Ages Consultants Limited

ENVIRONMENTAL IMPACT STATEMENT and PLANNING JUSTIFICATION REPORT REVIEW

Langmaid's Island
Township of Lake of Bays
Town of Huntsville
District of Muskoka

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Ages Consultants Limited

May 2018

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TOPICS

Briefly:

1. **Planning Policies**
2. **Langmaid's Island Ecology**
3. **Assessment of Impacts**
4. **Conclusions and Recommendations**

PLANNING POLICIES

- **Provincial Policy Statement (2014)**
  - Protects matters of Provincial interest
  - Municipal documents can be more restrictive

- **District of Muskoka Official Plan (2014 Consolidation)**
  - Balances environmental protection and development
  - Protection of natural environment and character of shoreline areas to take priority
  - Langmaid's Island designated ***Waterfront Residential***. Development could occur if environment protected

PLANNING POLICIES 2

- **Township of Lake of Bays Official Plan (2016)**
  - Protective of ecological and shoreline resources
  - Designated ***Waterfront Residential*** *with a* **Muskoka Natural Heritage Area** overlay on it.
  - "conservation of the natural environment will take precedence over development when the two are in conflict and mitigation measures are unable to protect environmentally significant natural features and functions"
  - Three Langmaid's Specific policies:

PLANNING POLICIES 3

Section D.98 *Creation of new lots on Langmaid's Island or substantial development will be discouraged in order to retain this as a natural and undisturbed area and retain its important values. Any further development or site alteration on the island should be focused in the area, which has already been disturbed by development.*

Section D.99 *Where further development of the island is proposed beyond the existing development site, an impact assessment will be undertaken in order to better identify, locate and evaluate the values of the area, and to ensure that development can occur in a location and manner which will ensure the preservation of these values.*

D.100 *Where it is not feasible to preserve the whole island in its natural state, protection of important areas and features of the island that have been identified through impact assessment will be accomplished by:*

- *a) dedication or purchase of the land in favour of the Township, or other appropriate organization; or*
- *b) establishment of a conservation easement; or*
- *c) private land stewardship; and*
- *d) zoning, together with site plan or other agreements or the Development Permit System.*

PLANNING POLICIES 4

- Township of Lake of Bays Development Permit By-law (04-180)
  - sets the standards for development
  - Langmaid's is a ***Waterfront Residential*** permit area with ***Natural Heritage*** overlay
  - Development limited to the existing use

PLANNING SUMMARY:

Development beyond the current use (single cottage and associated structures) requires, first, (D100) a demonstration that the whole Island cannot be preserved in a natural state. If it cannot be protected, then, should be "**focused**" and studies need to show that the Island "**values**" are "**preserved**" (D98 and D99).

