

February 13, 2019

Mayor Harding and Members of Council  
Township of Muskoka Lakes  
Box 129  
Port Carling, Ontario  
POB1J0

sent via email [cmortimer@muskokalakes.ca](mailto:cmortimer@muskokalakes.ca)

Dear Mayor Harding and Members of Council:

Re: Proposed Amendment Zoning By-Law 2018-159 ZBA -53/18

The Muskoka Lakes Association (MLA) is providing comments on the proposed exemption to By-law 5.2.1 2014-14 to permit staff and contractors quarters at the Bala Bay Inn/Hostel as a permitted main use in the community commercial – resort commercial C1B zone.

The Muskoka Lakes Association was formed in 1894 and is Canada's oldest cottage association. We represent over 2500 member families to carry out the MLA's mission - to promote the responsible use, enjoyment and conservation of the unique Muskoka environment, a value we all share.

In principle the MLA does not have issues with allowing for staff housing. However, the proposal to amend the by-law does not provide answers to more of the fundamental issues around the provision of staff quarters in this location and in this way. The following comments summarize our concerns:

- The TML planning staff have not provided any indication as to why they think that this is an appropriate use for the site and in the form it is proposed (i.e. trailers).
- While the By-law requires that *“Habitable buildings and structures must be connected to municipal water and sewer services”*, there are no plans or explicit statements about how the trailers will be serviced so that we can be assured that there will be no impacts on the water quality of Bala Bay.
- There are no conditions or explicit statements in the by-law about the numbers of individuals who can be accommodated in the trailers on the site. What limits will be placed on the site with respect to maximum numbers? With recent reports of foreign workers being poorly treated in Ontario resorts, what role will the Township play in ensuring that workers will be treated fairly and appropriately?
- Staff housing for the resorts and contractors in Muskoka must be part of the plans for the resorts or developments, including contingency spaces.

- The by-law says that this by-law will have the effect of **defining** and permitting staff quarters as a permitted main use. There is no definition of the quarters such as expected numbers, servicing and duration of the trailer placement. This by-law amendment is long term yet the form of the housing is not.

Thank you for the opportunity to provide comments. The MLA requests notice of any additional meetings with respect to this item. Notice of the council's decision is also requested. Please forward to the undersigned at [martin\\_downs@sympatico.ca](mailto:martin_downs@sympatico.ca).

Yours truly,

Deborah Martin-Downs  
Chair, Government and Land Use Committee

c.c. Lawton Osler, President MLA