
Re: Resort Development in Muskoka

Carol W <xxxxxxxxxx@xxxxx.com>

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Cc: Friends of Muskoka <updates@friendsofmuskoka.ca>

Ladies and Gentlemen:

NOTE: PLEASE READ THIS IN IT'S ENTIRETY. IT IS A PERSONALIZED SUBMISSION VS. FORM LETTER

I am a member of the Friends of Muskoka and understand that the Council of the Township of Muskoka Lakes will be receiving the recommendations of the Minett Joint Policy Review Steering Committee concerning the development of the Resort Village of Minett. I am not in favour of high density waterfront residential condominiums being developed under resort commercial condominium rules.

To present the argument that commercial and residential development is crucial to the economic survival of the Muskoka Region is absolutely incorrect. In fact, to continue to over develop the area will do the exact opposite. Such development will damage the environment, and by so doing, the very reason that the area is a highly desirable travel destination. Case in point: the Tuscany region in Italy is a world renowned tourist destination, but remains as such ONLY because the government has had the foresight to protect this region from development. It is an area sought out for it's natural, uncluttered beauty and cultural experiences. Muskoka must be protected in the same way. To develop, is to destroy. A destruction that cannot be reversed. YOU hold the key to what future generations will inherit and this is a tremendous responsibility. Will it become an over commercialized, environmentally compromised or even entirely damaged region; or will it remain a natural area, treasured by all Canadians as an environmental jewel - a national treasure that can be a natural refuge for generations to come?

I am very concerned about the environment and the effect that high density development in Minett will have on water quality and the natural habitat.

I am concerned about the "View from the canoe" and am not in favour of commercial development utilizing clear cutting and resulting in high density, tall buildings close to the water, and/or massive boat docking facilities.

I do not agree that resort commercial usage can be achieved by placing a condominium unit in a rental pool for 10 to 12 weeks per year and allowing the owner of the individual condominium unit exclusive use of such unit for 42 to 44 weeks per year. Resort "commercial" units should be available commercially.

I am supportive of responsible and reasonably sized resort development in Muskoka. Consider expanding existing small communities by locating such developments there, making the small communities the destination. This facilitates jobs where people live, and provides the potential for resorts to offer accessibility to shops and restaurants. Note: existing resorts already struggle to find enough employees to meet the seasonal demands. How will further development be serviced? The jobs that are created are not year round which in itself presents challenges.

I support putting in place enforceable mechanisms to ensure that resorts remain commercial and do not morph into residential usage.

I acknowledge resorts are afforded higher density usage because they are commercial, bringing the traveling public to Muskoka and creating jobs. If they are not commercial, they will do neither. They will only contribute to a damaged shore line and further environmental damage.

Again, I implore you to recognize the seriousness of the work you are about to do in making the decisions that are before you. Please vote for an environmentally responsible Muskoka where all lakes and their shores are protected from over-development.

Sincerely,

Carol W
Muskoka Resident