
Leonard Lake Stakeholders Association

A community focused on protecting, nurturing and cultivating the natural, physical and social characteristics of Leonard Lake



Best wishes to you and family for a safe and healthy New Year.

In This BLAST:

Township of Muskoka Lakes In-person Business

Leonard Lake Plan

New TML Official Plan Delays

Muskoka Small Lakes Coalition

Leonard Lake Water Team

New TML Septic Inspection Program

1. Is the Township of Muskoka Lakes (TML) open for business with the new Ontario Covid regulations?

Effective January 5, 2022, the Municipal Office is open with adaptations to allow for limited in-person services. Proof of vaccination is not required to enter the Municipal Office. For additional information regarding Township Covid-19 changes to services click <https://www.muskokalakes.ca/modules/news/en>

2. What happened to our Lake Plan? I was at the AGM in 2018 when the idea of a revised plan was first talked about and at a zoom call in 2020 where there was an open discussion about policies for Leonard Lake. Are those policies still in the draft #2 TML Official Plan?

The Leonard Lake Plan was submitted to the Township of Muskoka Lakes December 2020 for review following the November-December Zoom consultation with property owners.

97% of all Leonard Lake property owners were contacted in 2020 through six different emails during November 7 to December 6th and were invited to provide feedback on the Plan and lake specific policies by participating in a group (6 offered),

or individual call, or by email. Just over 50% chose to 'weigh in' on the plan and policies. The Lake Plan and policies remain posted at www.leonardlake.net along with the report on the consultation process.

Early 2021 TML reviewed the Leonard Lake Plan and the policies, and removed policies or clauses that were considered covered in the main body of the TML draft #2 OP. For example, an initial Leonard Lake clause on setbacks included an exception if setbacks could not be met, however, TML advised that concessions have been built into the draft updated OP in cases where setbacks are not possible due to terrain or other constraints. So, if you compare our lake plan to the language in the TML draft OP, there will be language differences, but we believe the main thrust of the lake plan policies are intact.

The 8% lot coverage clause in the Leonard Lake section of draft #2 OP already exists in the current 2009 OP for all Category 4 (Leonard Lake included). 8% lot coverage is also in the main body of draft #2 OP for all medium size lakes which includes Leonard Lake. This is one of the few cases where the same policy appears in both old and new OPs and several of the Lake Plans.

The complete OP draft #2 and related information can be found at <https://engagemuskokalak.es.ca/official-plan-review> The following Leonard Lake Plan clauses remain in the TML draft #2 Official Plan:

a) Further lot creation, with the exception of conservation blocks or easements or for the separation of existing uses onto two lots, shall not be permitted in the Leonard Lake Waterfront Area.

b) Through the site plan control process for new development on existing vacant lots for redevelopment on existing lots, the Township shall require an agreement to address matters such as the size of shoreline structures, ecological offsetting, construction mitigation, restoration of shoreline vegetation and maximum site alteration.

c) In order to preserve the low density character of shoreline development on Leonard Lake the Zoning By-law shall include the following:

i) The maximum gross floor area for dwellings shall be 325 square metres (3,498.2 square feet).

ii) Boathouses shall not be permitted.

iii) Lot coverage shall not exceed 8 per cent. New dwellings and accessory buildings shall be set back 30 metres (98.4 feet) from the shoreline and a vegetative zone shall be required between the principle building and the shoreline uses and ancillary uses including trails to access the Lake, docks, and existing boathouses will be permitted subject to compliance with the Township By-law.

d) New tourist commercial uses shall not be permitted in the Leonard Lake Waterfront Area due to the lake being significantly over its Recreational Carrying Capacity and lake character.

e) Wetlands within the Lake's watershed shall be protected from any site alterations including, without limitation, all incompatible land uses and development of such wetlands, and such wetlands shall be maintained in a natural state.

Questions? Comments? Please drop us a note at leonardlakemuskoka@gmail.com If you would like a call back please indicate this or if you wish to speak to a specific person on the LLSA board you will find a contact list at www.leonardlake.net

3. I hear that implementation of the updated TML Official Plan will not happen until 2023. Is that correct?

At the December 16, 2021 TML Planning Committee Meeting, David Pink, Director of Development Services and Environmental Sustainability addressed the concerns around the timing of completion of the new OP. He commented that there are

several public meetings still to be held and likely a 3rd draft of the OP that will be completed during early and mid 2022.

