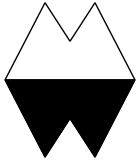


Date of Decision: December 18, 2023

Date of Notice: December 19, 2023

Last Date of Appeal: January 8, 2023



THE DISTRICT MUNICIPALITY OF MUSKOKA

NOTICE OF DECISION

APPROVAL OF A MINOR OFFICIAL PLAN AMENDMENT

Pursuant to Subsection 17(35) of the Planning Act

Amendment No. 13 to the Official Plan of the Town of Bracebridge (Goodale Marine Ltd.)

A decision was made by the Director of Planning on December 18, 2023 to approve Amendment 13 to the Official Plan of the Town of Bracebridge, which was adopted by the Town of Bracebridge [By-law 2023-078](#).

The Certificate of Approval, adopting By-law and Official Plan Amendment are attached hereto.

Purpose and Effect of the Minor Official Plan Amendment

The subject lands are municipally known as 2819 Highway 118 East, and are approximately 20.6 hectares (51 acres) in size with 384.3 metres of frontage on Provincial Highway 118 East. More specifically, the lands are legally described as part of Lot 28, Concession 7, Oakley Ward, Town of Bracebridge, District of Muskoka.

The purpose and effect of the proposed amendment is to add site-specific policies permitting a snowmobile racetrack on the subject lands which is currently a restricted use in the “Rural Area – Countryside” designation under Section E2.4.8 of the Town of Bracebridge Official Plan.

A copy of By-law 2023-078, which includes the amendment as originally approved by the Town of Bracebridge, is attached.

Public Comments Considered

The public meeting was held electronically by the Town of Bracebridge on November 8, 2023. Sixty-two (62) letters were received in support and three (3) written submissions of objection was received by the Town of Bracebridge. Eleven (11) members of the public provided verbal presentations at the public meeting.

When and How to File an Appeal of the Decision

A notice of appeal to the Ontario Land Tribunal (OLT) of the decision must be received by The District Municipality of Muskoka no later than 20 days from the date of this notice, as shown above as the last day of appeal. The appeal must:

- i. set out the specific part(s) of the Official Plan Amendment to which the appeal applies;
- ii. set out the reasons for the appeal; and
- iii. be accompanied by the fee prescribed under the Ontario Land Tribunal Act in the amount of \$1,100.00 payable to the Minister of Finance.

A notice of appeal should be filed with:

**Amy Back, Clerk
District Municipality of Muskoka
70 Pine Street, Bracebridge,
ON Canada, PIL 1N3**

Who Can Appeal a Decision

Only individuals, corporations or public bodies may appeal a decision of the Council of The District Municipality of Muskoka to the Ontario Land Tribunal. A notice of appeal may not be made by any unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Official Plan Amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to The District Municipality of Muskoka or unless, in the opinion of the Ontario Land

Tribunal, there are reasonable ground to add the person or public body as a party.

When the Decision is Final

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing, and the decision of the Director of Planning is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Additional Information

Information about the Official Plan Amendment and the decision is attached hereto. Original copies of these documents are available for inspection during regular office hours (8:30 am – 4:30 pm) at the District Municipal Office.

For additional information about the Amendment or your appeal rights, contact Sarah Campbell, Planner at (705) 645-2100 ext. 4128 or 1-800-461-4210 (in the 705 area code), or sarah.campbell@muskoka.on.ca

PART B - THE AMENDMENT

1. Introductory Statement

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text and Schedule “A-2” constitutes Amendment No. 13 to the Official Plan of the Town of Bracebridge.

2. The Amendment

2.1. Section E2.0 RURAL DESIGNATION POLICIES are hereby amended by the addition of the following section following Section E2.5:

E2.5 SITE SPECIFIC POLICIES

E2.5.1 GOODALE MARINE LTD (2819 HIGHWAY 118 EAST)

E2.5.1.1 INTRODUCTION

The policies in Section E2.5.1 only apply to the lands described as part of Lot 28, Concession 7, Oakley Ward, Town of Bracebridge, and identified as “Subject Lands” on Schedule “A-2”.

E2.5.1.2 Snowmobile Racetrack

E2.5.1.2.1 Notwithstanding any policy of this Plan to the contrary, specifically Section E2.4.8, a snowmobile racetrack shall be permitted on the subject lands.

E2.5.1.2.2 The establishment or expansion of a snowmobile racetrack will be subject to a Zoning Amendment that is supported by applicable studies including studies assessing noise and traffic.

E2.5.1.2.3 A snowmobile racetrack use shall be subject to site plan control, to address matters such as:

- i) stormwater management and drainage;
- ii) lighting;
- iii) access;
- iv) parking layout and surfacing;
- v) buffering and landscaping; and
- vi) implementation recommendations of supporting studies including a Noise Impact Assessment.

