



Re: Proposed by-law amendment to Comprehensive Zoning By-law 2014-14

The Muskoka Ratepayers have many serious concerns with the Township's proposed amendment to existing provisions pertaining to legal non-complying lots, buildings and structures, and to amend and add provisions to assist in regulating the use of accessory buildings in the Waterfront Designation.

Among our primary concerns are as follows:

1. Why is a major change to zoning happening just before the OP is updated? After the OP is approved, numerous zoning by-laws will need to be updated. Why not do it then?
2. This amendment seems to target just waterfront properties and seems discriminatory.
3. This amendment essentially freezes any development or redevelopment on legal non-conforming properties.
4. This amendment will no doubt reduce the property value of these non-conforming properties and transfer tax burdens to those properties not impacted.

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