



MLCA Lake Plan Lake Planning Town Hall

December 14 & 15, 2020

WELCOME!

- Intro & Agenda
- Lake Planning Rationale & Scope
- Where are we now?
Lake Planning Process Overview
- Survey Highlights
- Priority Issues
- Q & A

SOME VIRTUAL HOUSEKEEPING...

A few suggestions and requests to help make this as smooth as possible:

- Please **mute your mic** while others are speaking.
- We will have an interactive discussion in the latter part of the session, but feel free to **type questions or comments in the chat at anytime**.
- The **polls are JUST a temperature check** to help us understand how people are feeling or if more information is needed.
- This presentation will be posted on the MLCA Lake Plan webpage.

MLCA LAKE PLAN RATIONALE

- A document that guides land use planning according to a “vision” for the future of the lake
 - Seeks to identify and protect the physical, social and environmental values of a lake community
- Gravenhurst Official Plan (GOP): Waterfront Area Designation
 - OBJECTIVE: *“to encourage and support the development of lake management plans that identify and protect the unique social, cultural and ecological values of different lakes in the Town”*
- Section D17.3 (GOP) - Muldrew Specific Policies
 - character, frontage, boathouses, commercial development, backlot development, Crown Land, etc
- Section 5.2.4.4 Gravenhurst Zoning By-law (GZB)
 - Provisions for boathouses

Lake-specific planning policy **can** cover

- The size and setback of dwellings and accessory structures
 - e.g., max gross floor area
- The density of dwellings
 - e.g., min lot sizes or frontage
- Social or recreational carrying capacity
- Environmental impact of shoreline development
- Visual impact of shoreline development

Lake-specific planning policy **cannot** cover

- Policing watersports or restricting access to the lake by watercraft
 - Loud music
 - Construction noise
 - etc.
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Where are we now?



SURVEY HIGHLIGHTS - Land Use Pressures

- 97% of respondents feel that residents and cottagers should be involved in the creation of a lake management plan
- Top 3 land use pressures (as ranked by survey respondents):
 1. Dwelling Lot Development (setback, scale & massing)
 2. Development Density (lot frontage and area)
 3. Recreational Boating
- 73% in favour of limiting the size of all new dwellings
- 70% in favour of limiting size of rebuilds, extensions or enlargements within the 30 metre setback (non-complying structures)
- 90% in favour of exploring setting a development cap by establishing the recreational carrying capacity of the lake

SURVEY HIGHLIGHTS - Environmental Stewardship

- All initiatives relating to environmental stewardship were strongly supported by survey respondents
- The protections that were most strongly supported include:
 1. Water quality
 2. Natural beauty
 3. Natural shorelines
- More than half of respondents would support the MLCA in acquiring lands or interests in land for permanent conservation.
An additional 30% may support with additional information.

DWELLING LOT DEVELOPMENT

PRIORITY ISSUE
(BACKGROUND)

- Setback, scale & massing
 - 30 metre (98 ft) setback is “just right”
 - Issues:
 - Amendments or variances to required setback
 - Very Large new builds, “city house-like”
 - Large re-builds replacing previously non-complying dwellings within setback
 - Why?
 - Environmental Concerns: Impacts to the Lake and Natural Habitat
 - Visual Character: Not “reasonable” or “modest” or in character with the lake
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Dwelling Lot Development - Policy Options

AMENDMENTS OR VARIANCES TO REQUIRED SETBACK (30 METRES)

- Introduce a very specific set of policies outlining the circumstances where an amendment to the required setback should be considered
 - E.g., when not physically possible, when environmental damage is lessened, etc.
- Require compliance with a set of site design guidelines addressing natural landscaping, visual impacts, etc.
- Require a Site Evaluation Report to evaluate impacts to environmental features, the lake/water quality and visual character.
 - Soils, hydrology, septic

Zoom Poll

Policy Options - Amendments to Required Setback

(% of Responses in **BLUE**)

- Yes, I would support introducing specific policies outlining the circumstances where an amendment to the required 30-metre setback should be considered - **69%**
 - No, I do not support introducing specific policies outlining circumstances where an amendment should be considered - **6%**
 - Maybe, I need more information / time - **25%**
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Dwelling Lot Development - Policy Options

LARGE NEW BUILDS

- Cap on maximum building size for main dwelling
 - E.g., Kahshe Lake - 375 square metres (~4,000 square feet)
 - Over 70% of survey respondents would support a policy such as this
 - “Modest”/“reasonable” to survey respondents - approx 3,000 square feet
 - Height restrictions (“lower than surrounding trees”), 2 ½ stories
- No cap - should be relative to surroundings (other buildings and geography) - “blend in”
- No restrictions whatsoever

