

MLA Launches Fund Raising Campaign To Combat Resort Overdevelopment

November 7th, 2017

Muskoka - We Have a Problem. A Big Problem!

We are asking for your help today to fend off a drastic threat to the scenic waterfront communities of Muskoka.

A new District Official Plan will, if enacted, generate high-density redevelopment of resort properties throughout Muskoka.

Official Plans set the rules of land use and development for a municipality. This new plan would allow any of Muskoka's 80 plus waterfront resorts to be redeveloped into high-density residential enclaves - thanks to a developer-friendly redefinition of what constitutes a "Resort". The District of Muskoka's planners, in a misguided attempt to prop up the ailing resort industry, are proposing that 50% of all new units may be sold and operated as residential units, with minimal (and unenforceable) rental obligations. It is, simply said, residential densification under the guise of being a "Resort".

If passed, this new District Plan will change the character of Muskoka and our beautiful shorelines forever.

The MLA Board is unanimously opposed to the District's proposals, and has agreed to mount a strong and collaborative opposition effort. Several other cottage associations will be working with us. The Board believes **this is truly a defining moment for Muskoka**. It could be an expensive undertaking. But if we don't act now, in 10 years our children will ask us why we didn't.

The enclosed fact sheet briefly describes four projects that demonstrate the overdevelopment that this new District proposal will bring to our shores.

We Need Your Help to Win This Battle!

- As an organization with limited resources, we would appreciate a donation of any amount toward the MLA's new SAVE MUSKOKA FUND.
- If you are not a member of the MLA, please join our organization. There is strength in numbers. Becoming a Member is easy online. (www.mla.on.ca) Or call our office at 705 765-5723.

MLA Fund Raising Initiative

Fighting "city hall" and developers costs money. To win, we need to play their game, even if it means taking the municipal council to the Ontario Municipal Board where costs can be substantial.

The MLA Board has set a fund-raising target of \$500,000. Said another way, if 500 concerned families each contribute \$1000 we'll have a much better chance of preserving Muskoka values. All contributions are welcome and appreciated. To show our commitment, all 21 MLA Board members have committed to donate to the Fund.

What Will We Do With the Funds?

All funds raised will be deposited in a new MLA account to be spent solely on professional activities consistent with promoting environmentally friendly waterfront development. Examples include:

- **Legal Fees.** The MLA has already engaged a lawyer that specializes in municipal affairs, land use and planning issues.
- As our strategy evolves, we may need to commission studies (detailed water quality analysis, boat or vehicle traffic studies, etc.) to support our position. We may also need to secure presentations and testimony from expert witnesses.
- We need to conduct general lobbying efforts at both the District and the Town/Township level. And, if necessary, the OMB.
- We may make financial contributions to local cottage associations opposing neighbourhood development "hot spots" across the MLA's membership area (such as Touchstone and Legacy Cottages).

Why We Need Your Help

The MLA hopes to avoid a costly OMB appeal. But we will not compromise on preserving the Muskoka waterfront. In recent years, bad outcomes, such as the Village of Minett have resulted when ratepayer groups were financially unable to continue their campaigns against short-sighted policies. Please help us go the distance!

Two ways to donate:

By Cheque - please forward a cheque payable to "MLA" marked "Save Muskoka" to the following address. MLA, Box 298, 65 Joseph St. Port Carling, ON P0B 1J0

By Credit Card – please call the MLA at 705 765-5723 Monday to Friday during business hours.

We regret that donations to causes such as these are not tax deductible.

For best results, and for our own planning purposes, we request that you make your contribution by December 15th, 2017. If you have any questions, please call the MLA office or email me at ensorrj@gmail.com.

Why is the MLA leading this charge?

The MLA has unmatched talent and experience in dealing with planning and development issues in Muskoka. We also have reach, with over 2100 member families and strong relationships with other community groups and cottage associations.

Thank you for your support on this urgent matter. We will keep you informed as we continue this battle for the future of Muskoka.

