

February 17, 2017

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

Dear Mr. Mayor and Members of Council:

**Re: PJD Properties Inc
Reef Island, Lake Joseph
Zoning by-law amendment application ZBA-65/16**

The Muskoka Lakes Association (MLA) agrees with the Township's strategic plan action statement "Environment First". We believe that the natural environment of Muskoka must be preserved; that is what drives its economy. We believe that council agrees.

Two years ago, this council approved a new zoning by-law. By-law 2014-14 reinforced the belief that development on the waterfront in Muskoka needs careful regulation to ensure that the natural environment is protected and maintained. The new by-law re-stated that one dwelling unit per lot is permitted in a waterfront residential zone. Development standards were also provided as to the minimum size of a lot and its frontage. But NONE stated that one waterfront lot may have two dwelling units. The staff report makes reference to a policy in the plan that proposes consideration of whether the registered lot could be severed into two or more lots. While consideration can be given as to the property's potential to be subdivided, **it remains one lot, one dwelling unit.**

If two dwelling units are desired the appropriate procedure would be to create two separate lots through approval of a consent application, not try to get two dwelling units through the back door.

By-law 2014-14 also limits the width and length of shoreline structures docks and boathouses to a maximum of 75 ft in recognition of policies in both the District Official Plan and the Townships Official Plan which state that "maintenance of the shoreline of lakes and rivers is key to preserving the quality of the natural and cultural heritage of Muskoka, within the waterfront designation...where development is proposed, a natural substantially undisturbed buffer is recommended at the water's edge." **The proposed zoning by-law would permit a cumulative dock width of 224 feet! Not 75 feet!**

The staff report notes other inconsistencies with good planning and consideration of environmental preservation, including protection of fish habitat, setback from an environmental protection zone, the presence of steep slopes and forested areas on the island

which may be destroyed or compromised and a concern about the appropriate siting of two septic systems.

Two years ago, this council had a similar application, Sirachi Investments Ltd (Genovese) on Lake Rousseau. That application also requested overdevelopment of its shoreline while acknowledging that the existing shoreline structures exceeded the permitted width by over 200 ft. That application was referred to the OMB but when the applicant realized that the chances of winning at the OMB were slim, he withdrew his application.

The MLA believes that the PDJ Properties Inc zoning by-law amendment should be refused as it would allow development that is inappropriate in Muskoka.

Council needs to send a strong message that it will not permit overdevelopment of its waterfront; that the natural environment will be preserved to sustain Muskoka's economy; and that applications requesting over development will be refused.

Thank you for your consideration.

The MLA requests that a recorded vote be taken on this application. The MLA also respectfully requests a copy of the minutes of this meeting and a copy of council's decision.

Yours respectfully,

Anne McCauley
Chair Political & Land Use, MLA

Bob Ensor
President, MLA