Zoom Poll

Policy Options - Dwelling Size

(% of Responses in **BLUE**)

- Yes, I support a Muldrew-specific policy in the GOP and GZB restricting dwelling size to 3,000 sq. feet or less - **54%**
 - Yes, I support a Muldrew-specific policy in the GOP and GZB similar to that of Kahshe Lake restricting dwelling size to 4,000 sq. feet or less - **33%**
 - No, I do not support a Muldrew-specific policy restricting dwelling size - **3%**
 - Maybe, I need more information / time - **10%**
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Dwelling Lot Development - Non-Complying Structures

LARGE RE-BUILDS

Where a previously non-complying dwelling is torn down and replaced with a new dwelling, according to the GZB, this dwelling is permitted within the 30-metre setback as long as it is no closer to the water than the old dwelling.

- Apply same maximum dwelling size (e.g., 3000-4000 square feet)
- Apply a Maximum Width Formula
 - Muldrew-specific provision requiring max width formula to be applied within 30 m of high water mark regardless
 - Addresses Visual Impact
 - Already included in the GZB but not being enforced unless it's built in exact footprint of old dwelling
- Site Evaluation Report & Site Design Guidelines

Zoom Poll

Policy Options - Dwelling Size (re-builds)

(% of Responses in **BLUE**)

- Yes, I support introducing a Muldrew-specific Maximum Width Formula for re-builds replacing previously non-complying structures - **62%**
 - No, I do not support introducing a Muldrew-specific Maximum Width Formula for re-builds - **12%**
 - Maybe, I need more time to consider - **26%**
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Dwelling Lot Density & Recreational Boating

Priority Issues:
Background

- Lot Area and Frontage
 - A feeling that the lake is becoming “overdeveloped”
 - >70% report increasing boat traffic
 - Boat speeds
 - Wakes
 - Safety
 - Shoreline Damage
 - Personal property
 - Wildlife Habitat
 - Noise
 - Overall Quality of Life
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Dwelling Lot Density & Boating - Policy Option

- Cannot go back in time
- Cannot restrict public access to the lake via public ramps
- Recreational Carrying Capacity: A residential unit to surface area criterion
 - An estimate of the number of users that can be accommodated on the surface of a lake while maintaining the recreational amenity of the waterbody
 - Introduced to the Seguin Township Official Plan (one residential unit per 1.6 ha lake surface area)
 - Appealed to OMB but survived
 - Doesn't restrict development on existing lots of record, but prevents any new lot creation (ie. severances)
 - Determined through modelling of lakes in Township of Carling, Foley Christie and McDougall
 - Not a hard science - based on a combination of modelling and public input/perception of capacity
 - Implementing on the Muldrew Lakes would prohibit the creation of an new lots (severances)

Zoom Poll

Policy Options:
Dwelling Lot Density &
Recreational Boating

(% of Responses in **BLUE**)

- Yes, I support the introduction of a recreational carrying capacity on the Muldrew Lakes - **85%**
 - No, I do not support the introduction of a recreational carrying capacity on the Muldrew Lakes - **4%**
 - Maybe, I need more time to consider - **12%**
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Environmental Stewardship

Priority Issues and
Policy Options

- Caretaking of the natural environment a priority for most respondents
 - Water Quality, Natural Beauty, and Natural Shorelines
 - Impacts from development, septic systems, boats, etc.
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Environmental Stewardship - Policy Options

- Many environmental stewardship programs and initiatives
 - MLCA - Blue Lakes Program - lake specific stewardship monitoring and initiatives
 - Signage, education, low wake zones
- Land Use Policy Options
 - Introduce Restricted Development Areas
 - Complete detailed mapping of nesting sites, sensitive habitats, etc. (encouraged by GOP)
 - Provides additional protection to natural heritage features and viewscales
 - Can help to reduce potential for encroachment
 - Site Evaluation Report and Design Guidelines
 - Changes to local hydrology
 - Runoff and Stormwater Management
 - Examination of soil characteristics (incl. septic systems)

Zoom Poll

Environmental Stewardship Policy Options

(% of Responses in **BLUE**)

- ❑ Yes, I would support developing detailed mapping and Restricted Development Areas - **79%**
 - ❑ No, I would not support developing detailed mapping and Restricted Development Areas - **6%**
 - ❑ Maybe, I need more time to consider - **15%**
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Q&A + Discussion

Thank You!

Keep in touch:

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