



NOTICE OF PUBLIC MEETING

CONCERNING A PROPOSED OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION, AMENDMENTS TO ZONING BY-LAW 2008-66P AND AMENDMENT TO DEVELOPMENT PERMIT BY-LAW 2004-180

Langmaid's Island Corporation

Official Plan Amendment Application: OPA 01/18 LOB

Subdivision File No.: S2018-1 Langmaid's Island

Zoning By-law Amendment Applications: Z/11/2018/HTE, Z/12/2018/HTE and Z 01/18 LOB

TAKE NOTICE THAT The District of Muskoka Planning and Economic Development Committee and the Councils of the Corporation of The Township of Lake of Bays and the Corporation of the Town of Huntsville will hold a concurrent Public Meeting on:

SATURDAY, JUNE 2, 2018

at 9:00 a.m.

**at the LAKE OF BAYS COMMUNITY CENTRE
10 University St. Baysville, ON P0B 1A0**

THE PURPOSE of the public meeting will be to consider proposed amendments to the Township of Lake of Bays Official Plan and Lake of Bays Development Permit By-law 2004-180, a draft plan of subdivision, and two proposed amendments to the Town of Huntsville Zoning By-law 2008-66P, pursuant to the provisions of Sections 22, 34 and 51 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

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 amendment, draft plan of subdivision, zoning by-law amendments, and/or development permit by-law amendment. Any person or agency may make written submissions to The Township of Lake of Bays regarding the proposed official plan amendment and/or development permit by-law amendment. Submissions respecting the proposed draft plan of subdivision should be forwarded to The District of Muskoka. Submissions respecting the proposed zoning by-law amendments related to the waterfront landings should be forwarded to The Town of Huntsville.

AN EXPLANATION of the Purpose and Effect of each of the proposed development applications, a description of the lands to which they apply, and a key map showing the location of the lands, accompany this notice.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council (Planning Matters) of the Township of Lake of Bays, the Council of the Town of Huntsville or the District 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 of Muskoka** before the approval authority gives or refuses to give approval to the draft plan of subdivision;
 - **The Township of Lake of Bays** before the proposed official plan amendment is adopted or the by-law is passed; or
 - The **Town of Huntsville** before the by-laws are passed,
- 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** before the approval authority gives or refuses to give approval to the draft plan of subdivision;
 - **The Township of Lake of Bays** before the proposed official plan amendment is adopted or the by-law is passed; or
 - The **Town of Huntsville** before the by-laws are passed,
- 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 these matters, including information about preserving your appeal rights, contact:

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (Development Permit By-law):
Township of Lake of Bays Municipal Office during regular office hours (8:30 a.m. to 4:00 p.m. Monday to Friday), contact Melissa Markham at 705-635-2272 ext. 226 or 1-877-566-0005 or fax 705-635-2132. Email: mmarkham@lakeofbays.on.ca

MAINLAND ACCESS ZONING BY-LAW AMENDMENTS:

Town of Huntsville Municipal Office during regular office hours (8:30 a.m. to 4:30 p.m. Monday to Friday), Kirstin Maxwell at 705-789-1752 ext. 2351 or fax 705-788-5153; email: planning@huntsville.ca

SUBDIVISION APPLICATION:

The District Municipality of Muskoka Municipal Office during regular office hours (8:30 a.m. to 4:30 p.m. Monday to Friday), contact Melissa Halford at 705-645-2100 ext. 288 or 1-800-461-4210 (in the 705 area code) or fax 705-646-2207. Email: melissa.halford@muskoka.on.ca

NOTIFICATION OF DECISIONS:

If you wish to be notified of the decision of the Township of Lake of Bays on the proposed Official Plan Amendment and Zoning By-law Amendment (Development Permit By-law), 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

