



Township of Muskoka Lakes

All Candidates Meeting

September 24, 2022

Sponsored by the

Muskoka Ratepayers' Association

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Overview of this Document

This document has been compiled by the Muskoka Ratepayers' Association to assist the voters of the Township of Muskoka Lakes in making an informed decision in the upcoming election on October 24, 2022.

The information was provided by the candidates in response to several questions posed by the Ratepayers to the candidates at the end of August. All information is in the candidate's words. Please note that the responses were provided in many formats (Word, email, pdf, etc.). We have converted them to a common format for inclusion in this document, and trust that the information has been copied correctly – if there are any errors, they will be noted at the meeting.

The following pages are organized by the position for which candidate is running, starting with Mayor, and followed by the Councillors for each ward (A, B, and C). Each ward elects two Township Councillors, and one District Councillor. Note that this year, all three District Councillors are running unopposed and therefore are acclaimed. Within these divisions, candidates are presented alphabetically.

All voting will be phone or internet, there are no polling stations. The Township Office at 1 Bailey Street in Port Carling will be an Election Help Centre. You will receive your voting instruction letter in the mail.

The Questions

The following questions were asked of all the candidates by the Muskoka Ratepayers' Association, and written responses were requested of each.

- 1. What improvements do you believe the next council needs to initiate to make the Township of Muskoka Lakes a better community for all residents and businesses?**
- 2. Property owners are concerned with constant tax increases. What changes, if any, would you promote to drive a more cost-effective delivery of services to your constituents?**
- 3. The Township has been updating its Official Plan and Bylaws for Site Alterations and Septic Inspections. The changes proposed are intended to improve the environment, especially in waterfront areas, but could impact costs and reduce current property rights for the majority of owners.**
 - a. Given that there is no data to support many of the proposed changes, what would you do to build a database which would justify the proposed changes?**
 - b. What major environmental improvements do you believe will result from these enhanced regulations, how will they be measured, and what additional costs will the average taxpayer incur?**
- 4. Housing affordability/attainability is a significant issue? Many of the affordability issues relate to zoning regulations especially those applicable to locations for multiple family units. What changes would you promote to make housing more affordable in Muskoka Lakes?**

Township and District Responsibilities

The Township of Muskoka Lakes is divided into 3 wards (A, B, and C). In your ward, you will be electing two Township Councillors, one District Councillor, the Mayor, and a School Trustee. All Councillors serve as Township Councillors, and the three District Councillors and the Mayor represent the Township at the District of Muskoka Council as well. There they are joined by an additional 18 Councillors and Mayors from the other component parts of the District of Muskoka – the Towns of Gravenhurst, Bracebridge, and Huntsville, and the Townships of Georgian Bay, Lake of Bays (and Muskoka Lakes).

The Township of Muskoka Lakes has responsibility for a number of areas including:

- Township Roads
- Fire and First Response
- Planning / Official Plan / By-Laws / Variances / Severances
- Building Permits and Inspections
- Community Centres and Arenas
- Parks / Trails / Docks
- Municipal Libraries
- Cemeteries

The District of Muskoka and its Council are responsible for other areas including:

- District Roads
- Water and Sewer
- Garbage and Recycling
- Policing
- Lake / Forest System Health
- Condominium / Subdivision
- Community Services
- Ambulances
- Airport
- Port Carling Locks
- James Bartleman Island Park

Please note that these lists are not exhaustive.

The Township collects all the property taxes in the Township for all levels of government, and in 2022, the tax revenues were distributed as follows:

- Township - 20.8 %
- District - 53.8 %
- Education - 25.4 %

Candidates for Mayor

Phil Harding – Mayor

Email: phil@philharding.ca

Web Site: philharding.ca

1 - Improvements for TML / Better Community:

I believe the township needs to continue streamlining services and improving accessibility for residents. Completion of online mapping of open building permits & variances, online payment of taxes, Online request for information. Better search functionality of the website. Best practice development or redevelopment information.

2 – Tax Increases / Effective Delivery

Continue with added online service delivery, reducing staff time and increasing efficiencies. Asset Management Plan, Recreational Master Plan & Fire Master Plan will help drive continued investigation into ensuring we have the right services and facilities to manage future infrastructure. Most importantly, continued relationship building with the Province & Federal Governments to ensure Muskoka Lakes gets funding for key projects. Finally, consider modifying both District and Muskoka Lakes council to ensure we have the right number of councillors, delivering the best value for the taxpayers.

3a – Data to Justify Environmental Improvements:

Data and Metrics MUST start to be collected on all thing’s development. How many applications require variances, how many require studies, what studies are being required, how much cost per study is experienced. Continued water quality monitoring. I have said this numerous times but change without justification can and will have unintended consequences. If we implement too many requirements, with too much cost – people will find a way around the system, and the benefits of proposed changes will be lost.

3b – Financial Impact of Regulatory Environmental Changes:

As stated, all proposed changes are stated to “protect the environment” without metrics the ultimate impacts will not be able to be measured. Data must immediately start to be collected and evaluated, including added costs for taxpayers as well as administration in implementing the proposed changes.

4 – Affordable Housing:

We need to look to creative solutions to solve our housing issues. We need to lobby the Province to allow Multiple Dwellings on rural lots (where appropriate). We need to support the province in eliminating red tape in approving developments. In Port Carling alone, there is one approved development for 285 Homes on the Eastern Side of Town, and a second proposal west of Foodland for an additional 291 homes. Council needs to be supportive of these initiatives when

environmental impacts can be mitigated. People will always oppose change, but appropriate change is the only way we can grow and survive.

