



**2022 Municipal Elections, Candidates Questionnaire
Township of Lake of Bays, Franklin Ward Councillor
Nancy Tapley (ACCLAIMED)**

Click on any question to go directly to the answers for that question.

1. What should the Township/Town do to reduce its carbon footprint and facilitate movement away from fossil fuels?
2. The Muskoka Watershed Council is recommending an Integrated Watershed Management Plan for Muskoka which would require municipalities to base planning decisions on impacts to the entire watershed, not just the local municipality. Do you support this approach? Why or why not? How could this change planning decisions in the Township of Lake of Bays/Town of Huntsville?
3. What area(s) of the Township/Town budget do you think receives too much funding and why?
What area(s) of the Township/Town budget do you think receives too little funding and why?
4. There has been an increase in year-round use of seasonal properties due to the Covid pandemic, retirement, and other factors and trends. How should this affect municipal services such as roads and garbage, and other non-municipal services such as internet?
5. How should the Township/Town evaluate its Short-Term Rental Licensing program?
6. The Lake of Bays Association has identified several Election Priorities (see cover letter). What can the Association do to help council address any one or more of these priorities.

Township of Lake of Bays Candidates Only

In April 2022, LOBA sent a letter to the Township of Lake of Bays outlining our concern about variances on non-complying waterfront properties and by-law enforcement. In summary, the letter expressed the Association's concerns about a perceived trend in the number of variances being granted by Council on legal non-complying lots, particularly for increased lot coverage. The Association also expressed concern about by-law enforcement particularly regarding the unwarranted removal of shoreline trees and vegetation. The following two questions relate to these concerns.

7. When faced with planning applications, how will you work to achieve balance between the need to improve or replace existing structures and protecting the environment and character of the lake?
8. Do you support stronger enforcement tools and more assertive policies to deal with people who do not comply with by-laws, particularly the Development Permit System by-laws?

Contact and other information.

1. What should the Township/Town do to reduce its carbon footprint and facilitate movement away from fossil fuels?

Nancy Tapley: Whatever we can. Wherever we can.

2. The Muskoka Watershed Council is recommending an Integrated Watershed Management Plan for Muskoka which would require municipalities to base planning decisions on impacts to the entire watershed, not just the local municipality. Do you support this approach? Why or why not? How could this change planning decisions in the Township of Lake of Bays/Town of Huntsville?

Nancy Tapley: The watershed pretty much starts at our end, and everything flows downhill, so it makes sense to look at the entire watershed when planning. Since we are first in line, and have strong policies, I don't believe it will affect our planning decisions much. We already have among the most restrictive shoreline policies.

3. What area(s) of the Township/Town budget do you think receives too much funding and why? What area(s) of the Township/Town budget do you think receives too little funding and why?

Nancy Tapley: We consider the budget with great care. To be honest, every area could use more funding – roads, fire, and by law for example. Staff is stretched thin and they work hard. But we also consider the tax levy with great care. I don't think we are overfunding anywhere.

4. There has been an increase in year-round use of seasonal properties due to the Covid pandemic, retirement, and other factors and trends. How should this affect municipal services such as roads and garbage, and other non-municipal services such as internet?

Nancy Tapley: We need to reduce our garbage impact through recycle, compost, etc. We need to do that regardless of new properties. Unless we pour a lot more money into roads, what you see is what you get. Internet is free market, and while we can work with (and do) to encourage companies to expand networks, install towers, etc. the market will doubtless take care of itself through fibre and starlink.

5. How should the Township/Town evaluate its Short-Term Rental Licensing program?

Nancy Tapley: It's not even been a year, so I suspect it would not be fair to state how it needs to be evaluated yet. We still have to get all the STR properties licensed. The problems continue to be with overcrowding, noise, parking, loss of community. Our program is designed to catch a lot of the first three. Loss of community is harder because you cannot regulate that...

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6. The Lake of Bays Association has identified several Election Priorities. What can the Association do to help council address any one or more of these priorities.

Nancy Tapley: I believe LOBA has worked well with Council on many actions. Regarding climate change, having more education out there regarding leaving lights on, ice aways running ceaselessly in winter, designs that have a huge amount of glass, designs that harden surfaces... Contractors/developers are building what sells, which often means less environmentally sustainable than would be ideal. If people could be persuaded to turn off or at least dim greatly outdoor lights, use timers, stop spraying insecticides, leave property more natural (less lawn), and stop cutting/trimming the lakeshore right to the water it would go a long way toward helping with climate change, watershed, healthy water quality and shoreline protection. Council has many policies but it all too often a case of better ask forgiveness than permission, and we may not be told about items like tree cutting in the shore area until after the trees are cut for instance. A lot of new buyers are blissfully unaware of the policies. Talk to your new neighbours for us. By-law enforcement comes down to one employee at present. He is bluntly overworked, We may need more personnel in this dept. Our new CPP which would address some issues in this area is currently (still) in appeal. We are trying hard to attract affordable housing, but it is hard when it seems most people want to live on the waterfront and prices are silly right now. Also, frequently this type of housing requires services such as sewer and water, which limits availability. There seem to be a lot of jobs out there in everything from restaurants to building trades, but it is hard to find anyone to fill them – a problem we currently share with the rest of the province.

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7. When faced with planning applications, how will you work to achieve balance between the need to improve or replace exiting structures and protecting the environment and character of the lake?

Nancy Tapley: I'm a little upset at the number of variances coming forward for these lots. Having worked to develop our Official Plans. The newest plan is held up by Appeal... and taking far too long to get through that process. We put policies in place, sort of like mousetraps, but we keep getting smarter mice. Again, we often don't learn about these until after the fact... the deck is built, the addition is on, the trees are cut, the breakwater is installed... which infuriates me.

8. Do you support stronger enforcement tools and more assertive policies to deal with people who do not comply with by-laws, particularly the Development Permit System by-laws?

Nancy Tapley: Yes.

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Contact and other information.

Nancy Tapley: Served on Council for 24 years. Ward Councillor; Deputy Mayor, Liason for many committees (Library, Fire, Conservation Lands, Hospital Recruitment, Heritage, Chamber of Commerce, etc.

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705-635-1569 Leave a clear message, with a clear phone number so I can return your call.

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