

TML Draft Policy Directions - OPA Committee Member Input

#	SUBJECT MATTER	POLICY DIRECTION	RATIONALE AND INTENT	PAC/WORKING GROUP/OTHERS COMMENTS/SUGGESTIONS
THE ENVIRONMENT				
1.	Lake System Health	<p>The TMLOP should:</p> <p>a. Implement the MOP by mirroring the lake system health policies that are contained in the MOP and applying the site development policies to all lakes within the Township; and,</p> <p>b. Include policies that enable the Township to place a holding zone on certain Waterfront areas that may be lifted following the completion of a Causation Study, which would identify the appropriate measures required to prevent further deterioration in water quality.</p>	<p>The District of Muskoka is a national leader in monitoring, analysing and protecting water quality in its recreational lakes.</p> <p>When the MOP was updated in 2018, the Official Plan eliminated the concept of lake classifications and rather, identified standard Best Management Practices (BMP) for development in waterfront areas. The MOP also introduced the concept of a Causation Study that would examine lakes where there were certain criteria met that indicated that water quality problems existed and were perhaps getting worse as a result of human development.</p> <p><i>This Policy Direction is intended to ensure that the TMLOP policy framework is consistent with the MOP and to establish a Planning Act process that triggers the need for the completion of a Causation Study.</i></p>	<p>MLA: Lake System Health is a top priority for MLA as we advocate for policy that puts “Environment First.” The Lake system Health policies of the District place enormous emphasis on mitigation measures to be attached to development approvals. While the MLA agrees that they are important mitigation measures (e.g. buffers, septic system installations, vegetation protection etc) they are only as good as their implementation. Implementation may only be as good as inspection and potential penalties for non-compliance. Therefore, the policy regime must be accompanied by measures to ensure adherence to the approved plans.</p> <p>Similarly, a Causation Study must be supported by an implementation process and fund to take action on the root causes of nutrient enrichment leading to algal blooms or other water quality problems where identified and mitigatable.</p>

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2.	Recreational Carrying Capacity (RCC)	<p>The TMLOP should include policies that enable the application of an RCC model as a guideline for consideration in reviewing lot creation proposals on small and medium sized lakes to ensure the continued enjoyment of waterbodies for recreational purposes.</p> <p>In addition, the TMLOP should include policies that enable the establishment of zoning regulations where lakes are near or over capacity in accordance with the RCC calculation in order to preserve the enjoyment of lakes, such as:</p> <ol style="list-style-type: none"> a. Reduced permissions for docks on commercial properties; b. Requirement for larger lot sizes when new lots are proposed; and, c. Reduced waterfront amenity area permissions on private lots and in relation to commercial operations (including resorts). 	<p>Recreational carrying capacity is based on the principle that reasonable enjoyment of the surface of the waterbody for recreational purposes would be diminished if the number of persons using that resource were to exceed a capacity.</p> <p>This modelling has been based only on the number of lots on each lake. Factors that have not been included in the model include commercial operations, parks and public access to the waterfront. Each of these features enable increased use of the waterbody for recreational purposes, very likely in excess of a single dwelling.</p> <p><i>This Policy Direction is intended to enable the establishment of restrictions in the implementing zoning by-law to limit the impacts of development and additional users of the lake on its recreational carrying capacity.</i></p> <p>The RCC model does not work on large lakes, which is why the policy direction only applies to small and medium sized lakes in a waterfront area.</p>	<p>MLA: The MLA is very much in favour of the Township developing an RCC model for application. As we have stated previously, when a road meets capacity we widen it – we have no such recourse with the lake. The lake is part of our transportation system and it needs to be assessed and managed with similar intent to our roads. But because there is a limitation to growth of this kind of traffic, it should be considered a limitation to new lot creation and also inform docking infrastructure limits and/or needs.</p> <p>RCC is not just a tool for small and medium size lakes. There needs to be some strategic assessment of rivers, large bays, narrow waterbodies and connecting channels in the 3 big lakes (e.g. Wallace Bay, Gravenhurst Bay, Bala Bay, Little Joe River, Indian River).</p> <p>Recreational carrying capacity could also include factors other than boating – such as habitat parameters, erosion thresholds, and noise, that also have the potential to diminish the recreational experience. Indeed this may be more important to the Muskoka experience.</p> <p>Without a quality recreational experience, Muskoka could experience</p>

