



June 12, 2022

Greetings to the Muldrew Community

On behalf of the Muldrew Lakes Cottagers' Association, I am pleased to share the proposed Lake Plan Update which revises the existing Lake Plan on file with the Town of Gravenhurst.

Whether you are an MLCA member or not, we need you to review and comment on the proposed changes as they will apply to everyone in the Muldrew community.

Since obtaining the mandate for this review at the last Annual General Meeting, the MLCA assembled the 6-person Lake Plan Committee which is working with EcoVue Consulting Services Inc., our subject matter expert, to craft a Lake Plan update that responds to community concerns from the 2020 Survey. This process has involved well over 250 hours of work, evenly divided between both the volunteers on the Lake Plan Committee and paid hours from EcoVue, to develop a proposal that takes a balanced, 50-year outlook approach to the concerns raised.

Key points to this Lake Plan update include

- A Building size cap to preserve the look of the lake that we all enjoy,
- Updated formulae for development of existing dwellings and for new-builds,
- New criteria for development lot creation
- Provide clear guidance to the Town on what the Muldrew community desires for the future of the lake.

We will be hosting a Lake Plan Open House at Memorial Pines the morning of on July 9th to discuss the proposed update and to receive input and guidance from all members of the Muldrew community.

Whether you attend the open house or not, please review the attached package and **provide your comments by July 15** to secretary@muldrewlakes.ca so that we may make any necessary adjustments prior to submitting to the Town of Gravenhurst.

Sincerely,

Ted Alley
President

OVERVIEW

The Lake Plan update is a response to the significant concern that is evident in the Muldrew Lakes community regarding shoreline development. Over the years, the MLCA, in addition to many residents and cottagers, have spent countless hours reviewing applications, submitting written comments and making delegations at Council meetings in response to Zoning By-Law Amendment and Minor Variance applications. The majority of the comments made by the community address concerns regarding cottages that are very large and out of character for the lake, or are very large and too close to the lake, creating both visual and environmental impacts to the shoreline environment.

The Zoning By-Law Amendment and Minor Variance application processes are required by law to be transparent and consider public comments. When an application is received, the Town seeks input from the community as part of their review. Though in some scenarios, zoning amendments and minor variances are justified by the policies and provisions set out in municipal planning documents, there have been many instances where the community has felt these applications are unjustified and do not comply with the applicable zoning by-laws, or that the Official Plan policies and Zoning By-laws do not reflect the vision and values of the lake community.

The Lake Plan update is an opportunity to get to the root of these development issues on the Muldrew Lakes. The Official Plan policies and Zoning By-Laws for the Town of Gravenhurst are generalized for all of the lakes in its jurisdiction (whether heavily developed, large and wide open, small and narrow, or remote and undeveloped), and are proving ineffective at preserving the unique character of the Muldrew Lakes. Creating lake-specific policies and by-laws which address the community's concerns regarding lake character and environmental protection are pro-active steps which will serve to better communicate the community's vision and values to development proponents, as well as to municipal staff and Council. This will serve to reduce the number of applications for amendments and variances which are submitted to the Town in the first place, and also greatly reduce the number of approvals for applications which do not conform to the vision and values of the lake community, as set out in the lake-specific policies and provisions.

Perhaps most importantly, a review and update of the Lake Plan provides an opportunity to better protect the beauty and ecological health of our lakes. There are many environmental issues facing the lakes in Muskoka, the four most important being: 1) Increased incidence and severity of flooding; 2) Increased erosion and siltation; 3) existing and emerging threats to water quality (e.g., hazardous algal blooms and calcium decline); and 4) existing and emerging threats to biodiversity and natural habitat¹. Shoreline development contributes to all four of these issues by removing and fragmenting natural habitats which are natural flood and erosion mitigators, home for a variety of native species (biodiversity), and also help to moderate the temperature of our lakes. Warmer waters contribute to many water quality problems including algal blooms. Nearby Kahshe Lake recently experienced a blue-green algae bloom. Algae blooms have been found to be positively correlated to decreases in property values, as water becomes unsafe for people and animals to drink, less safe to fish in, and a potential health threat for recreational activities such as water skiing and swimming. With the additional stresses on our natural environment from climate change, it is important that the residents and cottagers of the Muldrew Lakes take a proactive role in stewardship and lake management. The following two tables provide an overview of the proposed lake-specific Official Plan and Zoning By-law amendments.