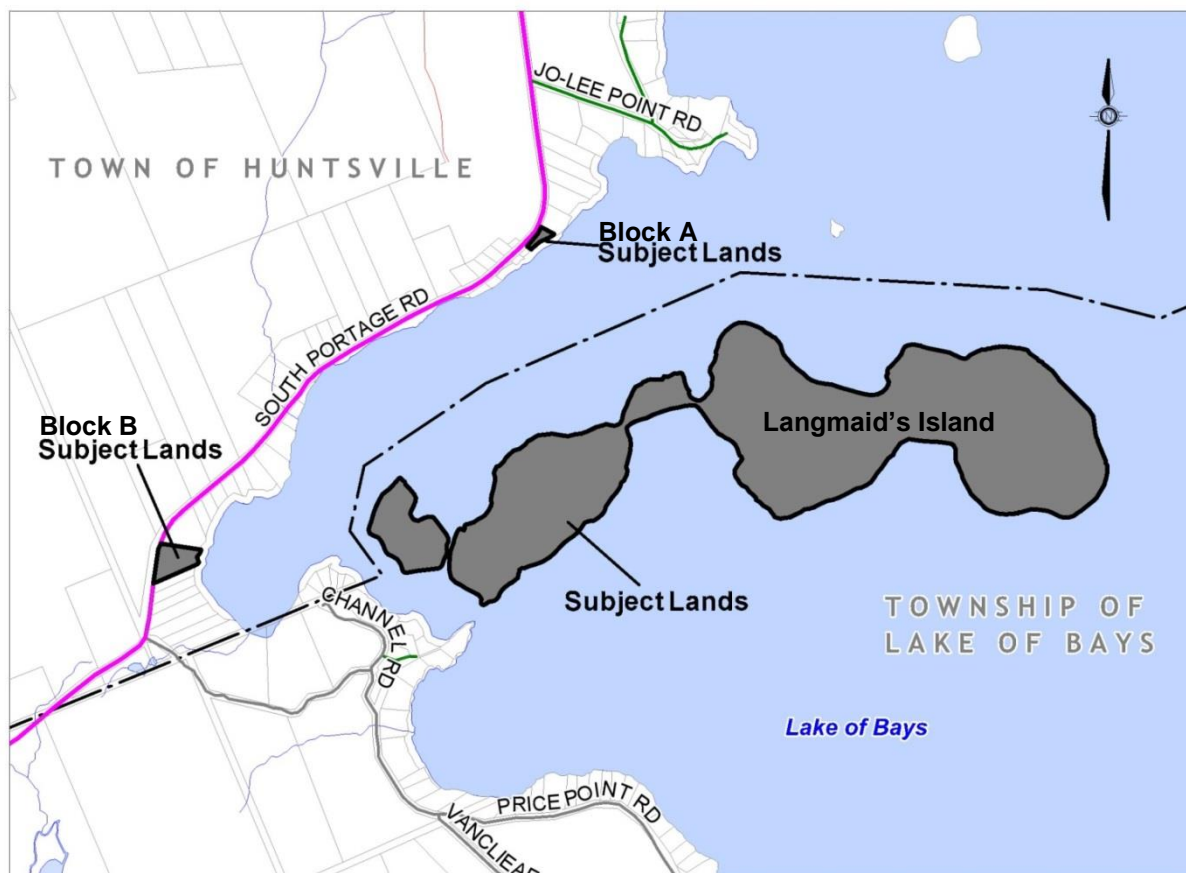
If you wish to be notified of the decision of the District of Muskoka on the proposed Draft Plan of Subdivision Application, you must make a written request to the District Clerk:

Debbie Crowder, Clerk, District Municipality of Muskoka
70 Pine Street
Bracebridge, ON P1L 1N3
(705) 645-2100

If you wish to be notified of the decision of The Town of Huntsville on the proposed Zoning By-law Amendments, you must make a written request to the Town Clerk:

Tanya Calleja, Clerk, Town of Huntsville
37 Main Street East
Huntsville, ON P1H 1A1
(705) 789-1751

Key Map



EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATIONS:

DRAFT PLAN OF SUBDIVISION

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

The island property is legally described as Island A (Langmaids Island), in the Geographic Township of McLean, Township of Lake of Bays, District Municipality of Muskoka. The lands currently contain one residential dwelling, a boathouse and associated outbuildings.

Block 'A' is located at 3933 South Portage Lake Road and 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 Cottage 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 island lots intended for single family residential development and two (2) mainland blocks which are intended to be used as 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 and each waterfront residential lot will be water access only.

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (Development Permit By-law 2004-180) (Langmaid's Island)

OPA 01/18 LOB

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.

Z 01/18 LOB

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.

ZONING BY-LAW AMENDMENTS (Mainland Access)

Z/11/2018/HTE (3933 S Portage Rd)

The application proposes to rezone the lands to permit a waterfront landing as the permitted use, provide parking for up to 20 vehicles and docking for 10 boats.

Z/12/2018/HTE (4215 S Portage Rd)

The application proposes to rezone the lands to permit a waterfront landing as an additional permitted use, provide parking for up to 100 vehicles.

