

Leonard Lake Stakeholders Association

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



LLSA Annual General Meeting – this Saturday – July 23th

Milford Bay Community Centre 1020 Beaumaris Road.

This year we have the pleasure of meeting in person, something we have not been able to do since the 2019 AGM. We have some important topics to discuss with you that are timely and relevant to Leonard Lake property owners and we look forward to seeing you on Saturday!



Time: Meeting starts at 9:30 a.m. Doors open around 8:30 - come anytime before 9:30 for tea, coffee, snacks and to chat with your Leonard Lake neighbours.

Q. Who is eligible to attend and participate in the AGM?

All current and new members of the Leonard Lake Stakeholders Association whose 2022 membership dues are paid prior to the start of the July 23rd meeting.

Q. If I have not yet joined or paid my 2022 dues can I still attend and participate?

There is still time to register and pay your 2022 membership dues before

Saturday. To renew or join:

- go to www.leonardlake.net and pay \$55.00 by credit card or Paypal, or,
- e-transfer \$55 to lisa1@outlook.com (no password), or,
- drop off a \$55. cheque (made payable to LLSA) to 1128 Road 2 (Bev Leabeter)

Q. Can I pay at the door on July 23?

Yes - cash or cheque only.

THINGS THAT YOU WILL HEAR:

- Update on water quality testing and findings from our amazing water quality team
- The latest on septic and waste water treatment technology
- Portfolio reports from your Board on finance, membership, social, and more
- Discussion and update around our Leonard Lake (LL) Plan and the process with the Township of Muskoka Lakes (TML) Official Plan (OP) review

THINGS THAT WE WANT TO HEAR:

- Your ideas on anything related to life on our lake
- Input on how we implement our Leonard Lake Plan
- New initiatives you would like to see explored
- Your concerns, if any, about how we are moving ahead

Summary update on the LL Plan and the policies that may be included in the TML Official Plan

The policies that deal with development matters are contained in section 4.4 of the Leonard Lake Plan (page 31) posted at <http://www.leonardlake.net/> as Lake Plan 2.0. There are 13 separate policies in the LL Plan that were forwarded to TML December 2020.

We were hoping that the TML would simply take the LL policies they felt were applicable to their Official Plan renewal, and transcribe them into the OP document, more or less word for word. This has not happened, and in the process of drafting the TML OP section E10.3.4 [TML Official Plan Draft 3](#) that deals with Leonard Lake , the TML has word-smithed various policies, combined various policies, dropped various policies as unworkable etc., with the result being, it is difficult for a reader to recognize the initial December 2020 policies in what is now contained in TML OP Draft 3. We are in the process of trying to sort this out with both TML staff and the consultant they have engaged to spearhead their OP review process.

An example of a policy in the LL Plan section 4.4 on our website, not brought into the Draft OP document is Policy 3.0 Waste Water Treatment (we are working on having some form of this re-inserted into the next OP draft). An example of a policy re-drafted by TML is the one regarding boathouses, where despite the results of the recent survey the TML asked us to conduct, they have crafted a policy that is not what we had requested.

More discussion with the TML is expected in the coming weeks to try to sort out much of this.

CURRENT LEONARD LAKE POLICIES IN THE TML DRAFT 3 OFFICIAL PLAN

- 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 WHERE POSSIBLE
- ANCILLARY USES ALLOWED - TRAILS, DOCKS, ETC.
- NO WATERFRONT TOURIST COMMERCIAL
- WETLANDS MAINTAINED IN A NATURAL STATE
- BOATHOUSE TML 1 STOREY POLICY

Concern:

In recent months, we have become aware of confusion and misinformation circulating around some of the LL Plan policies and how and if they will be imbedded into the township Official Plan.