LANGMAID'S ISLAND

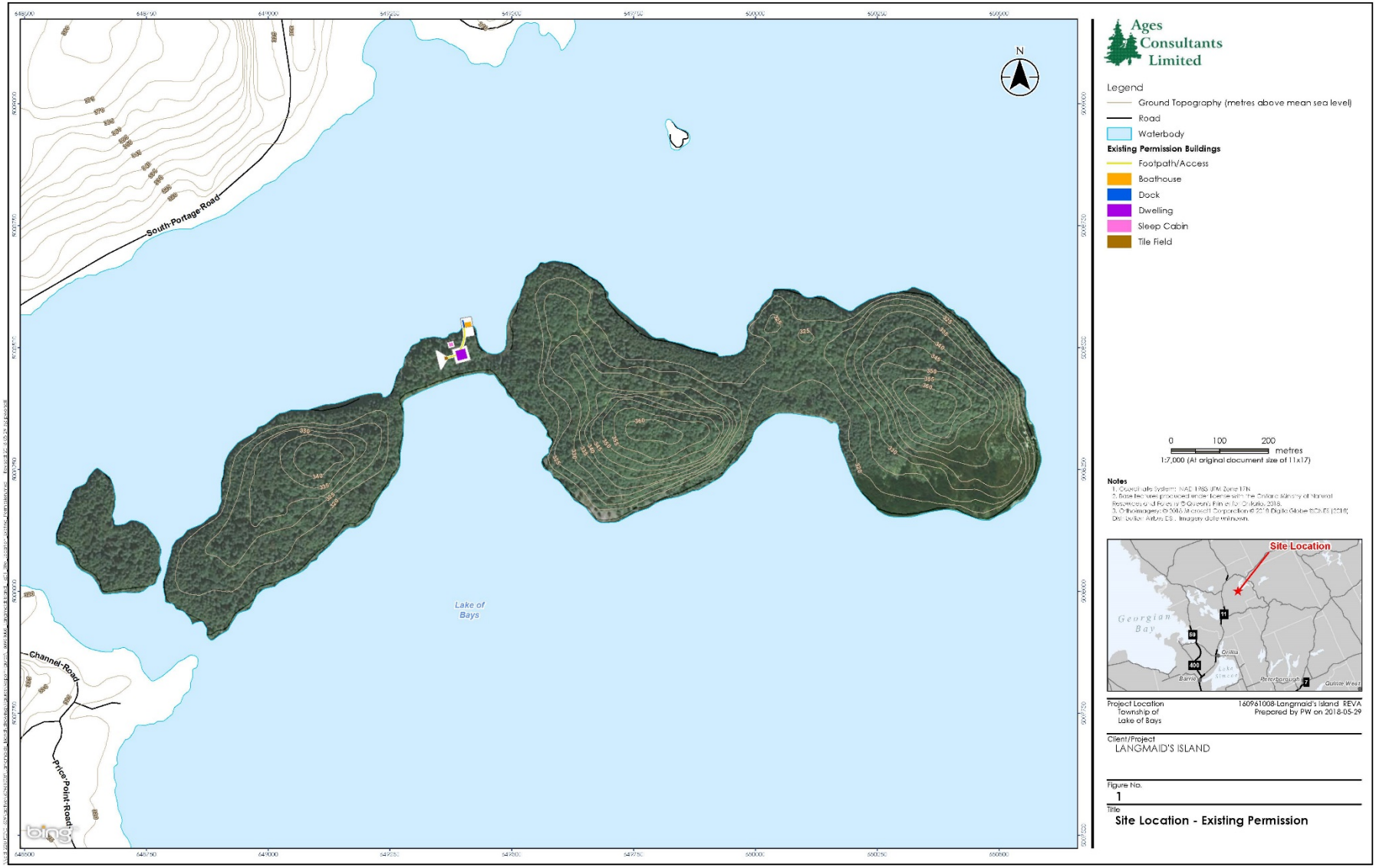
- Langmaid's is the largest and last undeveloped island in the Lake of Bays
- 55 ha. and 6100 m. of shoreline
- Difficult physical environment - shallow soils, high cliffs and steep slopes
- Entirely forested with minor disturbance from older cottage and boathouse
- Development proposal for 36 lots
- Supported by an Environmental Impact Statement, including inventories of the Island's features

ENVIRONMENTAL IMPACT STATEMENT

1. Deals with features and not values, missing:

- Regionally significant forest
- Diversity of habitats
- Undisturbed natural environment

2. Does not provide a clear statement of the extent of the proposal and impacts.



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Legend

- Ground Topography (metres above mean sea level)
- Road
- Waterbody

Existing Permission Buildings

- Footpath/Access
- Boathouse
- Dock
- Dwelling
- Sleep Cabin
- Tile Field

0 100 200 metres

1:7,000 (At original document size of 11x17)

Notes

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Project Location
Township of
Lake of Bays

