



## NOTICE OF APPLICATION CONCERNING A PROPOSED DRAFT PLAN OF SUBDIVISION

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Respecting an application by Langmaids Island Corp for a proposed draft plan of subdivision.

### **Application File Number**

Subdivision File No. S2018-1 (Langmaids Island Corp.)

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**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 it applies, 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 before a decision is made on the file. We would advise **AGENCIES** wishing to make a written submission to do so no later than **March 23, 2018**.

**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 proposed plan of subdivision.

**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 draft plan of subdivision before The District Municipality of Muskoka gives or refuses to give approval to the proposed draft plan of subdivision, the person or public body is not entitled to appeal the decision of The District Municipality of Muskoka 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 District Municipality of Muskoka in respect of the proposed draft plan of subdivision before The District Municipality of Muskoka gives or refuses to give approval to the proposed draft plan of subdivision, 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 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 information about preserving your appeal rights, contact Debbie Crowder, District Clerk, The District Municipality of Muskoka, 70 Pine Street, Bracebridge, ON, P1L 1N3.

**ADDITIONAL INFORMATION** relating to the proposed draft plan of subdivision is available at The District Municipality of Muskoka Municipal Office during regular office hours (8:30 a.m. to 4:30 p.m.). For further information, contact Jeremy Rand, Manager of Planning at (705) 645-2100 x 262 or 1-800-461-4210 (in the 705 area code), or fax (705) 646-2207.

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

The subject lands consist of one (1) Island property in the Township of Lake of Bays (Langmaids Island) along with two (2) Blocks located in the Town of Huntsville.

The subject lands are legally described as Island A (Langmaids Island), in the Geographic Township of McLean, Township of Muskoka Lakes, District Municipality of Muskoka. The lands are currently vacant.

Block 'A' is described as Part of Lot 24, Concession 1 and Part of the OSRA in front of Lot 24, Concession 1, in the Geographic Township of Brunel, in the Town of Huntsville, District Municipality of Muskoka and is currently vacant.

Block 'B' is located at 4215 South Portage Road and is legally described as Part of Lot 21, Concession 1 in the Geographic Township of Brunel, in the Town of Huntsville, District Municipality of Muskoka being Lot 7, Plan M-247. This property contains an existing tourist establishment known as Beauview Resort.

The Island is approximately 59.5 hectares (147.0 acres) in area. Blocks A and B are 0.1 hectares (0.25 acres) and 1.17 hectares (2.89 acres) respectively.

The proposal consists of 36 Lots intended for single family residential development and two (2) Blocks which are intended to be used as mainland parking and access for the island. Frontages for the proposed lots range from 90.2 metres (295.9 feet) to a maximum of 316.8 metres (1,039.3 feet). The development is proposed to be serviced via private individual on-site water and waste disposal systems.

**DATED** at The District Municipality of Muskoka this 22<sup>nd</sup> day of February, 2018.

KEY PLAN