Please email the MLCA Secretary at secretary@muldrewlakes.ca with any comments or questions. We value your feedback.

¹ Report of the Muskoka Watershed Advisory Group: Interim Advice and Recommendations to Address Priority Environmental Issues in the Muskoka River Watershed. Prepared for the Honourable Jeff Yurek, Minister of the Environment, Conservation and Parks. June 2020. <https://files.ontario.ca/mecp-muskoka-watershed-advisory-group-interim-report-en-2020-10-19.pdf>

Draft Policy Official Plan Amendments – Muldrew Lakes

Vision and Values of the Muldrew Lakes:

“The beauty of the natural surroundings, the view of the opposite shore not so far away, and the wildlife set our lake apart from many others, especially the larger lakes. To protect these features, we must keep in mind and respect both the delicate nature of our lake and its unique character. Lake-specific official plan policies, zoning by-laws and stewardship programs will help to preserve the character of our lakes so that the community may continue to enjoy clean water, a healthy environment, natural viewscapes predominated by trees and rocks, the night sky, peacefulness, water-based recreation, and community activities and events.

Working together and being mindful of others, we can all enjoy the Muldrew Lakes now and in the years to come”.

Issue	Current Muldrew Lakes Official Plan Policy (Section D17.3)	Proposed Additions/Revisions to Muldrew Lakes Official Plan Policy	Explanation
Application of these provisions to Muldrew Lakes	None	The policies of Section 17.3 apply to those lands within the <i>Waterfront Area</i> designation of the Muldrew Lakes or otherwise as described in Section D1 of this Plan.	<p>This policy describes where the Muldrew-specific policies apply.</p> <p>Section D1 of the Gravenhurst Official Plan defines the <i>Waterfront Area</i> designation as generally those lands extending 150 metres (492 ft) away from a waterbody.</p>
Lake character <ul style="list-style-type: none"> • Ecological Integrity • Natural Appearance 	D17.3.1 The special character of the Muldrew Lakes (North, South and Middle) as a series of long, relatively narrow channels are recognized. This contributes to a natural visual appearance when looking down the lakes, with a shoreline predominated by trees and natural vegetation and modest-sized cottages with very few boathouses. The unique qualities of the Muldrew Lakes, environmental health, and water quality of the lakes is to be maintained and enhanced, while allowing for modest development and	The special character of the Muldrew Lakes (North, South and Middle) as a series of long, relatively narrow channels is recognized. The confined nature of narrow waterbodies results in a perception of increased density on the shoreline and less space (per dwelling) on the lakes for recreational activities. This raises compatibility issues related to location of shoreline structures, visual impacts, noise, lighting, privacy, safety and navigation. With the development of larger seasonal dwellings and the transition to more permanently	<p>These policies describe the special character of the lakes and provide guidance to proponents, planners and counsel when planning for and considering development on the Muldrew Lakes.</p> <p>The revised policy provides much greater detail regarding character of the lakes as well as the reasons why the Muldrew Lakes need to be treated differently than other (particularly larger) lakes in the Town of Gravenhurst.</p>

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	<p>reasonable redevelopment, in keeping with the character of the lake.</p>	<p>inhabited homes on the Muldrew Lakes, the intensification of shoreline development has become a concern for the lake community. The narrow waterbodies of the Muldrew Lakes need to be treated differently from other lands within the Waterfront Area designation in the Town of Gravenhurst to protect the natural environment, attain land use compatibility and retain community character.</p> <p>The shorelines of the Muldrew Lakes are predominated by trees and natural vegetation. Historically, shoreline development has been characterized by modest-sized cottages and dwellings with very few boathouses or other shoreline structures. These characteristics contribute to a natural visual appearance when looking down the lakes. The unique environmental and cultural qualities of the Muldrew Lakes shall be maintained by preserving the natural environment as the dominant landscape feature. Disturbance to natural vegetation shall be minimized to the greatest extent possible to maintain and enhance environmental health, water quality and the visual character of the lakes. Only modest development and reasonable redevelopment, in keeping with the character of the lakes, and the policies of this Official</p>	