Peter Kelley – Mayor

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1 - Improvements for TML / Better Community:

The importance of public engagement has been overlooked by Council recently- for a variety of reasons. Council needs to improve communication with constituents to better understand the concerns and priorities of residents and local businesses. Since delegation to Council or Committee alone does not provide adequate opportunity for two-way discussion I propose to hold regularly-scheduled, open-agenda Town Hall meetings (two per ward per year, in the evening or on weekends) to allow residents (either directly or through ratepayers', cottage, neighbourhood or lake associations), local businesses and other interested parties the opportunity to have informal access to the mayor, members of council from their ward and senior Township staff.

My website identifies "Community Development" as one of the four pillars of a proposed action plan for Muskoka Lakes. In addition to promoting growth in year-round employment and the need for attainable housing (addressed elsewhere in this document) it identifies two more factors that I believe are critical to the community-building effort: the Township's publicly accessible infrastructure (community centres, arenas, parks, trails, water access, etc.) must meet the needs of all residents; and the Township must support the development of community service agencies, youth and senior's programmes and organized athletic activities.

2 – Tax Increases / Effective Delivery

I propose the following which are intended to drive efficiency in the delivery of services to our constituents:

- Reinstating the Budget Advisory Committee - participation on the BAC by citizen members, with their different insights and skillsets, should result in an initial draft budget that is more easily supported and quicker to approve.
- Introduce "zero-based budgeting" to our traditional budget process. Traditional budgeting tends to aggregate bad assumptions and magnify them year-over-year, and almost always results in expense padding. Applying ZBB principles to one-quarter of our cost centres annually would allow the entire Township budget to be run through the ZBB process once during each term of Council.
- Work with District Council to identify opportunities for economies of scale where combining the procurement of services or equipment with other municipalities may present an opportunity to drive a more cost-effective delivery of services to our constituents.
- Consider the opportunity to self-insure or to pool risk with other municipalities in an effort to contain the Township's large and fast-growing insurance expense.

3a – Data to Justify Environmental Improvements:

My proposed action plan calls for the creation of a "Century Plan" for the environment for this exact reason: we need to establish long-range, data-driven, and specific goals for the health of the key ecosystems that must be protected in our environment. Monitoring the health of these ecosystems over time will allow any deterioration to be discerned from the data quickly and remediation to commence immediately. Since remediation of water quality problems (or any number of other environmental catastrophes) can take decades, a plan of relevant data gathering, monitoring and a prescribed and timely reaction to deteriorating conditions should continue in perpetuity. "Managing for excellence" would involve setting goals to improve

environmental health over time. One hundred years may seem like forever but in reality, we are only talking about “the next generation” to a Muskoka resident born this year.

3b – Financial Impact of Regulatory Environmental Changes:

There are several environmental improvements likely to flow from the Century Plan.

- First, by setting specific goals for environmental health, monitoring relevant data, and striving to achieve these goals the Township could become leaders in the field of environmental management and could utilize concrete data to support development and planning decisions in the future.
- Next, I understand that this work could well yield a better understanding of the conditions that give rise to blue-green algal outbreaks. I understand that early detection of the conditions giving rise to an outbreak is the biggest challenge to avoiding them: the actual outbreak may well be avoided with aeration if commenced soon enough.
- I also understand that calcium deficiency in the watershed is a contributing factor to blue-green algal issues and that simple ash application to the forest can go a long way towards remediating that problem, in addition to prompting stronger and better-growing trees.
- Finally, with flooding being a new constant in our lives (likely to be exacerbated by the effects of global warming) it is worth noting that 50% of a tree’s mass is water... a healthy forest of trees storing all that water must logically reduce the volume of water available to flood bathhouses and shorelines in the spring. As for the cost... the great news is that, thanks to the good work of the Muskoka Watershed Council (and other interested groups) much of the groundwork to create a science-based programme for collecting data relevant to the health of the Muskoka watershed has been done and relevant data has been collected and shared for almost 20 years. Using the existing (and still collected) data to set goals, prescribe remedial action (if necessary) and fix timelines for periodic review or reassessment could convert the work of the MWC, an advisory body, into a regulatory tool for the Township’s use at relatively little incremental cost.

