



LAKE WASEOSA RATEPAYERS' ASSOCIATION

www.lwra.net

c / o 21 COTTAGE LANE, RR # 3
HUNTSVILLE, ONTARIO
CANADA
P1H 2J4

September 20, 2018

To: All Huntsville Candidates for Mayor of Huntsville, District and Town of Huntsville Council

Re: The Preservation and Development of Huntsville's Lakes

The Lake Waseosa Ratepayers' Association (LWRA) is asking all Huntsville candidates for office to declare their views on the preservation and development of our lakes. In order to allow voters to compare candidates, we have drafted a statement on this issue. We hope that there is agreement from *all* candidates with the principles described, and that all will sign it. A nearly identical statement was signed by most candidates for office in the 2014 Huntsville election.

We ask you review this statement and, if you are in agreement with it, indicate that agreement to us. You can sign, scan and e-mail a copy, or mail an original, to us via secretary@lwra.net or postal address above. Or if it is easier, you can indicate your agreement with the statement in an email to us (to secretary@lwra.net). We will publicize the names of candidates who have signed, and on October 1, 2018, those who choose not to.

If you do not support the complete statement, but support parts of it, please feel free to indicate what you can (and cannot) support. If you want to add a short paragraph with your views on this issue, we will endeavour to include that on our website and other publicity as well, as long as it is not too long and relates only to the issue of the preservation and development of our lakes.

If you wish to discuss anything in the statement, please do not hesitate to contact us. We do hope that you will be able to sign this and that we can count on you, if you are elected, to uphold these principles which, we believe, will serve the long term interests of everyone in Huntsville.

Finally, we realize that there are some uncontested seats. We would request that those 'running' in these seats also consider signing this statement of principles.

Preservation and Development of Huntsville's Lakes

The purpose of this statement is to allow voters to understand their candidates' views on the development and preservation of Huntsville's lakes. We are asking those running for office to indicate their agreement or non-agreement with the points below. We will publicize a summary of candidates' responses.

I agree that:

- 1) The lakes are an important economic, social, and environmental part of Huntsville and the District.
- 2) Development will continue to take place on Huntsville's Lakes (including changes to existing dwellings and conversion of seasonal cottages to year round homes), as lake capacity and water quality allow.
- 3) Development decisions must consider the potential impact on lake water quality, surrounding watersheds, surrounding lands, and the biodiversity of the area.
- 4) **Development** should respect and follow
 - a) The overall principles of the Huntsville Official Plan
 - b) The Huntsville Comprehensive Zoning By-Law
 - c) Lake Plans, which provide Council with guidance about unique circumstances, and which should be encouraged and incorporated into the Official Plan

Therefore,

- New severances, when allowed, should have frontages consistent with the Comprehensive Zoning By-law, the Official Plan, and, where they exist, the Lake Plan
- Setbacks for new buildings on lakes and waterways should be consistent with the Comprehensive Zoning By-law, the Official Plan, and, where they exist, the Lake Plan.
- All reasonable attempts should be made to retain the natural shorelines as much as possible. The proportion retained should be consistent with the Comprehensive Zoning By-law, the Official Plan, and, where they exist, the Lake Plan.
- Development should be designed to maintain or improve water quality in the lakes and watersheds, and should follow the development guidelines for the shoreline buffer area that are set out in the Official Plan and, where they exist, the Lake Plan.
- Development should be designed to maintain or improve the natural look of lakes and watersheds

5) Development exceptions

- a) May be required in exceptional circumstances which are explicitly justified. A landowner's simple desire for an exception is not sufficient justification for an exception.
 - Council and its committees should strongly presume that existing regulations (e.g., the Comprehensive Zoning by-law and the Official Plan) should determine what is permissible.
- b) Should also reflect the interests of other landowners on the lake.
- c) Should consider compensatory requirements (e.g., larger setbacks from the shore compensating for a larger than permitted dwelling), where possible, to mitigate potential impact to lake water quality, watersheds, surrounding lands and biodiversity and natural look of environs.

6) Revisions to the Official Plan and Zoning By-law should reflect the principles laid out in Sections 1 through 4, above.

If elected in October 2018, I agree to follow these six principles in my decisions as a member of the Huntsville Council (and, where applicable, District Council) as well as all committees on which I might sit.

Name: LARRY HORTON

Date: SEPTEMBER 25/2018

Signature: per email sent on Sept 25/18

Muskoka's attraction is the natural beauty if we jeopardize any aspect then what sets us apart from others. Rational responsible development in accordance with the new Official Plan (when completed) is the way of the future.