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				a loss of tourism/recreational market share as well as the loss of defining character and sense of place.
3.	Flooding hazards on lakes	<p>The TMLOP should include policies that address flooding to reduce the risk to public health, safety and property damage that:</p> <ol style="list-style-type: none"> a. Recognize the impact of climate change on seasonal flooding in Muskoka and encourage best management practices for stormwater management and low impact design; b. Prohibit uses beyond the storage of boats and non-hazardous boating equipment in the first storey of boathouses; c. Prohibit large appliances such as washing machines, dryers, fridges and stoves within boathouses; d. Prohibit storage of any kind of hazardous materials within 30 metres of the shoreline or within 0.5 metres of the flood elevation determined by the floodplain mapping; and, e. Require Site Plan Approval for every new or expanded boathouse, and requiring as a 	<p>In the last three years, the TML has experienced two flooding events (2017 and 2019) that are considered to be one hundred year storms. These events caused considerable damage to many of the boathouses in the TML as well as other dwelling units and businesses that had not previously been adversely affected by flooding events.</p> <p>The PPS requires municipalities to direct development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</p> <p><i>This Policy Direction is intended to enable the consideration of new zoning regulations in the implementing zoning by-law to reduce the impacts of flooding events on property and lake system health.</i></p>	<p>MLA: The MLA supports policy inclusion to direct development away from the floodplain and manage that which is currently in the floodplain. In putting “Environment First” policy should prohibit installation of components of septic systems below the recently updated floodplain as mapped.</p> <p>We agree with policy directions as to what is allowed within the floodplain as uses and prohibition of hazardous materials and large appliances. The proliferation of main floor living spaces in boat houses has led TML to have to propose limitations.</p> <p>Like septic mitigation however they are only as good as their implementation. Implementation may only be as good as inspection and potential penalties for non-compliance. Therefore, the policy regime must be accompanied by measures to ensure adherence to the approved plans.</p> <p>The districts new flood plain mapping needs to be the foundation for the policy.</p>

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		condition of site plan approval, acknowledgement from the owner that the boathouse may be impacted by future flooding events.		
4.	Protection of Natural Heritage Features	The TMLOP should incorporate the natural heritage policies and mapping from the MOP and also include policies that enable the Township to identify locally significant features through more detailed studies and mapping.	<p>The MOP contains excellent policies and mapping of natural heritage features. The MOP also contains specific policies on how an Environmental Impact Study should be undertaken and has other policies related to the consideration of the cumulative impacts.</p> <p><i>This Policy Direction is intended to enable to Township to consider the protection of locally significant features through the development review process.</i></p>	<p>MLA: Natural heritage is the foundation of Muskoka and embody the environment first philosophy. There are many types of natural heritage that make up the character of Muskoka. Provincially significant features are required to be protected. Locally significant features should also be protected as well a natural heritage system that links all the features together so that they can continue to function as intended. The features that are important around our rivers and lakes – trees, shorelines, wetlands and rock outcrops, for example, deserve policy recognizing their special status.</p> <p>Policy should be developed that captures all the features to be valued in Muskoka (e.g tree protection, shoreline buffers, wetlands, large forest blocks). TML should develop a natural heritage system to guide protection and management of all the features.</p>

