



**2022 Municipal Elections, Candidates Questionnaire  
Township of Lake of Bays, Mayoral Candidates  
Terry Glover, Linda Thompson**

**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 (7 and 8) 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?

### **District Councillor Candidates Only**

In June 2021, LOBA sent a letter to the District of Muskoka and Meridian Planning Consultants regarding the Muskoka Resort Policy Review. The letter contained seven key comments: 1. The objectives of the Official Plan should no longer strongly support resort development, 2. The District's OP should clearly define resorts to be commercial, to the exclusion of any residential density beyond local residential standards, 3. Resorts that would be accompanied by a residential component should only be permitted in municipally serviced areas, 4. The District's OP must allow local area municipalities to further control resort development and re-development, 5. Down zoning of resort properties from commercial to residential should only be permitted if the resulting density is no greater than current residential standards in the immediate area, 6. Short-term rentals are increasingly accommodating vacationers wanting to live the "cottage experience, and 7. The Lake of Bays Association does not agree with relaxing the requirements or restriction on resort development.

9. What are your views on resort development and redevelopment in the Township of Lake of Bays/Town of Huntsville? Specifically, should commercial resorts be allowed to include a residential component such as condominiums or townhouses, should resort development be considered on properties not connected to municipal services, and under what circumstances do you support down-zoning from commercial to residential zoning?

10. Do you think the structure of District Council needs to change in the next term? If yes, how? If no, why?

Contact and other information.

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

**Terry Glover:** The township is working along with the District of Muskoka to combat climate change on issues that we can address. In the Township we have recently purchased a hybrid vehicle and we are working on a possible second vehicle in the next budget. I have recommended on the last major build and the new builds being proposed that solar be given consideration. We recently have approved a major change at our community center in Baysville and we will be switching to a geothermal ice making system. Upon this success we will be investigating its expansion to surrounding buildings where we can operate with cost savings and more efficiently and do it cleaner for the environment. This technology should also be considered for the buildings in Dwight in the future.

**Linda Thompson:** The actions we take must be doable and sustainable. The Township must work in conjunction with the Districts Climate Strategy – A New Leaf as well as with government agencies and community partners. By first completing an inventory of greenhouse gas emissions and energy consumption we will better understand our current footprint and be able to identify gaps and measure progress. Action plans must be developed and integrated into budgets and asset management plans, including building maintenance and vehicle replacement. The Township should work with partners to have electric vehicle (EV) charging stations installed to service residents and the travelling public. Education forums should be developed for staff and the public on topics such as understanding phantom power, how driving techniques can reduce fuel consumption, and retrofitting buildings. This would include providing resources to the public on how to access retrofit information and funding to reduce high monthly energy bills. These strategies don't require us to reinvent the wheel – many resources already exist which we can build on. The Association of Municipalities of Ontario (AMO) is one such organization that provides resources and examples to assist with actionable plans. By utilizing partnerships, available resources, and the local economy we will be able to develop a made in Lake of Bays plan that we can incorporate into our daily business practices.

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**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?**

**Terry Glover:** The Muskoka Watershed Council is a respected steward of our watershed throughout Muskoka. I am a member of the Mayor's Watershed Advisory Committee that meet regularly with the M.N.R. on watershed matters. The flow of water affects all the municipalities in the district so we are all connected. We need to be very aware of other municipalities' water management decisions. It is important to always be respectful of the watershed and naturally the same approach should be integrated into local planning decisions. The new flood plain mapping system will help to deliver information that can assist in sustainable planning. It's important to be doing all we can to protect our properties and our environment.

**Linda Thompson:** As a former member of a Conservation Authority, I recognize the significant benefit of an integrated approach to evidence-based watershed management as well as the need for the Township to include a broader perspective into local planning decisions. The Lake of Bays economy and community are dependent on the quality of the environment. The Integrated Watershed Management Plan (IWMP) will provide consistent watershed information, therefore improving the availability of information to make planning decisions within the Township and potentially reducing the need for land owners to produce some studies. Implementation policies will be the key to the success of the IWMP. While the Township has authority over planning decisions under the Planning Act and through its Official Plan, it must comply with the District Official Plan. The District Municipal Planners Group along with the Muskoka Watershed Council will need to work together to develop practical implementation 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?**

**Terry Glover:** I was very proud of the last budget that we passed in the Township. I have spent a great deal of time discussing our process and plan to work with our new Treasurer and new C.A.O. on a completely different approach to budgets that presents a more transparent and engaging budget by Department. This will be a much longer process but it will enable both council and our residents to have a more clearly defined plan and provide a better picture of where the money goes.

