

The purpose of the Lake of Bays Association is to promote, sustain and enhance a clean and healthy natural environment, a well-served community and a safe and peaceful Lake of Bays.



**the  
ELECTION  
issue**

**The Township of  
Lake of Bays and the  
Town of Huntsville need  
elected representatives  
who will prioritize  
the following:**

- ✓ Action against climate change
- ✓ District-wide integrated watershed management
- ✓ Sustaining healthy water quality
- ✓ Shoreline environment protection
- ✓ Consistent application of the Official Plan and by-laws
- ✓ Effective by-law enforcement
- ✓ Minimal tree clearing and blasting
- ✓ Good municipal services with a responsible budget
- ✓ A year-round economy, high-speed internet, and affordable community housing


## Election Day October 24

**T**he Ontario Municipal Elections Day is just a few weeks away. Time to make sure you are on the **Voters List** by going to [voterlookup.ca](http://voterlookup.ca). You will need your property's 19-digit Roll Number found on your Property Tax Assessment Notice or municipal tax bill. You can also check on the Township of Lake of Bays [lakeofbays.on.ca](http://lakeofbays.on.ca) or Town of Huntsville [huntsville.ca](http://huntsville.ca) websites.

Voting for the 2022 Municipal Election will be by internet or telephone. This means, if you are a seasonal resident, you do not need to make a special trip to the cottage to vote. Internet and telephone voting will start on **Monday October 17 at 10:00 a.m.** and go through to **Monday October 24 at 8:00 p.m.** Prior to the voting period, you will receive a personalized **Voters Information Letter** by mail which will include your PIN and instructions for voting.

You and your spouse can both vote in each municipality in Ontario where you own or rent property. That means you and your spouse can both vote where you live permanently **and** vote in Muskoka. Renters and their spouses can also vote, provided you are tenants on election day, **October 24**.

To vote, you must be a Canadian citizen, 18+ years old, and registered to vote.

Not sure what ward you are in? Go to [map.muskoka.on.ca](http://map.muskoka.on.ca), click on Muskoka Votes and then click on Open the Map. By typing in your Lake of Bays address you will find out what ward you are in and who is running. 

**It's Time to Renew your LOBA Membership for 2023  
Don't wait—Renew TODAY!**

Go to [loba.ca](http://loba.ca) to renew/join and pay online or download a membership form to renew by mail. Questions about your membership? Please contact Sally Powell at 705-767-3395 or email her at [admin@loba.ca](mailto:admin@loba.ca)

Your support allows us to continue our work to promote, sustain and enhance a clean and healthy natural environment, a well-served community and a safe and peaceful Lake of Bays.



THE PRESIDENT'S REPORT  
**Cast your vote for  
 the Future of Muskoka**  
 Wendy Gibson

**T**his issue of Current Connection is devoted entirely to the upcoming Municipal Election. Find out who can vote, how to vote, when to vote and most importantly who is running to represent you on council in Lake of Bays, Huntsville and the District of Muskoka.

Why should you vote? The answer to this question will be different for each of us. For some seasonal residents, your family's ownership of your Lake of Bays property pre-dates and will likely outlast your ownership of any city home, so in many ways Lake of Bays is more permanent than your actual permanent address – your interest in Lake of Bays is long term. For others, your cottage is a real estate investment. And for others, Lake of Bays is, or has become your primary residence. Decisions made by our municipal government directly impact not only your property value but the intrinsic values that are unique to Muskoka and Lake of Bays. Your vote is your voice for protecting those values.

**The Lake of Bays Association does not endorse candidates. Our mandate is to inform our members about who is running and what each candidate's position is on issues that are important to our membership**

The Lake of Bays Association does not endorse candidates. Our mandate is to inform our members about who is running and what each candidate's position is on issues that are important to our membership —then YOU DECIDE who best represents your interests. Each candidate was sent a questionnaire that was prepared by LOBA's Election Team. Some of the responses are printed here—as many as space would allow. Responses to all the questions can be found at [loba.ca](http://loba.ca) under the [2022 Elections Tab](#). We have identified


what we are looking for in our elected officials (see page 1) and our questions are focused on those priorities. To learn more about each candidate I encourage you to also visit their individual websites.

In the Township of Lake of Bays, we have an unusual situation in that all seven of the sitting councillors are running for re-election and five of those seats are uncontested. There are two candidates running for Mayor and three candidates running for the District Franklin/Sinclair seat. Regardless, we asked the acclaimed candidates to complete the questionnaire so that our members can become more familiar with their councillors and learn about the issues that LOBA has identified as a priority for the next term of council.

