercial Special Exception 6a Zone (C-4-6a)
 - a) Tourist Establishment
 - b) Dwelling Multiple
24. Commercial Special Exception 6b Zone (C-4-6b)
 - a) Tourist Establishment
 - b) Dwelling Multiple
25. Residential Multiple Two Exception 1 Zone (RM-2-1)
 - a) Dwelling Multiple
26. Commercial Service Special Exception Zone (C-2- 1)
 - a) Vehicular Parking
27. Commercial Service Special Exception Zone (C-2-2)
 - a) Vehicular Parking
28. Open Space Exception 1 Zone (OS-1)
 - a) Public Park
 - b) Conservation

Environmental Protection Exception 1 Zone (EP-1)

- a) Conservation
- b) Accessway, trail, or path

Accessory Buildings, Structures and Uses

29. The general provisions of Section 5.2 of the parent bylaw, being Bylaw 2010-04, apply with respect to accessory buildings, structures, and uses save and except for the site regulations specifically detailed for same in any zone detailed in this bylaw.

Site Regulations

30. C-4-1 Zone

- | | |
|-------------------------------------|------------|
| a) Minimum lot or zone area | 20,000 sqm |
| b) Minimum lot frontage (shoreside) | 210 m |
| c) Minimum setback from shoreline | 25 m |
| d) Minimum side yard | 5 m |
| e) Minimum rear yard | 5 m |
| f) Maximum gross floor area | 25,000 sqm |
| g) Maximum height | 6 storeys |
| h) Maximum zone coverage | 20% |
| i) Minimum shoreline buffer | 15 m |

31. C-4-1a Zone

- | | |
|--|-------|
| a) Minimum zone area | 4,800 |
| b) Maximum projection from shoreline | 65 m |
| c) Minimum side yard | 0 m |
| d) Minimum front yard | 0 m |
| e) Minimum rear yard | 0 m |
| f) Maximum shoreline frontage coverage | 75% |
| g) Maximum coverage | 50% |

32. C-4-1b Zone

- | | |
|--------------------------------------|------------|
| a) Minimum zone area | 2,280 sqm |
| b) Maximum gross floor area | 325 sqm |
| c) Maximum projection from shoreline | 35m |
| d) Maximum height | 1.5 storey |
| e) Maximum zone coverage | 50% |
| f) Maximum frontage coverage | 75% |
| g) Minimum zone side yard | 0 m |
| h) Minimum zone rear yard | 0 m |
| i) Minimum zone front yard | 0 m |

33. C-4-2 Zone

a) Minimum lot or zone area	32,000 sqm
b) Minimum lot frontage (shoreside)	125m
c) Minimum front yard (shoreline)	30 m
d) Minimum rear yard	10 m
e) Minimum side yard	10 m
f) Maximum gross floor area	70,000 sqm
g) Maximum height	6 storeys

34. C-4- 3 Zone

a) Minimum zone area	40,000 sqm
b) Minimum lot frontage (shoreside)	250 m
c) Minimum zone front yard (shore side)	7.5m
d) Minimum side yard	10 m
e) Minimum rear yard	10 m
f) Maximum zone gross floor area	35,000 sqm
g) Minimum landscaped buffer front (shore side) yard	7.5 m

35. C-4-3a Zone

a) Minimum zone area	13,000 sqm
b) Minimum front (shore side) setback	7.5 m
c) Minimum side yard	10 m
d) Minimum zone rear yard	0 m
e) Maximum zone gross floor area	7,500 sqm
f) Maximum number of units	46
g) Maximum ground floor area per unit	120 sqm
h) Maximum height	2 storeys
i) Minimum landscaped shore buffer	5 m
j) Maximum shoreline frontage coverage per unit	12 m

36. C-4-3b Zone

a) Minimum zone area	14,000 sqm
b) Maximum projection from shore over water (dock)	20 m
c) Maximum projection from shore over water (primary building)	15 m
d) Maximum number of units	28
e) Maximum ground floor area per unit	120 sqm
f) Maximum height	1 storey
g) Maximum zone gross floor area	3,500 sqm
h) Maximum shoreline frontage coverage per unit	8 m
i) Minimum side yard to zone limit	15 m

