



15 January 2019

Kirstin Maxwell  
Manager of Planning, Town of Huntsville  
37 Main St. East  
Huntsville ON P1H 1A1  
By Email: opreview@huntsville.ca

**Regarding:** Town of Huntsville Official Plan review

Dear Ms Maxwell;

Please receive and accept this letter commenting on the Town of Huntsville Official Plan (OP).

**1. Coordination Across Municipal Boundaries**

Lake of Bays and surrounding lands are shared between multiple municipalities. Provincial Policy Statement 1.2, speaks to the policy of Coordination across municipal boundaries. Furthermore, Recommendation 66 in the *Final Policy Directions* report (Part C, Growth, page 55) states; "In order to harmonize applicable policies and regulations on waterbodies with shared jurisdiction, policies should be consistent with those of adjacent municipal official plans".

Ideally there would be a specific policy in the Official Plan to this effect. We would suggest wording such as:

*The Town will ensure that lakefront development standards for properties in the Town that front on Lake of Bays (including islands) are similar or the same as standards imposed by the Township of Lake of Bays in that area of the Lake. This will reinforce the community character of the area and provide for a consistent development pattern.*

**2. South Portage Park Access point**

The Huntsville Council recently passed a By-law prohibiting commercial use (i.e. barging) at the South Portage Park access point. Section 7.6.17 in Part C of the draft Official Plan seems to contradict this; "Mainland construction access to Fairview Island for the Institutional Camp buildings and structures will be from commercial marinas and public access points where Municipal (Township of Lake of Bays and Town of Huntsville) User Agreements are available and secured."

If decisions resulting from the LPAT hearing allows this development to proceed, the wording in the OP should be changed to exclude the South Portage Park access point.

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### **3. Restrict Development of Excessively Long Docks on Lake of Bays shoreline**

Part B Section 3.1.8 speaks to “Buildings, structures or works extending beyond the normal or controlled high water mark or located at the shoreline ...”. We would like to see wording that limits the length of docks to what is specified in the applicable By-law **regardless of water depth**.

Part D Section 4.1.2 (g) defines Open Space as “lands that form the bed of any waterbody”. We suggest wording such as this be added to the appropriate section:

*Extensive shallow waters bordering waterfront lots are Open Space and should be considered as unsuitable for developing docks and boathouses that extend far out into the lake to reach deeper waters.*

### **4. Shoreline Activity Area Coverage**

Part C Section 7.2.13 speaks to Shoreline Activity Areas. Section 7.2.17 speaks to a 15-metre “natural vegetative buffer”. We would suggest adding a limitation as to how much development could occur not only within the shoreline area but also within the entire 20-metre shoreline setback. The coverage area of the docks, boathouses and other shoreline structures would be added to the coverage area of other structures within the 20-metre shoreline setback area (i.e. gazebos, marine storage facility, decks, encroachments, etc.). For instance, 15-metre linear activity area and a 20-meter setback total 300 M<sup>2</sup> area. If using a 40% maximum, then the total area of all structures within the shoreline area and setback area would be limited to 120 M<sup>2</sup>. This would help with *Protecting the Waterfront Character*.

### **5. Prohibit the Use Of Fertilizers, Pesticides And Herbicides On Waterfront Lots**

Water quality is highly valued in the Official Plan. Landscaped waterfront lots lacking a naturalized vegetated buffer can overload the water with nutrients that promote the growth of algae and reduce water quality. A landscaped lawn can legally extend across the entire water frontage. The nutrient load from run-off on such waterfront lots may be compounded if the owner uses fertilizers, pesticides and herbicides. Thus we suggest the following wording be included in the Official Plan:

*The use of fertilizers, pesticides and herbicides on waterfront lots is prohibited.*

Thank you for your consideration.

Sincerely,



Mary Ann Peden, President

cc.

Tanya Calleja, Clerk, Town of Huntsville  
Melissa Markham, Director of Planning, Township of Lake of Bays  
Carrie Sykes, Clerk, Township of Lake of Bays  
Lake of Bays Association Board of Directors  
Lake of Bays Association Members (via Newsflash and website)