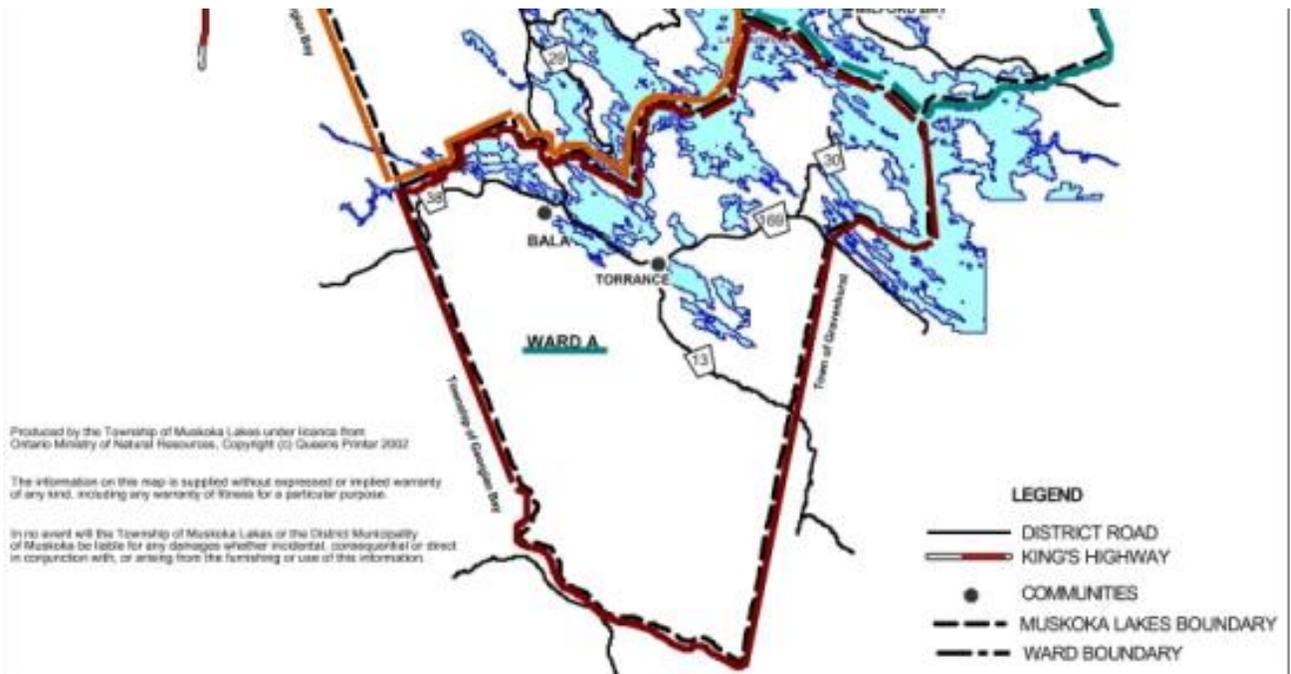
4 – Affordable Housing:

This is a huge, huge issue- not just in Muskoka but also across Ontario and most of Canada. There are some short-term actions that can be considered by the Township, such as:

- Reducing minimum size restrictions on dwellings to allow for the construction of Tiny Homes
 - Expanding the opportunity to construct secondary dwelling units in urban centres to allow for “granny flats” or garden suites.
 - Encourage more development by groups such as Habitat for Humanity, which is currently building a two-family residential property in Bala.
 - Waive fees and charges associated with new attainable residential construction and streamline the permitting and approval process to reduce construction delays.
- Many of these ideas have already been proposed, but even if they were fully rolled out my sense is that it would still be too little to address the magnitude of the current attainable housing shortage in the Township.

The District of Muskoka has an initiative called, I believe, “Housing for Everyone” which looks like a good, comprehensive approach to tackling the problem, but given the sharp increase in residential property values in Muskoka during COVID I suspect that the problem has grown considerably, and more urgency (and more resources) will be necessary to see meaningful results.

Candidates for Ward A Councillors



Ruth-Ellen Nishikawa – District Councillor

Email: ruthellenish@gmail.com

Candidate chose not to provide answers to our questions

Cassandra Ford – Township Councillor

Email: fordcaf@gmail.com

1 - Improvements for TML / Better Community:

In my opinion, the number one goal of the next council should be to deliver housing solutions within the urban areas to attract more workers to the area. The lack of housing has been identified for over 20 years and it has reached a chronic level. The lack of all housing options prevents business growth, development, and the delivery of services to all residence and lakefront property owners. Taxes are generated by properties and development and all of that is affected by the extreme lack of housing.

The first step with housing is to ensure that the District of Muskoka has properly implemented sewer and water to allow housing growth in the urban areas of Bala and Port Carling. The urban areas could expand to include Torrance, the Milford Bay or Mactier.

Another concurrent step is to look at some of the creative solutions that other jurisdictions are implementing to provide housing solutions such as 3D printed buildings to provide environmentally efficient housing solutions and quickly.

Housing could be delivered in partnerships with business for management of the properties and investments solutions could be developed without necessarily impacting the taxes of the property owners to deliver housing.

2 – Tax Increases / Effective Delivery

Protection of Our Data

I believe it is prudent to review and understand how the Township of Muskoka Lakes manages our data and how it is protected from ransom ware attacks. If it is not managed by others, it should be to for our ultimate protection.

Review of Current Expenditures to Reduce Costs

Council should mandate a review of all departments to ensure that tax dollars are spent prudently with the objective of reducing the expenses by a certain percentage. There are always ways to reduce expenses.

Implementation of a Full Digital Portal

I recognize that the Township of Muskoka Lakes have implemented a few digital services to improve processes with the government. However, based on my technology experience I know that there are more efficiencies that could be achieved by implementing a property owner's digital portal for all aspects of our properties and interfacing with the Township of Muskoka Lakes. A digital property portal would enable all aspects of the township's communications, taxation, planning, and the building process for efficient processes.

With a digital portal – neighbouring properties could also be alerted to development before approvals to voice their concerns before permits are issued.

A Pragmatic Approach to Difficult Issues relating to Development

Over the last several years projects that have been already approved for building have been stopped by the Township of Muskoka Lakes. This often leads to legal issues with the Township of Muskoka Lakes generally not winning these battles. That is very expensive for the Township of Muskoka Lakes and the taxpayer. It would be far better to ensure that large developments are processed separately so that development issues are handled prior to the approvals of site plans and building permits being issued.