160961008-Langmaid's Island REVA
Prepared by PW on 2018-05-29

Client/Project
LANGMAID'S ISLAND

Figure No.
1

Title
Site Location - Existing Permission

N
South Portage Road
Channel Road
Price Point Road
Lake of Bays
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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
0 100 200 metres
1:7,000 (At original document size of 11x17)
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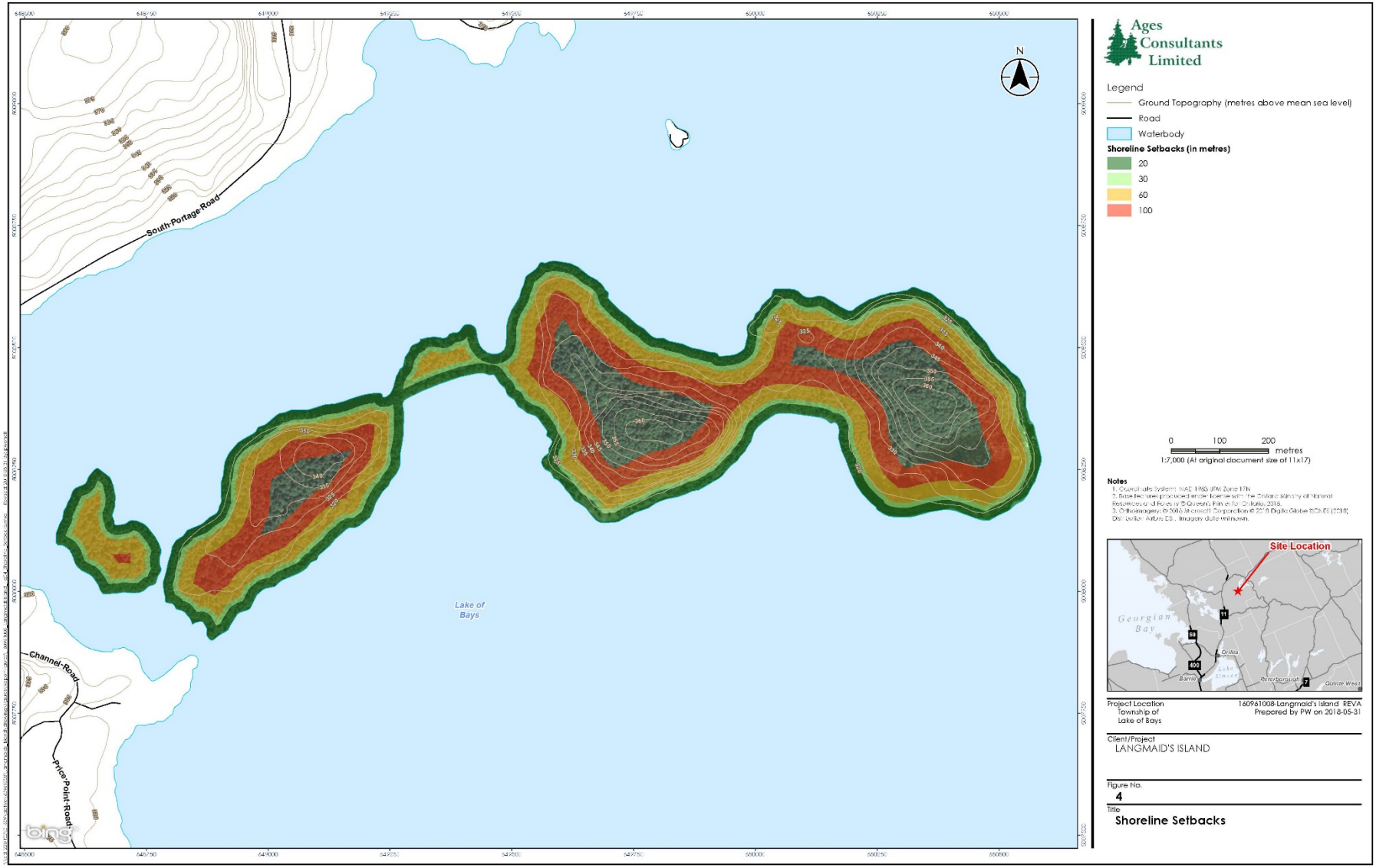
Site Location
Georgian Bay
Lake Simcoe
Barrie
Orillia
Peterborough
Quinte West
Project Location
Township of
Lake of Bays
160961008-Langmaid's Island REVA
Prepared by PW on 2018-05-29
Client/Project
LANGMAID'S ISLAND
Figure No.
2.0
Title
Development Proposal



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Legend

- Ground Topography (metres above mean sea level)
- Road
- Waterbody

Shoreline Setbacks (in metres)