37. C-4-3c Zone

a) Minimum zone area	3,500 sqm
b) Maximum gross floor area	700 sqm
c) Maximum height	1.5 storeys
d) Minimum side yard setback	0 m
e) Minimum front yard setback	0 m
f) Minimum rear yard setback	0 m
g) Maximum projection (dock) from shoreline	65 m
h) Maximum projection (primary building) from shoreline	40 m

38. C-4- 4 Zone

a) Minimum lot or zone area	40,000 sqm
b) Minimum lot or zone frontage (shoreside)	275m
c) Minimum zone side yard	10 m
d) Minimum zone rear yard	10 m
e) Minimum setback from zone limit (shoreline side)	0 m
f) Maximum gross floor area for zone	50,000 sqm
g) Maximum height	6 storeys

39. C-4-4a Zone

a) Minimum zone area	9,800 sqm
b) Minimum setback from shoreline	7.5 m
c) Minimum side yard to zone limit	10 m
d) Minimum rear yard to zone limit	0 m
e) Maximum gross floor area for zone	800 sqm
f) Maximum number of units in zone	2
g) Maximum height	2 storeys
h) Minimum landscaped shore buffer	5 m
i) Maximum frontage coverage per unit	20 m

40. C-4-4b Zone

a) Minimum zone area	7,000 sqm
b) Maximum projection from shoreline over water (accessory dock)	20 m
c) Maximum projection from shoreline over water (primary building)	15 m
d) Maximum number of units	3
e) Maximum ground floor area per unit	200 sqm
f) Maximum gross floor area per unit	300 sqm
g) Maximum height	1.5 storeys
h) Maximum shoreline frontage coverage per unit	20 m

41. C-4-4c Zone

- | | |
|--------------------------------------|------|
| a) Maximum projection from shoreline | 80 m |
| b) Maximum side yard from zone | 0 m |
| c) Maximum zone coverage | 70% |
| d) Minimum zone shoreline frontage | 70m |

42. C-4-5 Zone

- | | |
|--------------------------------------|------------|
| a) Minimum lot or zone area | 15,000 sqm |
| b) Minimum zone frontage (shoreside) | 100m |
| c) Minimum zone side yard | 5 m |
| d) Minimum zone rear yard | 20 m |
| e) Minimum setback from shoreline | 20 m |
| f) Maximum gross floor area | 12,000 sqm |
| g) Maximum height | 6 storeys |

43. C-5-5a Zone

- | | |
|--------------------------------------|-----------|
| a) Minimum zone area | 1,800 sqm |
| b) Minimum zone frontage (shore) | 90m |
| c) Maximum coverage | 50% |
| d) Minimum side yard from zone limit | 5m |

44. C-4-6 Zone

- | | |
|--|------------|
| a) Minimum lot or zone area | 25,000 sqm |
| b) Minimum lot or zone frontage (shore) | 225m |
| c) Minimum zone side yard | 15 m |
| d) Minimum zone rear yard | 10 m |
| e) Minimum setback from zone limit
shoreline side | 0 m |
| f) Maximum gross floor area in zone limit | 42,000 sqm |
| g) Maximum height | 6 storeys |

45. C-4-6a Zone

- | | |
|--|-----------|
| a) Minimum zone area | 3,500 sqm |
| b) Minimum setback from shoreline | 7.5 m |
| c) Minimum side yard to zone limit | 10 m |
| d) Minimum rear yard to zone limit | 0 m |
| e) Maximum height | 2 storeys |
| f) Maximum gross floor area for zone | 1,500 sqm |
| g) Minimum landscaped shoreline buffer | 5 m |
| h) Maximum frontage coverage per unit | 20 m |
| i) Maximum number of units | 3 |