3a – Data to Justify Environmental Improvements:

A digital property portal could be the mechanism for the data collection. I would agree that we do not know the impacts of the costs and or the reduction of current property rights. All needs to be understood prior to council voting on this official plan.

3b – Financial Impact of Regulatory Environmental Changes:

I have not had an opportunity to thoroughly review the proposed official plan nor ask questions of the planning department on aspects of the proposed plan. I could not realistically as a potential candidate provide a credible answer to this question.

However, I am concerned about the breadth of the new official plan and how the Township of Muskoka Lakes could effectively manage the breadth without a significant increase with respect to manpower for oversight. I do not believe that there has been any attention paid to the economic impacts of a significant workforce in Muskoka or to the building permit fees which are significant in this township.

4 – Affordable Housing:

As mentioned above I believe that housing is the number one issue in the Township of Muskoka Lakes and that it is a chronic issue. We need people to live and work in Muskoka and without housing our economy is harmed.

To my knowledge, the proposed official plan does not dwell on the urban development or multiple family units and the zoning regulations of these types of buildings. I would propose that all aspects of zoning for increase housing in our urban centers needs to be reviewed and implemented with the official plan. We need to ensure that the District of Muskoka will implement the infrastructure for housing in the urban areas. The Township of Muskoka Lakes needs our fair share of infrastructure and given the tax dollar portion that is uploaded to the district is significant there should not be any issues for the delivery of infrastructure to support housing.

Mary Ellen McIntyre – Township Councillor

Email: memci15@gmail.com

1 - Improvements for TML / Better Community:

There are three priorities I believe the next council needs to examine for our communities.

The first is housing. At the present time there is limited housing available for our community members and those moving into our communities.

Secondly the lack of public transportation between communities is a problem for those who may only be able to get housing in one community but need to work or get services in another community.

Finally, accessibility varies widely across the district and between communities. This has the effect of limiting accessibility to jobs, services, and recreational activities. Truly accessible communities are necessary to ensure everyone can fully participate in everything our communities have to offer.

2 – Tax Increases / Effective Delivery

A fiscally responsible budget represents the balance between the needs and present costs while also looking to what is required to invest in the future.

It may be time to explore efficiencies between the Township and the District.

It may also be time to consider the costs associated with having lawyers involved in the process. A cost benefit analysis to determine whether the legal costs associated, for example, with conflicting interest groups and District lawyers.

3a – Data to Justify Environmental Improvements:

Candidate chose to consolidate answers to parts a and b below.

3b – Financial Impact of Regulatory Environmental Changes:

The maintenance of the shoreline of lakes and rivers is key to preserving the quality of the natural and cultural heritage of Muskoka within the Waterfront Area.

The issue here is one of balancing rights: the right to a clean environmentally healthy environment and the rights of property owners. While most if not all residents of the Township of Muskoka Lakes would agree that it is a priority to maintain and improve a healthy waterfront and healthy lakes but at what cost?

There can be no cost/benefit analysis without a solid database of the health of our lakes and shorelines as a baseline for comparison. This will allow a determination of changes to the water/shoreline health and allow tracking of changes both positive and negative. It also provides the data necessary to justify any tax increases now and ongoing.

The best-case scenario would be to have the District working with the Township and those with environmental expertise to facilitate the data collection once it is determined what data is needed and how it can best be collected. As stated in the Plan:

The Township shall work in partnership with the District and other agencies to coordinate watershed planning initiatives and achieve watershed and subwatershed planning objectives.

Once the database has been established and ongoing testing is established I would hope these environmental improvements would result in cleaner healthier lakes and watersheds but if not, the data would determine future planning objectives.

In terms of the taxpayer, the benefit of clean healthy lakes and waterfronts would have to be balanced by any additional costs to the taxpayer. However, there may be additional costs depending on the results of the inspection of the Sewage System. If a system is in need of remedial action costs will be incurred.

4 – Affordable Housing:

At this time housing affordability is a significant issue for everyone, municipally, provincially and federally. There are many factors involved with the cost of housing and these can vary depending on income and other social factors. For a single person on Ontario Works (welfare) who gets an entitlement of \$730/month the issue may be suitable housing available at an affordable price. For those who are homeless due to addiction, mental health, or other problems the issues relate to the availability of supportive housing. For working people, the issues may relate to a limited supply of affordable multiple family homes.

The federal government has declared that housing is a human right. The role of the Township of Muskoka Lakes would seem to be to determine what the range of housing needs are for the residents of the Township so we can begin to meet those needs including examining zoning regulations as part of the process.

David Skoric – Township Councillor

Email: dave@skoric.ca

1 - Improvements for TML / Better Community:

The Township of Muskoka Lakes needs increased community engagement at all levels. We need more community feedback at the township and district level. We need to promote TML as the wonderful and unique place that it is. A place for family, friends, business, and great community. TML needs to initiate a plan that encourages the creation of more year-round businesses, clubs, community groups, and sustainable co-op projects. The next term of council will be a critical point in our history as Muskoka Lakes works to implement its updated strategic plan. It is time to elect the next generation. It is more important than ever that the council be well rounded, and the community be engaged with all levels of planning. It is critical to build housing and infrastructure that will support and protect our businesses for generations to come. We have all felt the affects of the current supply chain challenges with regards to a shortage of both workers and material. The township needs fresh eyes and creative solutions to today's challenges.

