



**NOTICE OF COMPLETE APPLICATION
CONCERNING A PROPOSED STANDARD CONDOMINIUM
C2023-07
(Muskoka Bay Resort – Condominium 2)**

IN FULFILLMENT of Section 51(19.4) of the Planning Act, The District Municipality of Muskoka has received an application for a draft plan of subdivision.

AN EXPLANATION of the purpose and effect of the proposed draft plan of subdivision, 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** (Town of Gravenhurst, Bell, Hydro etc.) wishing to make a written submission to do so no later than **January 18, 2023**. 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 Curtis Syvret, Planner at (705) 645-2100 x 4218 or 1-800-461-4210 (in the 705 area code), or fax (705) 646-2207 or email at curtis.syvret@muskoka.on.ca.

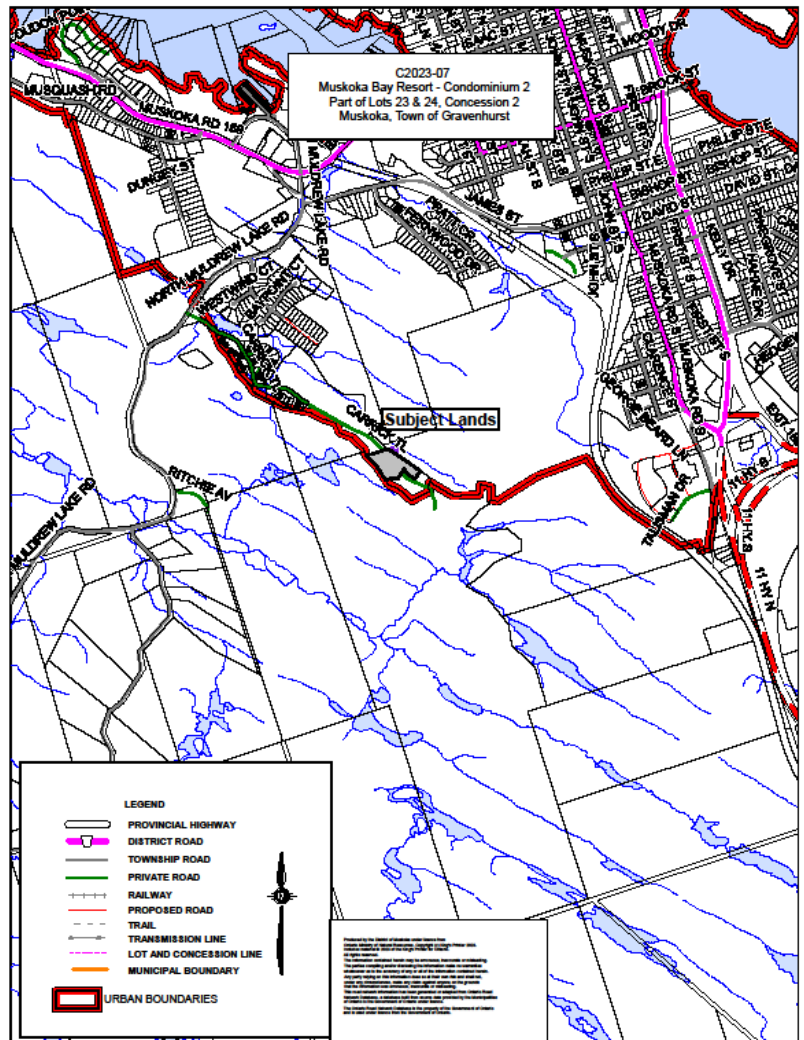
EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED DRAFT PLAN OF SUBDIVISION

Key Plan

The land subject to this application is approximately 1.47 hectares (3.63 acres) in size with frontage on Carrick Trail. More specifically, the subject lands are legally described as Part of Lots 23 & 24, Concession 2, Muskoka, Parts 9-11 Plan 35R-26394, District of Muskoka.

