

Sent via email

July 19, 2022

Township of Muskoka Lakes
1 Bailey Street,
Port Carling, ON
POB 1J0

Attention: David Pink
Director of Development Services and Environmental Sustainability

Dear Director Pink,

**RE: Carrying Forward a Zoning Bylaw Administration Policy
into the Official Plan Update**

As you know, the Muskoka Lakes Association and the Friends of Muskoka retained Stephen Fahner, Northern Vision Planning, to provide comments on an earlier draft of the Township's Official Plan Update (the "OP") and he submitted a letter to you on our behalf on May 17, 2022.

In that letter, Mr. Fahner identified an existing policy F1.6.8 that does not appear in the draft OP. We request that this existing policy be carried forward in the final draft of the OP, especially in light of consideration of cumulative impacts.

The current policy F1.6.8 reads:

"Due to carefully planned origins of certain provisions of the zoning by-law, exemptions may not be granted for lot coverage, oversized sleeping cabins, additions to second dwellings/sleeping cabins, front yard setbacks for non-complying structures, reduced side yard setbacks for two storey boathouses or sundecks on a boathouse, and shoreline structure widths. These origins must be considered in relation to any such application."

We ask that the current policy be carried forward in N3 Changing Zone Standards, perhaps most appropriately as policy N3 d) on page 222. Mr. Fahner explained in his letter that deletion of that existing policy: "serves to dilute the importance of strict compliance in certain instances. There will be a commensurate loss of development control and the inherent flexibility of policies will lead to excessive development. The reliance on site specific mitigation alone cannot always keep development in check. The existing policies have been a community accepted approach to Zoning Bylaw Administration for many years and its tempering will not easily be reinstated."

Thank you for receiving our request. As always, we will be happy to elaborate further.

Sincerely,



Susan Eplett
VP and Chair, Government & Land Use Committee
Muskoka Lakes Association



Laurie Thomson
President
Friends of Muskoka

Cc: Nick McDonald and Jim Dymont, Meridian Planning
Councillor Barb Bridgeman