



NOTICE OF A COMPLETE APPLICATION and NOTICE OF A PUBLIC MEETING

CONCERNING A PROPOSED AMENDMENT TO THE OFFICIAL PLAN FOR THE TOWN OF BRACEBRIDGE AND A PROPOSED AMENDMENT TO ZONING BY-LAW #2016-088 OF THE TOWN OF BRACEBRIDGE

APPLICATION NO'S D09-08/18 and D14-17/18

MUSKOKA ROYALE DEVELOPMENT INC.

ROLL NUMBERS 020-004-007-02; 020-003-054-01; and 020-001-085-00

TAKE NOTICE THAT THE PLANNING AND DEVELOPMENT COMMITTEE
WILL HOLD AN ELECTRONIC PUBLIC MEETING ON
OCTOBER 27, 2020 at 2:00 p.m.

This meeting will be held ELECTRONICALLY in accordance with section 238 of the Municipal Act, which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under section 4 or 7.01 of the Emergency Management and Civil Protection Act, and the Town's Procedural By-law 2020-024.

Members of the public wishing to comment are strongly encouraged to make a **written submission** any time **prior** to the hearing by emailing planning@bracebridge.ca. Members of the public wishing to make **oral submissions** to the Committee may do so through *Zoom*. A link to the *Zoom* meeting and instructions on how to participate will be made available to the public on October 23, 2020 at: <https://bracebridge.civicweb.net/filepro/documents/24222> or by going to <http://calendar.bracebridge.ca/council>.

AN APPLICATION considered to be complete has been received by the Town of Bracebridge for the property known as Lots 7 and 8, and part of Lots 6, 9 and 10, Concession 12, Muskoka North Ward, Town of Bracebridge.

THE PUBLIC MEETING is to consider a proposed amendment to the Official Plan of the Town of Bracebridge pursuant to Section 17 and 21 of the Planning Act, and a proposed amendment to Zoning By-law No. 2016-088, of the Town of Bracebridge, pursuant to the provisions of Section 34 of the Planning Act, R.S.O., 1990.

AN EXPLANATION of the Purpose and Effect of the proposed by-law, describing the lands to which the proposed by-law applies, and a key map showing the location of the lands to which the proposed amendments apply, accompanies this notice.

ADDITIONAL INFORMATION relating to the proposed by-law, including a full-scale map, is available as of today's date in the Municipal Offices during regular office hours (8:30 a.m. to 4:30 p.m.). Telephone: 705-645-6319, Ext. 235 or by contacting the Planning Services Branch of the Planning and Development Department at planning@bracebridge.ca.

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 by-law.

AGENCY COMMENTS: Agencies (for example, District of Muskoka, Utilities, Ministries, and Town Departments) wishing to make a written submission should do so no later than **October 13, 2020**.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Bracebridge Council 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 Town of Bracebridge before the by-law amendment is passed or the Official Plan Amendment is adopted, 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 Town of Bracebridge before the by-law is passed or the Official Plan Amendment is adopted, 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.

If you wish to be notified of the decision of the Town of Bracebridge on the proposed Official Plan Amendment or the proposed zoning by-law, you must make a written request to the Planning and Development Department, Town of Bracebridge, 1000 Taylor Court, Bracebridge, ON, P1L 1R6.

DATED at the Town of Bracebridge
this 5th day of October, 2020.

Lori McDonald, Director of Corporate Services/Clerk
1000 Taylor Court, Bracebridge, ON P1L 1R6



APPLICATION NO'S D09-08/18 and D14-17/18

MUSKOKA ROYALE DEVELOPMENT INC.

ROLL NUMBERS 020-004-007-02; 020-003-054-01; and 020-001-085-00

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

An application has been received to amend the Official Plan of the Town of Bracebridge, and Comprehensive Zoning By-law No. 2016-088, as amended, for the property described as Lots 7 and 8 and part of Lots 6, 9 and 10, Concession 12, Muskoka North Ward, Town of Bracebridge.

The applications were first heard by the Planning and Development Committee at a public hearing on February 20, 2019. The applications were then considered by the Planning and Development Committee on April 3, 2019 and by Council on April 10, 2019. At the April 10 Council meeting, the applications were referred back to staff in order to facilitate further discussions with the applicant regarding the official plan amendment and zoning amendment applications; to facilitate a second public meeting; and directed staff to undertake a peer review of the Environmental Report.

As the peer review of the Environmental Report has been completed, a second public hearing has been scheduled for October 27, 2020 at 2:00 p.m.

The purpose of the Official Plan Amendment is to change the designation of the subject lands from the *Open Space* designation to a proposed new designation being the *South Bracebridge Institutional* designation to permit a private elementary school, a private secondary school along with on-site living accommodations, multi-use recreational facilities, servicing infrastructure and accessory uses.

The purpose of the Zoning Amendment application is to rezone the subject lands from Open Space Two (OS2) in part and Environmental Protection Wetland One (EPW1) zone in part to Institutional Special -17 (I-17) in part, Open Space 1 Special-8 (OS1-8) in part, and Environmental Protection Wetland One Special – 1 (EPW1-1).