Further he confirmed that the Township has the best intentions of getting the draft OP completed before the October 24, 2022 election, but following completion of the updated TML OP, the designated approval authority (District Municipality of Muskoka (DMM)) is allowed a minimum of 120 days to review the draft and determine if/what changes are required. Once satisfied with the Plan, DMM will approve the TML updated Official Plan for adoption and Mr. Pink commented that from a practical viewpoint, this would all take until sometime in 2023.

4. LLSA is now part of a small lakes group in Muskoka. Who are the other members and what is the intention of this group forming? How will this benefit Leonard Lake?

Five small Muskoka Lakes participated in a Zoom call November 16, 2021 prompted by an invitation from Skeleton and Three Mile Lake to discuss the potential for collaboration around common interests and issues facing the smaller lakes. The participating lakes were Skeleton, Three Mile, Brandy, Leonard and Camel Lake. Little Long Lake confirmed interest in joining the group but could not participate on the 16th due to the death of a Lake committee member.

Big lakes tend to shape government policy and funding decisions in Muskoka and the group agreed that a small lakes collation could potentially bring some profile to small lake issues within the Township and/or the District of Muskoka.

Four of the six lakes have Lake Plans (LPs) tailored to specific lake needs embedded in draft #2 OP. In addition, Brandy Lake intends to submit an LP soon and Camel Lake has intentions to commence the Lake Planning process. All small coalition lakes with LPs in draft #2 OP have conducted consultations with lake property owners regarding respective Lake Plans (see LL Plan information in #3).

Although there were lake-specific interests raised at the November 16th call such as the aggregates operation being proposed close to Skelton Lake, issues common to several or all of the small lakes were substantial and include:

- water quality/blue-green algae,
- the impact of residential, industrial and commercial development/density and exceeding the recreational carrying capacity,
- causation studies - outcomes and mitigation ideas,
- the challenge of aging septic systems,
- bylaw enforcement and the need for controls in areas such as boating and rental properties,
- possible impact of the Municipal and Provincial elections in 2022,
- the long implementation delay (possibly until early 2023) of the draft Township OP currently in the works that includes for the first time, Lake Plans and small lakes protections.

Decisions taken at the November 16th meeting:

- To revisit Municipal election coalition actions in the spring of 2022,
- To continue to meet as a group under the name of Muskoka Small Lakes Coalition,
- Further define mission, goals and common objectives, and,
- A short-term action to approach the Township to ask for an opinion regarding the feasibility of amending the current 2009 TML OP to include the Lake Plans that are present in draft #2 OP of three Coalition lakes (Leonard, Skeleton and Three Mile Lakes).

The Township advised that the MSLC request delegation status at the December 16th 2021 Planning Committee meeting to present the request to Committee

members.

At the December 16th meeting, Steve Rohacek, (LLSA Director representing the MSLC) asked the Planning Committee members and David Pink if it would be practical and feasible for three of the Coalition lakes to file an application to embed their respective LPs into the current 2009 Official Plan so that Lake protections could commence at an earlier date – essentially to deal with the delay that appears to be on the horizon to fully implement the new OP.

David Pink advised that the work on the draft Official Plan including extensive public consultation would carry on throughout 2022 in addition to the heavy volume of Planning Department business. As a result, it was unlikely that an application for an Official Plan Amendment to embed three Lake Plans into the existing 2009 OP would be completed prior to the new OP or before the election. Mr. Pink advised that he could not technically deny the filing of an application but realistically it would create work with little benefit with respect to timing. Members of the Planning Committee were in support of the comments and recommendations made by Mr. Pink. As a result, the MCSL will not commence with an application to amend the current 2009 OP.

The benefits of LLSA (on behalf of Leonard Lake) meeting with other small lakes are many. Although every lake is unique, many of the challenges faced are similar and there is true value in sharing best practices. Water quality, land use, environmental protection, creating a sense of community around stewardship are all areas that we can benefit from other's learnings and successes. We are excited about this new group and what it can mean for the future. We also love the by-line of the group - "Giving Smaller Lakes a Bigger Voice"!

5. Was there anything new with the LL water team this year?

Following the confirmed Cyanobacteria bloom which lasted for more than two weeks in mid to late August, no further blooms were reported on Leonard Lake this season. The Causation Study, being conducted by Riverstone Environmental on behalf of the District continues. The results of the study are expected in February of 2022 and it's hoped that the report provides helpful information on why Leonard Lake has experienced Cyanobacteria blooms over the past 5 years.

