



**NOTICE OF COMPLETE APPLICATION  
CONCERNING A PROPOSED PHASED STANDARD CONDOMINIUM DESCRIPTION  
C2023-06  
(Muskoka Traders Crossing)**

**IN FULFILLMENT** of Section 51(19.4) of the Planning Act, The District Municipality of Muskoka has received an application for a phased condominium description.

**AN EXPLANATION** of the purpose and effect of the proposed Phased Standard Condominium, describing the lands to which they apply, and a key map showing the location of the lands, accompany this notice.

**ANY PERSON OR AGENCY** may make written submissions to The District Municipality of Muskoka at any time before a decision is made on the file. We would advise **AGENCIES** (Township of Lake of Bays, Bell, Hydro etc.) wishing to make a written submission to do so no later than **January 8, 2024**. Written submissions from **members of the public** are accepted at **any time** throughout the planning process, up until the date a decision is made.

**A DECISION CAN ONLY BE APPEALED** to the Ontario Land Tribunal (OLT) in specific circumstances and only by those specific individuals, corporations or public bodies listed under Section 51(39) of the Planning Act. An appeal may not be made by any unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of an association or group on its behalf.

**NO PERSON OR PUBLIC BODY** shall be added as a party to the hearing of an appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, written submissions to The District Municipality of Muskoka or made a written request to be notified of changes to the conditions, or in the OLT's opinion, there are reasonable grounds to add the person or public body as a party.

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of The District Municipality of Muskoka to the OLT but the person or public body does not make written submissions to The District Municipality of Muskoka in respect of the proposed plan of subdivision before The District Municipality of Muskoka gives or refuses to give approval to the proposed plan of subdivision, the person or public body is not entitled to appeal the decision.

**IF A PERSON OR PUBLIC BODY** does not make written submissions to The District Municipality of Muskoka in respect of the proposed plan of subdivision before The District Municipality of Muskoka gives or refuses to give approval to the proposed plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**THIS NOTICE MUST BE POSTED BY THE OWNER** of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

**FOR MORE INFORMATION** about this matter, including if you wish to be notified of the decision of The District Municipality of Muskoka in respect to the proposed application(s) or about preserving your appeal rights, you must make written request to Amy Back, District Clerk, The District Municipality of Muskoka, 70 Pine Street, Bracebridge, ON, P1L 1N3.

**ADDITIONAL INFORMATION & MATERIAL** relating to the above noted applications is available electronically upon request. For further information, contact Rochelle Jeffries, Planner at (705) 645-2100 x 4234 or 1-800-461-4210 (in the 705 area code), or fax (705) 646-2207 or email at [rochelle.jeffries@muskoka.on.ca](mailto:rochelle.jeffries@muskoka.on.ca).

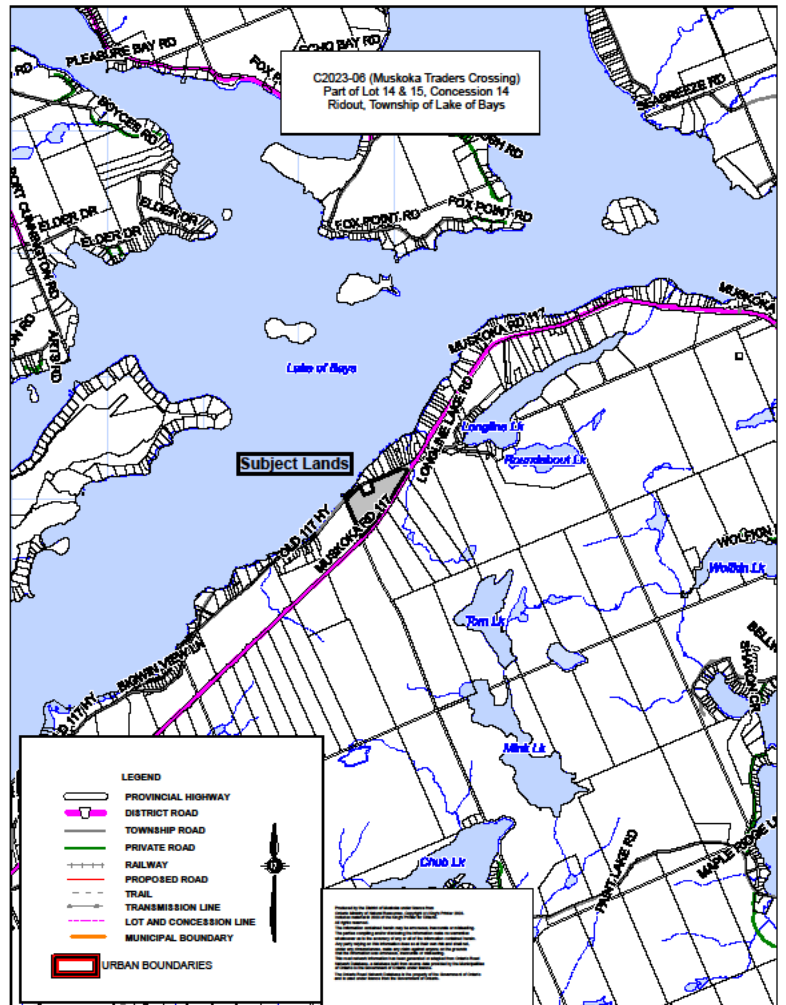
**EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED DRAFT PLAN OF SUBDIVISION**