46. C-4-6b Zone
- | | |
|--|-------------|
| a) Minimum zone area | 4,800 sqm |
| b) Maximum projection from shoreline over water (dock) | 20 m |
| c) Maximum projection from shoreline Over water (primary building) | 15 m |
| d) Maximum number of units | 2 |
| e) Maximum ground floor area per unit | 200 sqm |
| f) Maximum gross floor area per unit | 300 sqm |
| g) Maximum height | 1.5 storeys |
| h) Maximum shoreline frontage coverage per unit | 20 m |
47. OS-1 Zone
- a) All site regulations as specified in parent zoning bylaw for OS zone
48. EP-1 Zone
- a) All site regulations as specified in Parent zoning bylaw for EP zone plus structures required to provide access
49. RM-2-1 Zone
- | | |
|-------------------------------|------------|
| a) Minimum lot or zone area | 9,000 sqm |
| b) Minimum front yard setback | 15 m |
| c) Minimum side yard setback | 10 m |
| d) Maximum height | 5 storeys |
| e) Maximum gross floor area | 13,000 sqm |
50. C-2-1 Zone
- | | |
|---|------------|
| a) Minimum lot or zone area | 1h |
| b) Minimum lot frontage | 50m |
| c) Minimum front yard setback | 25 m |
| d) Minimum rear yard setback | 5 m |
| e) Minimum side yard setback | 5 m |
| f) Maximum height | 4 storeys |
| g) Maximum gross floor area | 30,000 sqm |
| h) Minimum front yard landscaped buffer | 15 m |
51. C-2-2 Zone
- | | |
|---|------------|
| a) Minimum lot or zone area | 1h |
| b) Minimum frontage | 125m |
| c) Minimum front yard setback | 10 m |
| d) Minimum rear yard setback | 10 m |
| e) Minimum side yard setback | 10 m |
| f) Maximum height | 4 storeys |
| g) Maximum gross floor area | 15,000 sqm |
| h) Minimum front yard landscaped buffer | 7.5 m |

Definitions

52. The following definitions shall apply with respect to the provisions of this Order;

a) Storey

Shall mean the total vertical distance between the floor of one level of a building or structure and the next level of a building or structure and shall not exceed 3.8m except in the case of the first or ground level floor of a building or structure which may extend up to 5.0m.

b) Height

Shall mean the greatest vertical distance, measured from the finished grade on the side of the building or structure where the primary pedestrian access to the building or structure is located or from the side of the building or structure facing the shoreline on a lot that abuts a waterbody whichever is the more restrictive, or in the case of a building or structure over water, the vertical distance between the Optimal Summer Water Level to;

- the midpoint between the eave and the ridge, or
- in the case of a flat roof building, the highest point of the roof surface, not including a railing, or
- in the case of an A frame, 75% of the distance between the finished grade measured at the midpoint of the front and rear of the building and the ridge, and
- for purposes of this definition and bylaw and without limiting the generality of the foregoing, antennae, chimneys, spires, cupolas, elevator penthouses, flag poles, water tanks, windmills, air conditioner ducts, or incidental equipment or other similar structures are permitted and shall not be included in the determination of maximum height but are exempt therefrom.

c) Accessory building, structure, or use

Shall be as generally defined in Bylaw 2010-4 and, for purposes of a tourist establishment (being a commercial use) shall include meeting, banquet, eating establishments and other similar rooms, spaces, or facilities; spa or pool facilities; recreational and athletic facilities; bar, lounge, or tavern type facilities; the provision of goods or services at retail including the rental of vehicles or vessels; commercial entertainment; commercial recreation; storage and service facilities; amongst other similar uses and facilities normally incidental to the use of a tourist establishment or resort.

Terms of Use and Other Provisions

53. Nothing in this Order prevents the use of land, building, or structure for any use prohibited by this Order if the land, building, or structure was lawfully used for such purpose on the day this Order came into effect.

54. Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and the original use is not altered.

55. Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

56. Work Permits (MNRFP) for lakebed or shoreland in water works, buildings, or structures permitted by this Order shall be issued as may be required where Best Management Practices are utilized in the design and construction of buildings, structures, or works in the zones specified in Sections 31, 32, 36, 37, 40, 41, 43, 46, and 48 of this Order.

Deemed Bylaw

57. This Order is deemed for all purposes, except for purposes of Section 24 of the Planning Act, to be and to always have been a bylaw passed by the Council of the Town of Gravenhurst.

