

July 5, 2023

Township of Muskoka Lakes  
1 Bailey Street  
Port Carling, Ontario  
P0B 1J0

Attention: Mayor and Councillors

Dear Sirs/Madams:

**Re: Meda Island Application**

This matter came before Planning Committee for consideration on June 15, 2023. The Muskoka Lakes Association was permitted to delegate for two minutes on this matter and we used this short time to comment on the improvement in the proposed marina lease. We were pleased to see that the one page “marina lease” (which we considered to be unenforceable, since it did not specify any rent, among other things) was replaced with a 13 page marina lease, which we believe will be enforceable. We also noted a requirement for a total of 12 parking spots and six boat slips for the six lots and that there should be a requirement in the site plan agreement that the owners of each of the six lots would be required to demonstrate that mainland parking and docking was available **at all times**.

However, after listening to the presentation of Chris Morgan, on behalf of the Friends of North Bay, we are very concerned that there is not adequate mainland parking and docking available at Mortimer’s Point Marina and/or Mortimer’s Point Landing. During the meeting, there was a reference to additional boat slips that may already have been approved and which would be constructed, which would require additional mainland parking at the marina. An earlier severance application on June 15 (Tames and Stevenson B/53/62/22ML, ZBA-55/22, By-law 2022-190) noted that Mortimer’s Point Marina would also be used for mainland parking and docking. There may be other applications known to planning staff of which we are unaware.

In addition, there does not appear to be sufficient lands available at the marina to create the proposed additional parking spaces. Creating additional parking next to the large fuel tank (including having to blast into a steep slope) does not appear to be a feasible option since the land has a rocky slope on one side and the proposed parking spaces seem too close to the fuel tank to be accessible (or to permit the fuel truck access). The proposal to add parking spaces in front of the maintenance/shop doorway also does not appear to be a feasible option. We understand that the marina and landing are frequently congested with vehicles and boats/trailers of patrons and boats/trailers and other equipment from marina operations.

We are very concerned that this is a situation of renting out more spaces than are feasibly available. We believe it is readily apparent that there is simply insufficient parking available. Even if the lease is enforceable as a contract, this will not overcome the shortfall in actual space available. Renting parking spaces and boat slips to the new applicants may result in existing island cottagers losing their mainland access, in the absence of creation of additional parking spaces and boat slips. The events of last summer at Walker's Point Marina and Beaumaris show all too well what will happen if there is not sufficient access to parking. Cars will spill out onto adjacent streets. We also note the entrance road to Mortimer's Point Marina is very narrow.

We recommend that a parking study be undertaken to confirm that there is sufficient parking and boat slips available or which could be created. We would not want to see a repeat of the situation at Walker's Point Marina, where building permits were issued to construct additional buildings on the parking lot, resulting in island cottagers having nowhere to park their cars at that marina and parking on the Township road.

Yours very truly,



Ken Pearce  
Vice-President and Director  
Muskoka Lakes Association

cc. David Pink, Director of Development Services and Environmental Sustainability, Township of Muskoka Lakes

Bryce Sharpe, Manager of Planning, Township of Muskoka Lakes

Sam Soja, Planner II, Township of Muskoka Lakes

Susan Eplett, President, Muskoka Lakes Association