The land subject to this application is approximately 7.665 hectares (18.92 acres) in size with frontage on Old Highway 117 and Muskoka Rd 117. More specifically, the subject lands are legally described as Part of Lots 14 & 15, Concession 14, Geographic Township of Ridout, Township of Lake of Bays, District of Muskoka.

The phased standard condominium proposes to create twenty (20) commercial units including one (1) reception unit for a total of twenty-one (21) units to be developed in two (2) phases. Phase 1 includes 10 commercial units, a clubhouse, a recreation building and 60 parking spaces. Phase 2 includes 10 commercial units, a maintenance building and 10 parking spaces.

Water and septic servicing are proposed through the utilization of private communal water and septic services.

**Key Plan**



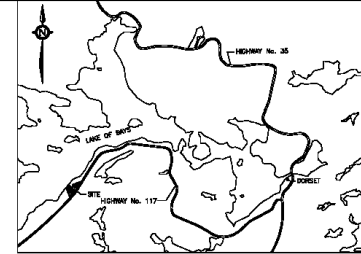
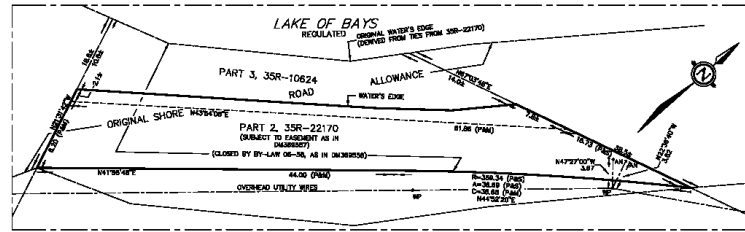
DATED at The District Municipality of Muskoka this 7th day of December, 2023.

# Proposed Phased Condominium Description

DRAFT PLAN OF STANDARD CONDOMINIUM OF PART OF LOTS 14 & 15, CONCESSION 14 AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE LYING IN FRONT OF LOT 15, CONCESSION 14 (CLOSED BY BY-LAW 06-58, AS IN DM369556) GEOGRAPHIC TOWNSHIP OF RIDOUT NOW IN THE TOWNSHIP OF LAKE OF BAYS DISTRICT MUNICIPALITY OF MUSKOKA  
 KPK SURVEYING INC.  
 2023

