



Re: **Notice of Complete Applications (File Nos: OPA 01/18 LOB & Z 01/18 LOB)**
Preliminary Circulation to Amend the Official Plan and Zoning By-law (2004-180)
Langmaid's Island Corp.
Island A (Langmaid Island)
Township of Lake of Bays

In accordance with the provisions of the Planning Act, as amended, this letter is to advise that complete applications have been received by the Township of Lake of Bays to amend the Township Official Plan and Development Permit By-law 2004-180.

Description of the Subject Lands and Other Applications

The subject lands are legally described as Island A (Langmaid Island), in the Township of Lake of Bays (Key Map included on reverse of page). The island is approximately 140 acres and is located near the westerly limit of the Lake of Bays.

The lands are also subject to a Draft Plan of Subdivision Application with the District of Muskoka (File No. S2018-1), which includes 36 lots for residential development and 2 blocks within the Town of Huntsville intended to be used as mainland parking and access for the island.

Purpose and Effect of the Township of Lake of Bays Applications

Official Plan Amendment

The purpose and effect of the proposed Official Plan Amendment is to amend the Township Official Plan to:

- (i) clarify policies related to lands within the Langmaid's Island Muskoka Heritage Area;
- (ii) allow for the creation of 36 lots for residential uses; and
- (iii) update and scope values identified in the original "Muskoka Heritage Areas" Report (1983) to reflect the findings of more detailed and recent study and assessment.

Zoning By-law Amendment Application

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject lands from "Waterfront Residential (WR) Development Permit Area" to a site specific "Waterfront Residential with an Exception (WR-E__) Development Permit Area", "Waterfront Open Space with an Exception (WOS-E__) Development Permit Area" and "Waterfront Environmental Protection (WEP) Development Permit Area" to permit the development of 36 lots for residential uses with site specific development provisions.

Comments Requested

Please forward any written comments to the Township **by April 3, 2018**, at the contact information listed below, quoting File Nos: OPA 01/18 LOB & Z 01/18 LOB. Those persons who respond to the Township will be provided with a copy of the staff report prior to the public meeting to be held by the Council (Planning Matters).

Additional Information

For more information about this matter, including information about preserving your appeal rights or if you wish to be notified of the decision of the Township of Lake of Bays on the proposed Official Plan Amendment or Zoning By-law Amendment, you must make a written request to:

Melissa Markham, Director of Planning
Township of Lake of Bays
1012 Dwight Beach Road, RR#1, Dwight, ON, P0A 1H0
Fax: 705.635.2132
Email: mmarkham@lakeofbays.on.ca

Information relating to the applications is also available at the Township of Lake of Bays municipal offices located at 1012 Dwight Beach Road, RR#1, Dwight, ON, P0A 1H0 during regular business hours from 8:30am – 4:00pm, or by calling 705.635.2272. A separate notice will be mailed to you confirming the date of the Public Meeting.

Appeals

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Lake of Bays before the proposed official plan amendment is adopted, or the by-law is passed, the person or public body is not entitled to appeal the decision of the Council (Planning Matters) of the Township of Lake of Bays to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Lake of Bays before the proposed official plan amendment is adopted, or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Collection of Information

Information respecting this application is being collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. All comments and opinions submitted to the Township of Lake of Bays on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