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		Plan, and the implementing Zoning By-law shall be permitted.	
Lot creation	<p>D17.3.2 The creation of a new lot on Muldrew Lake is subject to the following policies:</p> <ul style="list-style-type: none"> a) Backlot development shall not be permitted on the peninsulas between parts of the lake; b) The minimum lot frontage shall be 120.0 metres (394 ft); c) Where the lot is abutting a narrow waterway, the minimum lot frontage shall be 150.0 metres (492 ft); d) The creation of a new lot to divide existing residential dwellings may be permitted provided that each lot meets the requirements of Section D5 and D14. 	<p>The creation of a new lot on the Muldrew Lakes is subject to the following policies:</p> <ul style="list-style-type: none"> a) Backlot development shall not be permitted on the peninsulas between parts of the lake; b) The minimum lot frontage shall be 200.0 metres (656 ft); c) The creation of a new lot to divide existing residential dwellings may be permitted provided that each lot meets the requirements of Section D5 and D14. 	<p>a) is a pre-existing provision. A “backlot” is a lot that is situated behind a waterfront lot. This policy prohibits severing your property to create a developable lot with frontage on the road (as opposed to the waterfront).</p> <p>b) & c) This policy was revised to limit the creation of new lots on the lake by increasing the minimum required frontage to 200 m (656 ft).</p> <p>Our lake is already heavily developed and survey respondents have indicated that they feel the lake has reached its capacity in terms of shoreline development and in terms of recreation (boating traffic, safety, noise, etc.).</p> <p>With current frontage requirements as many as 50 new lots could be created. This policy will help to limit the creation of new lots to less than half of this number, restricting the growth of boating traffic and better preserving the visual character and environmental health of the lakes.</p> <p>d) is a pre-existing provision. This provision allows a severance where</p>

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			there are already two cottages built on a property. This effectively means that you would be able to create two lots from one, but only for the purposes of separating two existing buildings, each onto their own lot.
Crown Land	D17.3.3 Areas of Crown Land on the Muldrew Lakes, including the Eagle Lakes and the interior areas of the peninsula, are expected to remain under public control and unavailable for development, but open for public recreation purposes.	No revisions to content	This is a pre-existing policy that serves to emphasize the importance of conserving the Crown lands located on the Muldrew Lakes in their current natural state. This policy echoes the intention of both provincial and district level policy regarding the sale and development of Crown Lands.
Existing Commercial Properties	<p>D17.3.4 The two existing commercial properties on the Muldrew Lakes have been serving the public interest for many years and are expected to continue to do so in their present form. However, any application to expand the trailer park on North Muldrew Lake will require a Site Evaluation Report (as detailed in Section I6.30) and a careful consideration of the impact of the proposal on the natural environment, character, and existing lake population. An amendment to the Zoning By-law will also be required. Any redevelopment to another form of land use will require an Official Plan Amendment.</p> <p>The existing landing and car parking area on Middle Muldrew Lake will also require a Site</p>	Revision to change “trailer park” to “Inn on the Lake”.	These are pre-existing policies that require planning applications and detailed evaluation reports should any changes be proposed to the existing commercial uses on the lakes (e.g., the Inn on the Lake).

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	Evaluation Report (as outlined in Section I1.4.30) prior to any expansion or change in use because of its small size and close relation to adjacent residential development.		
Permitted Uses within the Waterfront Area Designation	D17.3.5 The permitted uses for lands within the Muldrew Lake designation shall be limited to single detached dwellings, mainland waterfront landings for water access and existing commercial uses.	Revision to change “Muldrew Lake designation” to “ <i>Waterfront Designation</i> on the Muldrew Lakes”.	<p>This is a pre-existing provision which sets out the permitted land uses on the Muldrew Lakes. The updated policy only revises “Muldrew Lake” designation to “Waterfront Area” designation, since a “Muldrew Lake” designation does not actually exist within the Official Plan and is therefore meaningless.</p> <p>This Muldrew-specific policy permits fewer land uses than the more general Gravenhurst-wide <i>Waterfront Areas</i> designation policy. This helps to maintain the character of our lake.</p>
Boathouses and Boatports	D17.3.6 Boathouses are subject to the following provisions: a) the property has a minimum lot frontage of 90.0 metres (295 ft) and is not located in a narrow waterway; b) the structure is one storey with no attic, dormers, or human habitation; c) the boathouse has a maximum width of 15% of the frontage of the lot of 10 metres (33 ft), whichever is the lesser; d) the maximum height of a boathouse shall be 3.9 metres (13 ft) as measured from	The implementing Zoning By-law shall limit boathouses and boatports to the following: a) The property has a minimum lot frontage of 90.0 metres (295 ft) and is not located in a narrow waterway; b) The structure is one storey with no attic, sanitary facilities, dormers, or human habitation; c) A maximum width of 15% of the frontage of the lot or 10 metres (33 ft), whichever is the lesser;	This is for the most part a pre-existing policy. The policy was revised to cover both boathouses AND boatports, as previously, the Official Plan policy referred to boathouses only, and the implementing Zoning By-law referred more generally to “shoreline storage buildings” as well as boathouses, which was causing some confusion in interpretation for community members and Town staff.

