

April 20, 2022

Township of Muskoka Lakes
1 Bailey Street
P.O. Box 129
Port Carling ON P0B 1J0

Attention: Planning Committee

Dear Chair Bridgeman and Committee Members,

RE: Official Plan Review - Recreational Carrying Capacity

The Muskoka Lakes Association and Friends of Muskoka are writing in support of the letter sent to you on April 13, 2022 from the Muskoka Small Lakes Coalition (MSLC) regarding the use of Recreational Carrying Capacity (RCC) as a hard cap in the Township's new Official Plan.

Our two associations have been supportive of RCC as a mechanism for limiting new lot creation on small and medium sized lakes, as well as rivers and isolated bays and connecting channels on larger lakes, since the inception of the Township's Official Plan review. RCC is a proven mechanism for controlling development on a relatively small body of water, just as lot frontage is a proven mechanism for controlling development on larger bodies of water. Not applying RCC as a hard cap on our smaller lakes and bays is akin to not applying lot frontage restrictions as a hard cap on larger lakes.

As Director of Development Services & Environmental Sustainability David Pink has repeatedly explained, the limiting factor for development of most islands (with the exception of the larger ones like Tobin) is lot size, not frontage. If lot frontage were the only limiting factor on islands, there could be many lots with tiny acreages on long or irregularly shaped islands. The analogy is the same for RCC and small lakes. Lake surface area, not frontage, is a more appropriate limiting factor.

In our March 22nd delegation to Committee on the draft Official Plan, the MLA and FOM encouraged the Township to get feedback on whether RCC should be used as a hard cap from those who would be most affected by its application, namely those with cottages on the smaller lakes. It is evident from MSLC's comprehensive and well-reasoned letter in support of RCC that the small lake community is in favour of using RCC as a hard cap, as are the vast majority (77%) of respondents to the Township's survey. We encourage Committee to listen to the community.

Sincerely,



Laurie Thomson
President, Friends of Muskoka



Susan Eplett
Vice-President, Muskoka Lakes Association

cc: David Pink, Director of Development and Environmental Sustainability
Nick McDonald, Meridian Planning
Steve Rohacek, Muskoka Small Lakes Coalition

