

ERNEST L. WILSON, B.A.Sc., P.Eng

23 Dean Crescent
Ingersoll, Ontario
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Res: (519) 485-4935

November 16, 2017

Muskoka Lakes Association
65 Joseph Street
Port Carling, ON
P0B 1J0

Attn: Robert Ensor, President
Anne McCauley, Chair, MLA Political and Land Use Committee

Dear Robert and Anne:

Please find attached a copy of our letter that we sent to the Planning and Economic Development Committee of the District Municipality of Muskoka re the proposed draft to amend the Official Plan for resort development. Also enclosed is a copy of the various Emails we sent to the District of Muskoka and the Township of Muskoka Lakes.

Thank you for lobbying on behalf of all of us to stop or amend the proposed draft on resort development. Good luck on your presentations to the committee meeting next Thursday, November 23. We are seasonal residents on Wawanaissa Island on Lake Muskoka, and are very concerned about the impact that such development would have on Muskoka.

Yours truly,



Ernie and Cathy Wilson

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November 15, 2017

District Municipality of Muskoka
70 Pine Street
Bracebridge, ON
P1L 1N3

Attn: Planning and Economic Development Committee

Re: Muskoka Official Plan Review
Draft Policies re Resorts Development

Dear Committee Members:

We are concerned about the draft proposal to amend the Official Plan with respect to the development, or re-development of resort properties. We do not agree with this draft proposal.

We understand that the proposal is to allow high density development of up to 50% as year round residential condominiums or homes, with the balance of year round residences available to the traveling public for rental for 8 – 10 weeks. This type of development is not a resort type, but high density residential development.

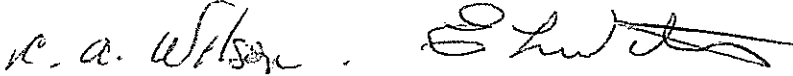
Muskoka is unique as a recreation and vacation district. Its lakes and forests provide a pristine, unspoiled waterfront environment. The lakes are highly developed with seasonal and year round cottages and homes and resorts. The lake environment is already being compromised on weekends with high volume boating and recreation. If high density development of resort areas occurs, boat traffic and water sports recreation will increase significantly, with an adverse effect on the environment of the lakes and land.

The proposed development of Lakeside Lodge into 43 Legacy Cottages, and the proposed Resort Village of Minett with 1400 residences on the Cleavelands House area will create unbelievable traffic and pollution on Lake Rosseau. Is this what the District wants?

Is the District vision to turn Muskoka into a high density year round residential district. This is not Toronto North. It appears that the vision is to consider developers' requests to turn the resort areas into high density residential waterfront areas, so that the developers can achieve a good return on their investments. This type of development in Muskoka is not what we want or need. Muskoka is already well developed, and we still have a pristine water and waterfront environment that we need to retain.

Please listen to the seasonal and year round residents of Muskoka, and not just the developers. Do not allow the proposal for high density development of resort areas to be included in the Official Plan.

Thank you.


Ernie and Cathy Wilson

cc ROBERT ENSOR
PRESIDENT, MLA