**Linda Thompson:** While the majority of the Township budget is legislatively required to be allocated to mandatory services, it is important that discretionary spending is prioritized to community projects and priorities. The question is: are we providing appropriate resources for the projects and priorities determined by the community and approved by council? I don't believe we are. Roads receive significant funding, however it would appear that the operations being funded are not aligned with road needs studies and asset management plans. On the other hand, Libraries, Community Centres and Emergency Management are a community priority and require appropriate funding that reflects this. Having the resources to enforce by-laws is another area of concern. Environmental protection should also be identified as a priority within all departmental budgets. Working with Township staff, council, and members of the public, I would recommend a review of budgeting policies including fiscal management, strategies, and guidelines. This review would involve developing tools to be used during budget deliberations. The tools will ensure that resources are allocated based on agreed service levels along with community and legislative priorities. This type of clear, priority-based budgeting process is transparent and easily communicated for public input.

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**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?**

**Terry Glover:** The Covid-19 pandemic created arguably one of the most difficult and challenging periods in recent municipal history. During this major emergency we spent thousands of hours working on ways to keep our vulnerable population safe while dealing with Provincial and Federal legislation. We in Lake of Bays have the largest senior population in Muskoka. During this very difficult time we transitioned to Zoom Meetings and did everything to manage township business challenges without physical engagement. It did not surprise me that our permanent population increased dramatically. We had more seasonal residents spending longer periods of time in the township so of course our services were utilized more. I also received hundreds of calls with concerns about visitors to the township and their impact to our health care system along with crowded areas and the implications of those crowds. Waste and waste services saw tremendous increases along with new volume demands which has both tiers of government constantly looking for solutions. These issues have occurred all over North America as the pandemic pushed everyone to the rural areas. Demands on services like broadband and cell service went beyond current capacities and concerns flooded my office regarding this issue. Broadband is not controlled by the Township, but we have made it a priority and I as Chair of the District Subcommittee on Broadband continue to devote my time to this service with small projects being introduced regularly. I am happy to announce that I have recently held meetings with I.T. providers to work collaboratively on new technology that is currently being utilized in similar areas in Ontario and this project will see game changing improvements to cell and broadband service in Lake of Bays as early as 2023. By improving these services for residents, more people can access better WI Fi and cell service, it will allow more cottagers to operate their businesses from their cottage, students will have greater connectivity and seniors will be connected and stay in touch with loved ones. Another demand was housing affordability. This is an extremely complicated issue with many players involved. Our C.A.O. and I recently had a meeting with the previous Superintendent of Planning at the District around housing and have had several meetings with developers to search for solutions.

**Linda Thompson:** Increased use of seasonal properties does affect municipal services. We experience more traffic on local roads, more visitors to libraries and waste transfer sites, and additional retail needs. Historically, the off-season would be a time for the Township to reallocate or reduce services in some areas and schedule work that may not be easily done during the peak season. The Township must be flexible in order to manage changing trends while providing appropriate service levels. It is important to note that seasonal properties are classified as residential, and are therefore taxed at the same residential tax rate as year round properties. Roads are also classified based on annual traffic volumes, and are required to meet these classification standards year round. The increase of people to the community during off-season provides extended economic benefits to local service providers and increased donations to community projects. Unfortunately, more internet users will slow down service on some providers, impacting residents using the internet to work, learn, or play. While we have seen improved internet services within the Township, there are still some areas that internet is not available. As a past member of the Eastern Ontario Regional Network during its development and launch, I look forward to working with partners to improve internet services within our region as we work towards the Provincial Building Broadband Faster Act.

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

**Terry Glover:** Our Short-Term Licensing Program will be completely operational in another year and a half. After that we will review the program including a report on the number of complaints received. I hope that by educating the public and Bylaw Enforcement and with assistance from the O.P.P., we can operate a program that has users more respectful of their neighbors and the environment. If we do not have strong compliance and we see a rise in the number of complaints increase, we will have to look at stricter enforcement measures to protect everyone's enjoyment of their residences and the environment.

