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November 24, 2021

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

Dear Chair Bridgeman and Members of Planning Committee,

**Re: ZBA-08/21, By-law 2021-034, Algonquin International Corporation, Part of Lot 11, Concession 5,
Part 1, Plan 35R-8234, (Monck), Roll #9-2-002-01**

The Muskoka Lakes Association (“MLA”) provided a letter in response to the above application on August 11, 2021, expressing some concerns for the development as proposed. We have now had an opportunity to review the submitted materials again and spoken with Mr. Walker about the plans and intended reductions to the scope of the plan.

The MLA would like to provide the following supplemental comments as you review the resubmission as follows:

1. We are supportive of reduced lot coverage to approximately 5% and removal of the exterior deck area, which the landowner has indicated to us that he is doing; and
2. We are supportive of the stormwater management system as proposed. The landowner expressed that he is very familiar with the operational requirements of oil grit separators from other sites under his control and therefore understands the commitments to maintenance. We had also not fully understood that the entire parking area will be gravel thus further reducing the potential for runoff and need for salt in winter. While the drainage area of the site is small, the MLA continues to support the inclusion of other low impact development measures, such as bioswales to protect downstream water quality.

Thank you for this opportunity to provide additional comments.

Sincerely,

Susan Eplett
Chair, Government and Land Use Committee

cc: David Pink, Director of Development Services and Environmental Sustainability
Murray Walker