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	<p>the High Water Mark to the roof ridge and the structure has a sloped roof; and</p> <p>e) there is a minimum side-yard setback of 6.0 metres (20 ft).</p>	<p>d) The maximum height shall be 3.9 metres (13 ft) as measured from the high-water mark to the roof ridge and the structure has a sloped roof; and</p> <p>e) There is a minimum side-yard setback of 6.0 metres (20 ft).</p>	<p>We believe the proposed policy meets the intent of the lake community with respect to boathouses and boatports by helping to maintain visual character, a natural shoreline, as well as safety on the narrow channels of the lakes.</p>
Conservation	None	<p>Where a property owner proposes to convey lake front land for conservation purposes, shoreline lots with smaller frontages than those required in Section D17.3.6 may be recognized, where in exchange a significant area of land is preserved in perpetuity for conservation purposes and conveyed to a public authority or private foundation. A minimum lot frontage of 60.0 metres (197 ft) would be required for any residential lot considered in this instance as long as an equal minimum 60.0 metres (197 ft) is conveyed for conservation.</p>	<p>This new policy states that if a property owner proposes to transfer the title of a portion of their lands for conservation, the minimum lot frontage can be 60 m (197 ft), which is significantly less than what is otherwise required, as long as a minimum of 60 m (197 ft) is transferred to a conservation organization.</p>
Setbacks and shoreline buffer	None	<p>The minimum setback for all structural development shall be 30.0 metres (98 ft), measured horizontally from the high-water mark. This provision does not apply to docks or boathouses or other approved shoreline structures.</p>	<p>This is a new provision for the Muldrew-specific policies but is consistent with what is already required by the Gravenhurst Official Plan. The purpose of including it in the Muldrew-specific section is in case the Town or District's requirements change in the future. All new dwellings (i.e., Main house or cottage) must be located 30 meters (98 ft) from the high-water mark.</p>

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		<p>A lesser setback than 30.0 metres (98 ft) may be permitted in the following circumstances:</p> <ul style="list-style-type: none"> a) Sufficient lot depth is not available on an existing lot to meet the setback requirements; or b) Terrain or soil conditions exist which physically do not allow for development without significant or damaging site alteration (such as blasting or extensive removal of mature trees) which make other locations on an existing lot more suitable. <p>In both circumstances, a Site Evaluation Report shall be completed to demonstrate the most appropriate location for a building envelope which maximizes the setback from the lake while minimizing negative impact to the natural environment and visual impact for the lake community, and additionally, the remainder of the property generally remains in its natural state.</p>	<p>This policy provides specific criteria which must be met by applicants applying for a zoning amendment or minor variance. Although the current setback is 30 m (98 ft), the Town receives many applications for Zoning amendments and minor variances to approve lesser setbacks.</p> <p>Many survey respondents voiced concern regarding these approvals for lesser setbacks. The MLCA has observed the community fighting these applications over many years. This will provide more guidance to proponents and the Town to limit the number of approved amendments/variances. These policies have been added to reflect the values and support the long-term vision of the lake community in maintaining a healthy natural environment as well as the natural visual character of the lake.</p>
<p>Size limits for buildings</p>	<p>None</p>	<p>The Zoning By-law shall limit the principal dwelling size to:</p> <ul style="list-style-type: none"> a) 375 square metres (4,000 ft²) gross floor space; <p>and,</p>	<p>Currently, there are no limits on dwelling size other than a maximum height and maximum lot coverage (which is 13% within the first 60 metres from the shoreline). However, due to concerns about environmental impacts and</p>