For the 150 or so Lake of Bays properties that are within the Town of Huntsville boundary, we have invited the candidates for Mayor and Brunel ward to complete our questionnaire. There are four candidates running for Mayor and three vying for the Brunel ward seat. None of the candidates are incumbent, so it will be an exciting election in Huntsville.

Serving on local government is a vitally important role, and I would like to thank all candidates for stepping forward to stand for election and committing to make a positive contribution to our community.

I would also like to thank LOBA's Election Team—Fraser Govan, Paul Gleeson, Tim Hadwen, Susanne Gossage and Lili Davis-Burchat—for bringing the candidate and election information to our members.

The rest is up to you. I encourage you to find out all you can about who is running in your area and then cast your vote online or by phone. You will be voting for the future of Muskoka. 

**PLEASE NOTE:**

All responses are reprinted verbatim which may include spelling and grammatical errors.



## Here's who's running

### TOWNSHIP OF LAKE OF BAYS

#### MAYOR

*Terry Glover, Linda Thompson*

#### DISTRICT COUNCILLOR FRANKLIN/SINCLAIR

*Charles Cooper, Martin Mann, Mike Peppard*

#### DISTRICT COUNCILLOR RIDOUT/MCLEAN

*Robert Lacroix- acclaimed*

#### WARD COUNCILLOR FRANKLIN

*Nancy Tapley- acclaimed*

#### WARD COUNCILLOR MCLEAN

*Jacqueline Godard-acclaimed*

#### WARD COUNCILLOR RIDOUT

*George Anderson-acclaimed*

#### WARD COUNCILLOR SINCLAIR

*Rick Brooks-acclaimed*

### TOWN OF HUNTSVILLE

#### MAYOR

*Nancy Alcock, Steve Hernen,  
Reuben Pyette-Bouillon, Tim Withey*

#### WARD COUNCILLOR BRUNEL

*David Caplan, Monty Clouthier, Ken Inglis*

*\* There are other Huntsville Ward and District Councillors not included in this newsletter*

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**Candidates Questionnaire:  
Township of Lake of Bays  
Mayoral Candidates**

**Terry Glover & Linda Thompson**



**Q:**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.

**Q:**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.

**Q:**What area(s) of the Township/Town budget do you think receives too much or 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.

**Q:**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.

**Q:**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 licencing 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.

**Q:**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.



*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.*

**Q:** 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?

**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.

**Q:** 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 planting 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.

### Candidates Questionnaire Township of Lake of Bays, Franklin Sinclair District Councillor Candidates Charles Cooper, Martin Mann, Mike Peppard

**Q:** 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.

**Charles Cooper:** The Lake of Bays Association can best serve its members and other ratepayers by championing for a single tier local government. The savings identified in the Rice Report, which was commissioned by the District of Muskoka, showed \$4.6 Million dollars of annual savings to local ratepayers, extrapolated out since the report was authored would have been over \$100 Million of savings to ratepayers. A single tiered government will simplify planning, permitting and delivery of services. There are 72 elected positions this election within the District of Muskoka, The City of Toronto operates with 24, does this appear reasonable? My premise is less elected positions

will raise the caliber of the candidates running. Which will result in better governance, improved stewardship and more accountability from your elected leaders. For the Rice Report please visit [www.charlescooperlob.com](http://www.charlescooperlob.com)

**Martin Mann:** Affordable Housing, Infrastructure, High Speed Internet, Local Health-care, and action against climate change will take many years of planning and research for the best possible solution.

**Mike Peppard:** Climate Change—the association can be a great help in soliciting input on a community-based climate change strategy. This is different that the Corporate Climate Change plan being developed by the Township. But the two are meant to work together. District-wide integrated watershed management – LOBA can work through it's representatives and the Township to ensure that recommendations coming from the Muskoka Watershed Council led Community Round Table on IWM are given a great deal of consideration. LOBA can also provide additional representation on the Community Round Table (which intends to go on long after the current Provincial project finishes in 2023). Sustaining healthy water quality—LOBA members are already doing a lot in terms of advocacy, volunteer monitoring, and education to sustain healthy water quality but a once a year deputation to Lake of Bays council on issues of concern would be very helpful. Shoreline environmental protection—advocate for approval of minor variances in shoreline development, and redevelopment to be minor i.e. small allowable percent increase only. Effective by-law enforcement—educate the public clearly on what is allowed and what isn't. The public is the new Community Planning Permit System will be helpful in this case but, as always we appreciate the fact that LOBA has volunteers who review permit applications and comment when needed. Good municipal services with a responsible budget—ask about our new efforts to fund our own projects long down the road, and keep in mind that in order to maintain the current level of service in our community we are under the same inflationary pressures, and staff shortages as everyone else. A good year-round economy, high-speed internet, and affordable community housing – support your local businesses at every opportunity; support Township efforts to bring high-speed to more of our community by contacting your MP and MPP; promote the Districts effort to get more people to invest in in-home suites for rental by requesting and sharing District information on attainable, affordable housing.



