

Fellow Lake Joe Cottagers & LJNA Members

There has been considerable discussion recently about proposed changes to the District of Muskoka's Official Plan and several development proposals in the Township of Muskoka Lakes. Board members have received emails from neighbours, the MLA, and other groups of concerned cottagers. And perhaps you have too. In case you haven't, we want to share some of this information with you.

This draft Official Plan, if passed, would greatly increase the potential waterfront development of the lakes in the District of Muskoka. The main concern is a provision to allow resorts to sell residential units. The Town of Muskoka Lakes is also considering requests to allow conversion of resort units to what would be essentially residential properties. Resorts in Muskoka have a special designation to build at a much higher density than conventional cottage lots. For example the project underway at the former Lakeside Lodge (near Cleavelands House) is being marketed as 43 "cottage units" on 470 feet of frontage.

These concerns are explained in more detail by the MLA in their [October Newsbites](#) and in their [letters to the District](#). You can also read The Lake of Bays Association [comments on the plan](#) and the attached letters from the "Friends of Muskoka". Details of the proposed changes can be found on the [District website](#).

North Lake Joseph is not in the District of Muskoka, however the development of contiguous Muskoka lakes will have a spillover effect on water quality and boating traffic here and would set a precedent. Therefore, we are urging our membership to be become involved in this issue. You can sign the ["SaveMuskoka" petition](#), talk to your friends in the District and write John Klinck, Chair of the District ([click here for contact information](#)).

Your LJNA Board is keeping abreast of these developments and will lend its support to other lake associations, such as the MLA, which are in the District. We will be attending the public meetings where possible. We are also communicating our concerns to Seguin Township and looking for ways of working with them to engage the District with respect to their OP.

We would like to put together a small group of members to help us with these activities. Please be in touch if you want to participate. If you do send a letter or attend a meeting, please let me know.

We will be sending more news about other LJNA activities shortly. As always, I look forward to your feedback and ideas. Contact me at info@ljna.org.

Regards,

Nancy Cohen

President

Lake Joseph North Association