



# MLCA Lake Plan - 2020 Survey

## Survey Purpose

The purpose of this survey is to better understand key issues and concerns with regards to land use on the Muldrew Lakes. Overall, we are seeking to understand, "what is your vision for the Muldrew Lakes"? The results of this survey will be analyzed and discussed in more depth at a community workshop, and be presented in a final report by EcoVue Consulting Services. The questions in this survey address issues which can be addressed through both community stewardship (voluntary actions) and municipal land use policy.

For more background info on the lake plan and process, please see:

<https://mlc3a.wildapricot.org/sys/website/?pageId=1862374>

## Anonymity

This Lake Plan Survey is not anonymous, however individual responses will be kept confidential. It will be important to demonstrate to the Town of Gravenhurst (for the purposes of any applications to amend the Official Plan or Zoning Bylaw) that the survey was completed by property owners on the Muldrew Lakes.

## Instructions

It is preferred that the property owner completes the survey. If this is not possible, it is preferred that a family-member of a property owner complete the survey. Please include your full name and municipal address.

A successful lake plan results from a participatory and transparent process. Your participation is important, as it is only with the active involvement of everyone that quality of life on the lake and protection of the natural environment can be addressed properly. Please try to answer all the questions, however, all questions are optional (feel free to skip a question if necessary). If you can't answer, but you have an opinion or comment, please share it with us! If you have any questions, comments or need any help, please do not hesitate to reach out to Sarah at [muldrewlakessteward@gmail.com](mailto:muldrewlakessteward@gmail.com).

If a paper copy of a survey is required, please email [tluke@g2mfg.ca](mailto:tluke@g2mfg.ca).

Please respond to the survey by August 17th, 2020.

Thank you!

## Contact Information

1

What is your name? \*

2

What is your email address? \*

3

What is your cottage municipal address? \*

## About You

4

Are you a: \*

- Property owner/partial owner
- Family member of a property owner
- Owner of vacant land
- Business owner/operator on the Muldrew Lakes
- Other

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How long have you or your family been on the Muldrew Lakes?

- Less than 1 year
- 1-5 years
- 6-10 years
- 11-20 years
- 21-30 years
- 31-50 years
- 51-75 years
- Over 75 years

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What is the nature of the use of your property on the Muldrew Lakes? (Select all that apply) \*

- Seasonal Use or Full-Time Summer Resident
- Year-Round Use
- Principal Residence
- Rental Property
- Infrequent use
- Commercial Business
- Other

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What is the city/town/other of your primary residence, if not the Muldrew Lakes?

## Lake Planning - General Questions

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The majority of properties on the Muldrew Lakes are designated "Waterfront Area" in the Gravenhurst Official Plan (GOP). One of the stated objectives in the GOP of this designation is: "to encourage and support the development of lake management plans that identify and protect unique social, cultural and ecological values of different lakes in the Town".

Do you believe that residents and stakeholders of the Muldrew Lakes should take an active role in identifying future directions for the lakes and protecting the resources that characterize the Muldrew Lakes?

Yes

No

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Land use planning is a broad subject and often a complex process. It is most successful when it is participatory and transparent. For meaningful participation to occur, the overall purpose and outcomes of conducting a lake plan must be understood by participants. Do you feel that you would benefit from a portion of the upcoming workshop (or alternatively, resources on the MLCA website) being dedicated to facilitating a more general understanding of land use (and lake) planning?

Yes

No

10

As part of the Lake Planning process, a workshop will be held for those who are interested in sharing more thoughts and opinions with respect to the Muldrew Lakes. Would you be interested in participating in the workshop whether in-person or online (due to Covid-19 restrictions)?

- Yes
- No

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At present, and in the context of the pandemic, what do you think is the appropriate method of conducting this workshop:

- Online (e.g., Zoom)
- In-person (with social distancing)
- Offering both in-person and online so as to maximize accessibility and participation of community members depending on personal circumstances

## Land Use Pressures

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In your opinion and on a scale of 1 to 9 (with 1 being the most severe), please rank the following land use pressures on the Muldrew Lakes:

Cottage Lot Development (setbacks, scale, and massing of new residences)

Development Density (lot frontage and area)

Recreational boating

Unmaintained or aging septic systems

Damage to shoreline and nearshore habitat (vegetation, wetlands, etc.)

