

NOTICE OF CONCURRENT PUBLIC MEETING
CONCERNING PROPOSED AMENDMENTS TO THE DISTRICT OF MUSKOKA
OFFICIAL PLAN, THE TOWNSHIP OF LAKE OF BAYS OFFICIAL PLAN, AND
TOWNSHIP OF LAKE OF BAYS COMPREHENSIVE ZONING BY-LAW 04-181

Application File Numbers:

District Official Plan Amendment 51
Township Official Plan Amendment Application OPA 01/20 LOB (McColl) and Zoning By-law
Amendment Application Z 18/20 LOB (McColl)

TAKE NOTICE THAT: The District of Muskoka Community and Planning Services Committee and the Council of the Corporation of the Township of Lake of Bays will hold an Electronic Concurrent Public Meeting on:

Wednesday, March 31st, 2021

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the Municipal Act, which provides for Electronic Participation in accordance with the Township of Lake of Bays Procedural By-law 2020-033 and the District of Muskoka Procedural By-law 2020-1.

THE PURPOSE OF THE MEETING IS TO CONSIDER proposed amendments to the District of Muskoka Official Plan, the Township of Lake of Bays Official Plan, and Comprehensive Zoning By-law 04-181 of the Township of Lake of Bays, pursuant to the provisions of Sections 22 and 34 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

HOW TO PARTICIPATE

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 amendments and/or zoning by-law amendment. Submissions respecting the proposed District Official Plan Amendment should be forwarded to The District of Muskoka. Submissions respecting the proposed Township Official Plan Amendment and/or Zoning By-law Amendment should be forwarded to The Township of Lake of Bays.

MEMBERS OF THE PUBLIC wishing to comment are strongly encouraged to make a **written submission** at any time prior to the hearing by emailing MMarkham@lakeofbays.on.ca with respect to the proposed Township Official Plan Amendment and zoning by-law amendment, or by emailing Kassidee.Fior@muskoka.on.ca with respect to the proposed District Official Plan amendment. Members of the public wishing to make **oral submissions** to Council (Planning Matters) at the electronic meeting may do so by contacting Melissa Markham at MMarkham@lakeofbays.on.ca for information on how to register for the meeting.

AGENCY COMMENTS: Any agencies (i.e. District of Muskoka, Township of Lake of Bays, Utilities, School Boards, and Ministries) wishing to make a written submission should do so no later than March 24th, 2021.

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

ADDITIONAL INFORMATION RELATED TO ELECTRONIC PARTICIPATION

Although this is a public hearing, you are not required to attend unless you wish to speak to the application.

To participate in the virtual meeting, you will need access to a computer, tablet or telephone with internet service, or a telephone. For information on how to register for the meeting or if you have specific comments regarding this application, please contact Melissa Markham at MMarkham@lakeofbays.on.ca

Where to Watch a Meeting

All Council (Planning Matters) meetings will be streamed live and available on the Township of Lake of Bays Facebook page (link will be provided on the agenda posted on week prior to the meeting).

If You Cannot Participate Virtually

Where applicants, agents, and members of the public are not able to utilize virtual conferencing (i.e. Zoom), existing participation measures outlined in the Planning Act will continue to be available. These include telephone communication with Planning staff and written correspondence (via email, fax, or letter) to express land use planning information related to an application before Township Council (Planning Matters)/District Community and Planning Services Committee for decision as outlined above.

INFORMATION ABOUT APPEALS

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Lake of Bays or the District of Muskoka to the Local Planning Appeal Tribunal (LPAT) 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 Township of Lake of Bays** before the proposed local official plan amendment is adopted or the by-law is passed;

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 LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

NOTICES

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.

NOTIFICATION OF DECISIONS:

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

If you wish to be notified of the decision of the Township of Lake of Bays on the proposed Township Official Plan Amendment and Zoning By-law Amendment, you must make a written request to the Township Clerk:

Carrie Sykes, Director of Corporate Services/Clerk

Township of Lake of Bays
1012 Dwight Beach Road
Dwight, ON P0A 1H0
(705) 635- 2272
CSykes@lakeofbays.on.ca

EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

The lands subject to the proposed official plan and zoning by-law amendments are municipally known as 1069 Heney Lake Road. More specifically, they are legally described as Part of Lot 16, Concession 7, former Township of McLean, Township of Lake of Bays, in the District of Muskoka. The lands are approximately 1.43 hectares (3.5 acres) in area and are located within

Baysville.

The collective purpose of the proposed amendments would be to remove the subject lands from settlement and urban service area boundaries of Baysville, as well as to rezone the subject lands from a Community Residential (R) Zone to a Rural Residential with an Exception (RR-EXXX) Zone. The effect of the proposed amendments would be to permit the lands to continue to be serviced by a private individual septic system and well.

Any future development of the property would be in accordance with the policies applicable to the Rural designation in both the District and Township Official Plans, as well as the requirements of the proposed Rural Residential zoning. No changes are proposed to the existing Environmental Protection Designation or Zone currently identified on the property.

ADDITIONAL INFORMATION AND MATERIAL

More information relating to the proposed official plan and zoning by-law amendments is available as indicated below. For more information about these matters, including information about preserving your appeal rights, contact:

District of Muskoka Official Plan Amendment:

Kassidee Fior, Planner
District Municipality of Muskoka
Community and Planning Services Department
70 Pine Street, Bracebridge, ON P1L 1N3
(705) 645-2100 (Ext. 4421)
Email: Kassidee.Fior@muskoka.on.ca
Website: www.muskoka.on.ca

Township of Lake of Bays Official Plan Amendment and Zoning By-law Amendment:

Melissa Markham, Director of Planning
The Corporation of the Township of Lake of Bays
Planning Department
1012 Dwight Beach Road, Dwight, ON P0A 1 H0
(705) 635-2272 (Ext. 226)
Email: MMarkham@lakeofbays.on.ca
Website: www.lakeofbays.on.ca

Dated March 10th, 2021

Location Map

File Nos: District OPA 51
Township OPA 01/20 & Z 18/20 LOB
Applicant(s): Douglas McColl & Jennipher-Lee McColl
Property Location: 1069 Heney Lake Road, Baysville
Roll Number: 040-009-00303

