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December 13, 2016

**Mayor and Members of Council
Township of Muskoka Lakes
1 Bailey Street, PO Box 129
Port Carling, Ontario P0B 1J0**

Dear Sir:

**Re: Noonan and McIntosh
Rezoning application ZBA 55.16
1080 Glen Gordon Road
Leonard Lake**

The Muskoka Lakes Association (MLA) has met with representatives of Leonard Lake Association, the District of Muskoka staff and planning committee and Township of Muskoka Lakes staff regarding the District's Lake System Health policy and proposed changes. During these meetings we became aware of the above referenced applications to create five (5) NEW lots on Leonard Lake and to rezone these lots for residential development.

Leonard Lake is Moderately Sensitive and Over Threshold lake according to the District Official Plan and is similarly referenced in the Township's Official Plan and zoning by-law 2014-14. As such no new development is permitted.

The District of Muskoka has recommended that this zoning by-law amendment to rezone the land from WR4, a restricted zone to WR1, the standard waterfront residential zone be deferred pending receipt of a satisfactory Environmental Impact Study, as per the requirements of the District Official Plan.

A successful and complete Environmental Impact Study would determine which areas should be preserved as shoreline buffers, which areas can be encompassed by buildings and structures, the preferred location of any septic facilities and consideration of areas requiring protection of native species.

Until such a study is undertaken and is satisfactorily reviewed by the Township of Muskoka Lakes staff and the District of Muskoka staff, rezoning of this property is premature. Accordingly, the MLA is in agreement with the District of Muskoka that this rezoning application either be deferred or refused.

The MLA requests notice of any additional meetings with respect to this item. Notice of the council's committee's decision is also requested.

Respectfully submitted,

Anne McCauley , MCIP RPP
Muskoka Lakes Association

c. District of Muskoka, Leonard Lake Association