



## Memorandum

**TO:** Township of Muskoka Lakes Planning and Development Department

**FROM:** Perseverance Jana  
Engineering Development Coordinator  
The District Municipality of Muskoka

**DATE:** 13 February 2026

**SUBJECT:** 2 Bruce Wilson Dr, 5-3-071-10 (445305000307110)  
Area Municipality: Muskoka Lakes  
Subject: Site Plan Control Pre-Consultation

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The District Engineering and Public Works Department review comments pertaining to the abovementioned Site Plan are as follows:

### 1. Municipal Water and Sewer

- The proposed development is located within the Urban Service Area. Any water and sanitary sewer connections to the proposed building shall be made through the existing services located behind the bulk meter. Should upsizing of the service pipes be required, all associated costs shall be borne by the developer. A servicing brief in accordance with the MECP design guidelines will be requested to see if hydraulic modelling is required. No further comments at this time.

### 2. Transportation / Access

- A Traffic Impact Brief (TIB) is required to assess the anticipated traffic generated by the proposed development and its potential impacts on the T-intersection of Medora Street and Bruce Wilson Drive.

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#### Engineering and Public Works Department

70 Pine Street, Bracebridge, Ontario P1L 1N3

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**3. Storm Water Management (SWM)**

- No comment.

**4. D-4 land Use on or Near Landfills and Dumps**

- The proposed Site Plan is not located near a landfill. No further comment.

**5. Waste Management Services**

- The collection and disposal of solid waste materials are governed by the District of Muskoka's **By-law 98-59** and **By-law 2025-4**, as amended. No further comment.

**6. Land Use Near a Water Intake Protection Zone**

- The proposed Site Plan is not located within a Water Intake Protection Zone. No further comment.

Regards,

Perseverance Jana  
Engineering Development Coordinator

Checked and Approved by:

Rob Anderson, P.Eng.  
Director, Public Works  
Engineering and Public Works  
District of Muskoka