**Linda Thompson:** The Short Term Rental (STR) Licensing program must be evaluated on all components in order to understand who is complying and who is not complying. What types of rentals are being registered, who is registering, who is not registering, and who is being denied. The majority of STR infractions are related to noncompliance with long standing by-laws, such as noise, parking, garbage, or fire ratings. These issues are not specific to STRs, and it is important that the by-laws be consistently applied and enforced throughout the Township. While the majority of STR owners are responsible, I do agree that there are cases where owners or rentals can be problematic. I've seen them, I have friends who deal with them as neighbours – it is a problem that needs to be managed. A detailed review of the infractions and estimated \$116,000 costs associated with the program is required. I am not opposed to licensing STRs. However, I am opposed to the components of the program that duplicate infractions already covered under other by-laws. I also oppose the estimated \$53,500 portion of the program not covered by licensing fees and paid through the general levy as I believe that these costs can be mitigated or redirected towards improved by-law enforcement. As a responsible STR owner, I will declare a conflict of interest on this matter at council. The Thompson family has offered STRs since 1929, and to my knowledge have never received a complaint. Our property was the second STR to receive a license under the STR Licensing program based on the fact that we were already meeting all requirements.

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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.**

**Terry Glover:** My relationship with associations and neighboring municipalities has greatly improved over this term of office. During the Pandemic emergency and around the time of the major wind event emergency that took out areas along south portage rd, I recall a meeting in a boathouse with the then president of L.O.B.A. Mary Ann Peden. We met and had a discussion around concerns that she had from residents. I recall her saying that I must be experiencing a very troubling and difficult time. I want to say for the record that I appreciate that meeting and working collaboratively as it helped me remain calm and deal with things as I felt supported by the Association. I have worked hard over the last four years to establish solid communications with neighboring municipalities and have led a more collaborative approach to problem solving in our township and this has improved in this term. I will work to continue to encourage a collaborative approach to issues as we proceed in the next term.

**Linda Thompson:** The advocacy work done by the Lake of Bays Association (LOBA) provides valuable tools and resources to council at both the Township and District level. I hope you will continue to provide your input and expertise into the future! Through collaboration with council, I will ask LOBA to assign a member to a Township task force to assist in developing a climate change action plan and implementation program. Additional community members and representation from businesses will also participate on this task force. In the same manner, I will also set up an ad-hoc committee to provide feedback on budget issues and concerns. This will provide an opportunity for a diverse group of community members to discuss issues and provide input without negating public process. Further to the implementation of District-wide integrated watershed management, I would like to see the implementation of a watershed stewardship program. Land owners play an important role in conserving our natural environment. By matching resources and expertise from groups such as LOBA, small projects can make a big difference to the sustainability and quality of our water.

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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 (7 and 8) relate to these concerns.

**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?**

**Terry Glover:** I view every planning application based on the knowledge presented by both parties in the process. Planning is not an easily understood science and requires a great deal of collaboration with all of council and the public. We are experiencing a period where residents apply to build larger on smaller properties. It is important that we encourage residents to be respectful of the environment and work with the rules and regulations of the Official Plan when looking to develop.

**Linda Thompson:** Council only looks at applications that do not meet the official plan and zoning requirements. This includes situations where the applicant is asking council for a variance or rezoning for redevelopment or a new build. Council has the legislative ability to provide minor variances based on the fact that flexibility is required to deal with different lots, topography, and situations. The interpretation of "minor" is key, I believe that it is important to only allow minor variances if they do not negatively affect the environment or our community. Outside of a specific grandfathered footprint, all current standards must be applied so that we do not perpetuate noncompliant development. My process for decision making is to seek out and review all relevant facts, analyze all details, and balance needs versus wants. When looking at the need to improve or replace existing structures, I will consider what the environmental impact will be to the lakeshore, wetland, or other natural features, what the social and cultural impact will be to the neighbouring community, and hear public comments. The questions we need to ask are: What impact will the variance have? What is the purpose of the variance? For example, consider a situation where an applicant is requesting to move a footing 30 cm outside of a set-back. The application indicates that this will reduce the need to blast rock, does not increase lot coverage beyond the standard, moves development away from the lake, and is not visible to neighbouring properties. This is a minor variance that could be granted without compromising the environment or 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?**

**Terry Glover:** I do support stronger fines when planning plans are not adhered to after consensus was reached by council. I recently asked staff to investigate implementing more costly penalties for development that does not follow through on agreed to measures to protect our shoreline and buffer our views. Now the Provincial Courts control the maximum level of fines that can be administered for such infractions.