This area of discussion will be given considerable time at the AGM, so for the best information, you should attend the AGM and participate first-hand. In the interim, the following are samples of rumours we understand are out there and we would like to offer some clarity around each of the points:

***“The LL Plan will mean I cannot redevelop my property, because it’s a smaller property”.* (INCORRECT)**

The LL Plan does not call for a change to the lot coverage requirement mandated by the TML (which is presently 8% of the land within 200 feet [60 metres] of the normal water’s edge). The proposed TML Official Plan draft 3 remains 8% lot coverage -

within 60 metres (196.8 feet) of the high-water mark.

The LL Plan calls for a 30 metre (98.4 feet) setback from the shoreline **where possible** for new dwellings and new accessory buildings. The important **“where possible”** language is missing in the Leonard Lake section of the current draft of the TML OP and we have requested that this language be restored to what was intended. We are aware that on certain properties, the 30 metre set back is not possible for a variety of reasons. **Flexibility is very much required and intended.**

The LL Plan does not deal with or interfere with “grandfathering” i.e., TML rules that permit an owner to re-develop on an existing footprint, even where the original building is not set back from the water’s edge in accordance with current rules. By being silent on “grandfathering”, the LL Plan leaves these complicated rules and allowances to the TML planning and building departments. The LL Plan has no impact on any landowner in this regard.

“The LL Plan means I cannot repair or rebuild my boathouse”. (INCORRECT)

Policies that affect the rebuilding, refurbishing or repairing an existing boathouse remain the purview of the Township.

As noted above, we are still working with the TML to see what the final policy would permit relating to **new** boathouse construction on the lake.

‘Boathouse’ in the Leonard Lake policy only refers to over the water permanently enclosed structures that can float a boat within the structure.

“The LL Plan means I cannot build a boat-port”. (INCORRECT)

We are not familiar with the TML’s rules around boat-ports, but nothing in our lake plan policy is directed at these structures.

The LL Plan will restrict building shoreline decks, storage sheds etc., at my waterfront”. (INCORRECT)

Policies regarding shoreline structures remain the purview of the Township. Nothing in the LL Plan addresses these shoreline structures. We have had no input from stakeholders with respect to these types of structures, and it has not come up in the lake plan consultation process.

“The Leonard Lake Plan tramples unnecessarily on an owner’s property rights”.

We suggest you read the original policies in our Lake Plan on the website www.leonardlake.net and then Draft 3 of the TML OP E10.3.4 [TML Official Plan Draft 3](#) that TML has included for Leonard Lake in conjunction with the

comments above and form your own opinion.

Our basic premise, is that while we all have solid and defensible property rights, there is always restriction on what one can do with their property.

All of us express concern for the water quality – we know that water quality is directly tied to our enjoyment of life on the lake and indeed to our investment in our properties.

We need to acknowledge that there is a link between water quality and human behaviour and given the delicate nature of our lake's water quality, the precautionary principle must be applied.

Accordingly, the development density and intensity that is permitted for the big lakes will not work here and reasonable additional restriction on development activities for Leonard Lake as a small spring/surface fed headwater lake is warranted.

We look forward to an open discussion with you at the AGM this Saturday.

VOICE YOUR OPINION ABOUT THE OFFICIAL PLAN TO THE TOWNSHIP OF MUSKOKA LAKES

Two public meetings will be held by the Township of Muskoka Lakes to hear public input on the policies in draft #3 of the Official Plan (including the LL Policy Section).

Wednesday, August 3rd at 9:00 a.m. ONLINE (ONLY) PUBLIC MEETING THROUGH ZOOM. Members of the Municipality will be present.

Friday, August 12th at 9:30 a.m. IN PERSON AND ZOOM. COMBINED MEETING. Members of the Municipality and Municipal Council will be present to hear public input.

FOR MORE INFORMATION ON THE PUBLIC MEETINGS AND/OR TO PARTICIPATE CLICK [Engage Muskoka - Register for Public Meeting](#).

View the original Leonard Lake Plan sent to the Township December 2020 at www.leonardlake.net and look for Lake Plan 2.0.

View the [Leonard Lake section - click TML Official Plan Draft 3](#) and go to section E10.3.4