



In our second communication for 2022 on the Revision to the Lake Plan, we focus on what the Muldre Community has told us are their concerns and how the Revision to the Lake Plan will address these concerns. If you have any comments on the direction the work is heading, we encourage you to send your comments to:

president@muldremlakes.ca

MLCA and EcoVue Consulting conducted a survey of the community in the Summer of 2020. In total, 188 individuals responded to the survey. The greatest areas of concern expressed by community members were categorized into our long-term vision, lake use changes, property development, development density, environmental stewardship, and protected lands. Below, we have set out in greater detail what community members are concerned about, and what the MLCA will seek to address through amendments to the Gravenhurst Official Plan and By-laws. There are some items of community interest that cannot be addressed through amendments to the Gravenhurst Official Plan or Bylaws, and these points will be addressed through stewardship initiatives as part of the Revised Lake Plan.

The long-term vision that we are aiming to achieve is as follows:

- To preserve the ecological integrity and naturalized lakeshore predominated by trees, and modest cottages that are largely concealed by trees.
- To preserve the modest nature of the existing cottages.
- To minimize any negative effects on the environment from human activity.
- To promote improved safe boating operations / boat traffic levels.

Issue 1: Property Development

In total, 73% of survey respondents are in favour of community-defined development limits for the setback from the water, the size of building, and setback from lot line etc. Survey respondents also expressed concern for the changing character of the lake with very large and visible new builds and renovations close to the lake. This issue can be addressed through amendments to the Official Plan and Zoning By-law.

Action:

- 1) MLCA will propose lake specific amendments to the Official Plan and Zoning By-Law as follows:
 - Regarding the setback limits:
 - Keep new buildings 30m/98ft away from the shoreline as per Gravenhurst's existing Zoning By-Law, but introduce factors in the Official Plan that must be considered before variances can be made to allow dwellings to be built closer to the water than 30m.
 - Regarding limiting the size of renovations and new builds:
 - MLCA will be proposing amendments to the Zoning By-Law to limit the size of all renovations and new builds that are set back 30 m from the waterfront to an absolute maximum of 375m²(4000 ft²). The 375m²(4000 ft²) maximum is the same size limit that Kahshe Lake has had since 2010.
 - Existing structures that don't comply with the new size limits for dwellings (called "legally existing non-complying dwellings") will be not be affected.
 - Dwellings that are closer than 30 m to the water are already not able to be renovated or rebuilt any closer to the water than they already are. However, we will also propose reasonable amendments to limit the size of renovations and rebuilds of existing non-complying dwellings (those closer than 30m from the water) to limit the visual and environmental impacts of those renovations within 30m of the shoreline.
 - MLCA will continue to work on ensuring that trees are preserved down to the water to protect the natural vista of the lake through existing Official Plan policy and the Gravenhurst *Tree Preservation on Private Property* By-Law.
 - MLCA has requested EcoVue Consulting to prepare Shoreline Development Guidelines for all property owners



Issue 2: Development Density

Survey respondents strongly indicated that Muldre is already very heavily developed. This issue can be addressed through amendments to the Official Plan and Zoning By-law.

Action:

- MLCA will propose lake specific amendments to the Zoning By-Laws that will:
 - o Introduce a prohibition on the creation of new vacant building lots by way of severing existing lots.
 - o Discourage lot creation from the purchase of Crown Land

Issue 3: Lake Use Changes

The lake is our common asset – it is the one thing we all enjoy, share and need to preserve.

72% of survey respondents believe that boat traffic is increasing and that larger motorboats are putting the safety and well-being of non-motorized lake users at risk. Many people including Stand-up Paddleboarders, Canoeists and Kayakers, feel that their safety and quiet enjoyment are threatened by increasing boat speeds, increased number of large-wake boats and increased wake size that are swamping smaller craft and damaging private property (e.g, docks). While controlling motorboats is outside of the jurisdiction of municipal government, the MLCA proposes to tackle this issue through community stewardship efforts.

Action:

- By prohibiting lot creation (by severance) on the lakes, we are recognizing that Muldre Lakes have reached, and likely exceeded their recreational carrying capacity. This action helps to prevent additional boat traffic associated with new property development.
- MLCA will continue to encourage lake users to follow the Courtesy Code.
- MLCA will conduct a boating impact study in summer 2022 to quantify existing lake use to establish baseline for future trend analysis.
- MLCA will continue to work with Safe and Quiet Lakes to think about ways to ensure water and boating safety on our lake.

Issue 4: Environmental Stewardship

Though many of the above issues and actions address caretaking of the natural environment through the Official Plan and Zoning By-law, it is important that we continue our stewardship efforts as a community through water quality testing, managing invasive species and protecting the shoreline environment. These issues will be addressed further in the stewardship section of the revised Lake Plan.

Action:

- Enroll in Blue Lakes Program which provides support, tools and resources for environmental monitoring and stewardship.
- Continue managing water testing, which provides data for long-term water quality trends.
- Invasive species management – goal is to provide more education and practical information to membership regarding identifying and controlling invasive species.
- Work towards developing long-term monitoring of key habitat and breeding areas (e.g., loon nesting sites) and biodiversity on the lake. This data could eventually support land use decision-making through Official Plan policy.

Issue 5: Protection of Lands

It is fundamental that we ensure the water from our lake is clean and free from sewage, and to promote wildlife habitat preservation.

Action:

- Town of Gravenhurst to continue with Septic System Re-Inspection Program
- MLCA will continue to encourage proper septic system maintenance.
- Protect against shoreline erosion and destruction of nesting habitat by:
 - o Identifying and mapping no-wake or low-wake zones and introduce signage to help boaters identify these zones.
 - o Promote low-wake boat-buying choices - smaller, lighter boats create smaller wake and can go just as fast as bigger boats.
 - o Promote operating your boat either “Less than 9km/h or Bow Down on Plane”.