**Linda Thompson:** I support a significant review of the Township by-laws as well as the resources required to enforce them. Simply adding new policies without understanding why people are not complying or enforcement is not happening may not solve the problem. By starting with a review we can better determine if a by-law is enforceable, and what resources are needed. This will be a big undertaking, but achievable by breaking the project down into manageable steps and prioritizing significant by-laws such as the Development Permit System. Enforcement of each by-law will be more effective when it is properly resourced.

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**9. What are your views on resort development and redevelopment in the Township of Lake of Bays/Town of Huntsville? Specifically, should commercial resorts be allowed to include a residential component such as condominiums or townhouses, should resort development be considered on properties not connected to municipal services, and under what circumstances do you support down-zoning from commercial to residential zoning?**

**Terry Glover:** There are changing demands for time share units and we may see an uptake on this as cottage ownership becomes more expensive. Our O.P. does support condominiums if they are for rent to the traveling public. In the Township most of our properties are not connected to District maintained water and sewer services however there is technology to safeguard the environment. Ultimately our resort owners need to operate, and we do not want to see them abandoned as we have seen in places like upstate New York. We do need to work together with all our operators so that we protect the environment, keep our waters safe, allow all residents the enjoyment of their experience and create a road map so that the resorts can be successful.

**Linda Thompson:** The policy on resort development and redevelopment in the Districts Official Plan has a significant impact on sustainability within Muskoka and specifically to the Township. The economic viability of resorts also greatly impacts the Township. Lake of Bays is home to 24% of the active resort land inventory in Muskoka, and 34% of the future designated lands. While a mixed use design may contribute to the ongoing economic viability of a resort, there must be clear guidelines that include a limited maximum percentage of residential units compared to guest rooms and/or rooms that generate occupant turnover. All large-scale development must require connection to municipal services. The viability of this will be challenged in the Township. Therefore policies must be in place to review all applications. Any variances to the policy must be based on the environmental impact and sustainability of the development. Down-zoning has a significant effect on communities. Impacts can be felt from a social and environmental perspective, as well as financially through tax generation. It is important that any rezoning utilize all current standards and policies in order to ensure any noncompliant development does not continue and that any issues are appropriately managed. This will mean significant conditions will be applied to any rezoning

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**10. Do you think the structure of District Council needs to change in the next term? If yes, how? If no, why?**

**Terry Glover:** I spent many hours working on this policy and fighting for equal representation for the Township as we debated governance for many hours. We in Lake of Bays represent a large assessment and should be treated fairly and have an equal say at the district. During our last debates we carried the debate further than it had been carried in the past, however we were again defeated by that unequal vote. I hope to address this matter again in the next term and work with area Mayors to show that we can find consensus. District council should decrease its numbers of councilors to create efficiencies and gain consensus on issues in a timelier fashion.

**Linda Thompson:** Yes, the structure of District Council does need to change in the next term. During the last restructuring review, I suggested that changes be made to District Council which in turn would alter the committee structure. My recommendation is that District Council be reduced from 23 to 7. These 7 would consist of the Mayor of each lower-tier Council and the District Chair. Mayors are elected to represent their communities, and by sitting at District Council they would be able to consider both the benefits and needs of the District as a whole as well as their respective communities. This also keeps a community voice in financial decisions, as 50% of our tax dollars are managed at the District level. This change would require significant input and expertise from the District Chair-CAO, and staff along with strong leadership from District Council. In my previous experience as an elected official I worked within an upper-tier structure that successfully reduced membership while maintaining representation for each lower-tier member. The procedural by-law would be updated to prohibit changes to the current service delivery model, financial structure, or cost apportionments associated with District operations except if allocated through a recorded/weighted vote. The recorded/weighted vote would be determined by the weighted assessment of each lower tier municipality. Weighted assessment is a true measure of a community and its needs, the use of population for weighting is impacted by Muskoka's significant seasonal population. This change would impact District Councillors at the Township level, requiring further review with considerable public consultation. The Township would keep its council of 7, or could review the impact of reducing the council to 5.

**Contact and other information.**

**Terry Glover:**

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**Linda Thompson:** While not a member of Lake of Bays Council I bring 14 years of experience as an Elected official, including 8 years as Mayor of the Municipality of Port Hope, with additional experience as Deputy Mayor, Councillor, and serving as Chair of Finance and Planning and Development. Two Terms as County Warden. Member of Eastern Ontario Wardens Association with 1 term as Vice-Chair. Member of Conservation Authority, Police Services Board, and Association of Municipalities of Ontario OPP Billing Steering Committee.

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