Commencement

58. This Regulation comes into force and takes effect on the day it is filed.

MADE BY

The Honourable Rob Flack,
Minister of Municipal Affairs and Housing.
Date Made _____, 2025

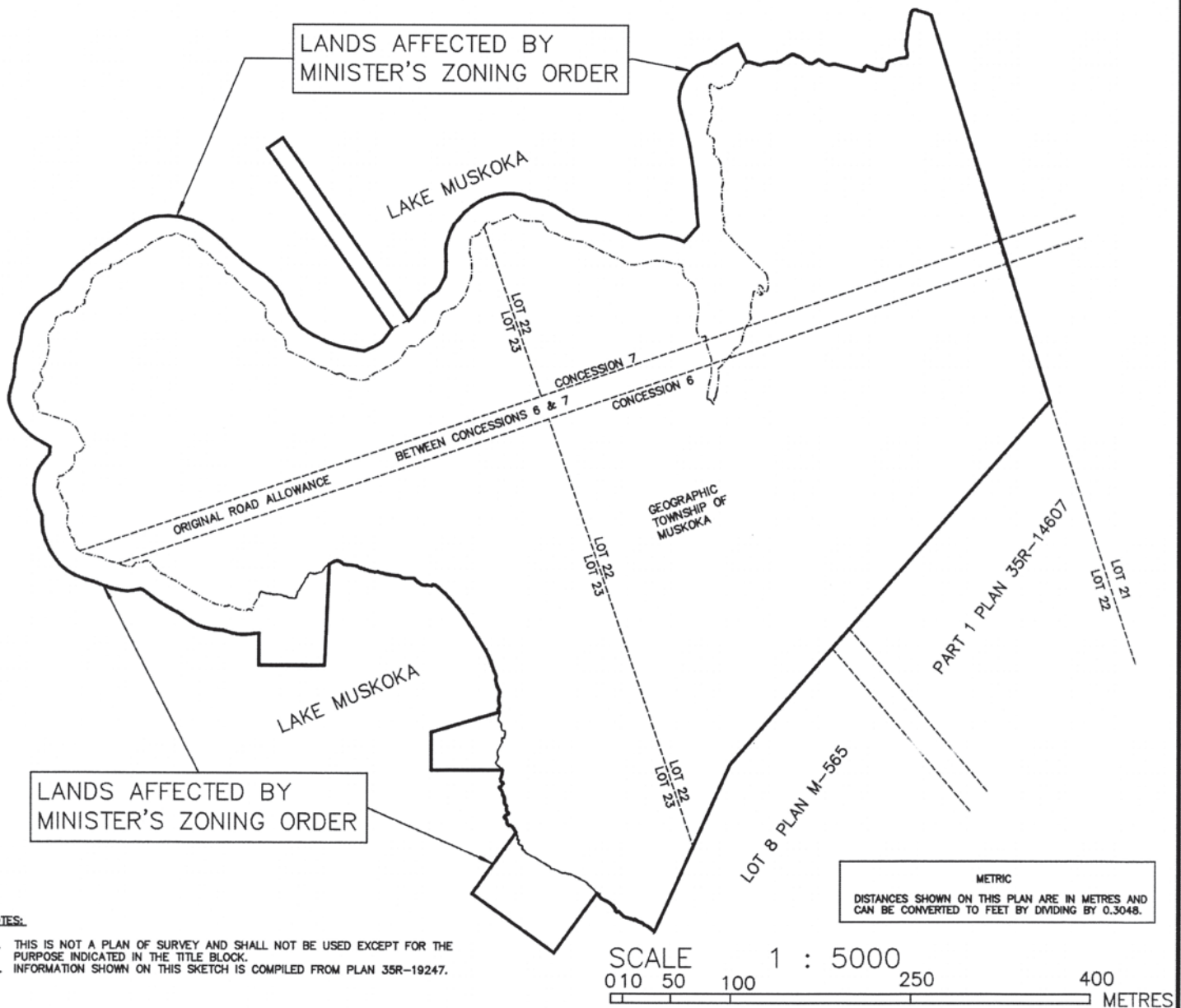
SCHEDULE A

JANUARY 27, 2025

TO MINISTER'S ZONING ORDER BEING REGULATION (/25)
ILLUSTRATING ALL LANDS SUBJECT TO THE ORDER

DESCRIPTION OF LANDS AFFECTED

PART OF LOTS 22 & 23, CONCESSION 6; PART OF LOTS 22 & 23, CONCESSION 7; PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 23, CONCESSION 6 AND IN FRONT OF LOTS 22 & 23, CONCESSION 7; PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 & 7 IN FRONT OF LOTS 22 & 23; PART OF THE BED OF CLIFF BAY OF LAKE MUSKOKA IN FRONT OF LOT 23, CONCESSION 7; GEOGRAPHIC TOWNSHIP OF MUSKOKA, TOWN OF GRAVENHURST, THE DISTRICT MUNICIPALITY OF MUSKOKA.