DATED at The Town of Huntsville this 26th day of April, 2018.

Draft Plan of Subdivision

LANGMAID ISLAND (LAND) GEOGRAPHIC TOWNSHIP OF MILEN PART OF LOT 24, CONVESSION 1, AND PART OF LOT 21, CONVESSION 1, DOWN THE TOWNSHIP OF HUNTVILLE DISTRICT MUNICIPALITY OF WINNIPEG

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

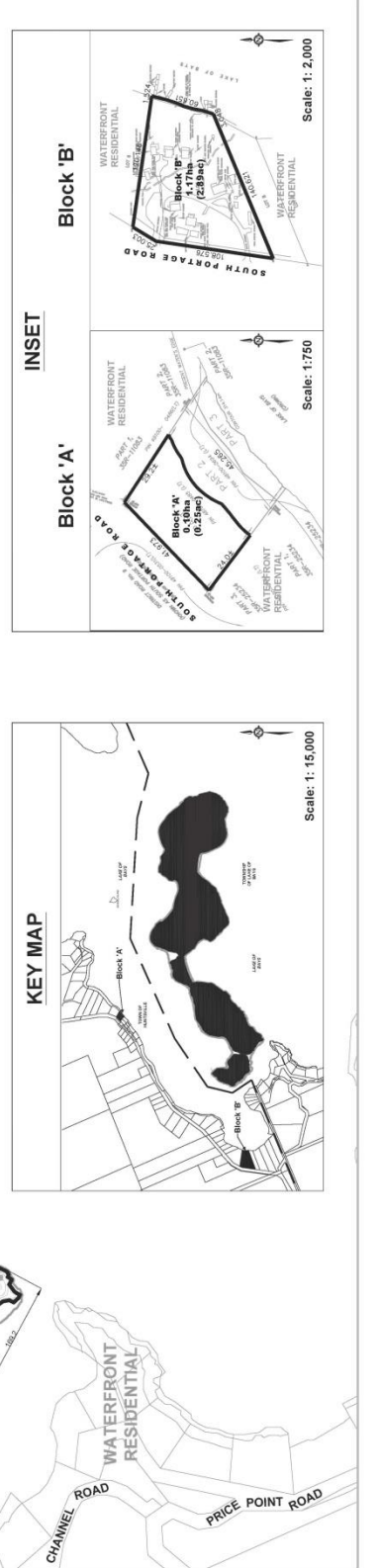
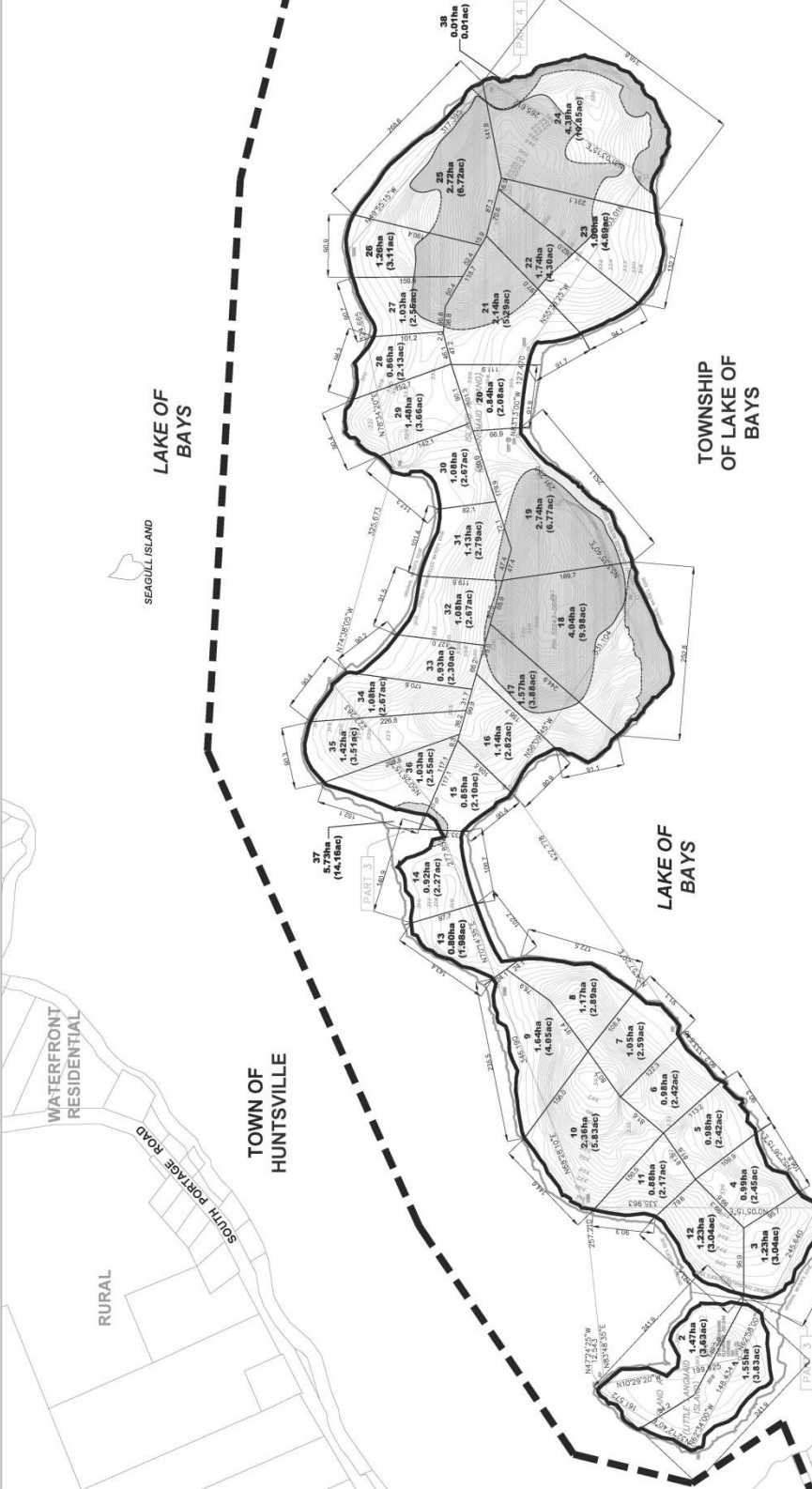
Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant

Original Writen's Edge (Tulch Geomatics Inc. Survey 2017) Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017) Municipal Boundary - District Municipality of Hudson (Map 2017) Lands Subject to Restrictive Covenant



<p>Legend</p> <p>Original Writen's Edge (Tulch Geomatics Inc. Survey 2017)</p> <p>Present Control Writen's Edge (Tulch Geomatics Inc. Survey 2017)</p> <p>Municipal Boundary - District Municipality of Hudson (Map 2017)</p> <p>Lands Subject to Restrictive Covenant</p> <p>A. As Shown</p> <p>B. As Shown</p> <p>C. As Shown</p> <p>D. As Shown</p> <p>E. As Shown</p> <p>F. As Shown</p> <p>G. As Shown</p> <p>H. As Shown</p> <p>I. As Shown</p> <p>J. As Shown</p> <p>K. As Shown</p> <p>L. As Shown</p> <p>M. As Shown</p> <p>N. As Shown</p> <p>O. As Shown</p> <p>P. As Shown</p> <p>Q. As Shown</p> <p>R. As Shown</p> <p>S. As Shown</p> <p>T. As Shown</p> <p>U. As Shown</p> <p>V. As Shown</p> <p>W. As Shown</p> <p>X. As Shown</p> <p>Y. As Shown</p> <p>Z. As Shown</p>	<p>Area of Restricted Covenants</p> <p>Lot</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>26</p> <p>27</p> <p>28</p> <p>29</p> <p>30</p> <p>31</p> <p>32</p> <p>33</p> <p>34</p> <p>35</p> <p>36</p> <p>37</p> <p>38</p> <p>39</p> <p>40</p> <p>41</p> <p>42</p> <p>43</p> <p>44</p> <p>45</p> <p>46</p> <p>47</p> <p>48</p> <p>49</p> <p>50</p> <p>Total</p>	<p>Project</p> <p>LANGMAID ISLAND</p> <p>Langmaid Island Corp.</p> <p>Langmaid Island Corp.</p> <p>Township of Hudson</p> <p>P-10-222-0-0</p> <p>Date</p> <p>February 21, 2018</p> <p>File No.</p> <p>171414</p> <p>Plan Size</p> <p>13,000 (A4 D)</p> <p>Drawn By</p> <p>YY</p> <p>Checked By</p> <p>D.K.</p> <p>Dwg No.</p> <p>1 of 1</p> <p>Scale Bar</p> <p>0 10 20 30m</p> <p>Scale</p> <p>1:2,000</p> <p>1:1750</p> <p>1:15,000</p>
--	--	---