Yours Sincerely,

Muskoka Lakes Association,



Robert Ensor

President

PS. Please share this letter with all your Muskoka friends. To be added to our email database please click on this link info@mla.on.ca or call 705 765-5723 during business hours.

PSS. What else can you do?

1. Attached is a contact list of Councilors for the District and the local municipalities. If you have not already emailed them to voice your displeasure with their plans, please do so.

2. Mark Your Calendars for this key meeting: November 23rd at 9 am, District Offices, Bracebridge!

Show your concern in person; it's much more powerful than a letter or an email. Public consultation on the proposed plan is on Thursday November 23rd in Bracebridge at the District of Muskoka Offices (70 Pine St.) at 9 am. We will need a strong and vocal contingent supporting our cause. It is the final public consultation meeting on the new Official Plan. For space-planning reasons, please RSVP with the District if you plan to attend, by emailing pedinfo@muskoka.on.ca. We hope to see you there!

Current “Hot Spot” Developments on the Big 3 Muskoka Lakes

Category One – Developments counting on anticipated District Official Plan changes

Legacy Cottages (Formerly Lakeside Lodge) www.legacycottages.ca

- Located just to the south of Cleveland’s House
- A Rosseau Group Development in partnership with Ken Fowler Enterprises (Developer of Red Leaves)
- Approximately 16 acres and 471’ of shoreline frontage
- 43 individual resort residences planned including back lot locations
- Reportedly all residences are pre-sold
- 11’ of shoreline frontage per residence
- If zoned Residential, lot would only support two residences
- Property has already been clear cut and lot servicing is underway
- An unknown but significant number of boat slips is being requested by developer

Touchstone (formerly Aston Villa Resort) www.touchstoneresort.com

- On Lake Muskoka Highway #118 west of Bracebridge
- Redevelopment commenced in 2005 and is still not complete
- Phase 1 (36 units) built and sold on a “fractional” ownership model
- The Developer long promised new waste water treatment plant is finally under construction after 12 years
- Phase 2 - 28 Penthouses, Villas and Suites currently being marketed and constructed on a “whole” ownership model

Villas of Muskoka (formerly Tamwood Lodge) www.villasofmuskoka.com

- Also on Lake Muskoka Highway #118 west of Bracebridge
- A 23 unit “Villa” development of single, duplex and quad units
- Phase 1 (15 units) completed on a whole ownership model
- Phase 2 calls for 8 more units also on a whole ownership model
- No Resort amenities
- Advertising suggests private docking and boat slips to be built

Category Two – A new village in Minett approved by OMB in 2008

Village of Minett (area surrounding Cleveland’s House) www.planscape.ca

- In Wallace Bay on approximately 1 mile of shoreline and 500 acres of land
- A Ken Fowler Enterprises development (original developer of Red Leaves Resort aka the Marriott with 232 units)
- Town water to be supplied and a public, scalable sewage treatment plant is to be built by developer
- Phase 1 calls for 1400 plus units (hotel rooms, villas, single family homes)
- Private Waterfront Residences planned with 66’ frontage under a special Village of Minett exemption
- Existing tennis courts and golf course to be eliminated
- Village of Minett Plan was approved by the township in 2007 under Mayor Susan Pryke’s leadership

POLITICAL CONTACT INFORMATION

MP Parry Sound/Muskoka – Tony Clement – tony.clement.c1a@parl.gc.ca

MPP Parry Sound/Muskoka – Norm Miller – norm.miller@pc.ola.org

District Chair – John Klinck – john.klinck@districtcouncil.ca

District Clerk – Debbie Crowder - debbie.crowder@muskoka.on.ca

District CAO - Michael Duben – michael.duben@muskoka.on.ca

District Planning Staff –

Samantha Hastings, Commissioner of Planning – samantha.hastings@muskoka.on.ca

Summer Valentine, Director of Planning - summer.valentine@muskoka.on.ca

Scot Weeres, Interim Commissioner of Planning – scot.weeres@muskoka.on.ca

District Planning & Economic Committee –

District Chair John Klinck - john.klinck@districtcouncil.ca

Chair Paul Wiancko /Georgian Bay – Paul.wiancko@districtcouncil.ca

Lori-Lynn Giaschi-Pacini /Bracebridge - Lori-lynn.giaschi-pacini@districtcouncil.ca

