

November 21, 2019

Mayor Kelly and Members of Council
Town of Gravenhurst
3 - 5 Pineridge Gate
Gravenhurst, ON, P1P 1Z3

Dear Mayor Kelly and Members of Council,

Re: Application No. ZA21-2019 Lakeshore Landing Inc., 1072 Lakeshore Drive Road

Thank you for providing the Muskoka Lakes Association (MLA) with an opportunity to comment on the new zoning application by Lakeshore Landing Marina to expand its docks. The MLA represents more than 2,500 families in Muskoka, extending from Seguin Township in the north to Gravenhurst in the south, as well as Bracebridge and the Township of Muskoka Lakes. Our Association also represents residents on numerous small lakes within Muskoka.

Our mission is to preserve Muskoka for future generations.

The Muskoka Lakes Association wishes to express our opposition to the proposal that has been submitted to the Town of Gravenhurst.

The development proposal is to expand an existing commercial operation that is situated on a narrow waterway and within a residential shoreline neighbourhood. Policies have been put in place for narrow waterways and dock lengths to ensure that the docks limit their impact on the environment, boating safety and shoreline views. The application seeks exemption from the Town's bylaws, Special Provision 177, which limits the number of marina boat slips to 46 and limits the projection of the dock into the water to 35.0 metres.

The MLA is concerned that the Applicant seeks to reverse the restrictions it agreed to in 2013, just 6 years after their original approval. Given the density of docks and the small amount of frontage, expansion of the uses in this largely shoreline residential area would exacerbate a use that is largely incompatible with shoreline residential uses. There is no rationale provided for the need to expand and had this been the original intent, the use may not have had support given its location.

Local MLA members advise us that the applicant's site can moor up to 56 boats with the existing docks and shoreline slips, 10 more than is permitted in the current by-law. As they are now requesting what seems like a small number, in reality they would be allowing for a total of 66 boats using this facility - a 43% increase on their currently approved density. This needs to be acknowledged by council as input to your decision.

Boating safety and overdevelopment were number one issues raised by MLA members. Council needs to take these into consideration when considering expansions of this type.

Muskoka cannot be viewed as a place where the rules and prior decisions have no meaning. We urge Gravenhurst to give due consideration to the environment, shoreline residents and safety.

Thank you for the opportunity to provide these comments.

We ask to be notified about this application and any decisions and further meetings.

Sincerely,

A handwritten signature in cursive script that reads "Deborah Martin-Downs".

Deborah Martin-Downs
Chair of Government and Land Use Committee