



Monday, December 7, 2020

Mayor Smith and Members of Council
The Corporation of the Town of Bracebridge
1000 Taylor Court, Bracebridge
Ontario, P1L 1R6

**Re: Additional Submission Materials and Requirement for Town Peer Reviews
Muskoka Royale Development Inc. Applications for Official Plan Amendment
(D09-08/18) and Rezoning (D14-17/18) (the “Applications”)**

VIA EMAIL ONLY

Attention: Matt Holmes, Manager of Planning Services: mholmes@bracebridge.ca
Cheryl Kelley, Director of Planning and Development: ckelley@bracebridge.ca

Dear Mayor and Members of Council:

We understand that Town staff are in the process of preparing a report and recommendation to the Planning Committee regarding the Muskoka Royale Project and the redesignation of the subject property from Open Space 2 to South Bracebridge Institutional.

Prior to the October 27, 2020 Public Meeting, you received a letter from our legal advisors, Thompson Rogers that summarized the opinion of Ms. Poirier from Marie Poirier Planning & Associates on the need for the following studies.

1. An economic impact and viability study
2. A character and compatibility analysis
3. A report examining the impact on social services; and
4. Peer reviews of all technical studies including the planning justification and site servicing reports.

At both of the public meetings hosted by the Town, and in correspondence received by you, many of these points have been communicated by participants. In particular, at the

2nd public meeting, we note the opinion of the late Robert Carreau, former head of Rosseau Lake College, where he questioned the viability of the Muskoka Royale business plan. At the 1st Public Meeting, Mr. Tutsch raised many of the same business issues and questioned the plan's assumptions and viability. Please do not hesitate to ask for additional information or pose questions on this business plan as our group have experts available.

Many of the residents also raised questions regarding the proposal's suitability and compatibility with the Town's social and cultural characteristics and voiced their concerns regarding social services.

Good governance demands that the recommended studies are completed as detailed in section J17 of the Town's Official Plan. Early in the process, when we thought of this as purely a zoning change, the viability of the proposed use was not a topic being considered. Now we understand that, as an OP Amendment, these reviews are a required step (J17.2.iv), as are our other requests.

On behalf of our 4900 supporters, we urge your consideration of Ms. Poirier's recommendations for peer reviews and studies, to be completed prior to any further consideration by Council to amend the Official Plan and Zoning Bylaws.

Respectfully yours,

A handwritten signature in grey ink that reads "Michael Appleby". The signature is written in a cursive, flowing style.

Michael Appleby
President and Director
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