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		<p>b) 7.5 metres (24.6 ft) in height, or the height of the surrounding tree canopy, whichever the lesser.</p> <p>To reduce environmental impact and preserve the unique character described in the Muldrew-specific policies of the Official Plan, the implementing Zoning By-law shall limit principal dwelling size based on proximity to the High Water Mark for all proposed development which cannot meet the required 30-metre (98 ft) setback and are permitted pursuant to the lake-specific policy of this Plan.</p>	<p>changing lake character, the majority of survey respondents stated that they would like to see a limit on the size new builds (as well as re-builds, add-ons, renovations etc.).</p> <p>This new policy limits the gross dwelling size (total floor space) to 375 square metres which is equivalent to approximately <u>4000 sq. ft.</u> Many lakes have a maximum dwelling size enforced through the Official Plan and Zoning By-law provisions. For example, Kahshe Lake has imposed a limit of 4000 sq ft while other lakes (e.g., the Township of Georgian Bay) have placed even smaller limits on shoreline dwellings.</p> <p>We have proposed a 4000 sq ft limit as a conservative number which reflects the majority of respondents who stated they would like to see a maximum dwelling size of less than 4000 square feet, in combination with the success of the precedent set by the Kahshe Lake community with a limit of 375 m² (4000 sq ft) gross dwelling size.</p> <p>A new policy regarding limiting the height of buildings to that of the surrounding tree canopy that was added</p>

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			<p>because many survey respondents emphasized the importance of development blending in with the natural surroundings and more specifically, that no dwelling should be allowed to exceed the height of the tree canopy.</p> <p>This is a new provision to provide limits on the size of buildings that cannot meet the 30-metre setback, similar to the limits proposed to limit the size of legally non-complying structures which are re-built or renovated within the 30-metre setback area.</p>
<p>Site Evaluation Report</p>	<p>None</p>	<p>A Site Evaluation Report (consistent with Section 16.28 and the Muldrew-specific design guidelines) is required for all proposed development on the Muldrew Lakes to ensure that all potential on-site and off-site impacts (including to the lake itself) are minimized to the greatest extent possible. The Site Evaluation Report must be prepared by a qualified professional(s) and the report must be prepared to the satisfaction of the Town.</p> <p>As part of any pre-consultation, the Town and/or District may waive the requirement for a Site Evaluation Report or recommend a scoped Site Evaluation Report where there is relatively low risk of negative impacts and</p>	<p>All proposed development will be required to provide a Site Evaluation Report to ensure oversight and mitigation of potential impacts to the lake environment.</p> <p>Site Evaluation Reports provide a practical way for the lake community to understand proposed development, to ensure any potential impacts are minimized through proper site design and mitigation strategies/best practices, as recommended by a qualified professional.</p> <p>An example of another municipality that requires Site Evaluation Reports for all</p>

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		<p>the development and/or site alteration is completed in accordance with applicable regulations and best management practices. Lower risk activities include such things as an addition to a single detached dwelling, constructing an accessory building, minor site alteration, or minor changes in existing land use.</p>	<p>shoreline development is the Township of Seguin.</p> <p>The preceding policy requires a Site Evaluation Report for “all development”. This policy provides an opportunity for Town staff to waive this requirement if the proposed development is minor in nature (e.g., adding on a deck, small addition, etc.)</p>
<p>Site Plan Control & Shoreline Design guidelines</p>	<p>None</p>	<p>All development on the Muldrew Lakes shall be subject to Site Plan Control and shall be consistent with the Muldrew-specific shoreline design guidelines.</p>	<p>The proposed shoreline design guidelines support the long-term vision of the lake community by encouraging sustainable shoreline development. The design guidelines will provide information and guidance on best practices with respect to development planning, water quality, greywater management, stormwater management, docking structures and boat ramps, healthy forests, and landscape planning.</p> <p>Site Plan Control is enforced by the Town of Gravenhurst. Site plan approval ensures that any proposed development is designed to be compatible with adjacent development and is otherwise in conformity with the goals and objectives of the Gravenhurst Official Plan as well as the Muldrew-specific</p>

