

Lake Plan Talk 2



Four Zoom/conference calls have been held to date for stakeholders, to participate in a discussion of the Leonard Lake Plan (LP). Two additional Zoom video calls are available to join - Sunday, November 29th at 3:00 PM and Tuesday, December 1st at 7:00 PM. If you would like to participate - to ask questions, provide feedback and vote on the plan, please go to the following link to register. <https://forms.gle/Sjzfez761JTdm3NUA>

The discussions with stakeholders have been lively and informative and we appreciate that property owners have taken the time to read the plan and to share both specific areas of concern and areas of approval. The LP belongs to all property owners on the Lake and your input is important.

The Leonard Lake Plan is posted on the website at www.leonardlake.net The Plan includes a small number of current Township of Muskoka Lakes (TML) Official Plan (OP) policies that were deemed of benefit to the Lake. This approach was suggested by the TML Director of Development, David Pink earlier this year, given that TML is in the process of revising their current OP. The final content, policies and standards of the revised TML OP are not yet known, including any existing policies or clauses that would migrate to the new TML Official Plan.

As a result of the feedback from property owners during the calls, feedback from TML and a further review of the current TML OP, there will be a few revisions made to the policies in section 4.4 of the posted Leonard Lake Plan as follows:

Section 2.0 General Development and Redevelop Policies:

2.1a) Maximum lot coverage calculated on the first 200 feet of property from the high-water mark will be changed from 7% to 8%. This proposed policy change will align with the current TML OP

Policy of 8% lot coverage. Discussions during calls have clarified stakeholder concern that the proposed reduction of 1% lot coverage would disadvantage smaller lots on the Lake in terms of redevelopment potential.

2.4 The 30m setback clause had considerable discussion in the LP calls, so LLSA went back to the current TML OP to verify the setback requirements for Leonard Lake. As it stands, the setback for Leonard Lake as an "Over-Capacity Lake - Category 4" in the current TML OP is 30m. This requirement can be found in the current TML OP in Section B - Waterfront 9.5 and 9.6 and Schedule "J" which includes Leonard Lake in the list of over capacity lakes. It is the intent of the Leonard Lake Plan to be consistent with the current TML OP policy. There is nothing in the LP regarding the variance application process and grandfathering provisions both of which remain the purview of the Township.

3.0 Waste Water Treatment

3.1 a), b) and c) refer to the use of a tertiary sewage disposal system in the case of new lot and vacant lot development. TML has advised that waste water treatment systems must meet the standards set by the Ontario Building Code and there is no requirement to install a Tertiary system. This clause will be rewritten as a recommended approach only.

If you have not done so already, I hope that you decide to sign up for a Lake Plan call. The Lake Plan is a collaborative effort and it is essential that the finished product reflects the decisions of a majority of Leonard Lake property owners.

Sincerely,

Mark Scarrow,

President, Leonard Lake Stakeholders Association

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