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5.	Cumulative Environmental Impacts	The TMLOP should include policies that require consideration of the cumulative impacts of small-scale development on the environment, such as but not limited to consideration of the physical, natural and social environment and the mechanism to monitor cumulative impacts to ensure that over time, multiple minor impacts do not end up having a significant impact on the natural environment.	<p>The TMLOP currently contains well-written environmental policies, and they do enable small-scale impacts for individual developments to be mitigated to the greatest extent possible. However, the TMLOP does not fully consider the cumulative impacts of many very small impacts associated with development.</p> <p><i>This Policy Direction is intended to incorporate policies on cumulative impacts in the TMLOP.</i></p>	<p>MLA: Policies that address cumulative environmental impacts have the MLA's full support to protect our physical, natural and social environment.</p>
6.	Watershed Planning	<p>The TMLOP should reference the watershed planning policies in the MOP and include policies that provide guidance on matters that need to be considered for development applications to ensure that the quality and quantity of water is protected, such as:</p> <ul style="list-style-type: none"> a. Minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts; b. Maintaining linkages and related functions among groundwater features, hydrologic functions, 	<p>The MOP contains extensive policies on watershed planning.</p> <p><i>The Policy Direction is intended to enable the development of more detailed policies in the TMLOP to support lake system health and the general environment.</i></p>	<p>MLA: The MLA strongly supports this policy direction. TML policies should go further elaborate on those in the MOP. The watershed is the logical unit by which to monitor, protect and manage the environment. To protect the lakes, one cannot take the watershed out of the water – the characteristics of the land and what happens on the land is of great influence on the quality and quantity of water and habitats. For decades, watershed-based planning, also called integrated watershed management (IWM) has been used to characterize the environmental conditions in a watershed, predict future conditions under various scenarios, and develop</p>

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		<p>natural heritage features and areas, and surface water features (including shoreline areas); and,</p> <p>c. Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</p>		<p>plans for protection, management and restoration, as appropriate. It shares the work with all those who have the ability to assess and manage the responses, whether through official plans, development agreements, monitoring, or infrastructure improvements, for example.</p> <p>The MLA has encouraged the Muskoka Watershed Advisory Group to incorporate watershed planning recommendations into their report and we encourage TML to embed these principles into this plan for application at any scale.</p> <p>Further, the principles of watershed planning can and should be applied as a requirement of major development – meaning comprehensive planning and integrated analysis.</p>
7.	<p>The Community Planning Permit System and waterfront areas</p>	<p>The TMLOP should establish policies that would enable the use of a Community Planning Permit System in the Waterfront areas of the Township.</p>	<p>A CPPS could be a useful tool to address environmental concerns through regulating land use and site conditions particularly along waterfronts where such issues may be of concern and greater control and flexibility is desirable. Tree planting and site alteration, as an example, can be controlled through a CPPS. In order to establish a CPPS, a policy framework in the Official Plan is required.</p>	<p>MLA: The MLA is concerned the Community Planning Permit System in waterfront areas. While we understand that the Policy Direction enables the establishment of a CPPS at a future date, without a better understanding of how it would really work, the MLA does not support developing this permit system. We understand that it will incur additional work for staff and eliminate public input on certain applications and that it has not been widely adopted in other municipalities.</p>

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			<p><i>This Policy Direction is intended to enable the establishment of a CPPS at a future date and the pros and cons of such a system can be considered at the time the implementing zoning by-law is updated. While this Policy Direction focuses on the waterfront area, the CPPS can be applied Township-wide if deemed appropriate.</i></p>	<p>We would need to see how this process would really work in the TML context. More information would be needed to move ahead with this. We would welcome more information and time to engage in fulsome discussion of this item.</p>
GROWTH MANAGEMENT				
8.	Intensification in Urban Centres	<p>The TMLOP should delineate the built-up area for Bala and Port Carling on a map, establish an intensification target and include policies that address the desired form and design of new development in these Urban Centres to implement the requirements of the MOP. These policies should provide guidance on:</p> <ol style="list-style-type: none"> a. The range of uses that are permitted; b. The need to preserve existing character; c. Compatible infill and intensification development; d. Urban design requirements; e. Architectural control; 	<p>The current policies for urban design are very general in nature and could be enhanced to provide clear direction on the type of urban design that is expected and desired within Port Carling and Bala.</p> <p>Port Carling and Bala represent the best opportunities to provide attainable housing in complete communities.</p> <p><i>This Policy Direction is intended to enable the development of more detailed policies than exist currently in the TMLOP to both guide and encourage additional development and redevelopment in the Urban Centres.</i></p>	<p>MLA: The MLA is supportive of this policy direction. Care needs to be taken to maintain the character of the towns that are the heart of our communities and tourism industry.</p> <p>We note that policies addressing character, architectural considerations, built and cultural heritage protection as well as archaeological resources have not been included in the workbook. There should be policy direction on these character-defining items in urban centres, communities, rural areas and the waterfront as there were in the past two Official Plans.</p>