- 20
- 30
- 60
- 100

0 100 200 metres

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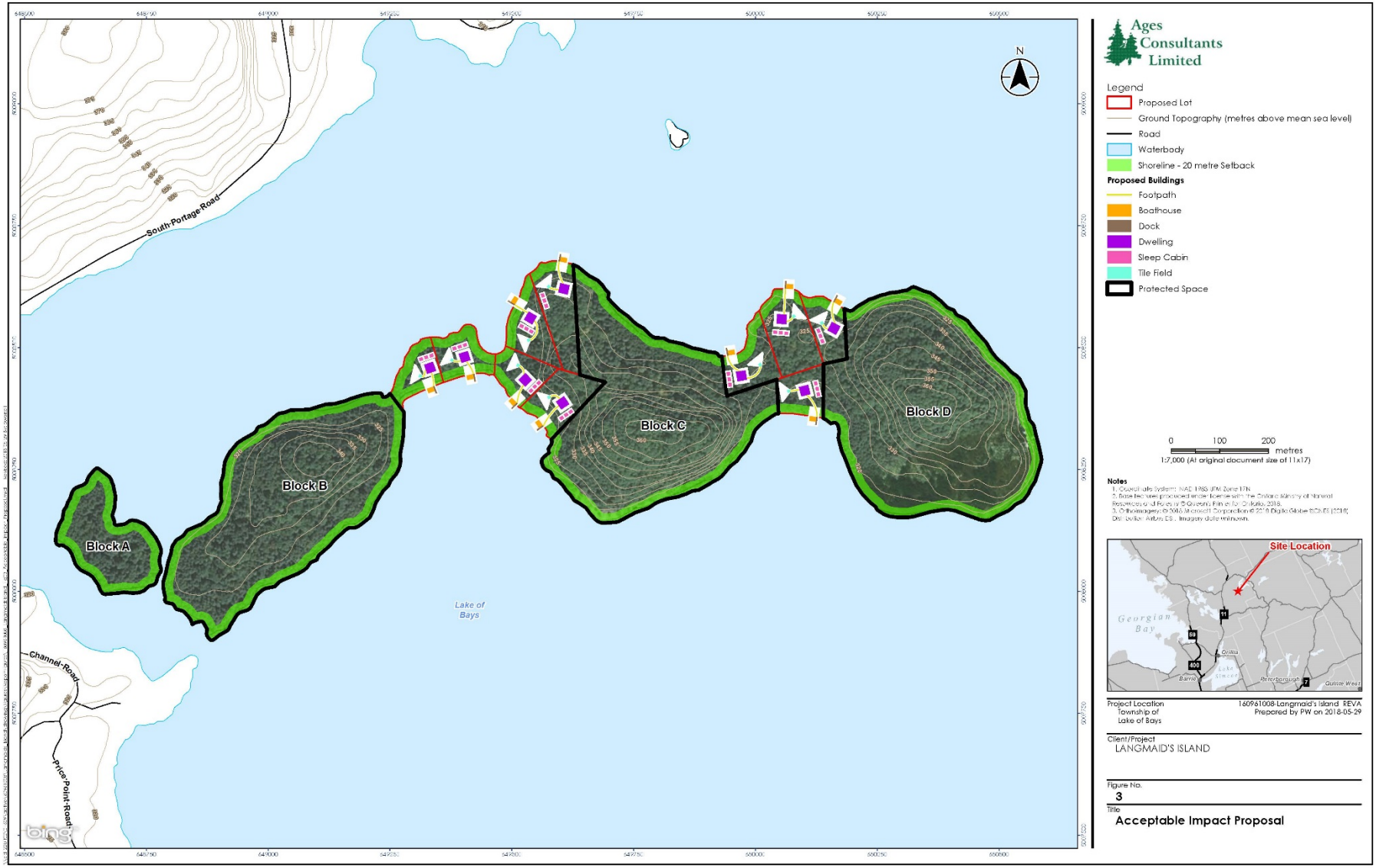
Client/Project
LANGMAID'S ISLAND

Figure No.
4

Title
Shoreline Setbacks


Block A
Block B
Block C
Block D
South Portage Road
Channel Road
Price Point Road
Lake of Bays
N
Ages Consultants Limited
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
0 100 200 metres
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LANGMAID'S ISLAND
Figure No.
3
Title
Acceptable Impact Proposal

CONCLUSIONS/RECOMMENDATIONS

1. Not sufficient information to determine impacts

2. Does not address values (forest, diversity, undisturbed)

3. Insufficient description of proposal and it is not focused nor is there a demonstration of infeasible to protect the whole

4. Implementing mechanisms of limited effectiveness

Refuse proposal and return for refinement.