



November 12, 2022

Greetings Members,

The MLCA is pleased to be releasing the first revision of the draft Lake Plan Update.

This revision is the product of many hours of reviewing and considering the comments that were submitted after the initial draft of the Lake Plan Update was released in June of this year. Comments came in from direct emails, social media posts, direct consultation, and the community meetings we held over the summer.

Changes from the June 2022 version of the Lake Plan update include:

- Removed the 200-metre minimum lot frontage for lot creation.
- Expanded the list of development activities for which a Site Evaluation Report is not needed.
- Provided exemptions for the need for a Site Plan Control requirement for minor development work.
- Expanded the scope of the current Muldre-specific Official Plan to allow for two sleeping cabins with a total combined floor area of 500 sq ft – the same size limit as currently allowed with one cabin.
- For dwellings within the 30 m of shore, we have eliminated the notion of expansion via “floor area added” based on setback from the shoreline, as this unduly penalized dwelling owners whose dwellings were smaller to start with. Now, regardless of the size of the dwelling in its current state, we are proposing limits that are solely based on setback from the shoreline.
- Reinforced existing “Grandfather Rights” so that one can tear down and replace their cottage (or rebuild after a fire) on the existing footprint regardless of the size limitations brought in with the new policy and bylaws.
- Describing a recreational carrying capacity model for the Muldre Lakes and requiring any applications for multiple residential development or resource-based development (e.g., golf courses, condos, etc.) to provide a boating impact study to ensure that the development does not contribute to overcrowding of the lake.

We have also tried to make the content easier to read, understanding that this is the language of planners and can be difficult to follow. I have found the right-hand column that describes the reason for change is a great place to start for each topic. We have also reorganized the material by topic and, within each topic grouping, present the Official Plan and the Zoning Bylaw elements sequentially.

We will be reviewing the proposed changes at a virtual townhall on November 26, 2022, from 11 am-1 pm, which will be held by Zoom.

There are some points that have remained in the draft that will be the subject of an upcoming survey, which will be conducted from January to March 2023. One such question is that of the building size limit. Although 72% of the 188 respondents indicated that they wanted to put a size limit in place for development beyond the 30 m setback and the majority of those individuals indicated that they wanted a limit of 3500 square feet, this summer some property owners commented in 2022 that either they didn't want a limit at all, or they felt the proposed 3500 square foot limit was the wrong size but that they didn't know what the right size was. Given the importance of this question, in the upcoming survey, respondents will be asked (among other things) to rank their preference in terms of building size limit from a series of options and the results will be tallied. The leading preferential choice from the survey will then be inserted into the final draft of the Lake Plan representing the building size limit that most property owners can support. The finished product will be presented to the community along with the survey results.

Next summer, the MLCA will conduct a vote, seeking approval to submit the Lake Plan Update to the Town for their consideration.

We look forward to meeting with you virtually on November 26<sup>th</sup> for our next Town Hall to discuss this revision to the Lake Plan Update.

Muldrew Lakes Cottagers' Association

P.O. Box 659, Gravenhurst, ON P1P 1T9  
705-687-4532

[secretary@muldrewlakes.ca](mailto:secretary@muldrewlakes.ca)  
[www.muldrewlakes.ca](http://www.muldrewlakes.ca)