

PETITION

Area Residents and Landowners Opposed to the Huntsville Long Term Care Inc. Muskoka Landing Development Proposal

Proposal Z/07/2016/HTE Huntsville Long Term Care, 65 Rogers Cove Drive & 31 Helen Street

We, the undersigned, area residents and landowners, are opposed to the proposed Huntsville Long Term Care Inc. Muskoka Landing Development identified above. We are deeply concerned that Council approval of this proposed project will negatively impact Fairy Lake and the Town of Huntsville as well as set an alarming precedent for unbridled multi-storey development on Fairy Lake and other Huntsville area lakes. A multi-storey building of the size proposed does not belong on the lakefront and would be more properly located in another area of the town of Huntsville.

Relocating the project would retain any economic development benefits which might accrue to the Town without deviating from the Huntsville Official Plan and without irreparably damaging the aesthetic and natural qualities of the lakefront.

There are currently no other lakefront buildings on Fairy Lake that have the height, size or negative visual impact of the projected multi-storey building. Huntsville Council approval of the proposed project would set a dangerous precedent, and would forever harm the character and landscape of the town.

We are concerned that the proposed development violates principles of the Huntsville Official Plan:

(1) ***“Vegetation should be maintained on skylines, ridgelines or adjacent to the top of rock cliffs. Structural development that would create a new skyline or ridgeline above the tree canopy will not be permitted.”*** (4.2.1.4) At a proposed height of 15m (50 feet), plus the height of the roof, this building will clearly project above the tree canopy and must not be permitted.

(2) ***“Activities occurring at the shoreline should be minimally obtrusive, and have limited impact on the natural and aesthetic environment”.*** (4.3.3) A building of the projected size, including the proposed 60 m (200 foot) dock in Roger’s Cove (four times the 15m length currently permitted), would not be minimally obtrusive and would almost certainly have a harmful impact on both the aesthetic environment and the natural Type 1 Fish Habitat described in the Official Plan as *“the ribbon of life.”*

Paving of three residential lots on Helen Street to create a parking area, would exacerbate existing “ribbon of life” lake-bottom silting problems detrimental to fish habitat. The additional traffic created by the proposed paved parking area would cause potential hazards for neighboring residential properties and families.

(3) ***“Shoreline structures should be located in such a manner as to minimize the visual impact on neighboring properties.”*** (4.3.5). There is currently little natural buffer at the water’s edge to soften the visual impact of the proposed building and any new tree plantings will take a decade or more to effectively shield the proposed multistory building or the proposed lakeshore townhouses. This proposed construction would have an obvious adverse “visual impact on neighboring properties” and the resulting light pollution would negatively affect both immediate neighbors and those across the lake.

There is no question that the proposed Huntsville Long Term Care Inc. Muskoka Landing Development Proposal will have an undesirable affect on the character of Fairy Lake forever and establish far-reaching, harmful lakeshore development precedents.

Accordingly, we, the undersigned, believe it is the duty of Huntsville Council to uphold the Huntsville Community Plan, to “preserve the beauty of the landscape, the tranquility of the surroundings and the quality of the water, and to safeguard wildlife, fish and plant habitat” as envisioned in Article 8.17.2.1 of the Official plan. To fulfill this civic duty, we respectfully suggest that Huntsville Council must deny Development Application, **Z/07/2016/HTE Huntsville Long Term Care, 65 Rogers Cove Drive & 31 Helen Street.**

(Signature)

(Print Name)

(Date)