**Q:** 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?

**Charles Cooper:** Replacement of any existing structure (privately or publically owned) is always beneficial to the environment eventually (long term reduction in annual emissions will exceed those utilized in the initial construction). Newer structures are better designed, better insulated and longer lasting. These all reduce green house gas emissions. The Township can encourage the use of green roofs, pourous surfaces and vehicle charging ports. Replacement of roads, bridges etc should take into account the higher storm loads and include means to handle larger volumes of water over shorter periods of time. Reducing flooding and impacts to the local watershed.

**Martin Mann:** I will voice my opinion on any applications good or bad and whats best for the township and its residents.

**Mike Peppard:** I have and will continue to advocate for all minor variances to remain minor. From time to time applicants ask council to approve variances that I consider to be far an above minor. I have spoken out about this at council and to applicants and their agents alike on many occasions. I think council needs to get very firm on these applications. The right to rebuild on an existing footprint regardless of its proximity to the lake I support. What I do not support is significant increases in these rebuilds. Lots that are too small to accommodate large rebuilds should be kept VERY close to the allowable. Ie. Minimal increase in lot coverage, shoreline activity area, and amount of shoreline cleared. I am very thankful that the policies at Lake of Bays allow us to demand revegetation of shorelines in lieu of minor variances but I think we need to be careful how far we take that. In other words, while additional shoreline vegetation is very beneficial it cannot always mitigate larger builds.

**Q:** 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?

**Charles Cooper:** The Development Permit System (DPS) purpose is to set community standards. Allowing for variances to this system for special situations should be expected but not the rule. Continuous variances to the DPS, negates the purpose of a DPS. Either current council has no plans to adhere to the standards stated in the DPS or the DPS does not correctly reflect the expected standards of the community. Why did the Township of Lake of Bays implement a system that is different then

the rest of Muskoka? Ratepayers deserve a single tier of local government with a common set of planning, permitting and bylaws with the rest of Muskoka. This may include a District wide DPS or a lot by lot zoning approach, but we need one system. This will simplify planning matters, construction activities, and will ultimately encourage more affordable building sites by standardizing the size of backlots (to smaller parcels)

**Martin Mann:** That has been a major problem for years We have to enforce policies with people that do not comply with by-laws.

**Mike Peppard:** Absolutely! Once a piece of shoreline wetland is damaged for example the fix and the fine can't always make up for it. The challenge is enforcement. In my term of council we had the pleasure of hiring our first ever fulltime by-law enforcement officer. This has helped a great deal but we may need to do more. I would like to see extra inspections to ensure that shoreline replanting has been completed but this is extra staff time which may mean extra staff which will mean extra cost to the taxpayer.

### Candidates Questionnaire Township of Lake of Bays, ACCLAIMED Candidates

Ridout-McLean District Councillor,

**Robert Lacroix**

Franklin Ward Councillor,

**Nancy Tapley**

McLean Ward Councillor

**Jacqueline Godard**

Ridout Ward Councillor

**George Anderson**

Sinclair Ward Councillor

**Rick Brooks**

**Q:** 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.

**Robert Lacroix:** No comment.

**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.

**Jacqueline Godard:** For a start—continue to work together with open dialogue. The Official Plan is up for revision so I would encourage LOBA's involvement. I have raised a concern about changing vistas due to blasting and this will be brought forward by me. High speed internet is coming, but requires patience. You can advocate for this, but we are all doing this in one form or another. I've been in touch with Bell re my own residential area's needs and it's coming I've been told. Affordable housing is a District issue, but we are all concerned. Baysville would be the best area to support this given our water and sewage facilities, but transportation to jobs that are in the larger towns would be a problem since we don't offer a daily bus service.