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		f. Parkland and trails; and, g. Policies that apply to specific areas, if required, such as the downtown core, mixed use areas and/or employment areas.		
9.	Development in Community Areas	The TMLOP should identify the boundaries of the Community Areas on a map as required by the MOP and include policies and mapping for the Community Areas that: <ul style="list-style-type: none"> a. Identify permitted uses; b. Establish the expected type of growth (limited infill and minor rounding out of existing development); c. Require demonstration of adequate servicing to support proposed development; d. Establish a minimum lot area requirement that considers both environmental and servicing constraints; e. Address development such as the appropriate mix of uses, maximum or minimum permitted densities, protection of neighbourhood character; and, 	Defining specific land use designations in the Community areas will reduce future land use conflicts and provide greater certainty for existing and future landowners. <i>This Policy Direction is intended to enable the development of more detailed policies than exist currently in the TMLOP to provide for appropriate development in the right locations in Community Areas.</i>	MLA: The MLA is supportive of this policy direction.

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		<p>f. Divide some or all of the Community Areas into separate land use designations and policies, where warranted, to guide development in the Community Areas of Milford Bay, Torrance, Windermere, Foots Bay and Glen Orchard.</p>		
10.	<p>Rural lot creation</p>	<p>The TMLOP should include updated and enhanced policies on rural lot creation that:</p> <ul style="list-style-type: none"> a. Move away from the current policy framework that permits 2 new lots (plus the retained lot) from every original 40-hectare parcel of land to a policy framework that better considers the merits of creating new lots in the location proposed; b. Are applied consistently across the entire Rural Area designation; c. Include criteria such as the physical and environmental settings, access and delivery of services; and, 	<p>The current policies that apply to lot creation in the TMLOP within the Rural Area are complicated.</p> <p>The TMLOP also currently establishes lot creation policies based on land holdings and a specific date. This does not provide for a rational planning basis for considering the creation of new lots. As a result, lots can be created in the rural area in areas where they would preferably not be created.</p> <p>The PPS and the MOP direct the majority of growth to the serviced Urban Centres in the TML. The total permanent population growth in the TML is expected to be only 200 persons to the year 2036 and there are currently 892 existing vacant lots with</p>	<p>MLA: The updated OP should establish a target to limit growth in the rural areas since there are already more than sufficient rural lots available.</p>

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		<p>d. Establish a maximum number of lots that can be established in the Rural area on an annual basis as a form of control on lot creation.</p>	<p>year-round road access in the TML. This makes it difficult to justify the need for creating additional lots in the Rural area in order to meet growth targets.</p> <p><i>This Policy Direction is intended to further limit rural lot creation in the TML and establish enhanced criteria that consider the merits of the application.</i></p>	
11.	<p>Attainable Housing</p>	<p>The TMLOP should encourage attainable housing to implement directives of the PPS and the MOP by including policies that:</p> <p>a. Direct priority intensification and infill sites to be pre-zoned to permit higher densities (semi-detached, townhouses and dwellings containing not more than four residential units) in the Low density Residential Areas;</p> <p>b. Update current policies on where secondary dwellings can be permitted in the Urban Centres, Community Areas and the Rural Area;</p> <p>c. Update current policies to permit, where appropriate, the</p>	<p>The District of Muskoka Housing Task Force identified a housing crisis in Muskoka. Local employers complain that they cannot get staff because there is no place for them to live. There are an increasing number of homeless people in the District of Muskoka. The TMLOP needs to provide opportunities to develop attainable housing and establish policies and a basis for zoning regulations that will reduce time, costs and uncertainty in order to address this issue.</p> <p><i>This Policy Direction is intended to enable the development of enhanced policies and zoning by-law regulations that support additional intensification and attainable housing.</i></p>	<p>MLA: The MLA is supportive of this policy direction.</p>

