NOTICE OF COMPLETE APPLICATION
CONCERNING A PROPOSED VACANT LAND CONDOMINIUM DESCRIPTION
C2026-003
(Jurgeneit Holdings Ltd)

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

AN EXPLANATION of the purpose and effect of the proposed vacant land condominium description, 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 Bracebridge, Bell, Hydro etc.) wishing to make a written submission to do so no later than **April 28, 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, made 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 vacant land condominium before The District Municipality of Muskoka gives or refuses to give approval to the proposed vacant land condominium, 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 vacant land condominium before The District Municipality of Muskoka gives or refuses to give approval to the proposed vacant land condominium, 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 Sarah Campbell, Planner at (705) 645-2100 x 4128 or 1-800-461-4210 (in the 705 area code), or fax (705) 646-2207 or email at sarah.campbell@muskoka.on.ca.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED VACANT LAND CONDOMINIUM

The subject lands consist of two separately conveyable parcels of land and are approximately 24.52 hectares (60.59 acres) in area, with 18.8 metres (61.8 feet) of frontage on Cedar Lane and 435.4 metres (1428.5 feet) on the Muskoka River. More specifically, the subject lands are legally described as Part of Lot 6, Concession 6, Macaulay Ward, Town of Bracebridge, including Part 1 on Plan 35R-24554, within the District Municipality of Muskoka.

The proposed vacant land condominium description application seeks to create four (4) single detached residential lots ranging in size from 4.04 hectares (9.98 acres) to 8.61 hectares (21.27 acres) and associated common elements.

The lots are to be accessed via a new common element condominium road originating from Cedar Lane, a municipally owned and maintained roadway.

Each of the units is proposed to be serviced by private water supply and private septic systems.

Key Map



DATED at The District Municipality of Muskoka this 31 day of March, 2026.

Proposed Vacant Land Condominium Description