**George Anderson:** Ongoing open dialogue is always appreciated. The following will outline some topics where LOBA and all associations can assist Council and the Township: continue to encourage adherence to building by-laws, champion more environmentally conscious builds, promote property septic inspections, continue with environmental care awareness campaigns, recognize and support Council with the ongoing challenge of making difficult decisions while balancing service delivery with property taxation.

**Rick Brooks:** No response given

**Q:** 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?

**Robert Lacroix:** Every application is different but the one thing they all have in common is the environment. When it comes to waterfront applications trying to keep the shore activity area as close to the 25% as possible is a priority. Planting new vegetation where needed (open spaces) and when shoreline structures are removed creates a healthy shoreline. If possible moving structures away from the shoreline (new build) or completely out of the 20m shoreline zone is something that must always be considered.

**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 mouse-traps, 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.

**Jacqueline Godard:** When faced with planning applications I will continue to work with staff's recommendations while understanding that due to the hold up of our CPPS our hands are tied when it comes to some of these more challenging applications (non-compliant with 2nd story in footprint close to the shore). This new document has a lot of 'good stuff' and took a couple of years to create. I recall LOBA's involvement—having the opportunity to review and comment.

I too, have been observing the above-mentioned latest trend and have found realtors are using this tool when trying to sell an old cottage property. This doesn't help and particularly over the past few years. Planning consultants are becoming more daring and demanding due to pressure from their clients and asks are becoming more complex.

The Official Plan is up for revision in 2023 and I encourage involvement in this along with hoping a clear decision is made by LPAT on our CPPS that has been appealed by 2 parties.

**George Anderson:** Development and its impact is permanent. The current by-laws that form the basis for any structure improvement or replacement need to be upheld with site net improvement exceptions. Legal non-complying rebuilds should strive to maintain by-law size and height compliance, provide increased setbacks if possible, support vegetation buffers (I would support a 20-metre vegetation buffer change) and maintain by-law lot coverage. Site alteration and blasting must be kept to a minimum unless the proposed alteration benefits increased shoreline setback and vegetation buffer potential.

**Rick Brooks:** Our planning staff are obligated to work within the parameters available to them from provincial statutes, present their recommendations to Council and it's the role of Council to try to mitigate the difference from a common sense approach. The issue of addressing existing (and usually that means historic structures) is complex. There are those who are sensitive to the environment and wish to simply repair in place and that can be seen as fine. The issues we are more often faced with is the applicant who has no interest in the existing, however wishes to utilize that setback and some resemblance of that footprint to create a new structure. Those are the challenging applications and each taken with their own merit. It does bode the question, is it not time to revisit the Official Plan and make it more difficult for consultants to massage larger structures into non-complying situations

**Q:** 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?

**Robert Lacroix:** I believe there needs to be a penalty system put in place for contractors who know better and build without permits and who completely ignore the development Permit System. Fines don't work for these individuals but if there somehow could be a list kept restricting these individuals from receiving building permits not only in Lake of Bays but all of Muskoka I believe most of these builds would disappear. If residents came in to get their own permits to try and circumvent this list the permit should have a line asking which company or individual builder the home owner intends to use. Contractors who do the right thing and follow all the rules are being penalized by waiting for their permits (could be months) while the contractors who don't follow the rules (builds and moves on to another job) builds, pays a fine and in the end makes more money.

**Nancy Tapley:** Yes

**Jacqueline Godard:** Yes, I do support harsher penalties and more assertive policies to deal with property owners who do not comply with our by-laws. Removal of structure/s or paying a fine is already set in place, it's just finding them or relying on reporting through our 'Report It' portal. Also, when landscapes are severely altered (vistas) and our shorelines are destroyed by having too many trees, shrubs and plants removed—I'm supportive of huge fines based on damage done. I'd like to see contractors more educated on the protection of large trees, drip lines and root systems along with architects designing builds to blend in and compliment the property not take over it.

**George Anderson:** Strong enforcement policy and tools are essential to ensure by-law compliance. Should we further explore the concept of securities for site plan control? The AMPS by-law is a great addition to by-law enforcement. As mentioned earlier, future budget discussions should consider how the Township will further support by-law personnel and enforcement.

**Rick Brooks:** YES, policies without meaningful enforcement is simply an invitation to abuse the system. Having said that to ensure the Township has those 'tools' to do the enforcement, it may need to revisit the issue of staffing levels.

