



**NOTICE OF COMPLETE APPLICATION
CONCERNING A PROPOSED DRAFT PLAN OF SUBDIVISION
S2021-03
(Muskoka Lakeside Properties Inc. - West Oxbow)**

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** (Township of Lake of Bays, Bell, Hydro etc.) wishing to make a written submission to do so no later than **June 14th, 2021**.

NOTICE OF A PUBLIC MEETING in accordance with Section 51(20) of the Planning Act will be given at a future date. Any person or agency may attend the public meeting and/or make written submissions either in support or opposition to the plan of subdivision.

A DECISION CAN ONLY BE APPEALED to the Local Planning Appeal Tribunal (LPAT) 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 oral submissions at a public meeting or written submissions to The District Municipality of Muskoka or made a written request to be notified of changes to the conditions, or in the LPAT'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 Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting, or 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 oral submissions at a public meeting, or 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 Local Planning Appeal Tribunal 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 (Emily Crowder) at (705) 645-2100 x 4313 or 1-800-461-4210 (in the 705 area code), or fax (705) 646-2207 or email at emily.crowder@muskoka.on.ca.

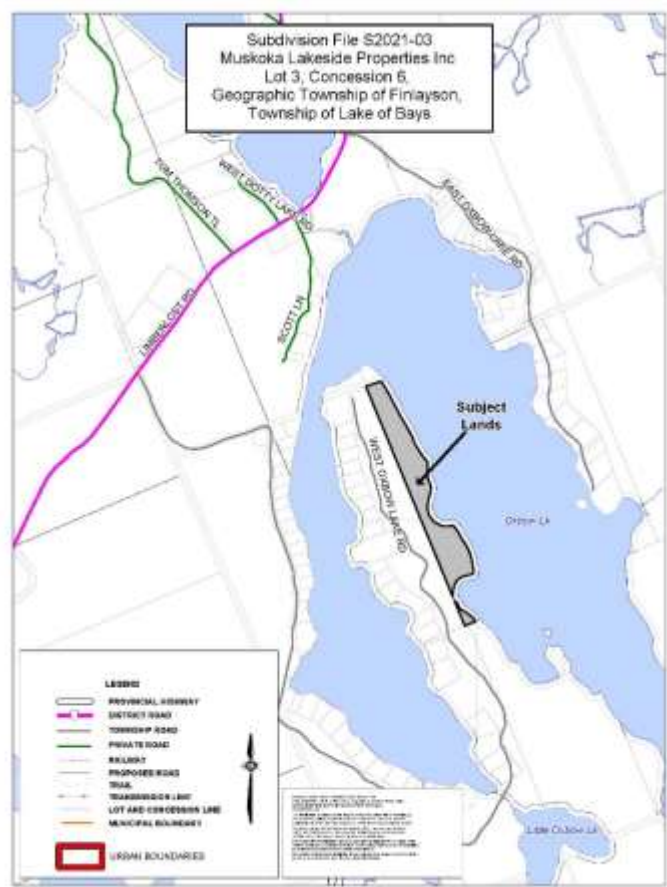
**EXPLANATION OF THE PURPOSE AND
EFFECT OF THE PROPOSED
DRAFT PLAN OF SUBDIVISION**

The subject lands are located on Part of lot 3, Concession 6, Finlayson, Lake of Bays. The municipal address is located on West Oxbow Lake Road, but a number has not been assigned. The property has extensive frontage (1000 m +) on Oxbow Lake and comprises about 8.7 ha lot area. The property is currently vacant.

The draft plan of subdivision proposes to create a total of seven (7) single detached residential lots.

Access to the northerly four lots would be from a right of way (along the rear of the lots) to West Oxbow Lake Road. Access for the southerly three lots would be from a proposed access over the Crown land to the west. The development is proposed to be on private water and sewer services.

Key Plan



DATED at The District Municipality of Muskoka this 14th day of May, 2021.

Draft Plan of Subdivision