SCALE 1 : 1000

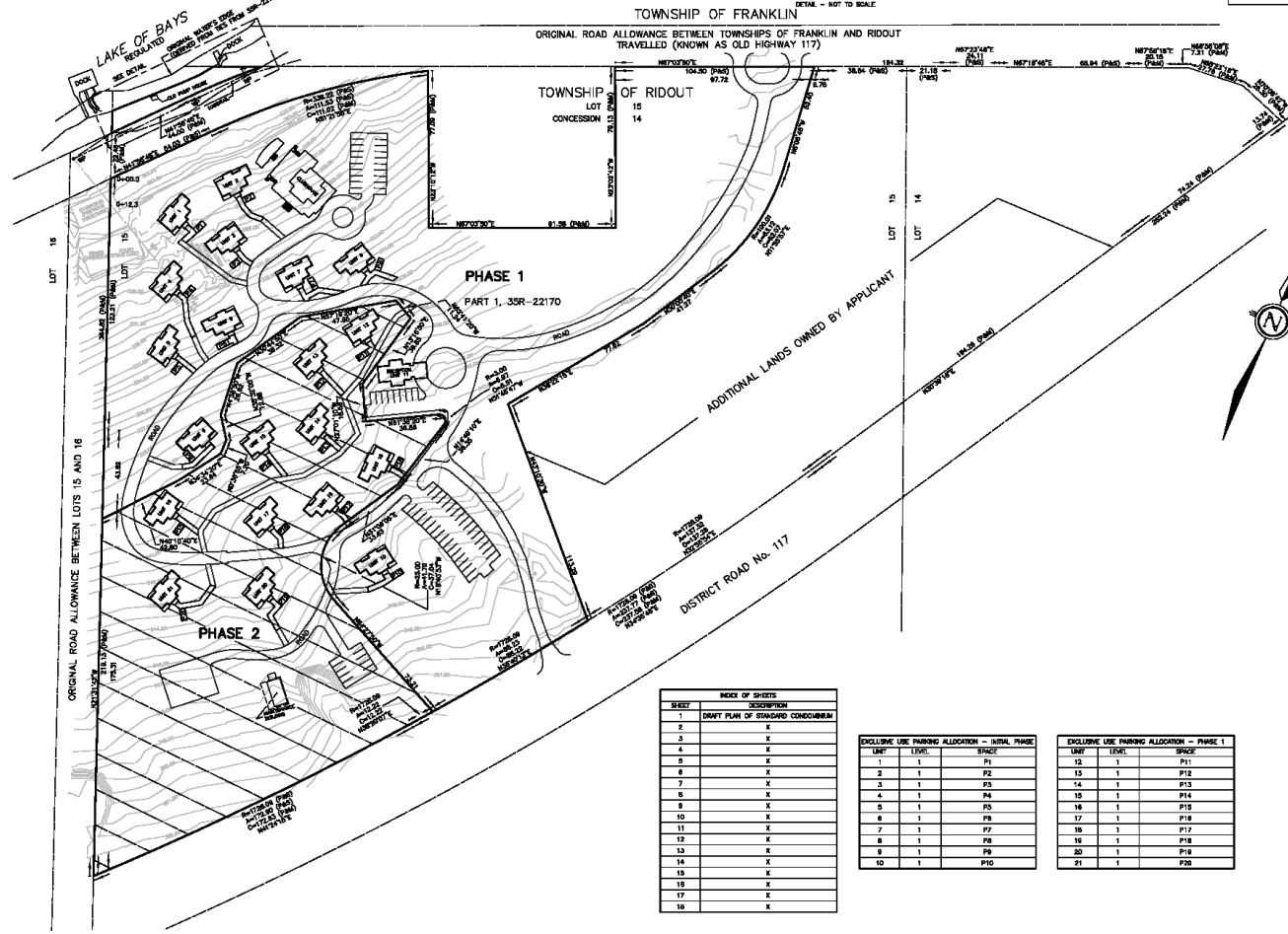
NOTE: LINES WITHIN WHICH ALL THESE BOUNDARIES ARE COMMON ELEMENTS EXCEPT FOR THE AREAS WITHIN THE BUILDINGS DESIGNATED AS UNITS.



