NOTICE OF COMPLETE APPLICATION
CONCERNING A PROPOSED DRAFT PLAN OF SUBDIVISION
S2025-035
(Godfrey Three Mile Lake Subdivision)

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 Thursday, March 5, 2026 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.

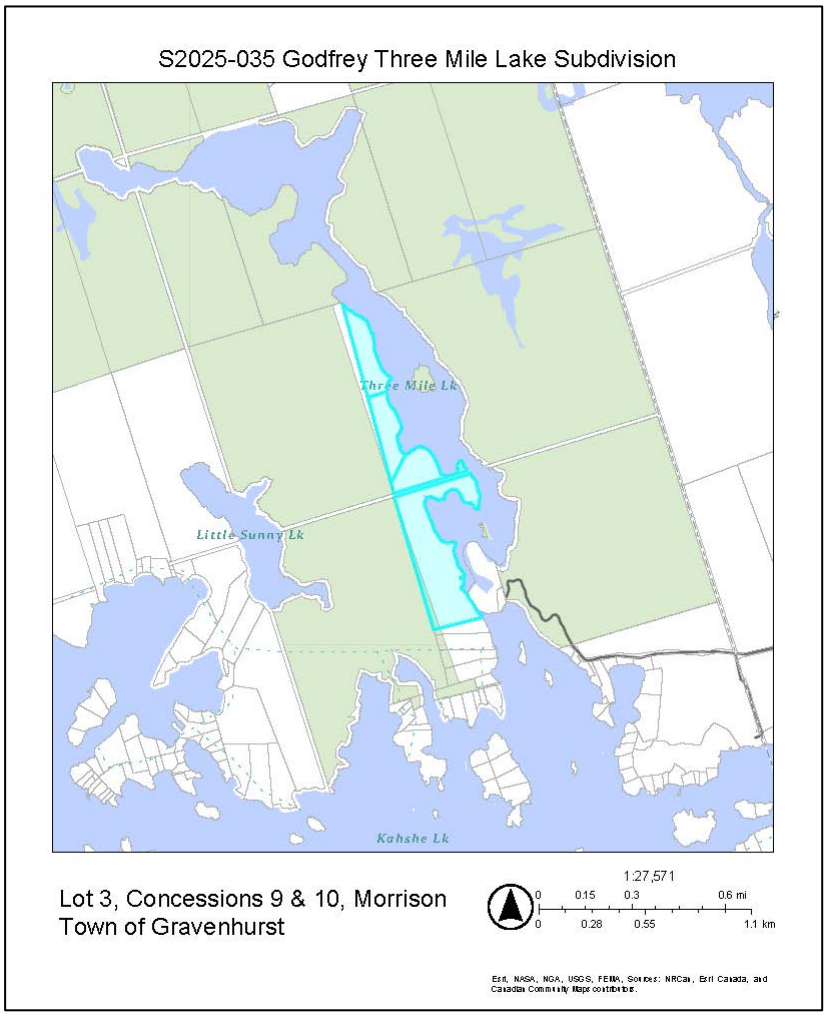
ADDITIONAL INFORMATION & MATERIAL relating to the above noted applications is available electronically upon request. For further information, contact Riley Gauthier, Planner at (705) 645-2100 x 4130 or 1-800-461-4210 (in the 705 area code), or fax (705) 646-2207 or email at riley.gauthier@muskoka.on.ca.

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

The land subject to this application is approximately 26 hectares (64 acres) in area, with water frontage on Three Mile Lake and accessed by Sam Cook Road, a year-round municipally owned and maintained roadway. The lands are located within the "Waterfront Area" of the Town of Gravenhurst. More specifically, the lands are legally described as Part of Lot 3, Concessions 9 and 10, former Township of Morrison, Town of Gravenhurst**,** District of Muskoka.

The purpose of the proposed **Draft Plan of Subdivision** is to create twenty (20) new waterfront residential lots on the western shores of Three Mile Lake; each lot will be between 0.63 (1.6 acres) and 5.07 (12.5 acres) hectares in area and will have lot frontages that vary between 70.0 metres and 233.0 metres. The subject lands are proposed to be accessed via a new private right-of-way. The proposed lots are to be serviced by individual on-site water and sewer services.

Key Plan



DATED at The District Municipality of Muskoka this Tuesday, February 3, 2026.

Draft Plan of Subdivision

