



May 5, 2023

*Submitted via email: PlanningConsultation@ontario.ca*

**Re: Muskoka Lakes Association’s Comments on “Site Plan for Residential Developments of 10 or Fewer Units – Two Proposed new Minister’s Regulations under the Planning Act and the City of Toronto Act, 2006)” (ERO #019-6822)**

Dear Premier Ford and Minister Clark

On behalf of the Muskoka Lakes Association (MLA) and its over 2000 member families who are lakefront property owners and users in the District of Muskoka, we offer the following comments on the ERO Posting #019-6822.

In our February 27, 2023 submission on Bill 23, the MLA advocated for the retention of site plan control for the important role it plays in protecting the forest, shorelines and water quality on which Muskoka depends for its tourist appeal and economic viability. We are pleased that our continued efforts have now been heard.

We have provided comments on ERO posting #019-6821 in support of the proposed change to the planning act Section 41 (1.2) which amends the *Planning Act* to reinstate that less than 10 lots do in fact constitute “development”.... Our local municipalities rely on site plan control to manage the installation of building, infrastructure and amenities and have no other immediately available tools to ensure a similar level of protection of the environment. None of the housing concerns expressed by the province are going to be solved along the shorelines of the lakes in Muskoka.

The second modification limits the use of site plan control to parcels of land including *land in a prescribed area*. This consultation outlines what the prescribed areas will be as defined in regulation. ERO#019-6822 outlines the intent to develop regulations to prescribe any part of a parcel of land that is located within 120 metres of a shoreline or 300 m of a rail line for site plan control.

The regulations could be strengthened by expanding the scope of where site plan control may be applied to be consistent with how they are considered in other acts or regulations, such as the Conservation Authorities Act, and their Section 28 regulations - **rivers, stream valleys, wetlands, shorelines and hazardous lands (associated with flooding, erosion, dynamic beaches or unstable soil or bedrock)**.

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We suggest that the regulation be worded:

**Any part of which is located within 120 m of a shoreline, river, stream valley, wetland or hazardous lands associated with flooding, erosion, dynamic beaches or unstable soil or bedrock.**

Features such as floodplains or steep slopes associated with shorelines may extend much further inland than 120 m of the shoreline. Site plan control in areas where there is no conservation authority, as is the case in Muskoka, allows for control of impacts to those features as well, which falls to the local municipalities to ensure are protected.

The **regulations must be issued concurrent with passing of Bill 97** to ensure that the municipalities can return to managing our shorelines as quickly as possible.

We also ask that the **changes to the Act and this regulation be retroactively applied** so that the floodgates of those wishing to avoid site plan control are not opened. Once cleared and built the changes to the landscape are permanent.

Sincerely



Susan Eplett  
President,

c.c.

Graydon Smith, MPP Parry Sound-Muskoka  
Neil Lumsden, Minister of Tourism Culture and Sport  
Scott Aitchison, MP Parry Sound - Muskoka  
Kate Manson-Smith, Deputy Minister, Ministry of Municipal Affairs and Housing  
Sean Fraser, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing  
Jeff Lehman, District of Muskoka Chair  
Peter Kelley, Mayor, Muskoka Lakes  
Heidi Lorenz, Mayor, Gravenhurst  
Rick Maloney, Mayor, Bracebridge  
Ann MacDiarmid, Mayor, Seguin  
Terry Glover, Mayor, Lake of Bays  
Nancy Alcock, Mayor, Huntsville  
Peter Koetsier, Mayor, Georgian Bay