

Langmaid's Island Development Proposal Summary of Environmental Planning Review (May 2018)

Derek J. Coleman, PhD., MCIP, RPP

A review was conducted of the documents supporting applications to permit a 36-lot subdivision on this Island property in the Lake of Bays Township, District of Muskoka. The Island is identified as an important/significant ecological feature and is protected by policies in the Provincial Policy Statement (2014), District of Muskoka Official Plan and Township planning documents (Official Plan, Development Permit By-law).

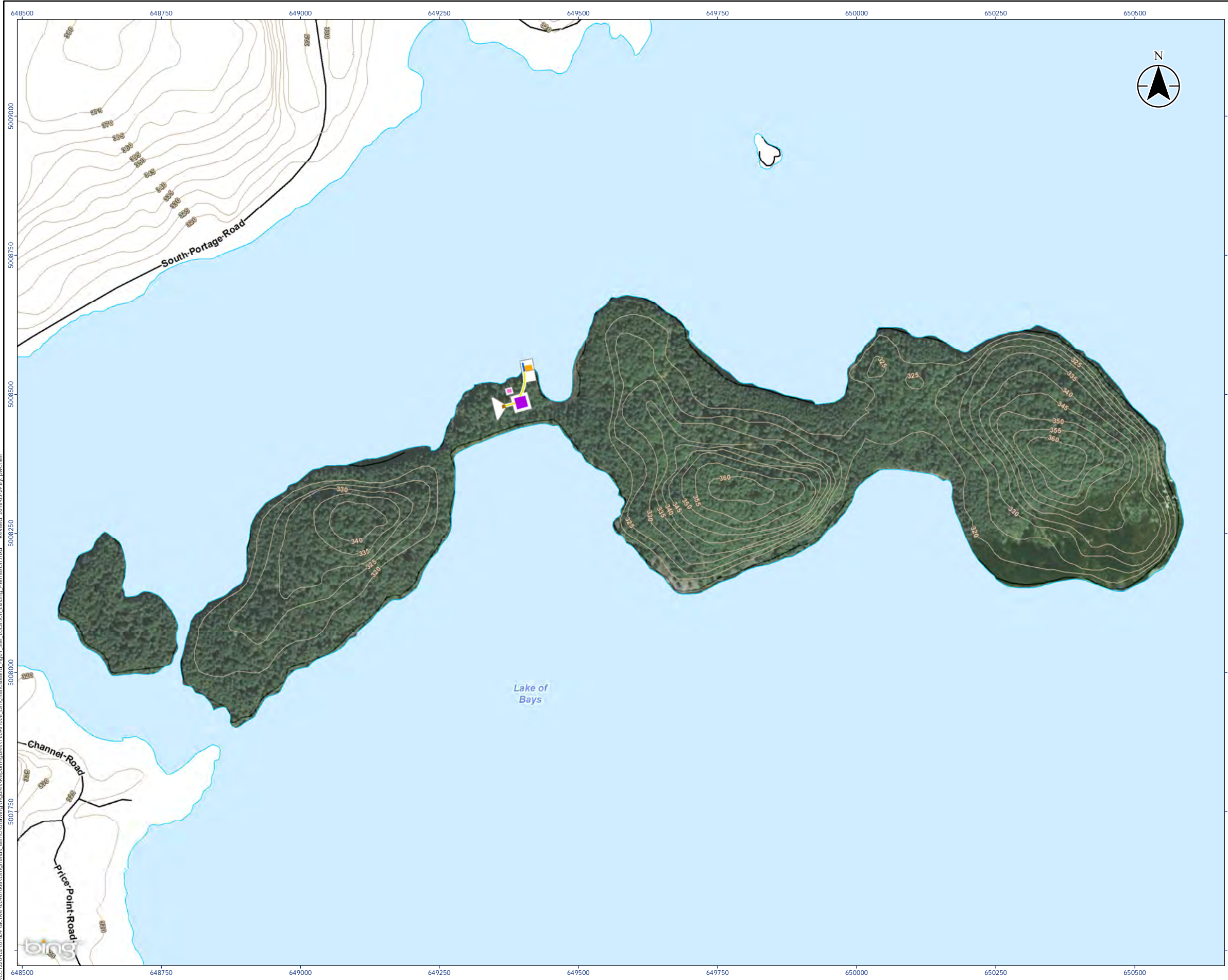
The major conclusions of this Review are:

