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June 5, 2016

**Town of Gravenhurst
3 - 5 Pineridge Gate
Gravenhurst, ON
P1P 1Z3**

Attn: Mayor and Members of Council

Dear Madam Mayor and Members of Council:

Re: Comments on the Town of Gravenhurst Official Plan Review

Thank you for giving the Muskoka Lakes Association the opportunity to comment on the review of the Gravenhurst Official Plan (OP). The Muskoka Lakes Association (MLA) represents over 2,500 member families to carry out the MLA's mission - to promote the responsible use, enjoyment and conservation of the unique Muskoka environment, a value we all share.

As you know, the MLA has met a number of times with other Gravenhurst lake associations to discuss the Gravenhurst OP review, the two questionnaires and the discussion papers posted on the website. On April 30th, the MLA presented our overall "high level" general comments to the OP Review Committee. We were pleased that a number of other Gravenhurst lake associations made a presentation on that day and referenced our joint meetings. We generally concur with their comments.

The MLA's more specific comments by discussion paper are appended to this letter. We appreciate the opportunity to discuss these comments in person with Gravenhurst's planning staff, Gravenhurst's OP review consultants and the OP review team.

Generally the MLA encourages Gravenhurst to continue to value the natural environment as the foundation to the unique character of the Town. The rocks, topography, forests and wetlands make the viewsapes and landscape unique. The Town needs to embrace the natural and cultural heritage and ensure that development is compatible with the small town feel.

Shoreline policies are of particular interest to the MLA. We all enjoy the waterfront and use structures to allow us to do that. However, we concur that shoreline development must be sensitive to the context including lot size, shoreline character and size of the lake and as such limitations must be imposed. Setbacks, appropriate site servicing and protection of aquatic and

terrestrial habitats contribute to the continued enjoyment of properties. A key example of this is the treatment of two storey boat houses in Gravenhurst. The MLA supports the use on Lake Muskoka where lot size may be appropriate based on frontage, size of boathouse, height of boathouse, size of living accommodations in the boathouse and provision of sanitary services. Consistent standards between the Township of Muskoka Lakes and Gravenhurst are beneficial.

We hope that these comments are helpful in the next step of the process which is the drafting of draft policy statements for inclusion in the new OP. The MLA looks forward to the next step in this OP review.

Thank you for the opportunity to provide these comments and we look forward to continuing to participate in your process. Please inform the MLA of any future meetings.

Yours truly,



Michael Hart
President, Muskoka Lake Association



Anne McCauley, MCIP, RPP
Chair, Political and Land Use Committee, MLA