

Leonard Lake Stakeholders Association

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



In this EBLAST.....

LL Plan policies submitted to The Township of Muskoka Lakes Aug 18/22

Latest update

Cover letter sent to the Township of Muskoka Lakes with policies

Leonard Lake Plan Policies (summarized) recommended for TML OP Draft 4

Leonard Lake Plan Policies (in full) recommended for TML OP Draft 4

BACKGROUND INFORMATION

August 12th 2022 the Township held a public meeting for individuals and agencies to talk about draft 3 of the Official Plan (OP). Draft 3, section E10 includes the lake plans of five lakes, one of which is Leonard Lake.

Letters with further input to the OP were sent from around the Township following the public meeting. LLSA submitted a cover letter and Leonard Lake policies on August 18th that can be found below.

The Leonard Lake policies sent August 18th were those included in the policy summary of the July 20th EBLAST, however, a language modification was made to one policy and the Township was asked for a decision regarding a second policy:

c) iii) feedback from Leonard Lake residents indicated that there was concern that the 30m setback clause could be applied to a rebuild of a dwelling and might have an impact on grandfathering - which was never the intent - so the language was clarified.

d) the Township suggested in previous consultation that a prohibition on new boathouse construction for Leonard Lake might not be feasible. Due to substantial property owner support for no additional boathouses on Leonard Lake, the Township was asked to advise Leonard Lake if a prohibition policy or Township recommended additional boat house requirements would be supported. It's essential that all policies from all lakes that are accepted into the Official Plan are supported by the Township.

A video of the meeting, the presentations and subsequent submissions can be accessed at the [Official Plan page](#)

Please note that the Township of Muskoka Lakes is ultimately responsible for the administration of the Official Plan, and consequently will determine the final wording of policies.

COVER LETTER TO THE TOWNSHIP OF MUSKOKA LAKES

Leonard Lake Stakeholders Association

August 18, 2022

Township of Muskoka Lakes
1 Bailey Street, P.O. Box 129
Port Carling, ON P0B1J0



Attention: Ms. Lauren Tarasuk, Director of Legislative Services/Clerk

Subject: Leonard Lake Stakeholders Association (LLSA) – Revised Leonard Lake Plan Policies Draft OP E10.3.4

This correspondence includes edited and revised policies that are intended to replace the Leonard Lake specific policies in Section E10.3.4 a) to f) of the current June 28, 2022 TML Official Plan (OP).

Background

The District of Muskoka and the Township of Muskoka Lakes encouraged our lake (and others) to develop a new lake plan, with a view to including specific policies that address the special needs of our small lake. Our Leonard Lake (LL) Plan has been in progress since 2018 and over the past few years we have done significant outreach to all community members regardless of their membership or not in the LLSA regarding the goals and objectives and policies of the plan. A majority of property owners have engaged directly in the process, and conversely, a small percentage of owners chose to approach the Township directly with input.

Our mandate regarding a community responsibility towards lake health is clear, and

our organization has demonstrated that commitment through a strong volunteer water quality team and a communication approach that reaches over 95% of lake property owners.

As an association of a small lake in a Township dominated by three major waterbodies, the LLSA has an obligation to ensure that the interests of our lake and residents are represented in the Leonard Lake Plan and generally at the Municipal and District level. We have listened to land owners on the lake with concerns about OP and Lake Plan policies with respect to redevelopment and small lot complications, and in response, have modified setback and lot coverage policies in our LLP.

Our lake plan policies stem primarily from two places:

- Respecting the existing character of Leonard Lake, and,
- Protection of lake health and water quality.

Lake Plan Policy Revisions

Adjustments and an addition to the policies have been discussed in recent conversations with [David Pink](#), Director of Development Services & Environmental Sustainability; and Ward B Councillors, Susan Mazan and Gord Roberts, and in part, with District and Ward B Councilor, Allen Edwards. We are comfortable that the attached policies (excluding boathouse policy d) reflect our intent in representing the interests of a majority of Leonard Lake Stakeholders and appreciate the time and feedback shared by David Pink and Ward B Councillors during the meetings.

With reference to the boathouse clause d) two options for this policy and some additional details will be found at the end of the attached revised policies - one option proposed by LLSA, and the second, by Mr. McDonald's Official Plan team. At this point we feel the resolution of this boathouse matter rests with Council and request that a decision be made to determine which of the two policies have support for inclusion as section E10.3.4 in the new Official Plan.

We ask Council's support on this final version of the policies for Leonard Lake.

Sincerely,

Mark Scarrow, President, Leonard Lake Stakeholders Association

LL POLICIES (SUMMARIZED) RECOMMENDED FOR TML OP DRAFT 4

- NO NEW LOT CREATION ON WATERFRONT AREA (LIMITED EXCEPTIONS)
- SITE PLAN CONTROL THROUGH TML
- 8% LOT COVERAGE (NO CHANGE FROM CURRENT OP)
- MAXIMUM DWELLING GROSS FLOOR COVERAGE APPROX 3,500 SQ FT

- 30M SET BACK FROM SHORELINE ON VACANT LOTS WHERE POSSIBLE
- ANCILLARY USES ALLOWED - TRAILS, DOCKS, ETC.
- NO WATERFRONT TOURIST COMMERCIAL
- WETLANDS MAINTAINED IN A NATURAL STATE
- BOATHOUSE POLICY - TBD BY TML

LEONARD LAKE POLICIES (IN FULL) RECOMMENDED FOR TML OP DRAFT 4

a) Further lot creation shall not be permitted on lands abutting Leonard Lake, with the exception of conservation blocks or easements, or for the separation of existing bona fide uses on a property onto two lots, provided the resultant lots are generally in compliance with Township regulations.

b) Through the site plan control process in accordance with Section E7 of this Plan, 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 current character of shoreline development on Leonard Lake and to protect water quality the Zoning By-law shall include the following:

- -The maximum gross floor area for dwellings shall be 325 square metres (3,498.2 square feet).
- -Lot coverage shall not exceed 8 per cent.
- -On vacant lots of record, new dwellings and accessory buildings shall be set back 30 metres (98.4 feet) from the shoreline, where possible, and a vegetative buffer shall be required between the principal building and the shoreline uses.
- -Ancillary uses including trails to access the lake, docks, and existing boathouses will be permitted subject to compliance with the Township By-law.

d) Boathouses (please review options at the end of this document)

e) 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.

f) Wetlands within Leonard 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.

g) Development of vacant lots of record or redevelopment of existing dwellings, shall require septic systems utilizing phosphorous removal technology as a condition of approval to mitigate the impact of sewage on water quality.

d) Boathouse Policy Options

Policy option 1) as submitted in our Leonard Lake Plan and included in the October 2021 TML draft OP

“Boathouses shall not be permitted”

or

Policy option 2) as proposed in the draft OP June 28, 2022 by Mr. McDonald’s team permitting a single storey boathouse with three restrictions supplementary to lake category 2 restrictions regarding boathouses:

“Single storey boathouses without sundecks are permitted provided:

- i. The lot has a lot frontage of 61 metres (200 feet) or greater;
- ii. The maximum length of the boathouse is 9.1 metres (30 feet); and
- iii. The boathouse is set back a minimum of 12 metres (39.3 feet) from side lot lines.”

In our view, the language in policy option 2) above does not reflect Leonard Lake resident opinion expressed in the results of the May 2022 survey that we understood we had been asked to conduct. On the other hand it is essential that any and all policies included in E10.3.4 are fully supported by both the Township and Council and we are asking that a decision be made to determine which of the two policies have support for inclusion as section E10.3.4 in the new Official Plan.

If Council deems a boathouse prohibition unacceptable, it is requested that the following alternate policy be included in the Leonard Lake Plan policies in the TML Official Plan.

Option 2: Single storey boathouses without sundecks are permitted provided:

- i) The lot has a lot frontage of 61 metres (200 feet) or greater;
- ii) The maximum length of the boathouse is 9.1 metres (30 feet); and
- iii) The boathouse is set back a minimum of 12 metres (39.3 feet) from side lot lines.

LEONARD LAKE PHOTOS - Please share your pictures and stories!



Full moon - Jana Corrigan

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