- 1. My review of the inventories of the features and values of Langmaid's Island found that there is not sufficient information to determine environmental impacts.**
- 2. The policies (PPS, District OP, Township) require an assessment impact on the values for which the Island was determined to be important and protected – including regionally significant woodland, diversity and undisturbed environments. These values are not properly addressed in the EIS or Planning Justification Report.**
- 3. The documents do not provide a description of the development sufficient to analyze impacts. More detail is necessary on a lot by lot basis. As a result, the proposal does not conform to the Township of Lake of Bays documents or the District Official Plan nor is it consistent with the Provincial Policy Statement (2014).**
- 4. The proposed implementing by-law and mechanisms (limited zoning, conservation easements) are unlikely to be effective in protecting natural values. I include an example of a development concept that does meet the planning policies and will be effective in protecting the environment.**

In conclusion, I recommend that the proposal be refused and returned for refinement as indicated.

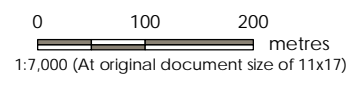
The Review is lengthy, but the conclusions can best be appreciated on the three figures that follow:

1. Current development permissions: show a large island with very limited disturbance existing or possible and warranting protection as the last such feature in the Township.
2. The proposed development: the applicant's reports do not show the extent of disturbance they are proposing. The important values on the Island will be lost. This proposal does not meet policy.
3. There is a more reasonable development of 10 lots that will provide for some development and still protect the features.



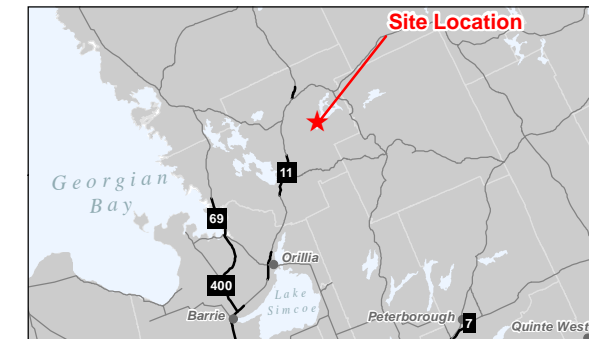
Legend

- Ground Topography (metres above mean sea level)
- Road
- Waterbody
- Existing Permission Buildings**
- Footpath/Access
- Boathouse
- Dock
- Dwelling
- Sleep Cabin
- Tile Field



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.
3. Orthoimagery: © 2018 Microsoft Corporation © 2018 DigitalGlobe © CNES (2018) Distribution Airbus DS. Imagery date unknown.



Project Location: 160961008-Langmaid's Island REVA
 Township of Lake of Bays Prepared by PW on 2018-05-29

Client/Project: LANGMAID'S ISLAND

Figure No.: 1

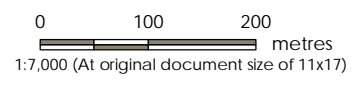
Title: Site Location - Existing Permission

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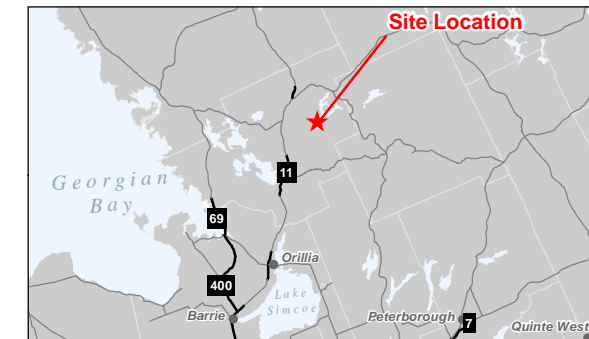


Legend

- Proposed Lot
- Ground Topography (metres above mean sea level)
- Road
- Waterbody
- Shoreline - 20 metre Setback
- Proposed Buildings**
- Footpath/Access
- Proposed Utility Line
- Boathouse
- Dock
- Dwelling
- Sleep Cabin
- Tile Field