2 – Tax Increases / Effective Delivery

Over the past council term, Muskoka Lakes has been working to increase services such as Bylaw enforcement while also keeping tax increases to a minimum. It is important to continue this momentum through the next term by increasing community engagement and sourcing competitive quotes for all township projects. While many of the costliest services and programs are managed by other levels of government (Federal/Provincial/District), the township still handles a significant slate of aging infrastructure and a growing need for local services. The township can and must do its part to stabilize taxation. In this time of high inflation, it is more important than ever to take a mindful and well thought approach to all new endeavours to ensure balanced financial responsibility.

3a – Data to Justify Environmental Improvements:

Candidate chose to combine answers for parts a and b – see below.

3b – Financial Impact of Regulatory Environmental Changes:

It is not realistic to measure a “cost per average taxpayer” with regards to the implementation of environmental policies. It is realistic that new policies need to be adopted so that future generations will continue to enjoy the landscapes of Muskoka. It is also equally important that these policies are implemented with affordability in mind. The township has a responsibility to protect both our lands and our pockets. We must be good stewards of the land while being mindful not to overburden our community. The updating of site alteration and septic inspection regulations is NOT and should not become aimed at preventing property owners from enjoying Muskoka. Ultimately my goal as your councillor would be to ensure that most property owners should not feel negative effects from any proposed bylaw changes in Muskoka Lakes. I would be happy to discuss green policies at a further length with concerned community members.

4 – Affordable Housing:

Once the Official plan review is finalized, the incoming counsel needs to make the review and implementation of all bylaws which directly impact housing affordability a day one priority. The township must work creatively and apply out of the box thinking to address housing affordability with local stakeholders. Muskoka lakes needs to become a township that is friendly towards the development of “Tiny Homes”, Modular homes, housing co-ops, and other non-traditional housing arrangements without jeopardizing or impeding the beauty, peace, and enjoyment that the Muskoka lakes are known for. It is also important for current property owners to be encouraged by the township to create additional long-term and affordable rental spaces that include both year-round and summer housing to attract more workers to the township.

Glenn Zavitz – Township Councillor

Email: memci15@gmail.com

1 - Improvements for TML / Better Community:

Great question...I have been a strong supporter of the 'continuous improvement' adage and mindset established during our previous Council. That Strategic Plan crafted and enacted has stood this Township in good stead and shaped future narrative on a wide variety of topics for 'next Council'. Bold Budgeting will be critical to enable the Master Plans (Parks & Rec, Fire, Transportation, C.I.P., Official...) we worked so diligently towards with extensive Public input. That will be a decisive and forward-looking direction upon the next group...I also feel some sub-committee structures require re-alignment...Economic Development + Affordable Housing as one is an obvious choice for me.

2 – Tax Increases / Effective Delivery

As indicated in #1 above, new Council must be brave in either re-constituting a zero-based Budget approach or some sort of one-time stipend to realize funding beyond year over year/ongoing expenses. As Chair of G&F and Budget Chair these past years, experience has taught there is no 'extra \$\$\$' nor anticipated Provincial funding for new initiatives beyond existing service levels. Given that premise, Council must cultivate funds from within, critically eyeing existing protocols and Departmental expenditures...or examine Capital Reserves and the possibilities that may offer as a way forward...heavy lifting to be sure.

3a – Data to Justify Environmental Improvements:

I wouldn't...'justification' for the proposed changes would be to deny that these changes are necessary-I believe they are and beyond that, do not feel we should be denying that age-old septic systems (if installed at all) are not ticking environmental time bombs on properties throughout this Township.

3b – Financial Impact of Regulatory Environmental Changes:

In the affirmative, we can minimize negative H2O impacts through inspection and resultant compliance realization. Generally, property owners will not render maintenance on out of sight/out of mind essential cottage systems until there is a break/failure/leak of (except for water into their place). The difference between 'improvements' (your word) and status quo is vigilance'...it costs what it costs and should be engrained into our psyche-currently It. Is. Not.

4 – Affordable Housing:

It will take all tiers of Government to tackle this issue in a significant sense...together. Creating an appetite to develop here is one thing, it is quite another to fund same. Zoning regulations as you refer to are not the main detriment to fulsome affordable/attainable housing. Interestingly, the Township stands in no one's way of their plans and vision...it is the multi-layers of Governance that confound and confuse-added to the privately funded ROI necessity and the matrix of multi-faceted

cost/benefit. Council is not intent on discouraging investment on these would-be projects...the Global financial condition takes care of that! Our Bala/Port Carling developmental nodes are ready and waiting for interested parties...unfortunately, underfunded, and idealistic enterprise views a quick buck and that is a cautionary tale, based on past negative experience. Bring on Housing in all its forms...

Candidates for Ward B Councillors



Allen Edwards – District Councillor – Acclaimed

Email: allenedwardsmuskoka@vianet.ca

1 - Improvements for TML / Better Community:

The next Council needs to complete the Official Plan Review and the By-Laws.

2 – Tax Increases / Effective Delivery

Complete the review of the Parks & Trails master plan which includes Community Centre's and Arenas. Also, Council should review the Master Fire Plan.

3a – Data to Justify Environmental Improvements:

Council would ask for a staff report and report back to Council.

3b – Financial Impact of Regulatory Environmental Changes:

Septic inspections will result in less pollution. If repairs are required, the owner is responsible for the cost. Site alteration by-laws will improve the environment. Any site alterations are again born by the owner. There may be an additional cost to the taxpayers due to more By-Law enforcement officers. This is what residents have been asking for.)