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			<p>policies including the Shoreline Design Guidelines.</p> <p>Site Plan Control is a very common tool used by municipalities to ensure oversight and compliance for various types of development. Generally speaking, the Town of Gravenhurst applies Site Plan Control in circumstances where development is adjacent to waterbodies, but this policy will ensure it is a requirement.</p>
Rebuilds/renovations of non-complying structures	None	<p>Where an existing legal non-complying dwelling encroaches into the required setback (30 metres or 98 ft) from the High Water Mark, the dwelling may only be replaced, enlarged, repaired, or renovated provided that the replacement, enlargement, repair, or renovation:</p> <ul style="list-style-type: none"> a) does not further increase a situation of non-compliance; b) complies with the Muldrew-specific provisions limiting the redevelopment of non-complying buildings and structures as set out in the implementing Zoning By-Law; and c) complies with all other applicable provisions of this Plan and the implementing Zoning By-Law. 	<p>This policy applies to existing dwellings that are closer than 30 metres (98 ft) to the water (and generally speaking, were built prior to the current zoning standards).</p> <p>This policy addresses concerns from the lake community regarding renovations and re-builds of existing dwellings within the 30-metre (98 ft) setback. It is very common for municipalities to limit the size of rebuilds and renovations of older cottages closer to the water. Some examples include the Township of Muskoka Lakes, the Township of Seguin and the Township of Georgian Bay. This policy helps to preserve the shoreline environment and preserve the visual character of the lakes. The details of this</p>

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			provision are set out in the implementing Zoning By-law.
Sleeping cabins	D17.3.7 A maximum of one Sleeping Cabin shall be permitted for each property that contains a principal dwelling.	No revisions to content	D17.3.22 is a pre-existing lake-specific policy. The more general policy in the Gravenhurst Official Plan allows for one sleeping cabin except lots which are greater than 2 hectares (5 acres), where 2 sleeping cabins are permitted. The maximum permitted size of a sleeping cabin is 46.5 square metres (500 square feet) including covered decks.

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Muldrew Lakes-specific Provisions – Zoning By-Law Amendment

Some of the abovementioned amendments to the Official Plan require amendments to the specific provisions in the implementing Zoning By-Law in order to be enforced on the Muldrew Lakes. Below are the proposed draft amendments.

Item	Current Zoning	Proposed Revised Zoning	Explanation
<p>Boathouses and Boatports</p>	<p>Except for the provisions indicated below, the regulations for a shoreline storage building on a lot with frontage on Muldrew Lake shall be in accordance with the requirements of Section 5.2.4.2:</p> <p>i) Boathouses shall not exceed one storey in height and shall not include an attic or dormers;</p> <p>ii) The maximum height of a boathouse shall be 3.9 metres (12.8 ft), measured from the optimal summer water level to the peak of the roof;</p> <p>iii) Boathouses shall not contain rooftop decks; and,</p> <p>iv) Boathouses shall only be permitted on lots with a minimum of 90.0 metres (295 ft) of lot frontage.</p>	<p>Except for the provisions indicated below, the regulations for boathouses and boatports on a lot with frontage on the Muldrew Lakes shall be in accordance with the requirements of Section 5.2.4.2:</p> <p>i) Shall only be permitted on lots with a minimum of 90.0 metres (295 ft) of lot frontage and are not permitted in narrow waterways.</p> <p>ii) Shall not exceed one-storey or 3.9 metres (12.8 ft) in height (measured from the High Water Mark to the peak of the roof) and shall not include an attic or dormers.</p> <p>iii) The maximum width of a boathouse or boatport shall be 15% of the frontage of the lot or 10.0 metres (32.8 ft), whichever is lesser.</p> <p>iv) The maximum projection of a boathouse or boatport into the water shall be 10.0 metres (32.8 ft) from the High Water Mark, with the exception of a lot fronting on a narrow waterway, in which case a boathouse or boatport that project over water shall not be permitted.</p> <p>vi) A minimum side yard of 6.0 metres (20 ft) is maintained both on land and in the water when the side lot line boundaries are extended from the shore into the water.</p>	<p>The general provisions for boathouses and boatports for the Town of Gravenhurst (all lakes) permit only one (1) boathouse or boatport on each lot, as well as how far the structure can project into the water. They also prohibit these structures from projecting in narrow waterways, which is defined as any channel less than 150 metres (492 ft) across. The general provisions for all lakes also restrict height and do not allow for sleeping accommodations or cooking or sanitary facilities, leisure rooms, etc.</p> <p>The Muldrew-specific provisions proposed here for the most part already exist in the Muldrew Lakes section of the Gravenhurst Zoning By-Law. The revisions we are proposing include some housekeeping changes to ensure the terminology is consistent (e.g., removed the term “shoreline storage building” and added “boatports”), as well as a provision limiting the width of a boathouse or boatport, which previously existed in the Official Plan, but was not enforceable without also being in the Zoning By-Law. Finally, an additional Muldrew-specific provision is introduced here to limit</p>