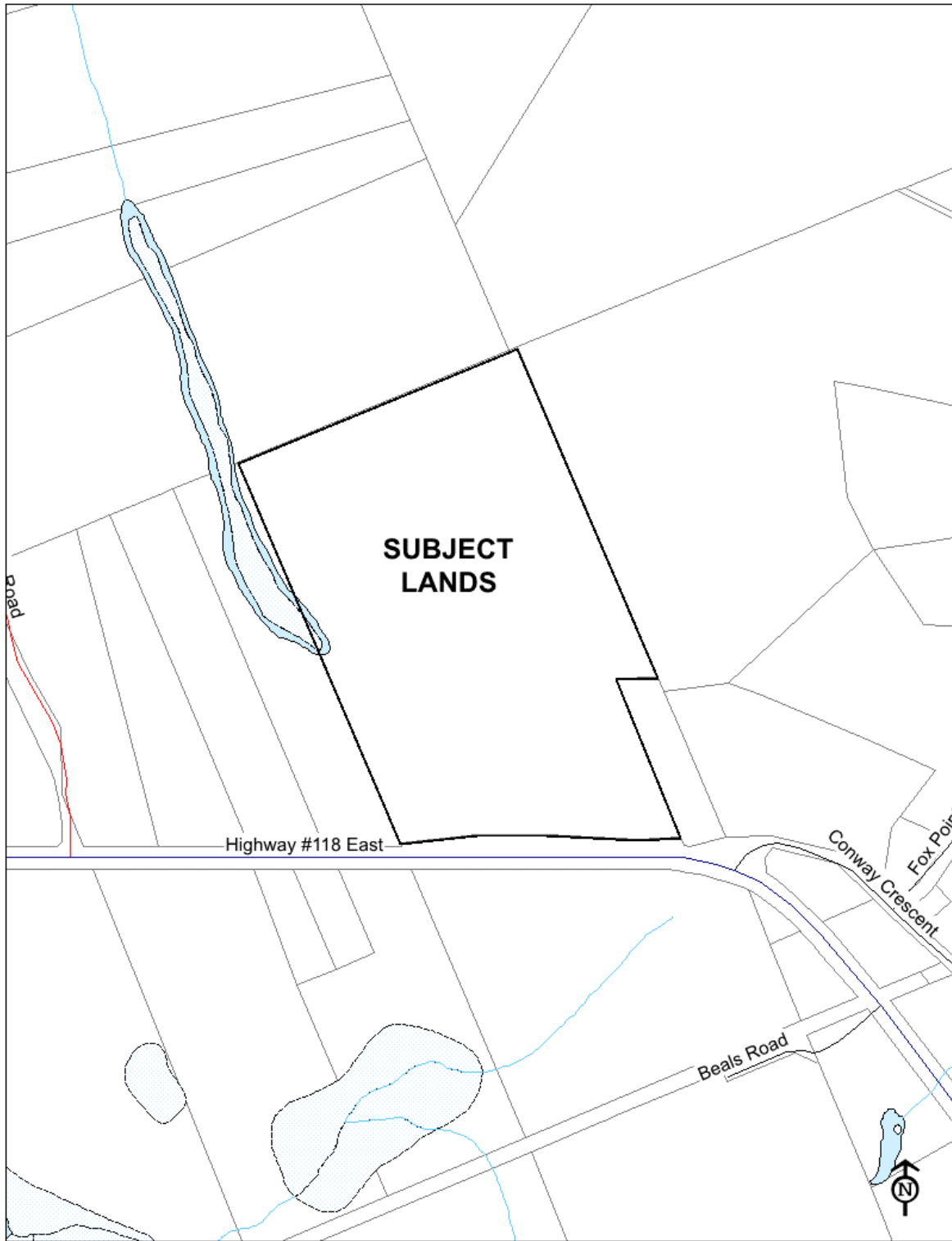
3. Implementation

The provisions of this Amendment shall be implemented by a Zoning By-law amendment to be enacted by the Town of Bracebridge.

4. Interpretation

The interpretation of the Official Plan for the Town of Bracebridge, as modified and amended, shall govern the interpretation of this Amendment.

SCHEDULE 'A-2'



DISTRICT OF MUSKOKA

MINOR AREA MUNICIPAL OFFICIAL PLAN AMENDMENT
CERTIFICATE OF APPROVAL

WHEREAS pursuant to By-Law 2008-22 as amended, being a by-law to delegate certain approval authorities under the *Planning Act* R.S.O.,1990, as amended, the authority of Muskoka District Council to approve “minor” Area Municipal Official Plan Amendments has been delegated to the Director of Planning or their designate;

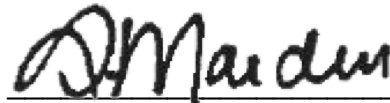
AND WHEREAS the Council of the Town of Bracebridge adopted Official Plan Amendment 13 to the Town of Bracebridge Official Plan by Town By-Law 2023-078 and submitted it to the District of Muskoka for approval;

AND WHEREAS Official Plan Amendment 13 to the Town of Bracebridge Official Plan as adopted by Township By-Law 2023-078 satisfies all criteria of a “minor” official plan amendment;

THEREFORE Official Plan Amendment 13 to the Town of Bracebridge Official Plan as adopted by Town By-Law 2023-078 is hereby **APPROVED** under Sections 17 and 21 of the *Planning Act*, R.S.O., 1990, as amended.

December 18, 2023

Date



Director of Planning