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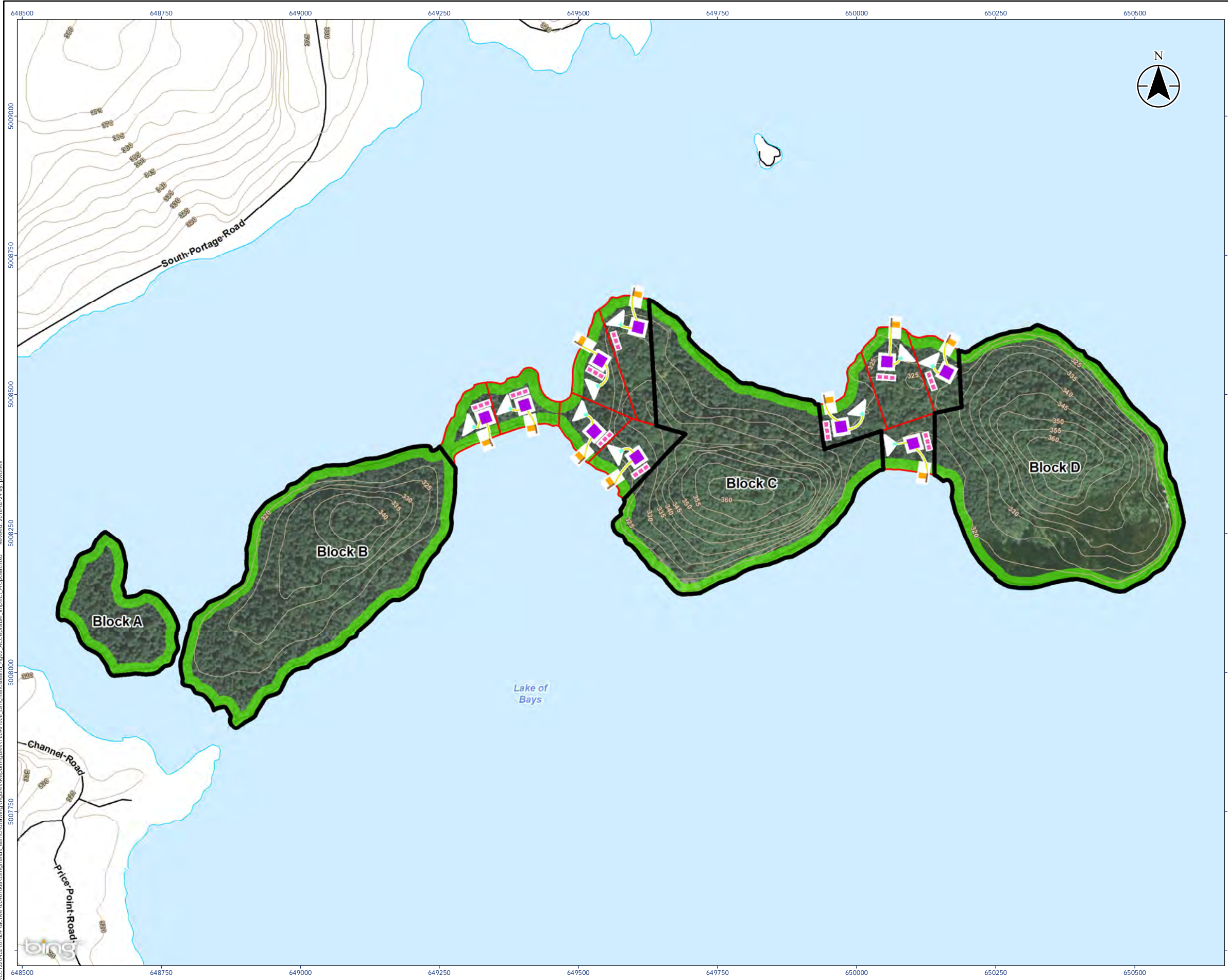
Project Location: 160961008-Langmaid's Island REVA
 Township of Lake of Bays Prepared by PW on 2018-05-29

Client/Project: LANGMAID'S ISLAND

Figure No.: 2.0

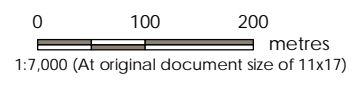
Title: Development Proposal

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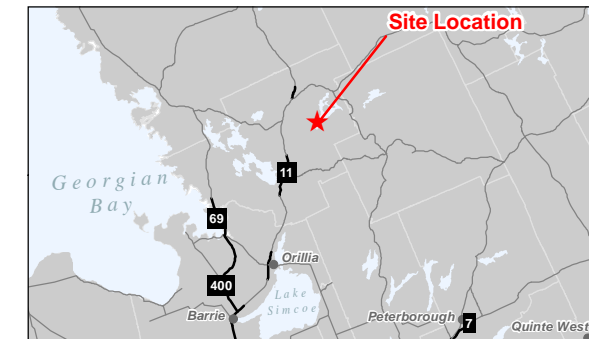


Legend

- Proposed Lot
- Ground Topography (metres above mean sea level)
- Road
- Waterbody
- Shoreline - 20 metre Setback
- Proposed Buildings**
- Footpath
- Boathouse
- Dock
- Dwelling
- Sleep Cabin
- Tile Field
- Protected Space



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Client/Project: LANGMAID'S ISLAND

Figure No.: 3

Title: Acceptable Impact Proposal

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