



Date: 25 October 2019

To: Melissa Markham, Director of Planning, Township of Lake of Bays

From: Lake of Bays Association Board of Directors

CC: Carrie Sykes, Clerk, Township of Lake of Bays
Bob Lehman, Lehman and Associates Inc.

Re: Community Planning Permit System By-law Review

The Lake of Bays Association (LOBA) thanks you for the opportunity to submit comments on the draft Community Planning Permit System (CPPS) By-law.

Bob Lehman of Lehman and Associates Inc. is acting as our advisor on this review. Mr. Lehman was involved with drafting the current Lake of Bays Township Development Permit By-law, and we very much appreciate his knowledge and input. He will be submitting his questions/comments under separate cover.

LOBA supports your review of the existing Development Permit By-law 2004-180 and Comprehensive Zoning By-law 2004-181 and consolidating the two By-laws into one Community Planning Permit System By-law. We agree that it will make it easier and less costly for the Township to process planning applications and administer the by-law going forward.

We would like to reinforce the reality that Lake of Bays character, particularly the waterfront, is unique and different than waterfronts in other Muskoka municipalities. We believe that the “best practices” approach to developing standards for the CPPS, is not compatible with Lake of Bays visions and environmental goals, nor desired by our residents. This approach has resulted in a dilution of the standards set out in the Development Permit By-law 2004-180.

LOBA strongly advocates for maintaining all the **existing** waterfront regulations and policies as set out in the Development Permit By-law 2004-180. We believe that any softening or relaxation of the waterfront restrictions on shoreline activity area size and setbacks, dock lengths, boathouse and dwelling size and height restrictions is not appropriate. The existing waterfront permissions are working well—why attempt to fix them if they are not broken?

Finally, Bob Lehman and Fraser Govan would like to accept Planning staff’s invitation to meet to further discuss details of the Draft CPPS By-law.