Invasive species

Surface runoff/non-point source pollution

Light pollution

Noise pollution

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In recent years, has construction noise affected your quality of life on the Muldrew Lakes?

Yes

No

14

If you answered "Yes" in Question #13, please share any thoughts or opinions on construction noise below.

15

The MLCA Courtesy Code specifies that noisy activities should be avoided before 8am, however the Town of Gravenhurst Noise By-law allows construction to begin at 7am. Would you support requesting the Town to create a Muldrew-specific by-law for construction noise that is consistent with the MLCA Courtesy Code?

Yes

No



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Would you further support the by-law to specify that construction activities not start until 9am on weekends and statutory holidays?

Yes

No

17

Since many of the cottages on the Muldrew Lakes were built prior to the current zoning standards, many cottages are located within the 30-metre setback from the lake. The current zoning bylaw states that a non-complying cottage can be replaced, enlarged or extended on the site, if the situation of non-compliance is not further increased (i.e., a new cottage may be built within the 30-metre setback as long as it is not any closer to the water than the old cottage).

Replacing older and smaller cottages with larger homes within the 30-metre buffer could introduce environmental impacts and a change to the character of the lake. Would you support a Muldrew-specific policy for existing non-complying structures that would limit the size of rebuilds, extensions or enlargements within the 30 metre shoreline setback?

Yes

No

The Gravenhurst Official Plan (GOP) encourages lake communities to complete individual lake management plans which address the density of development on a lake with respect to lake surface area and shoreline (i.e., the "recreational or social carrying capacity" of the lake). Would you support exploring a Muldrew-specific policy to this effect?

To read a recent article about recreational carrying capacity in Muskoka, click here: <https://www.muskokaregion.com/news-story/9115631-new-rules-for-lakes-in-muskoka-recreational-carrying-capacity-makes-waves/>

Yes

No

Would you support a Muldrew-specific policy to set limits for the size of new cottages (as well as enlargement/extensions to existing cottages) in square metres?

Yes

No

What type of boat(s) do you use on the Muldrew Lakes? (select all that apply)

- Canoe
- Sailboat or Windsurfer
- Row Boat
- Kayak
- Personal Watercraft (PWC)
- Motorboat (under 25 hp)
- Motorboat (26-100 hp)
- Motorboat (101-200 hp)
- Motorboat (over 200 hp)
- Other

I believe efforts need to be made to (select any that you agree with):

- Reduce boat (incl PWC) speeds in open water
- Reduce boat (incl PWC) speeds close to the shoreline
- Reduce boat (including PWC) speeds during bird nesting season (e.g., loons)
- Lower noise levels (motors and music)
- Reduce wash/wake from motorboats
- Encourage safer operation of boats
- Reduce the number of boats (congestion)
- Reduce engine pollution
- Reduce the number of canoeists/kayakers/sailors
- None of the above
- Other

Unlike wakeboarding, which can cause negative impacts to the shoreline environment, wake surfing creates a much higher wake with more potential to impact the shoreline, properties, or other boats and wildlife. Would you support restrictions or a ban on wake surfing activities on the Muldrew Lakes?

- Yes
- No

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The current minimum lot size (e.g., for newly severed lots) of 0.8 hectares (1.97 acres) is:

- Too little
- Just right
- Too much

24

The current shoreline setback of 30 metres (98 ft) from the lake is:

- Too little
- Just right
- Too much

25

The current allowed shoreline lot frontage of 120 metres (394 ft) on the lake (and 150 metres or 492 ft in narrow channels) is:

- Too little
- Just right
- Too much

26

The enforcement for upkeep of waste systems (septic, holding tanks, outhouses, etc.) is:

- Too little
- Just right
- Too much

27

How old is your septic system?

- Less than 5 years
- 5-15 years
- 15-30 years
- Greater than 30 years
- Unknown

28

When was the last time that your septic tank was pumped out?