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		<p>establishment of an additional dwelling unit in addition to a secondary dwelling unit in Urban Centres only;</p> <p>d. Direct the creation of attainable housing in the Urban Centres where full municipal services are available;</p> <p>e. Enable the Township to complete a Community Improvement Plan to establish financial incentives for the development of attainable housing.</p>	<p>Secondary dwelling units provide opportunities for affordable housing. The assumption is that these units can provide relatively low-cost rental accommodation to meet the needs for affordable and attainable housing in the District. This Policy Direction is intended to ensure that the TMLOP permits these dwellings in single detached, semi-detached and rowhouse dwellings where appropriate.</p> <p>This Policy Direction also requires the consideration through policy of an additional unit beyond the one permitted secondary dwelling unit in accordance with the recently enacted Bill 108.</p> <p>The MOP and the current Official Plan do not permit secondary dwelling units in the Waterfront designation. It is highly likely that secondary units in this designation would not assist in providing affordable housing and this is not recommended.</p>	
ECONOMIC DEVELOPMENT				

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12.	<p style="text-align: center;">Rural contractor yards</p>	<p>The TMLOP should include policies that permit and recognize the need for contractor’s yards and other similar uses and policies that provide guidance on where such uses should and should not be located and other land use considerations such as screening to ensure that these uses are located in a manner that minimizes the visual impact of these uses. Consideration should be given to pre-designating preferred locations for these uses.</p>	<p>Construction and retail trade are critical contributors to the economy of the District, which are both sectors that are supported primarily through the seasonal population and tourism within the District. Most of the construction that is occurring in the TML is the construction and reconstruction of waterfront dwellings.</p> <p>TML staff has indicated that there is a need for contractor’s yards within the rural areas and the TML is facing pressure when it comes to this type of use on Highways 118 and 169.</p> <p><i>This Policy Direction is intended to enable the development of an enhanced policy framework to deal with matters such as location and other land use considerations such as screening. The pre-designation of these areas could also be considered.</i></p>	<p>MLA: The MLA is supportive of this policy direction. These uses can be highly disruptive to shoreline owners yet an important service, similar to marinas.</p>
13.	<p style="text-align: center;">Agricultural Uses</p>	<p>The TMLOP should include a new Agricultural Area designation and include policies that:</p> <p>a. Promotes and permits agricultural uses; and</p>	<p>TML is unique in the District in that there are large areas that have been maintained as cleared agricultural lands throughout the Township, even though the soils are not ideal for agriculture and they would</p>	<p>MLA: The MLA is supportive of this policy direction</p> <p>In addition, the updated Official Plan should include establishing a target for rural growth that implements PPS and</p>

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		<p>b. Minimize or restricts lot creation to protect lands for agriculture.</p>	<p>not be considered prime agricultural lands.</p> <p><i>This Policy Direction is intended to elevate the significance of agriculture in the TMLOP and would restrict (or minimize) lot creation in this area to protect the primacy of agriculture in this area.</i></p>	<p>the District OP in order to protect open agricultural spaces and forested lands important for the Muskoka environment and watershed health.</p>
14.	<p>Permitted uses in Agricultural and Rural areas</p>	<p>The TMLOP should permit agri-tourism and include policies that support the establishment of home-based businesses in the Rural Area and new Agricultural Area designation to promote economic development in these areas and identify considerations for new home-based businesses such as screening and setbacks, if required to minimize the impact of these uses on adjacent uses.</p>	<p>Agri-tourism uses are becoming more popular and are encouraged by Provincial policy.</p> <p>Home-based business are often incubators for larger businesses. Statistics show that working from home of no fixed place of work is a growing trend in employment across the Province. Significant changes to the PPS in 2014 include providing more opportunities for rural economic development. There are few policies currently in the TMLOP that provide guidance on where and under</p>	<p>No comments</p>