Item	Current Zoning	Proposed Revised Zoning	Explanation
		vii) Shall not include human habitation, sanitary facilities, an attic, rooftop deck or dormer.	the projection of a boathouse or boatport to 10 metres due to the nature of the Muldrew Lakes being a series of long and narrow channels. Limiting the projection of these structures will increase safety and help to preserve the visual character of the lakes.
Regulations for lots zoned RW-6B on Muldrew Lakes	Except for the provision indicated below, the regulations for a RW-6B Zone shall be in accordance with the requirements of Section 14.2 of this By-law: Minimum Lot Frontage 120.0 metres (394 ft)	Except for the provisions indicated below, the regulations for a RW-6B Zone on a lot with frontage on the Muldrew Lakes shall be in accordance with the requirements of Section 14.2 of this By-law: Minimum Lot Frontage-200.0 metres (656 ft) Maximum Dwelling Size 375.0 square metres gross floor area (approx. 4000 sq ft)	This section was amended by increasing the minimum required frontage to 200 metres (656 ft) and adding a maximum gross floor area for a dwelling.
Regulations for lots zoned RW-6C on Muldrew Lakes	Except for the provision indicated below, the regulations for a RW-6C Zone shall be in accordance with the requirements of Section 14.2 of this By-law: Minimum Lot Frontage 150.0 metres (492 ft)	Except for the provisions indicated below, the regulations for a RW-6C Zone shall be in accordance with the requirements of Section 14.2 of this By-law: Minimum Lot Frontage- 200.0 metres (656 ft) Maximum Dwelling Size- 375.0 square metres gross floor area (approx. 4000 sq ft)	This section was amended by increasing the minimum required frontage to 200 metres (656 ft) and adding a maximum gross floor area for a dwelling.
Regulations for lots zoned RW-6D on Muldrew Lakes	Except for the provision indicated below, the regulations for a RW-6D Zone shall be in accordance with the requirements of Section 14.2 of this By-law: Minimum Lot Area- As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law.	Except for the provision indicated below, the regulations for a RW-6D Zone shall be in accordance with the requirements of Section 14.2 of this By-law: Minimum Lot Area- As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law. Minimum Lot Frontage- As existed on the date of the passing of this By-law, provided the lot and buildings are in	This section was amended by adding the proposed maximum gross floor area for a dwelling.

Item	Current Zoning	Proposed Revised Zoning	Explanation
	<p>Minimum Lot Frontage- As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law.</p> <p>Maximum Dwelling Size- 375.0 square metres gross floor area</p>	<p>accordance with the requirements of Section 5.7.1.1 of this By-law.</p> <p>Maximum Dwelling Size- 375.0 square metres gross floor area (approx. 4000 sq ft)</p>	
<p>Regulations for lots zoned RI-8D on Muldrew Lakes</p>	<p>Except for the provisions indicated below, the regulations for an RI-8D Zone shall be in accordance with the requirements of Section 16.2 of this By-law</p> <p>Minimum Lot Area- As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law</p> <p>Minimum Lot Frontage- As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law</p>	<p>Except for the provisions indicated below, the regulations for an RI-8D Zone shall be in accordance with the requirements of Section 16.2 of this By-law</p> <p>Minimum Lot Area- As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law</p> <p>Minimum Lot Frontage- As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law</p> <p>Maximum Dwelling Size- 375.0 square metres gross floor area (approx. 4000 sq ft)</p>	<p>This section was amended by adding the proposed maximum gross floor area for a dwelling.</p>
<p>Maximum dwelling size for new builds which cannot meet the 30-metre setback</p>	<p>None</p>	<p>When a proposed dwelling cannot meet the required 30-metre (98 ft) setback from the High Water Mark and meets the criteria outlined in the Muldrew-specific policies of the Gravenhurst Official Plan, the maximum gross floor area of the dwelling shall comply with the following provisions:</p>	<p>To address concerns in the lake community regarding protection of the shoreline environment as well as the character of the lake, these provisions require a smaller gross floor area based on proximity to the shoreline. These provisions would apply to</p>