### Candidates Questionnaire Town of Huntsville, Mayoral Candidates Nancy Alcock, Steve Hernen, Reuben Pyette-Bouillon, Tim Withey

**Q:** 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 Alcock:** I have looked at all of your priorities and believe they fit very well with the issues I will be raising in my campaign. I have identified climate change resiliency, the lack of attainable housing, the need for balanced development in our communities and ensuring our community remains economically vibrant and healthy. Ensuring high-speed internet is available to all is a critical piece of infrastructure that has been and will continue to be necessary for ensuring continued equity and vibrancy in our community. Ensuring all services, specifically health-care (eg. continue to advocate and work with senior levels of government on the redevelopment of the hospital in Huntsville) is paramount. The Town of Huntsville is in the process of completing and in the near future implementing a new Community Planning Permit system that will adopt the policies from our 2019 Official Plan. This will allow ensure all future development is balanced and will be done in a way that allows for creative and more flexible thinking with new development in our community. LOBA can play a role by staying involved in community consultations around climate change initiatives, ongoing review of significant developments and the implementation of the new Watershed Management Plan when it has been completed.

**Steve Hernen:** The first four stated Lake of Bays Association priorities; Action against climate change, District-wide integration watershed management, sustaining environment protection and shoreline environment protection, are akin to what I have been hearing from other Lake Associations and residents throughout the community. This is about pro-



tecting the natural environment, which is the reason many of us were drawn to the area in the first place. So, when I am asked what I (we) can do to help achieve these goals I simply state that education and meaningful communication is the best place to start. For example, by simply talking to your neighbours or local road association about your thoughts on steps neighbours and the local community can take to lessen their impact on the environment and the effects these have on the local area will go along way in resolving the issues before they become battle grounds for neighbours. I truly believe that no ones wants to find themselves on the negative side of an issue but may be there because of their lack of knowledge of local rules, regulations and best practices. However, when education fails and in the interest of protecting the natural environment, the Municipality must be prepared to take action by any means available to it. This includes By-law and Site plan enforcement, zoning enforcement or defending planning decisions when appealed to the Ontario Land Tribunal (formally know as Local Planning Appeal Tribunal (LPAT).

**Reuben Pyette-Bouillon:** Open Government must be a priority. Coordination of services must bring together both counsel and staff to create a fluid system of delivery and consultation.

**Tim Withey:** I believe the Lake of Bays Association plays an important role in assisting municipal governments in identifying and providing action for issues affecting all of us. You are the stewards of the local environment and are instrumental in acting as partners with local governments to make sure we don't lose sight of the importance of these matters. Your voice matters.

### Candidates Questionnaire Town of Huntsville Brunel Ward Candidates

**David Caplan, Monty Clouthier, Ken Inglis**

**Q:** 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.

**David Caplan:** The Association should continue to advocate on behalf of their membership by communicating and presenting ideas, concerns, and priorities to council and media. From my limited exposure with the Lake of Bays Association, it appears to be a strength and I commend the association for reaching out to me.

Having a council that already has similar priorities as the Lake of Bays Association will make presenting ideas and finding support much easier. I imagine most candidates would agree that improved internet services are very important in this digital age and thus should



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support initiatives that help. The key will be finding solutions that are affordable and working with private industry will be crucial.

Besides lobbying all levels of government, the Association can continue to encourage their membership to take action on their priorities, such as climate change. Excellent articles on issues such as algal blooms help to educate your membership and with examples from other lake associations to help illustrate the impact we can all take. The Association is an excellent NGO and has provided some quality newsletters, information and are excellent stewards for their membership!

**Monty Clouthier:** I feel that communication between all parties involved within the area and with positive input to council we can achieve all of these priorities you've listed to preserve this beautiful area we live in.

**Ken Inglis:** The Association can continue to work with councils as they have been doing, as they are the people who live on the waterways.

## Hey don't forget!

LAKE OF BAYS ASSOCIATION ANNUAL

# photo contest

Open to all Lake of Bays Association members and families for submission in the following categories.

**LIFE at the LAKE:**  
people, pets and dwellings

**NATURE:**  
wild plants and animals

**LANDSCAPE:**  
land, water, and sky

Photos must be previously unpublished and taken in the current year—limit of 5 per category. They must be in high-resolution, digital format. Send to [executivecoord@loba.ca](mailto:executivecoord@loba.ca), subject line Lake of Bays Association photo contest. Deadline

**DECEMBER 30, 2022.**

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