Specifically, the following exemptions are being proposed by the applicant:

In an Institutional Special - 17 Holding (I-17H) Zone – The permitted uses in the Institutional Special–17 Holding (I-17H) zone shall be limited to existing uses only until such time a Holding (H) is removed by by-law, at which time, permitted uses would include a public or private School, Arena, Assembly Hall, Dormitory with Accessory Dwelling Units, Summer Camps, Recreational Facilities with Accessory uses of Fitness Centre, Hospital, Library, Maintenance Shop, and Place of Worship. The following provisions shall also apply to the Institutional Special – 17 Holding (I-17H) Zone:

- i) The minimum landscape area is 30% within each precinct area, as shown on Schedule 'A';
- ii) The maximum lot coverage is 50% within each precinct area, as shown on Schedule 'A';
- iii) Within 150.0 metres of Stephens Bay Road, the property must remain in a natural state except for trails, rights-of-ways or roadways;
- iv) The minimum setback to a wetland is 15.0 metres;
- v) All uses shall be accessed by a year road municipally maintained road or a private road, which may be described through a condominium description;
- vi) The maximum height shall be 14.7 metres;
- vii) The minimum number of parking spaces for an elementary school shall be one (1) space per classroom and one (1) space per office;
- viii) The minimum number of parking spaces for a secondary school is one (1) space per classroom, one (1) space per office and one (1) space per ten (10) students;
- ix) The minimum number of parking spaces for a dormitory shall be one (1) space per four (4) beds and the minimum number of parking spaces for a dwelling unit shall be one;
- x) The minimum number of parking spaces for a sports complex/recreational facility shall be one (1) space per office plus one (1) space per ten (10) people;
- xi) General Provisions 4.21.1, 4.21.3 and 4.21.4 shall not apply to any building or structure in this Zone;
- xii) Notwithstanding the definition of a Dormitory, a Dormitory accessory to a School may also contain self-contained Dwelling Units; and
- xiii) The Holding Symbol (H) may be removed on a precinct by precinct basis once the following have been completed for each precinct:
 - a. an agreement has been entered into with the District of Muskoka respecting the assignment of municipal water and sewage treatment capacity for the precinct; and
 - b. a site specific Environmental Impact Statement for each precinct of the development is received to the satisfaction of the Town of Bracebridge that addresses among other matters anywhere where development is less than 30.0 metres to a wetland.

The following definitions shall apply to the Institutional Special – 17 (I-17) zone:

SUMMER CAMP - Means a camp that is privately owned and operated, which provides accommodation to registered individuals for extended short-term stay during the summer months, including accommodation for staff members, has common facilities for dining and recreation, and provides educational, social and cultural programs.



All other applicable provisions of the Institutional (I) zone shall continue to apply with respect to the lands located within the Institutional Special – 17 Holding (I-17H) zone.

Open Space One Special–8 (OS1-8) zone – The permitted uses in the Open Space One Special–8 (OS1-8) zone shall be limited to Private Park, Public Park, public or private right-of-ways, public or private trails, Educational Pavilions and, Stormwater Management facilities.

The following definitions shall apply to the Open Space One Special – 8 (OS1-8) zone:

- i) Within 150.0 metres of Stephens Bay Road, the property must remain in a natural state except for trails, rights-of-ways or roadways; and
- ii) General Provisions Section 4.21.1, 4.21.3 and 4.21.4 shall not apply to any building or structure in the Open Space One Special – 8 (OS1-8) zone.

EDUCATIONAL PAVILION – Means a free standing, roofed, accessory structure which is not enclosed, except by means of screening or glass, is utilized for educational purposes in conjunction with a private school development and shall not exceed 75.0 square metres.

All other applicable provisions of the Open Space One (OS1) zone shall continue to apply with respect to the lands located within the Open Space One Special – 8 (OS1-8) zone.

Environmental Protection Wetland One Special – 1 (EPW1-1) zone - the permitted uses shall include all those uses permitted in the Environmental Protection Wetland One (EPW1) zone including private rights-of-way, private trails, and Educational Pavilions. Notwithstanding any provisions to the contrary, no setbacks shall be applied from the limits of the Environmental Protection Wetland One Special – 1 (EPW1-1).

The following definitions shall apply to the Environmental Protection Wetland One Special – 1 (EPW1-1) zone:

- i) Within 150.0 metres of Stephens Bay Road, the property must remain in a natural state except for trails, rights-of-ways or roadways; and
- ii) General Provisions Section 4.21.1, 4.21.3 and 4.21.4 shall not apply to any building or structure in the Environmental Protection Wetland One Special – 1 (EPW1-1) zone.

EDUCATIONAL PAVILION – Means a free standing, roofed, accessory structure which is not enclosed, except by means of screening or glass, is utilized for educational purposes in conjunction with a private school development and shall not exceed 75.0 square metres.

All other applicable provisions of the Environmental Protection Wetland One (EPW1) zone shall continue to apply with respect to the lands located within the Environmental Protection Wetland One Special – 1 (EPW1-1) zone.



BRACEBRIDGE
The Heart of Muskoka

KEY PLAN SHOWING LOCATION OF THE LANDS TO WHICH PROPOSED BY-LAW APPLIES:

