

Leonard Lake Stakeholders Association (LLSA)

AGM 2022 – July 23, 2022

The LLSA was incorporated on August 31, 2005.

The stated objects of the entity are to advance the best interests of the stakeholders of Leonard Lake, including

- To preserve promote and enhance the quality of life on Leonard Lake for all users,
- To promote the safe use of Leonard Lake, and
- To recognize and promote the protection of the unique characteristics of Leonard Lake, and to encourage land use policy and stewardship approaches to ensure the long-term protection, maintenance and restoration of its natural, social and physical features, including water, shoreline, watershed and adjacent lands.

Leonard Lake Stakeholders Association (LLSA)

AGM 2022 Agenda – July 23, 2022

- Introductions and opening comments
- Review and approval 2021 AGM Minutes (held October 23, 2021)
- Financial Statements fiscal year ended April 30, 2022
- Election of Directors
- Keynote Speaker – Chris James
- Report on LLSA activities since the last AGM
- Update on Lake Plan and TML – open discussion
- Sanction actions of the Board to date
- Carry out any other business as appropriate
- Adjourn

Leonard Lake Stakeholders Association

AGM 2022 Minutes Summary

- Minutes were provided to members by e-mail in June
- Points of interest – Councillors Roberts and Mazan were in attendance
- Dr. Norman Yan gave an extremely interesting and well done presentation on the “Ash Muskoka” project – focus on lake and forest health and how application of wood ash can help in so many ways to restore the lack of calcium and other nutrients in our forests and lakes that has resulted from the years of “acid rain”
- Water quality report from Ken Riley
- Lake Plan and TML OP review process by Steve Rohacek
- Membership and Communications report by Marilyne Doyle
- Financial Statement presentation by Ann Lowry
- LL Merchandise and Social Event report by Lynn Jewel Coon
- Councillors Roberts and Mazan remained after the close of business to take questions

Leonard Lake Stakeholders Association

AGM 2022 – July 23, 2022 Election of Directors

Directors are elected/re-elected in staggered terms of two years and at this year's meeting, four directors are to be elected/re-elected. Nominees include:

Mark Scarrow - Road 2, first elected 2014
Bruce McNeely - Road 1, first elected 2016
Ann Lowry – Road 2, first elected 2018
Lynn Jewell Coon – Road 2, first elected 2018

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Report on LLSA Activities – Portfolio Reports

- Social Event Initiatives – Lynn Jewell Coon
- Communication and Membership – Marilynne Doyle
- Water Quality – Ken Riley
- Development – Steve Rohacek and Bruce McNeely

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Update on Lake Plan and TML OP Process

- Not all of the lake plan policies will find their way into the TML OP
- What's important at this point is what in the TML OP draft #3 and what it means to all of us..... so let's
 - Go through the policies that are in the TML's OP draft #3
 - Clear the air on rumours and misinformation
 - Open the floor to questions and open discussion

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Update on Lake Plan and TML OP Process

- As background we hoped that the TML would simply place the applicable/acceptable policies from our lake plan, directly into the TML's OP document.
- The TML's consultant has word-smithed all of our policy language, dropping some policies altogether, adding unwanted language that actually provides additional restriction or content
- We are continuing to work to have this all addressed, including an upcoming meeting with our three Ward Councillors to ask for assistance

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Lake Plan Policies that are in the TML OP Draft

- No new lots created
- Site plan control process to address tree preservation, shoreline vegetation, maximum site alteration, shoreline structures, and construction mitigation measures - *LL LP and TML language is not that close*
- *Max gross floor area on new building of 325 sq metres (+/- 3,500 sq feet)*
- *Lot coverage shall not exceed 8% - this is the current rule in the TML OP – so no change, we just want this enshrined*
- *New dwellings will have a 30 metre set back (**where possible**) - LL LP and TML language is not that close*

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Lake Plan Policies that are in the TML OP Draft – cont'd

- Boathouses - the TML draft #3 has new language to permit single storey boathouses, without sundecks, where lot frontage is 200 ft or greater, and where the boathouse has a max length of 30 feet and is set back 39 feet from the side lot boundaries.
 - The lake plan called for a prohibition on new boathouse construction
 - TML asked us to re-poll the lake residents on this, which we did – all of this has been communicated to you in detailed eBlasts – there was a strong mandate for no new boathouses
 - We will continue to work with the TML on the final resolution to this – it becomes their call at some point
- No tourist commercial uses shall be permitted (like a marina, camp...)

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Lake Plan Policies that are in the TML OP Draft – cont'd

- Wetlands shall be protected from any site alteration
- Now, what's Missing in the TML OP that we had in our Lake Plan?
 - Our septic policy – we asked for Tertiary Systems on all new development and where possible and where appropriate on all re-development or replacement
 - TML staff said nothing beyond what Ontario Building Code requires can be mandated
 - Brandy Lake Plan in the OP Draft 3 calls for “Phosphorous Removal Technology” on all – we are investigating why this is permitted yet Tertiary systems are not – to be resolved

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Lake Plan Policies that are in the TML OP Draft – cont'd

- What's Missing in the TML OP? - cont'd
 - Access to a water body over privately owned lands by means of right-of-way shall not be permitted for backlots, nor for the purpose of a private water supply

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Lake Plan Fact and Myth

- Rumours and misinformation seems to be in abundant supply....
 - *“Mark Scarrow has redeveloped his property and now wants to restrict everyone else – he got under the wire”*
 - *“The LL Plan will mean I cannot redevelop my property, because it’s a smaller property”. (INCORRECT)*
 - *“The LL Plan means I cannot repair or rebuild my boathouse”. (INCORRECT)*
 - *“The LL Plan means I cannot build a boat-port”. (INCORRECT)*
 - *The LL Plan will restrict building shoreline decks, storage sheds etc., at my waterfront”. (INCORRECT)*
 - *“The Leonard Lake Plan tramples unnecessarily on an owner’s property rights”.*

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Lake Plan – an Open Discussion

- Questions and open discussion around the Lake Plan, the TML OP process and what's next

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- *Resolution to sanction actions of the board*
- *Other business*
- *Motion to adjourn business meeting*