4 – Affordable Housing:

To make housing more affordable, the new Official Plan amendment will reduce the size of the home from 750 sq. ft. to 250 sq. ft. I would support multiple family units

Jamie Davey – Township Councillor

Email: jd@jdavey.ca

1 - Improvements for TML / Better Community:

I believe the next council should focus heavily on affordable / attainable housing as this impacts not only our residents but also employers that are desperately trying to obtain and retain employees.

To achieve this, I propose the following:

- Ensuring that planning and development processes are meeting legislated timelines.
- These timelines should be measured monthly for compliance and to ensure adequate staff resourcing is in place.
- Policies in the official plan and corresponding regulations in the implementing zoning bylaw should allow for responsible development versus forcing more and more applications through months and sometimes years long planning processes.

Council should also take a strong data and fact-based approach to prioritizing Municipal projects, making decisions on planning processes and creating/ modifying by-laws.

2 – Tax Increases / Effective Delivery

I believe at present we are trying to do too much with limited staff resources. Municipal processes should be guided by data, facts and evidence. For example, we should use data to prioritize by-law creation by evaluating the level of impact to the environment, our economy, and our residents.

We need to re-prioritize key projects only once the Municipality is in compliance with planning timelines mandated under the Planning Act and development timelines as mandated by the Ontario Building Code Act.

3a – Data to Justify Environmental Improvements:

I agree with a risk-based approach to septic inspections and would support continuing to build a database that determines the age of a system, tank sizing and type as well as proximity to waterways and associates a corresponding risk to each system. Then depending on the risk, the system can be monitored accordingly at different frequencies according to risk.

With regard to site alteration and other bylaws, I believe the current bylaws should be updated only to allow for better enforcement (part 1 vs part 3 offences) and clarity. The metrics and information from enforcement activities can then be used to further tweak bylaws as necessary. We should focus more on educational initiatives to promote bylaw compliance as an alternative to fines.

In terms of the Official plan, I feel we have gone too far by increasing development restrictions and requiring environmental assessments. The existing provisions are adequate and can be tweaked slightly as required.

We need to be able to quantify the impact of policies and regulations under a new zoning bylaw on properties and therefore need to understand what the existing properties look like currently in the

township in terms of size, lot coverage, frontage etc. corresponding to zoning. This data needs to be compiled as a first step, then the impacts of policy, regulations and the required planning resourcing can be determined.

There needs to be a balance between as-of-right permissions and regulations that take into consideration existing lot details.

3b – Financial Impact of Regulatory Environmental Changes:

I believe these enhanced regulations will bring awareness to owners of properties with septic systems to ensure that they are operating efficiently and effectively. Generally, the additional costs would be repairs to septic systems to be in compliance with the Ontario Building Code and staffing of probably an additional full-time position specializing in on-site sewage systems this should be considered regardless for succession planning purposes.

4 – Affordable Housing:

Yes - Housing affordability/attainability is a key issue. I think we need to ensure we have a flexible Official plan that supports housing as a priority. Part of that is to ensure we focus on development that leads to the best return on capital infrastructure such as roads, water, sewer, services etc. We need to allow for flexibility to develop in both community and rural zones but also allow for the expansion and redevelopment of waterfront residences brought on by remote work opportunities and the retiring workforce.

Then, the implementing zoning bylaw needs to reflect this policy to allow single family and multiple family units to occur as-of-right so that these development projects are not bogged down by unnecessary and lengthy planning processes.

Susan Mazan – Township Councillor

Email: mazan4muskoka@gmail.com

1 - Improvements for TML / Better Community:

Healthy communities include having access to appropriate housing and reliable, high-speed broadband. Both require working with different levels of government and private service providers to affect meaningful change (please see below re: housing)

As part of the TML broadband working group, I believe that continuing advocacy and partnership with different stakeholders will be an important initiative in the next term of council. The Provincial Government recently announced results of a reverse auction, releasing money for providers to work towards the goal of 50/10 broadband connectivity for every household by 2025. It will be very important to bring a TML perspective to ensure all residents and businesses, including those in the more rural settings, are included in plans. Details are anticipated in the coming months.

The Community Improvement Plan intends to enhance our downtown infrastructure and public spaces. With funds available for both public and private initiatives, implementation and support of the plans will be important in the next term of council.

Another element to fostering healthy communities is support for relevant four-season recreation and community spaces. The recently endorsed Recreation Master Plan creates a roadmap for future councils and its implementation should be a priority for the next term of council.

2 – Tax Increases / Effective Delivery

Knowing that the largest source of revenue for the Township is from property tax and that only 20 percent is used to fund services provided by the Township (with 50 percent going to the District), managing the budget to match the needs of the community is a top priority.

The Township recently completed a number of foundational plans (asset management, recreation master plan, fire master plan, IT master plan, transportation master plan) that will help form decision making around spending. It will be important that the next term of council works with the public and staff to determine appropriate service levels, matching community needs with operating costs and long-term capital spending.

Using the recreation master plan as an example, having a comprehensive plan improves opportunities for grants from other levels of government. In addition, a key direction includes the importance of public/private partnerships. These are a couple of other ways to help offset the tax burden.

In considering service levels, a goal should be that with appropriate governance, to reduce or have no duplication in effort internally or with other levels of government. An example of this is the current approach to climate change with the District being the lead, with input and “a voice at the table” from the Townships.