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			<p>what conditions these types of uses should be permitted.</p> <p><i>This Policy Direction is intended to enable the development of enhanced policies that supports these types of uses.</i></p>	
15.	Short term rentals	The TMLOP should include polices that enable the establishment of a licensing system for short term rental accommodation.	<p>Short-term rentals are a form of economic activity. There were 2,656 properties in the District of Muskoka available for rent through third-party on-line applications or other brokers. In 2018 short-term rentals accounted for a total of 171,698 night-stays.</p> <p>Historically, the rental of cottages in the summer time has occurred in most cottage areas and has been an important element to the economy of the District. However, members of the public have expressed concerns that there can be serious social issues that are of concern to neighbours when persons who have no ties to the community utilize the property.</p>	<p>MLA: The MLA is supportive of this policy direction</p> <p>Short term rentals have become a polarizing issue in Muskoka and have taken the place of resort accommodations.</p> <p>The Altus report done for the MJPSC notes that the Short-Term Rental segment is expected to grow significantly faster than Resorts and will gain in market share at the expense of Resorts</p> <p>This needs to be managed. Some consistency should be sought between municipalities.</p>

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			<p>The issue becomes more significant when the primary use of the home or cottage is that of a rental unit.</p> <p><i>This Policy Direction is intended to support the consideration of a licensing system. It is noted that Official Plan policy is not required to enable the establishment of such a system.</i></p>	
16.	Shared work spaces	The TMLOP should include policies that anticipate future changes to zoning regulations to reflect and permit shared working spaces and short term events in the designated Commercial Areas to provide opportunities for economic growth.	<p>Given the rapidly changing retail sector, it is critical to provide flexibility for various uses in the commercial areas of the Township.</p> <p><i>This Policy Direction is intended to include policies in the TMLOP that enable the consideration of innovative zoning regulations in the future.</i></p>	No Comments
WATERFRONT DEVELOPMENT				
17.	Regulating site alteration in the Waterfront	The TMLOP should include policies that are intended to minimize site alteration on waterfront lots in the form of the size and number of driveways, pathways, stair accesses to the shoreline, sun decks, party decks, outside fireplaces and sitting areas.	Given that most of the Waterfront Area has already been developed, the focus of activity has now shifted to the redevelopment of existing properties with larger buildings and more of the site being altered as a consequence.	<p>MLA: The MLA is supportive of this policy direction</p> <p>Regulation of site alteration should include driveways, parking pads, pathways, stairways to shoreline, patios, decks, fireplaces, swimming pools, sports courts, helipads, and hot tubs. No doubt there are some purposes we have missed. The point being that all of the site alterations taken together form the development</p>

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			<p>Site alteration can be effectively controlled through the establishment of a Community Planning Permit System as set out in Policy Direction #7.</p> <p>In the absence of such a system being established, <i>this Policy Direction is intended to enable the development of enhanced policies on site alteration that would be applied when Planning Act applications are being considered, such as consents, re-zonings, minor variances and site plan approvals with the intent being to maximize the protection of natural areas adjacent to the shoreline.</i></p>	<p>footprint and their collective impact needs to be assessed accurately, minimized and mitigated.</p> <p>And as mentioned throughout, adequate implementation controls are needed including inspection and penalties for non-compliance.</p> <p>Therefore, the policy regime must be accompanied by measures to ensure adherence to the approved plans and protection of the environment.</p> <p>Policy and/or its implementing zoning, should provide modest limits to area/% of lot clearing for such purposes as well as buffer and setback requirements from the shoreline.</p>
18.	<p>Water accesses and mainland docking and parking</p>	<p>The TMLOP should include policies that protect existing water access locations and ensure perpetual access rights for new waterfront lots to ensure that adequate access to mainland is provided.</p> <p>The TMLOP should also include policies that:</p> <p>a. Require deeded access to a property on the mainland that is appropriate for parking vehicles</p>	<p><i>This Policy Direction is intended to enable the development of policy that requires that existing water access locations be preserved where possible.</i></p> <p>The current consent policies in the TMLOP for water access simply require proof that there is a location for access somewhere on the mainland, likely a marina.</p> <p>Historically, the process has been that with a letter from a marina accompanying</p>	<p>MLA: This is a difficult policy direction.</p> <p>TML likely needs more inventory of marina capacity and landing lots to determine what the impact of lot creation on islands or water access only lots will be on potential docking locations and ultimately on shoreline users.</p> <p>There are many unopened road allowances, in addition to open road allowances, that lead to water bodies and that this policy should speak to.</p>