Item	Current Zoning	Proposed Revised Zoning				Explanation
		Table 1.				new builds that cannot meet the required 30 metre (98 ft) setback and have demonstrated conformity with the lake-specific policies of the Official Plan.
		Dwelling Distance from Shoreline	Maximum gross floor area			
		≥ 20 m & < 30 m (66-98 ft)	278 square metres (3000 ft ²)			
		≥ 15 m & < 20 m (49-66 ft)	185 square metres (2000 ft ²)			
		Less than 15 m (Less than 49 ft)	Not permitted			
Reconstruction of Existing Buildings	None	Nothing in this By-law shall prevent the reconstruction of a legally existing building that does not comply with the provisions in this By-law, provided that no part of the building that is non-complying is increased in height or volume and the reconstruction does not reduce the front yard and/or side yard and/or rear yard.				To address concerns in the lake community regarding protection of the shoreline environment as well as the character of the lake, these provisions limit increases to gross floor area, the width of the building facing the shoreline, as well as the height of rebuilds or enlargements/renovations to legally existing non-complying buildings (old cottages located close to the shoreline). Similar provisions have been implemented in many jurisdictions including the Township of Georgian Bay, the Township of Seguin and the Township of Muskoka Lakes. The general provisions in the Gravenhurst Zoning By-law do not limit the size of rebuilds or renovations to existing dwellings. They only prohibit a rebuild or extension from being built closer to the lake than the original location.
		Notwithstanding the above provision and Section 5.7.2 of this By-law, where a detached dwelling encroaches into the required front yard of a waterfront lot, an attached deck, porch, walkway or stairs may be constructed, enlarged, repaired, replaced or renovated, and the dwelling may be enlarged, repaired, replaced or renovated in that yard provided that the enlargement, repair, replacement or renovation complies with the following provisions:				
		Table 2				
		Column 1 Dwelling Distance from Shoreline	Column 2 Maximum Floor Area Increase (1)	Column 3 Shoreline Width Increase (max) (2)	Column 4 Height Increase (max)	
		Less than 5 m (< 16.4 ft)	23 sq. m. (248 sq ft)	0%	1.0 m (3.28 ft)	
		≥5 m & < 10 m (≥16.4 & < 32.8 ft)	32.5 sq. m. (350 sq ft)	20%	2.0 m (6.56 ft)	

Item	Current Zoning	Proposed Revised Zoning				Explanation
		≥ 10 m & <15 m (≥32.8 & < 49.2 ft)	46 sq. m. (495 sq ft)	30%	2.5 m (8.2 ft)	
		≥ 15 m & < 20 m (≥49.2 & < 65.6 ft)	56 sq. m. (603 sq ft)	40%	3.0 m (9.8 ft)	
		≥ 20 m & < 30 m (≥65.6 & < 98.4 ft)	66 sq. m. (710 sq ft)	50%	3.5 m (11.5 ft)	
		<p>Footnotes for Table 2</p> <p>(1) Notwithstanding any other provisions of this By-law to the contrary, a deck, porch, or screened porch attached to a dwelling shall be included in the maximum floor area for the purposes of applying the provisions of Column 2 of Table 2.</p> <p>(2) Shoreline width of the dwelling shall be measured along the exterior wall of the building that faces the waterbody measured at right angles to the chord frontage. The shoreline width provision shall not apply to new decks, or unenclosed porches attached to a dwelling where the deck or unenclosed porch is less than 1.2 metres (4 ft) in height.</p> <p>(3) Notwithstanding the provisions set out in Table 2, no height shall exceed that permitted in the zone requirements for that type of building or structure.</p> <p>(4) Notwithstanding the provisions set out in Table 2, for existing dwellings:</p> <ol style="list-style-type: none"> a. Less than 15 m (49.2 ft) from shore, no gross floor area shall exceed a maximum of 93 square metres (1000 ft²), b. between 15m and 20 m (49.2 ft and 65.6 ft) from shore, no gross floor area shall exceed a maximum of 185 square metres (2000 ft²), c. between 20 m and 30 m (65.6 ft and 98.4 ft) from shore, no gross floor area shall exceed a maximum of 278 square metres (3000 ft²) 				

Item	Current Zoning	Proposed Revised Zoning	Explanation
		d. more than 30 m (98.4 ft) from shore, no gross floor area shall exceed a maximum of 375.0 square metres (4000 sq ft).	

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