3a – Data to Justify Environmental Improvements:

Official Plan

The Official Plan has been a 3-year process with significant public input. Staff and consultants have used the best data available from environmental experts to form the current draft official plan recommendations.

Site Alteration and Tree Preservation By Law

As noted by staff, the environmental science indicates that shoreline buffers are critical to watershed health and impacts (i.e., building) should generally be avoided in the first 30 m. (Muskoka Watershed Council - Shoreline Buffers 2013 is a great resource).

While this by-law is not yet complete, it should be noted that a new recommendation (or new property right) which would allow patios within the first 50 ft is an example of staff finding a balance between environmental guidance and property owners enjoyment of their property.

Septic Inspections

The septic re-inspection program is in place to mitigate the impacts of failing sewage systems and for protection of the watershed. Staff are currently creating a database with ratings for every septic in the township. Early reports showed 40 percent were in a high-risk category. With this data, it will help guide the inspection program. Costs incurred by property owners to improve systems will vary depending upon the state of their septic system. Costs to manage the program and options on how to do so are yet to be determined.

3b – Financial Impact of Regulatory Environmental Changes:

Candidate provided a single answer to both parts a and b of this question – see above.

4 – Affordable Housing:

Housing options that are affordable and attainable are an important part of a healthy community. There is a national housing crisis which will require policies and incentives at all levels of government. Specific to the Township of Muskoka Lakes' ability to spur development, council has undertaken a few initiatives.

For example, within the draft OP, there are polices allowing for pre-zoning of housing developments in appropriate locations, and to allow for the waiving of fees (i.e., permits and site plans). Through the recently endorsed CIP, the Community Improvement Plan Private Sector Incentive Program creates three different funding stream opportunities for appropriate developments; fee rebate, constructions grants and tax increment grants. Community awareness of these programs is set to launch this fall. Through the attainable housing committee there are funds available for fee rebates for different fees (i.e., planning, building).

The goal of the above initiatives is to reduce red tape and timing, and to provide financial support for appropriate developments. The next term of council will want to assess the uptake of these programs and continue to support these and other initiatives.

Gordon Roberts – Township Councillor

Email: gordonrobertsmuskoka@gmail.com

1 - Improvements for TML / Better Community:

I believe that the Township needs to:

- Get the Zoning By-laws right. The Official Plan sets out the overall policies. What really matters however is how it is implemented. The By-Laws need to be clearly written and the requirements easy to understand.
- Streamline Township processes and decision making.
- Actively pursuing opportunities to help businesses and organizations, new and old, develop and prosper. With a couple of caveats – 1) that they will not negatively impact the quality of Muskoka’s Water, and 2) that any development must be done responsibly, mindful of their impact on the well being of other people and organizations in Muskoka.
- Develop, in conjunction with other organizations, credible action plans for the most urgent issues facing the Township such as affordable housing, improving healthcare, effective septic management, short term rentals, managing costs, and eliminating duplication wherever possible.
- Ensure that the concerns and ideas of all the citizens, businesses and organizations are fully understood. The voice of all, not just the few, must be heard and assessed.

2 – Tax Increases / Effective Delivery

Obviously, property taxes are the biggest source of funds to pay for the services provided by the Township. Recognizing that the District receives approximately 50% of the tax levy and only 20% of taxes flow back to the Township, I would do the following:

- Set up a working group to
 - a) identify opportunities for cost reductions for services provided by the District of Muskoka, and
 - b) pressure the District for relief.
- Arrange for Township staff to identify opportunities for attracting more revenue.
- Establish a task force to determine:
 - a) Can the service be provided by using a user pay approach?
 - b) If every option has been explored to provide the same or equivalent service at a lower cost?
 - c) What are other municipalities doing that we can learn from to reduce costs?

3a – Data to Justify Environmental Improvements:

I believe that there will be environmental improvements forthcoming from these proposed changes.

Preserving the quality of the water in Muskoka is significantly important because the well-being of everyone living and working in Muskoka, let alone attending on a seasonal basis, is clearly

dependent on it. In my mind environmental quality (especially water) is not subject to debate. Even the smallest improvement in water quality is important.

Water Quality is not just an environmental issue but a fundamental factor in Muskoka's economic success or failure. If water quality deteriorates so does tourism, property values, local job opportunities and personal incomes, let alone enjoyment by seasonal residents.

3b – Financial Impact of Regulatory Environmental Changes:

Candidate provided a single answer to both parts a and b of this question – see above.

4 – Affordable Housing:

Addressing housing affordability/attainability is a complex issue which will require the participation of all levels of government and the private sector.

I will:

- Examine, with Planning Staff, the possible options to reduce/waive Township development costs.
- Encourage Township's District Councillors to lead the formation of a District and Municipality task force to address this challenging subject.

Candidates for Ward C Councillors



Guy Burry – District Councillor – Acclaimed

Email: guy.burry@rogers.com

1 - Improvements for TML / Better Community:

As we all know, there are numerous challenges and opportunities facing Muskoka. I believe that the most significant challenge facing the District is the ongoing threat of overdevelopment and the potential long-term negative impact it could have on our lakes and quality of life. To be clear, I'm not against development, but I do feel it needs a long-term strategy, carefully planned, and implemented.

Supporting and developing prosperous, vibrant communities in the District is fundamental to future community success. We must first come together and then work with other governments to successfully tackle the District's serious and growing attainable housing shortage.

