

July 15, 2020

Dear Mayor Harding and Councillors,

Re: District Review of Resort Commercial Condominium Applications

We are writing in connection with the resolution being considered at today's Council meeting to recommend to District Council that applications relating to resort commercial condominium descriptions for lands in the Township of Muskoka Lakes be referred to District's Community and Planning Services Committee (CPSC), rather than being delegated to District staff.

Friends of Muskoka (FOM) and the Muskoka Lakes Association (MLA) strongly support this proposed resolution. We note that it is consistent with the recommendation made by District's Commissioner Hastings in her June 18th report to CPSC that decisions on resort commercial condominium applications be referred to CPSC.

Applications relating to resort commercial condominium approvals in the Township have generated significant public interest over the past few years, as we have seen with the Villas of Muskoka, Touchstone Resorts, JW Marriott, and Legacy Cottages applications. We believe it is very important that the review and consideration of resort commercial condominium applications be as transparent to the public as possible. We also believe these applications should follow a procedure that provides notice to the public and permits the public to observe and comment. Finally, we believe elected officials are in a position to gauge the public's interest in resort commercial condominium development.

We were very concerned that District staff supported a condition proposed by Legacy Cottages during February's LPAT hearing that prohibits TML from including any more restrictive conditions in its condominium agreement with Legacy. District has a long-standing practice of permitting a lower-tier municipality to include additional restrictions in its condominium agreements to assist with matters such as reporting and enforcement. It was shocking that District staff supported a condition that reverses this position to the detriment of TML.

For all of these reasons, we agree with the proposed resolution that resort commercial condominium approvals for lands within TML be considered by CPSC rather than District staff.

Thank you for this opportunity to share our comments with you.

Sincerely,



Laurie Thomson
President,
Friends of Muskoka



Deborah Martin-Downs
Chair, Government and Land Use Committee,
Muskoka Lakes Association

cc: David Pink, Director of Development Services and Environmental Sustainability