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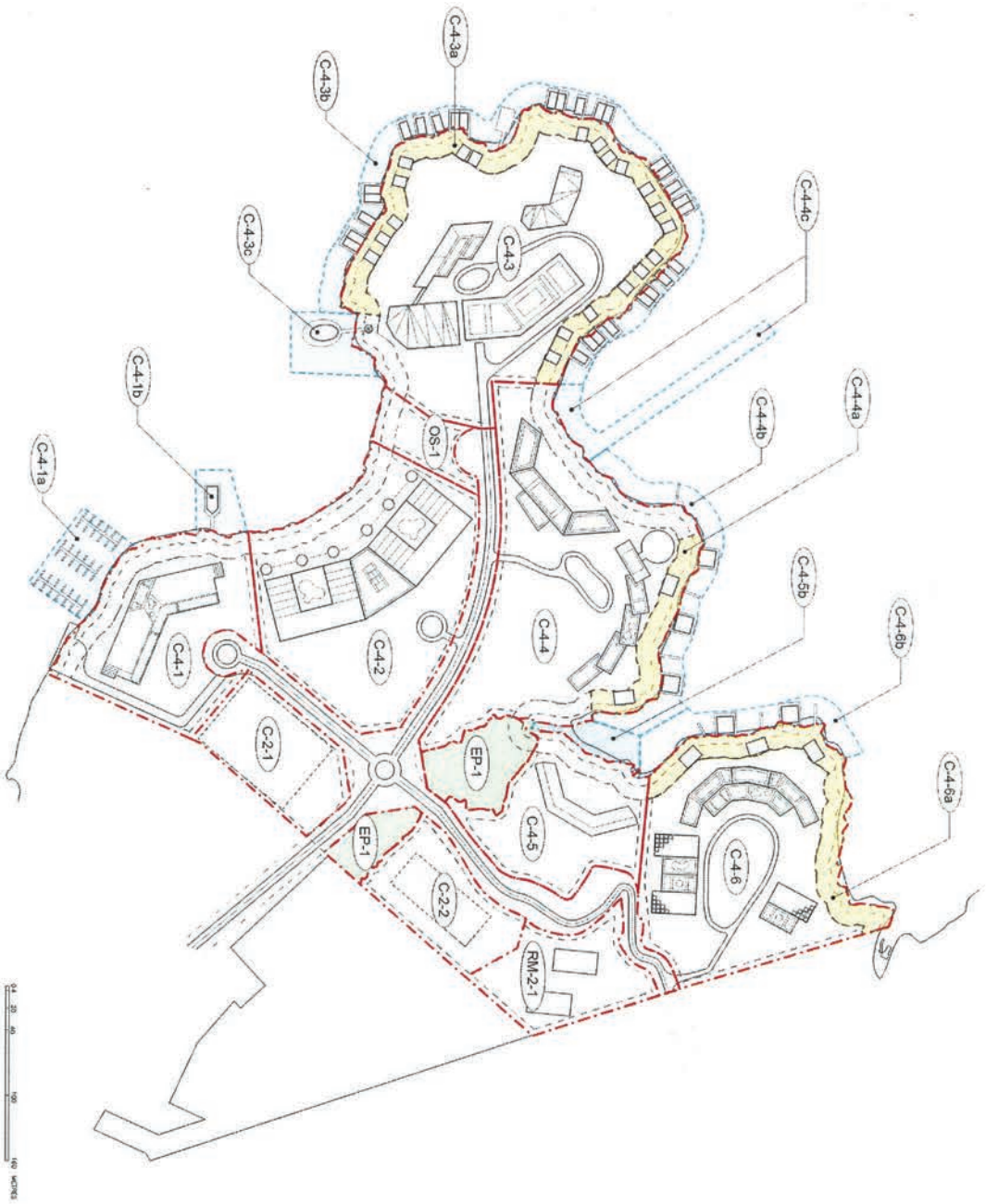