The testing team are happy with the results of using the new rapid florescence testing equipment purchased in 2020 through donations received from several lake residents. The equipment can reveal the bloom build-up of Cyanobacteria, even though the bloom is not visible. It's something like using a rapid Covid test to identify the virus even when symptoms are not present. LLSA is a leader in using this technology on local lakes.

6. Engage Muskoka now includes a new TML Sewage/Septic System Inspection policy. How will that affect Leonard Lake?

Township of Muskoka Lakes Sewage System Maintenance Inspection Policy

TML is expanding the Township's existing Sewage system Maintenance Re-inspection Program to ensure that environmental protection meets the highest standards and that the program meets the obligations under the Ontario Building Code (OBC).

The program will encompass all properties in the Township of Muskoka Lakes that are serviced by private on-site sewage systems with a daily flow of 10,000L/day or less in accordance with the OBC.

A reinspection cycle will be established to ensure that private sewage systems

greater than 10 years old is inspected at least once in every 15 years, however, the initial focus of the program will be private sewage systems that are identified in accordance with this policy as being High Risk.

RISK CATEGORY	ACTION AND FREQUENCY
<p>*High Risk - sewage systems without any records on file; utilizing steel tanks; systems greater than 30 years old; or, installed on a property abutting a waterbody where a quality indicator has been confirmed in accordance with the Muskoka Official Plan.</p>	<p>A Phase II inspection undertaken by the property owner through a qualified 3rd party Inspector and the report sent to TML. Required every 5 years.</p>
<p>Moderate Risk - sewage systems between 10 and 30 years old; and, installed on a property abutting a navigable waterbody where no water quality indicator has been confirmed.</p>	<p>A Phase I inspection completed by Township staff. Required every 15 years.</p>
<p>Low Risk - sewage systems less than 10 years old with no water quality indicator confirmed.</p>	<p>No inspection required.</p>

*Note that Sewage Systems on Leonard Lake would fall under the High Risk category.

Visit Engage Muskoka for full details and an opportunity to provide feedback. <https://engagemuskokalakes.ca/septicprogram>

LEONARD LAKE PHOTOS

Thanks to those who have taken the time to share pictures and memories. There is much on all of our minds right now and a few smiles or laughs can be a welcomed diversion. We are always looking for lake pictures to share - people, scenery, times gone by, local flora and fauna, activities, etc. Any season will do! Send to leonardlakemuskoka@gmail.com

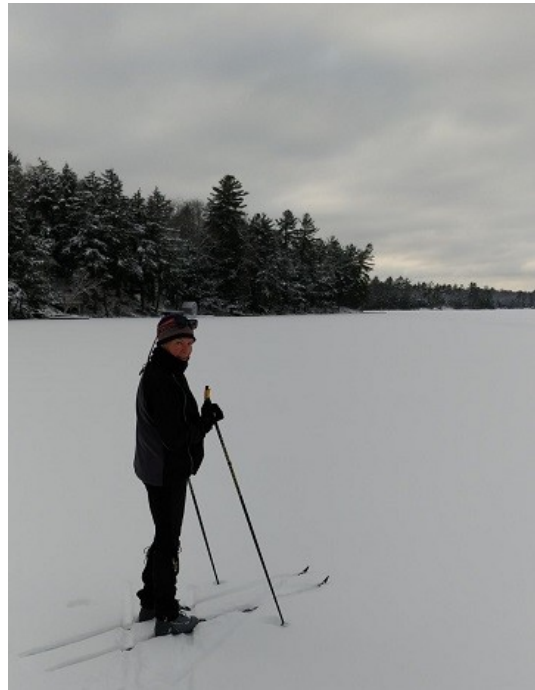
Winter Leonard Lake 2021-22



Upper right - Road 1 walk - Donna McNeely

Upper left - New Year's Day - "It was a beautiful day and Kevin, Nicole, Milo (aussie-doodle) and I saw some ice huts pop up in the morning and decided to go out on the lake. It was stunning being out seeing the vastness of the frozen lake on a beautiful sunny day." Lynn J Coon,

Below - looking east from Rd 2 - Tony Carvaggio



"If you do a job right the first time...." Whoever said that has never shoveled snow in Muskoka :) " Bruce McNeely Rd 1.
Upper right...January lake walk - Pam Scarrow Rd 2

Fall 2021 - Heron Bay Sunset W. Taylor



Steve Solarski, Glen Gordon Road, pushing snow in the Greater Chicago area. "You can take the man out of Muskoka....."

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