



## **NOTICE OF PUBLIC MEETING**

### **CONCERNING AN AMENDMENT TO THE DISTRICT OF MUSKOKA OFFICIAL PLAN**

**Application File Number:**

Muskoka Official Plan Amendment 59  
(Voluntary Pre-Consultation)

**TAKE NOTICE THAT:** The District of Muskoka Community and Planning Services Committee will hold a Public Meeting on:

**Thursday October 24, 2024, at 1:00 P.M.  
Council Chamber  
District of Muskoka Administration Building  
70 Pine Street, Bracebridge**

---

**THE PURPOSE OF THE MEETING IS TO CONSIDER** a proposed amendment to the District of Muskoka Official Plan of the Muskoka Area (Voluntary Pre-Consultation) pursuant to the provisions of Sections 17, 22, and 51 of the *Planning Act*, R.S.O. 1990.

**AN EXPLANATION** of the purpose and effect of the proposed Official Plan Amendment accompanies this notice.

**ANY PERSON OR AGENCY** may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed official plan amendment.

**MEMBERS OF THE PUBLIC** Feedback on the proposed official plan amendment is strongly encouraged to be made in writing, preferably before the public meeting date, but will be accepted any time prior to a decision being made by The District of Muskoka Community and Planning Services Department at [pedinfo@muskoka.on.ca](mailto:pedinfo@muskoka.on.ca). Members of the public or agencies wishing to make oral submissions either in support of, or in opposition to, the proposed official plan amendment may do so by attending the Council Chamber at 70 Pine Street. For those wishing to observe the proceedings (and not provide verbal comments), the District's webcast can be accessed at the following link: <https://video.isilive.ca/muskoka/live.html>

**Written submissions** may also be submitted at **any time until the date a decision is made**.

**AGENCY COMMENTS:** Agencies (i.e. District of Muskoka, Lower Tier Municipalities, Utilities, and Ministries) wishing to make a written submission should do so no later than October 23<sup>rd</sup>, 2024.

**PLEASE NOTE:** All comments and submissions received will become part of the public record.

### **INFORMATION ABOUT APPEALS**

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the District of Muskoka to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to The District of Muskoka before the proposed District official plan amendment is adopted; and, the person or public body is not entitled to appeal the decision and/or may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**NOTIFICATION OF DECISION:** If you wish to be notified of the decision of the District of Muskoka on the proposed District Official Plan Amendment, you must make a written request to the District Clerk:

**Amy Back, Clerk**

District Municipality of Muskoka  
70 Pine Street  
Bracebridge, ON P1L 1N3 (705) 645-2100  
[clerk@muskoka.on.ca](mailto:clerk@muskoka.on.ca)

**ADDITIONAL INFORMATION AND MATERIAL**, relating to the proposed official plan amendment is available as indicated below.

For more information about these matters, including information about preserving your appeal rights, contact:

**The District of Muskoka Community and Planning Services Department**

70 Pine Street, Bracebridge, ON P1L 1N3  
In Person: By appointment only  
Telephone: 705-645-2100 ext.4467  
[pedinfo@muskoka.on.ca](mailto:pedinfo@muskoka.on.ca)

**Please Note:** All comments and submissions received will become part of the public record.

**Dated** at the Town of Bracebridge this 4<sup>th</sup> day of October, 2024.

**EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT**

The purpose and effect of proposed Muskoka Official Plan Amendment 59 (OPA 59) is to adhere to recent updates to the Planning Act in regards to the change from mandatory to voluntary pre-consultation meeting requirements as per Bill 185.

The Province of Ontario introduced Bill 185, Cutting Red Tape to Build More Homes Faster Act, 2024 on April 10, 2024, which received Royal Assent on June 6, 2024. The new legislation makes amendments to fifteen different statutes, including the Planning Act. One of the amendments includes that pre-application consultation meetings with municipalities are no longer mandatory and are therefore now at the discretion of the applicant.

Prior to the passing of Bill 185, the Planning Act provided municipalities with the authority to require applicants to pre-consult with the appropriate approval authority for applications made under the Planning Act, such as a Draft Plan of Subdivision/Condominium, Official Plan Amendment, etc. Mandatory pre-consultation meetings are referenced in Section M11 of the District of Muskoka Official Plan (MOP). Accordingly, an amendment to the MOP is required to align with the new legislation under Bill 185.

The changes to the Muskoka Official Plan as described in this Amendment shall be implemented in accordance with the applicable policies in Section M (Implementation and Administration) of the Plan.

The proposed amendment is as follows:

- Amend Section M11 c) by replacing “consult with the District of Muskoka before submitting” with “submit”;
- Amend Section M11.2 c) by replacing “Record of pre-consultation” with “Pre-consultation records, if initiated by applicant”;
- Amend Section M11.3 c) by adding the words “strongly encouraged” immediately after “shall be made at the”;
- Amend Section M11.4 a) by replacing “required” with “strongly encouraged” after the text “applications are”;
- Amend Section M11.4 b) by deleting this subsection in its entirety and re-

numbering subsequent sections;

- Amend Section M11.4 c) by replacing “shall be” to “is”; and
- Amend Section M11.4 d) by replacing “must” with “is encouraged to” and delete the words “except as otherwise provided for in the implementation by-law.”