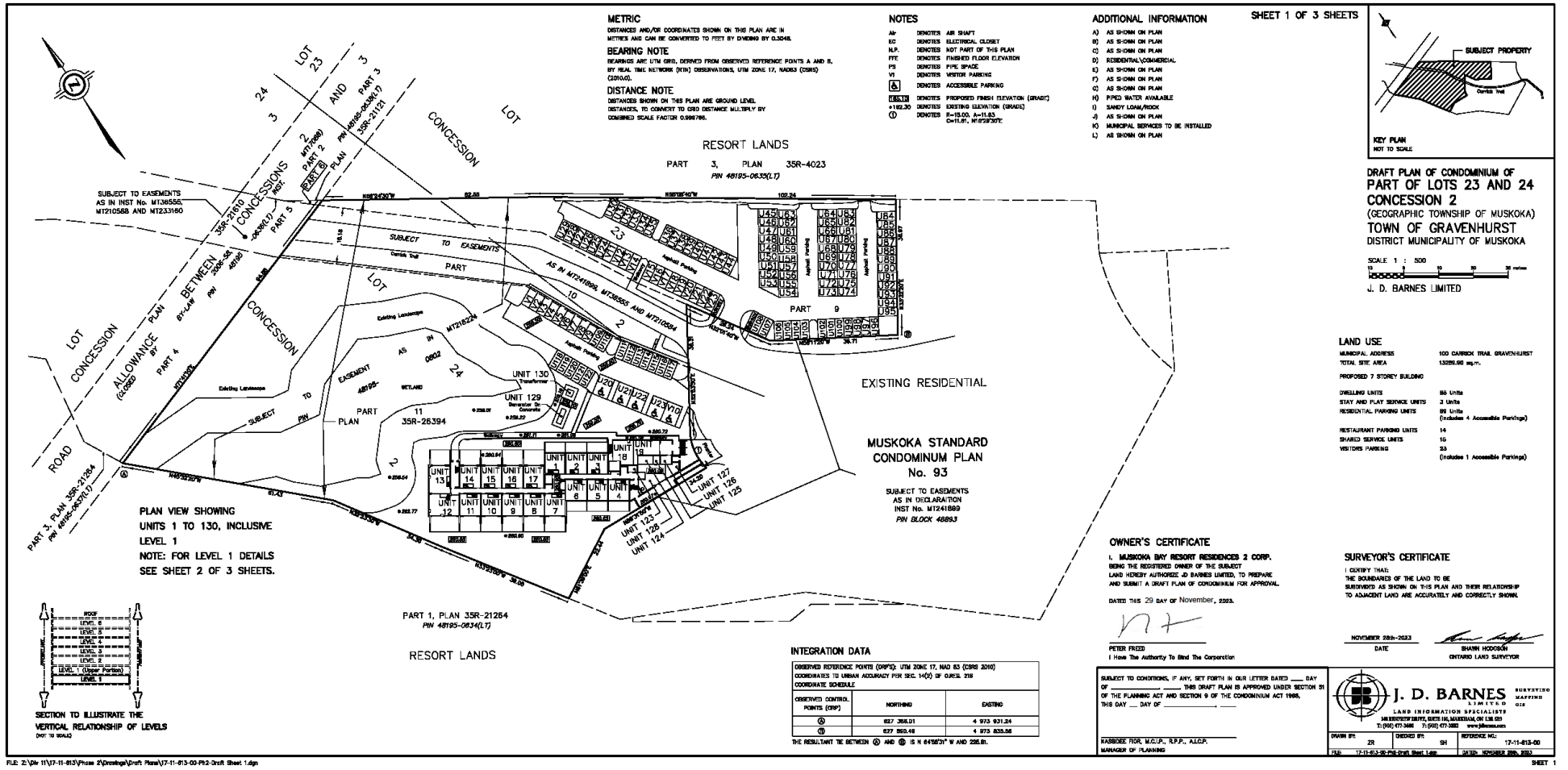
The draft standard condominium description proposes to create a 7-storey residential, mixed use condominium with eighty-eight (88) residential units and one rooftop commercial unit and associated common elements.

The proposed development would gain access from Carrick Trail, an existing private road, and are proposed to be serviced by municipal water and sewage systems.



DATED at The District Municipality of Muskoka this 22nd day of December, 2023.

Draft Plan of Subdivision



FILE: Z:\PM\11\17-11-813\Phase 2\Drawings\Draft Plans\17-11-813-00-P12-Draft Sheet 1.dwg