

Fellow LRNA Members:

I am writing to inform you about a significant threat to the environment and lifestyle in Muskoka. It will impact all residents and cottagers in the our area and those who love the unique atmosphere we enjoy in Muskoka.

The District of Muskoka is in the process of developing a new Official Plan. If approved, this plan will irrevocably and negatively change the quality and character of Muskoka and its beautiful shorelines. It would allow any of Muskoka's 80 plus waterfront resorts to be redeveloped into high density resorts. Hundreds of new residential units could be built, including waterfront condos and backlot developments. Half of any new units constructed would be permitted to be sold as "wholly owned" residential units, even though they are on property designated resort commercial. Our green forested shores could be bustling with mini-cities putting immense pressure on Muskoka's rural character, wildlife and water quality.

The Muskoka Lakes Association (MLA) and many other associations, including the LRNA, and individuals are vehemently opposed to this element of the proposed Official Pan and are working together to mount a strong effort to oppose it. The MLA is in the best position to lead this initiative with over 2100 members and considerable experience in successfully dealing with planning and development issues in Muskoka.

There are already several, previously approved development projects underway. The Touchstone project (formerly Aston Villa Resort) on Hwy 118 west of Bracebridge is one such project. Phase I (36 units) have already been built and sold on a fractional ownership basis. An additional 28 units are currently being marketed and sold on a "wholly owned" basis. Although the District has approved Phase II, the MLA has filed an appeal with the Ontario Municipal Board. The appeal with be heard in March/April 2018.

The MLA is seeking the help of everyone who loves Muskoka and asking that we join forces and work together. Your LRNA Board shares the concern about the impact this will have on Muskoka and has, therefore, approved a \$1000 contribution to the MLA's SAVE MUSKOKA FUND. The funds generated will be deposited into a special account to be used exclusively on professional activities, such as legal fees, commissioning of studies and general lobbying to promote environmentally friendly waterfront initiatives.

If you would also like to make a personal contribution to this important cause, you can do so in the following ways:

By Cheque - please forward a cheque payable to "MLA" marked "Save Muskoka Fund" to MLA, Box298, 65Josphe Street, Port Carling, P0B1J0.

By Credit Card - please cal the MLA at 705-8765-5723 Monday through Friday during business hours.

Unfortunately, donations to this cause are not considered tax deductible.

Your LRNA Board will also be writing to senior officials within the District, District Councillors and staff of the District Planning Department to voice our opposition.

There will be a public meeting held November 23, 2017 at the District of Muskoka offices in Bracebridge (70 Pine Street) at 9 a.m. This will be the last opportunity for the public to make its concerns known in a public forum. The MLA will be there representing the interests of their members and all supporting lake associations.

We encourage anyone who wants to voice their opposition to register to attend the meeting by emailing pedinfo@muskoka.on.ca.

The LRNA Board laments the decline of Muskoka's traditional resorts, but handing over prime Muskoka real estate to developers who want to spoil the natural Muskoka character for their gain is not the answer.

There are several petitions and other initiatives to oppose over-development taking place. We will endeavour to keep you fully informed as time goes on and news becomes available.

Sincerely,

Doug Gammage
President LRNA