Allen Edwards/ Township of Muskoka Lakes – Allen.edwards@districtcouncil.ca

Paul Kelly /Gravenhurst – Paul.kelly@districtcouncil.ca

Nancy Alcock /Huntsville -Nancy.alcock@districtcouncil.ca

Bob Young /Lake of Bays - Bob.young@districtcouncil.ca

Township of Muskoka Lakes Councillors

Mayor Don Furniss – don.furniss@muskokalakes.ca

Phil Harding – phil.harding@muskokalakes.ca

Allen Edwards – allen.edwards@muskokalakes.ca

Ruth Nishikawa –ruth.nishikawa@muskokalakes.ca

Sandy Currie – sandy.currie@muskokalakes.ca

Donelda Hayes –donelda.hayes@muskokalakes.ca

Jean-Ann Baranik –jean-ann.baranik@muskokalakes.ca

Gault McTaggart – gault.mctaggart@muskokalakes.ca

Terry Ledger – terry.ledger@muskokalakes.ca

Linda Barrick-Spearn – linda.barrick-spearn@muskokalakes.ca

****Note – All Township of Muskoka Lakes councillor phone numbers and addresses can be found here:**

<http://www.muskokalakes.ca/node/33>

22 District Councillors

Lori-Lynn Giaschi-Pacini / Bracebridge-Lori-lynn.giaschi-pacini@districtcouncil.ca

Scott Aitchison/Huntsville - Scott.aitchison@districtcouncil.ca

Nancy Alcock/ Huntsville - Nancy.alcock@districtcouncil.ca

Shane Baker / Lake of Bays - Shane.baker@districtcouncil.ca

Larry Braid /Georgian Bay -Larry.braid@districtcouncil.ca

Sandy Cairns /Gravenhurst- Sandy.cairns@districtcouncil.ca

Steve Clement /Bracebridge - Steve.clement@districtcouncil.ca

Peter Cooper /Georgian Bay - Peter.cooper@districtcouncil.ca

Paisley Donaldson/ Gravenhurst - Paisley.donaldson@districtcouncil.ca

Allen Edwards /Township of Muskoka Lakes - Allen.edwards@districtcouncil.ca

Don Furniss /Township of Muskoka Lakes - Don.furniss@districtcouncil.ca

Phil Harding /Township of Muskoka Lakes - Phil.harding@districtcouncil.ca

Paul Kelly/ Gravenhurst - Paul.kelly@districtcouncil.ca

Robert Lacroix /Lake of Bays - Robert.lacroix@districtcouncil.ca

Ruth Nishikawa /Township of Muskoka Lakes - Ruth.nishikawa@districtcouncil.ca

Terry Pilgar / Gravenhurst - Terry.pilgar@districtcouncil.ca

Don Smith / Bracebridge - Don.smith@districtcouncil.ca

Graydon Smith/ Bracebridge - Graydon.smith@districtcouncil.ca

Karin Terziano/ Huntsville - Karin.terziano@districtcouncil.ca

Brian Thompson/ Huntsville - Brian.thompson@districtcouncil.ca

Paul Wiancko/ Georgian Bay - Paul.wiancko@districtcouncil.ca

Bob Young / Lake of Bays - Bob.young@districtcouncil.ca

****Note: All District councillor phone numbers and addresses can be found here: [https://](https://www.muskoka.on.ca/en/district-government/Councillor-Contact-Information.aspx)**

www.muskoka.on.ca/en/district-government/Councillor-Contact-Information.aspx