PHASE 1	
BUILDING	LEGAL DESCRIPTION
RESORT VILLA UNIT 1	LEVEL 1 UNIT 1
RESORT VILLA UNIT 2	LEVEL 1 UNIT 2
RESORT VILLA UNIT 3	LEVEL 1 UNIT 3
RESORT VILLA UNIT 4	LEVEL 1 UNIT 4
RESORT VILLA UNIT 5	LEVEL 1 UNIT 5
RESORT VILLA UNIT 6	LEVEL 1 UNIT 6
RESORT VILLA UNIT 7	LEVEL 1 UNIT 7
RESORT VILLA UNIT 8	LEVEL 1 UNIT 8
RESORT VILLA UNIT 9	LEVEL 1 UNIT 9
RESORT VILLA UNIT 10	LEVEL 1 UNIT 10
RECEPTION	LEVEL 1 UNIT 11

PHASE 2	
BUILDING	LEGAL DESCRIPTION
RESORT VILLA UNIT 12	LEVEL 1 UNIT 12
RESORT VILLA UNIT 13	LEVEL 1 UNIT 13
RESORT VILLA UNIT 14	LEVEL 1 UNIT 14
RESORT VILLA UNIT 15	LEVEL 1 UNIT 15
RESORT VILLA UNIT 16	LEVEL 1 UNIT 16
RESORT VILLA UNIT 17	LEVEL 1 UNIT 17
RESORT VILLA UNIT 18	LEVEL 1 UNIT 18
RESORT VILLA UNIT 19	LEVEL 1 UNIT 19
RESORT VILLA UNIT 20	LEVEL 1 UNIT 20
RESORT VILLA UNIT 21	LEVEL 1 UNIT 21



- LEGEND:**
- DENOTES PLAN 3SR-22170
  - DENOTES MEASURED
  - DENOTES SET
  - DENOTES ANCHOR
  - DENOTES ROAD POLE
  - DENOTES PHASE 1
  - DENOTES PHASE 2
  - DENOTES EXCLUSIVE USE BECK AREAS
  - DENOTES LIMITS
  - DENOTES EXCLUSIVE USE DRIVEWAYS

**OTHER INFORMATION:**

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 61(3) OF THE PLANNING ACT:

- BUILDINGS ARE SHOWN ON THE DRAFT PLAN, AND ARE COVERED BY THE PROJECT OBTAINING LAND SERVICES.
- EXISTING AND PROPOSED FLOODWAYS ARE AS SHOWN ON THE DRAFT PLAN AND KEY PLAN. THE PROPOSED ROAD IS TO BE PROVIDED AND IMPROVED THROUGH COMMON ELEMENTS.
- KEY PLAN IS AS SHOWN ON THE DRAFT PLAN, NOT TO SCALE.
- PURPOSE OF PROPOSED UNITS IS RESORT COMMERCIAL.
- ADJACENT USES: RESIDENTIAL/RECREATION/OPEN SPACE.
- THE LAYOUT OF PHASES IS SHOWN.
- EXISTING STRUCTURES AS SHOWN ON PLAN.
- EACH UNIT IS TO BE SERVICED BY LAKE WATER TREATED ON SITE.
- SEW. IS SEWERAGE.
- CONTAINERS ARE SHOWN HEREON, PROVIDED BY TULLOCH ENGINEERING & SURVEYING.
- NO MANHOLES, WELLS OR SEWER SYSTEMS ARE AVAILABLE AT THE PROPERTY.
- EXISTING EASEMENTS AND RIGHT OF WAY ARE SHOWN HEREON.

**OWNER'S CONSENT:**

INDICATED BY SIGNATURE, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY CONSENTS TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

NOVEMBER 16th, 2023  
 DATE

MADE OF HEREBY I HAVE THE AUTHORITY TO BIND THE CORPORATION

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

OCTOBER 16th, 2023  
 DATE

COLE B. BELMIRA  
 ONTARIO LAND SURVEYOR



SHEET	INDEX OF SHEETS
1	DRAFT PLAN OF STANDARD CONDOMINIUM
2	K
3	K
4	K
5	K
6	K
7	K
8	K
9	K
10	K
11	K
12	K
13	K
14	K
15	K
16	K

EXCLUSIVE USE PARKING ALLOCATION - INITIAL PHASE		
UNIT	LEVEL	SPACE
1	1	P1
2	1	P2
3	1	P3
4	1	P4
5	1	P5
6	1	P6
7	1	P7
8	1	P8
9	1	P9
10	1	P10

EXCLUSIVE USE PARKING ALLOCATION - PHASE 1		
UNIT	LEVEL	SPACE
12	1	P11
13	1	P12
14	1	P13
15	1	P14
16	1	P15
17	1	P16
18	1	P17
19	1	P18
20	1	P19
21	1	P20