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		<p>and compatible with the character of the area;</p> <p>b. When considering proposals for new waterfront landings, require an assessment of the cumulative impact of the waterfront landings on the recreational use of the waterfront; and</p> <p>c. Require that minimum parking (long-term and short term) and loading facilities be provided at mainland docking locations.</p>	<p>an application for consent for a water access property, proof has been provided and an agreement on the title of the land acknowledging that the owners and occupants cannot use public lands for water access.</p> <p><i>This Policy Direction is intended to strengthen the requirements for water access when new consent applications are considered in the future.</i></p>	<p>Use of public lands would be problematic and potentially detrimental to the environment.</p>
19.	<p>Grandfathering of existing development in the Waterfront</p>	<p>The TMLOP should include policies that balance the rights of property owners to rebuild against the desire to bring properties into better conformity with the objectives of the Township in terms of minimizing lot coverage, number of habitable buildings per lot, site alteration and impacts on the character of waterfront properties.</p>	<p>There are many situations of non-compliance in Waterfront Areas such as buildings being located too close to the shoreline and multiple dwellings and bunkies being located on a lot.</p> <p>While the rebuilding of existing non-complying buildings is permitted in their current locations, a large number of Planning Act applications are submitted to redevelop properties with larger or more buildings and in different locations. Current policies provide limited guidance during the review of these applications. Policies should outline criteria to consider in terms of impacts on the natural setting</p>	<p>MLA: The MLA is supportive of this policy direction. Some development done in the name of rebuilding is significantly different than the intent of the original development and of current by laws. Further, there are additional stresses that have materialized over the years – such as flooding and climate change. When we have the opportunity, we should seek to build back better which may mean being further setback from the shoreline and working with existing vegetation and slopes</p>

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			<p>and the character of the property and lake.</p> <p>In this regard, policies are needed in the TMLOP that balance the ability of property owners to rebuild against the desire to minimize both lot coverage and site alteration. One way to achieve this would be to no longer permit the expansion of non-complying buildings in setback areas and/or the construction of additional floor area in a setback area through the redevelopment process.</p> <p><i>This Policy Direction is intended to reduce the amount of lot coverage and site alteration on waterfront properties through the redevelopment process.</i></p>	
20.	<p>Regulating the expansion of existing marinas and waterfront commercial uses</p>	<p>The TMLOP should include policies that address redevelopment and expansion of existing marinas and waterfront commercial operations to ensure that the impacts of expansions are minimized.</p>	<p>The current TMLOP contains limited policies on how expansions to existing marinas and waterfront commercial operations should be assessed.</p> <p><i>This Policy Direction is intended to enable the development of appropriate criteria that can be applied when expansions to existing marinas and waterfront</i></p>	<p>MLA: The MLA is supportive of this policy direction. TML likely needs to undertake an inventory of marina capacity to support development decisions. Criteria applied to other waterfront commercial operations will be important and may need additional time to be developed.</p>