- Less than 5 years ago
- 6-10 years ago
- 11-20 years ago
- Unknown

29

In recent years, has boat traffic in your area of the lake:

- Increased
- Decreased
- Stayed the same

30

If you noted a change in boat traffic in Question #29, and this is a concern for you, please share any thoughts or opinions below:

31

In recent years, has the daytime noise level in your area of the lake:

- Increased
- Decreased
- Stayed the same

32

If you noted a change in daytime noise levels in Question #31, and this is a concern for you, please share any thoughts or opinions below:

33

In recent years, has the nighttime lighting in your area of the lake:

- Increased
- Decreased
- Stayed the same



If you noted a change in nighttime lighting in Question #33, and this is a concern for you, please share any thoughts or opinions below:

## Lake Character

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Do you know of any properties/cottages on the lake that would be considered historic (e.g., original, pre-WWI or pre-1920)?

36

How would you describe the visual character of the Muldrew Lakes?

37

What are the special places on the Muldrew Lakes that should be protected?

As a result of the Muldrew Lakes Lake Plan (2009), Section D17.3.1 of the Gravenhurst Official Plan (GOP) contains several policies which only apply to the Muldrew Lakes. All planning applications (e.g., Zoning By-law amendments) must conform to these policies. Section D17.3.1 describes the special character of the Muldrew Lakes and restricts development to that which is "modest" and "reasonable", "in keeping with the character of the lake".

How would you describe or define "modest" and "reasonable" in the context of the Muldrew Lakes? (e.g., A particular square footage? Number of buildings per lot? Number of bedrooms/bathrooms? A particular height? Etc. etc.)

The Gravenhurst Official Plan (GOP) permits Council to adopt design guidelines within the "Waterfront Area" designation that include architectural details and landscape elements to implement policies to conserve the character of the shoreline environment (Section D12.2).

Would you support an effort to create Muldrew-specific design guidelines for new development as well as any redevelopment of existing lands and buildings?

- Yes
- No
- Maybe

Which of the following activities do you regularly enjoy at the Muldrew Lakes?  
(Select all that apply)

- Swimming

- Fishing
- Hunting
- Hiking/Walking
- Snowmobiling
- Waterskiing
- Wakeboarding
- Tubing
- Stand-up boarding
- Wake surfing
- Driving a PWC
- Canoeing
- Rowing
- Sailing
- Kayaking
- Windsurfing
- Cross-country skiing
- Snorkelling or Scuba Diving
- Snowshoeing
- Birding
- Tennis
- Stargazing
- Gardening
- Socializing
- Reading
-

Bonfires

Other

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Of the activities listed above in Question #40, please rank your top five (5) activities in order of importance (value to you), with 1 being the most important:

42

What do you value about your property and/or about our lake community that should be protected and included in the Lake Plan?

# Environmental Stewardship

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I would support efforts to protect (select all that you would support):

- The natural shoreline
- The natural beauty of the area
- Privacy and the wilderness character of the lake
- Wetlands
- The watershed (the waters that flow into/out of the Muldrew Lakes)
- Wildlife/waterfowl
- Species at Risk (e.g., threatened, endangered and species of special concern)
- Water quality
- Quietness
- Dark skies
- Other

Would you support the MLCA in acquiring land or interests in land for permanent conservation/preservation, such as through a community land trust or conservation easements?

Land trusts are non-profit, charitable organizations which save land for public benefit. Most land trusts focus on conserving biological values of land, but may also protect scenic, historical, agricultural or recreational values as well. A land trust acquires land by raising funds to purchase lands or by donation from the land owner. A conservation easement is a legal agreement, registered on title, between a landowner and a qualified organization that protects a property long into the future (typically 999 years), without giving up ownership of that property. Read more about these topics at:

<https://olta.ca/who-we-are/land-trust/>

- Yes
- No
- Maybe

The Gravenhurst Official Plan (GOP) encourages the development of individual lake management plans that include detailed information/mapping of environmental features such as nesting sites and other sensitive habitat areas. Would you be interested in volunteering to help create a map of sensitive habitats on Muldrew?

- Yes
- No
- Maybe

At present, do you know of any sensitive habitat or nesting areas that should be included in this mapping?



## Last Question!

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Do you have any other thoughts, concerns or suggestions regarding the lake plan or the future of the Muldrew Lakes?

Thank you for sharing your thoughts and opinions regarding the future of the Muldrew Lakes



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