Cliff Bay Masterplan
Masterplan and Area Calculations

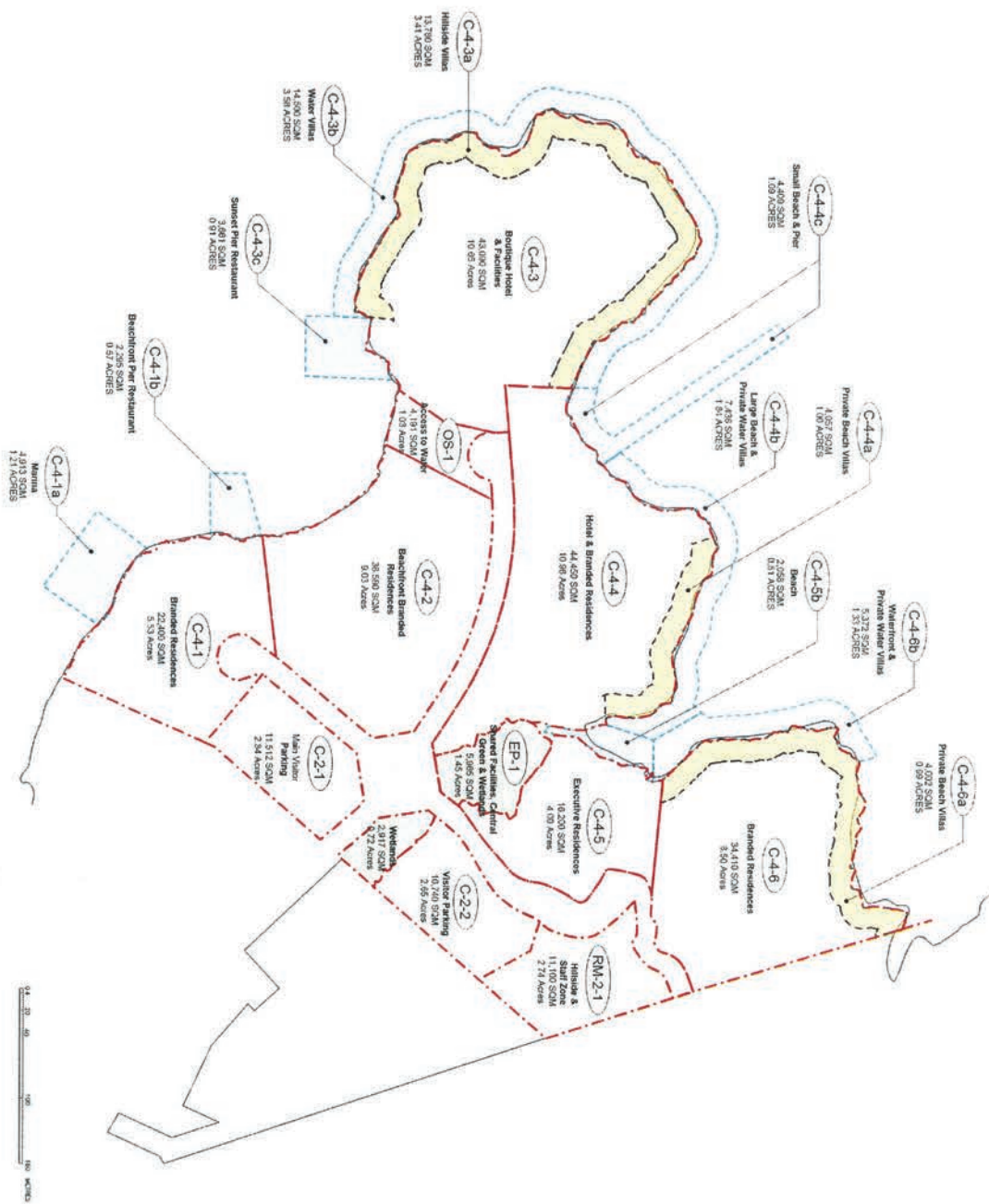
PROJECT #23-1-012
2025-05-05

Program Area Calculations





Parcels



GENERAL SCREENSHOT OF
PROPOSED DEVELOPMENT ON
LANDS SUBJECT TO MZO