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			<i>commercial operations are being considered in the future.</i>	
21.	Employee accommodation on resort properties	The TMLOP should require that new or expanding resorts provide on-site housing for seasonal workers as a condition of approval to reduce the potential for land use conflicts and ensure that necessary housing is provided.	<p>At the present time there is no requirement for resorts to provide for on-site housing for their employees. Instead, resorts purchase or lease commercial properties or dwellings to house their employees. This practice can create conflicts with adjacent land uses, reduce housing options for year-round residents and require transportation to and from the resort.</p> <p><i>This Policy Direction is intended to enable the requirement for new and expanding resorts to provide accommodation for employees on site.</i></p>	<p>MLA: The MLA is supportive of this policy direction.</p> <p>Staff of resorts need to be treated respectfully in appropriate facilities (not trailers). The staff accommodations need to be planned, executed and managed with the resort facilities and subject to phasing consistent with the development.</p> <p>The MLA is disappointed that no further policy regarding resorts and their commercial use is included. More discussion and time needs to be applied to resorts, even in the absence of policy at the District level.</p> <p>TML should take the lead in resort policy development. Using the results of the recent Altus Waterfront Economy Study and the Minett Joint Policy Steering Committee (MJPRSC) recommendations, This is the opportunity for TML to develop resort policy that is appropriate and supports the vision for TML</p>
22.	Mineral resource uses adjacent to Waterfront areas	The TMLOP should include updated policies that address application requirements for aggregate operations in order to implement the policies of the PPS and the MOP, including compatibility with the lake	<p>It is recognized that Provincial policy already requires consideration of impacts on water resources.</p> <p><i>This Policy Direction is intended to ensure that lake system health is a consideration</i></p>	<p>MLA: The MLA is supportive of this policy direction, but would prefer to take this one step further to indicate that lake system health and lakefront character are given primary consideration when reviewing applications.</p> <p>Policy should also address haul routes.</p>

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		system health policies and economic objectives of the Township.	<i>when reviewing applications to establish a resource use.</i>	
TECHNICAL ISSUES				
23.	Format and organization of the existing Township Official Plan	The new TMLOP should establish a structure and planning framework that is clear and concise and organized in the same manner as the District of Muskoka Official Plan while carrying forward many of the existing cornerstone policies.	<p>The current Official Plan was developed as a series of Official Plan Amendments that provided specific policies for the Waterfront, Rural Areas, Urban Areas and Communities and Recreational Water Quality and has been updated in the same manner. As a result, there are many policy inconsistencies in a format that is difficult to follow. Developing a new format based on the MOP would allow for consistency of approach.</p> <p><i>This Policy Direction is intended to establish a path forward with respect to the organization of the new TMLOP.</i></p>	No comments
24.	Definitions and Illustrations	The TMLOP should aim to be user-friendly by including illustrations to assist the reader in understanding the basis and rationale for policies and include definitions to support the policy framework such as those that	Many new Official Plans include side notes, illustrations and definitions that help explain how policies can be implemented. This makes the document user-friendly.	No comments

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		are primarily found in the Provincial Policy Statement.	<i>This Policy Direction is intended to enable the development of a user-friendly Official Plan that is attractive and easy to use.</i>	
25.	Accessibility	The TMLOP should include policies that address accessibility requirements in accordance with applicable legislation and include policies that provide for improved accessibility in the review of development applications.	<i>This Policy Direction is intended to enable the development of accessibility policies that would require that accessibility be a consideration through the development review process.</i>	MLA: The MLA is supportive of this policy direction.
26.	Pedestrians and cycling	The TMLOP should include updated and enhanced policies that address the specific needs of pedestrians and cyclists to ensure that long-term transportation planning principles are met. Site Plan policies should require facilities for cycling and car pooling/sharing where appropriate.	<i>This Policy Direction is intended to enable the development of enhanced policies supporting the consideration of pedestrian and cycling in the review of development applications.</i>	MLA: The MLA is supportive of this policy direction. Cycling infrastructure for recreation should also be considered. It has become a popular pastime but the narrow winding sideroads and lack of shoulders along the major routes make cycling unsafe.