

Sent by email

April 26, 2022

The District Municipality of Muskoka
Planning and Economic Development Department
70 Pine Street, Bracebridge ON
P1P 1N3

Attention: Lisa Marden, Director of Planning

Dear Ms. Marden,

**Re: Muskoka Lakes Association/Friends of Muskoka joint comments -
Draft Official Plan Amendment 49 to the Muskoka Official Plan
(re Resort Village of Minett)**

We would like to thank the District for agreeing that a boundary revision for Minett, reducing its size, is appropriate. It is very important to our community to know that there is a hard cap on what can be built in Minett and setting an appropriate village boundary is a clear signal that what is planned there now is the limit to what our community will accept.

We also support the District's comments on the Township of Muskoka Lakes draft Official Plan Amendment No. 56 (OPA 56) regarding Minett set out in the District's letter (District Letter) dated May 19, 2021 to the Township. We supported the District Letter in our letter dated October 22, 2021 and we wrote the District on January 18, 2022 with comments on OPA 56, including references to the District Letter. Copies of the District Letter and our letters of support are attached.

Recreational Amenities

The current District OP, in Section J5.4.3a), under the heading Development Policy, provides as follows regarding recreational amenities:

“iv) recreational amenities shall be an integral component of any commercial resort development in order to maintain the recreational character of the community;”

and

“vi) the lands within Minett outside the areas to be developed or redeveloped for tourism or recreational purposes may accommodate commercial uses at a scale that serves the community and complements the character of Minett and subject to the policies of this Plan and as detailed in the Area Municipal Official Plan;”

The Township's Minett OPA No. 56, in Section C1.4.3.4, provides that:

"Given the need to ensure that resort and tourism amenities are developed in the first phase and in subsequent phases of development as per Section C1.7.1, the percentage of Gross Floor Area in Section C1.4.3.2 allocated to Units shall be determined in the implementing Zoning By-law, with this percentage requiring a reasonable amount of resort, commercial and tourism amenities in each phase as appropriate to ensure the Minett Resort Village is commercially viable and attractive to the Travelling & Vacationing Public."

The original draft prepared by the Township and its consultant provided for a minimum of 50% being recreational amenities and commercial uses. The main proponent objected to this wording, contending it was too restrictive.

District OPA 49 does not refer to recreational amenities. We recommend that language on recreational amenities be carried forward from the current District OP, by adding the following to Section J5.4.3b) after the words "resort-related residential dwelling units" in the second line:

"and set out the minimum percentage of gross floor area used for resort, commercial and tourism amenities in each phase as appropriate to ensure Minett is commercially viable and attractive to the travelling and vacationing public, in each case,"

Roads and other Infrastructure

The current District OP, in Sections J5.4.3a)ix) and e) iv) and v) state as follows:

"ix) development within Minett, will be designed and developed in a manner which will ensure that appropriate upgrades to infrastructure including roadways and services, as well as the environmental policies of this Plan are addressed;"

"iv) policies to ensure that an adequate system or [of] arterial and collector roads is developed and maintained;"

"v) phasing provisions for substantial developments as well as the timing for infrastructure improvements; and"

District OPA 49 does not refer to roads and infrastructure. We recommend that language concerning same be carried forward from the current District OP, by adding the following to the end of Section J5.4.3, entitled Development Policy:

"g) Provide that development in Minett is designed and developed in a matter which will ensure that appropriate upgrades to infrastructure, including roadways and services, are

addressed, including phasing provisions for substantial developments, as well as the timing for infrastructure improvements;”

We also recommend that the District seriously consider *requiring studies of affected District infrastructure (including roads, the Port Sandfield bridge, sewage treatment and water) before any development occurs and requiring necessary improvements be paid for by the main proponent*. Neither Minett residents nor broader Muskoka Lakes or District taxpayers should be required to pay for road or other service upgrades.

We also note that Bruce Lake property owners have requested to be included in any servicing studies or EIS conducted.

Sincerely,



Deborah Martin-Downs
President, Muskoka Lakes Association



Kenneth Pearce
Director & Secretary, Friends of Muskoka

Cc: Samantha Hastings, Commissioner of Community and Planning Services, District of Muskoka
Elisabeth Purcell, Manager of Planning, District of Muskoka
Fred Jahn, Commissioner of Engineering and Public Works, District of Muskoka
Nick McDonald, Meridian Planning Consultants
David Pink, Director of Development Services & Environmental Sustainability, Township of Muskoka Lakes
Barb Bridgeman, Chair, Planning Committee, Township of Muskoka Lakes
John Klinck, District Chair, District of Muskoka
Phil Harding, Mayor, Township of Muskoka Lakes
Allen Edwards, District Councillor
Frank Jaglowitz, District Councillor
Ruth Nishikawa, District Councillor
Nancy Alcock, Chair, Community and Planning Services (CAPS) Committee and District Councillor, District of Muskoka
Peter Cooper, District Councillor
Paul Kelly, District Councillor
Michael Peppard, District Councillor
Don Smith, District Councillor
Amy Back, Clerk, District of Muskoka
Lauren Tarasuk, Director of Legislative Services, Township of Muskoka Lakes