In addition, ensuring the District continues to have state-of-the-art Internet service and is incorporating emerging technologies will also contribute to a more robust and better community for everyone.

2 – Tax Increases / Effective Delivery

As a property owner, I am concerned about the efficient and effective use of taxes. It is essential to recognize that we have no control over the provincial assessment and the Township's portion of tax revenue is a relatively small percent of the overall tax bill. While I think that the Township manages the tax revenue monies we receive well, the District budget is where we need to focus on providing a more cost-effective and equitable delivery of services.

3a – Data to Justify Environmental Improvements:

The Province requires municipalities to update their Official Plans regularly to ensure that they stay current with Provincial Policy, and incorporate any new requirements imposed by the District, including consideration of flood plain mapping. I support updating the Site Alteration, Tree Preservation, and Septic Inspection by-laws. These changes will protect the environment, especially in the waterfront areas. Effective implementation will be critical, and that will require consistent by-law enforcement.

For more detailed information, I would like to refer interested electors to the Ontario Ministry of the Environment, Conservation and Parks website: <https://www.ontario.ca/page/ministry-environment-conservation-parks>. Programs draw on the best available science and research to develop and deliver policies, legislation, regulations, standards, programs, and services. One such program is the Lake Simcoe Science Committee which was formed to improve watershed quality.

The plan covers lands and waters close to, adjacent to, or within any lake in the watershed, tributaries, and wetlands.

The Science Committee comprises ten scientific experts in research, environmental science, water quality, and climate change. One of the critical objectives, backed by science, is to reduce loadings of phosphorus and other nutrients into Lake Simcoe and its tributaries. These experts have identified that the primary stressors that degrade water quality include excessive phosphorus, pollutants, and e-coli.

The primary sources of excess phosphorus to Lake Simcoe and its tributaries include effluent from sewage treatment plants and septic systems. That plan states, “Septic systems that are inadequate or not functioning properly are potentially significant sources of pathogens that may eventually enter Lake Simcoe and its tributaries.” As a result, all lands within 100 metres of Lake Simcoe’s shoreline, other lakes in the watershed, and any permanent stream entering Lake Simcoe, became prescribed areas for required on-site sewage system maintenance reinspections. There is simply no need to repeat this science. It is irrefutable.

3b – Financial Impact of Regulatory Environmental Changes:

Implementing a septic reinspection program in Muskoka Lakes will similarly reduce phosphorous loading and protect oxygen levels critical to maintaining water quality and fish populations and safeguard our drinking water.

4 – Affordable Housing:

Supporting and developing prosperous, vibrant communities in the District is fundamental to future community success. We must first come together and then work with other governments to successfully tackle the District’s serious and growing attainable housing shortage.

I would promote exploring the Federation of Canadian Municipalities Sustainable Affordable Housing initiative. Funding is available for highly innovative pilot projects that generate greenhouse gas reductions for affordable housing.

Rob Bosomworth – Township Councillor

Email: rbosomworth@gmail.com

1 - Improvements for TML / Better Community:

All policies of the Township must be viewed through the lens of protecting and enhancing the environment. The natural beauty of Muskoka is the very foundation of our region's year-round economy. Protecting the environment will ensure a vibrant economic engine which will benefit all residents and business.

2 – Tax Increases / Effective Delivery

Historically the Council has based its budget on the previous year's budget. Moving to bottom-up budgeting allows council to reassess all programs and look for opportunities to gain efficiencies. I believe this Council has done a pretty good job at building the budget and this must be continued in the next Council. Tax rates should increase no more than inflation. Increases above inflation should be fully justified and clearly explained to the ratepayers.

3a – Data to Justify Environmental Improvements:

The majority of residents, whether permanent or seasonal believe that the natural environment is Muskoka's key asset. Clean water, protection of the tree canopy, minimal impact of built form on the shorelines and minimal light pollution everywhere are the key elements of this asset. Council, together with staff has proposed changes to the Official Plan and Site Alteration to reflect the strong desire by most residents to avoid any more Legacys or Sugarloaf Island. There has also been significant outreach to get public input to the proposed changes and have they received significant feedback from many ratepayers and ratepayer groups. It is Council's job to determine which feedback to adopt in the long-term interest of Muskoka.

The Mayor ran on a platform that included introducing septic inspections. This is a good policy with obvious benefits. Staff is identifying septic systems that are old and/or at risk and I expect that data will completely justify the need for septic inspections.

3b – Financial Impact of Regulatory Environmental Changes:

Candidate provided a single answer to both parts a and b of this question – see above.

4 – Affordable Housing:

Council must do all that it can to increase the supply of affordable housing especially in the towns and hamlets.

Matt Fairbrass – Township Councillor

Email: m.fairbrass1049@gmail.com

1 - Improvements for TML / Better Community:

I would like to see better Bylaw enforcement and support for the department. They must cover so many issues and situations that require follow up as well as enforce a concise fine structure for repeat offenders that spoil the Muskoka experience. They have a tough job and could use more officers in peak times to handle the complaints. Another cost but a necessary one in my opinion. On the issue of hydro consumption (my 10cents worth). Big cottages and homes are often installing massive services 400amp and up. In peak times especially during winter can (and have) caused the grid to go down. Last winter a big outage shut the town down, it was largely due to over consumption leading to equipment failure during the coldest days we had (-35) This directly affected businesses and families. We need to address this situation as it will not get better in the future. Want to limit big construction? then limit the amperage. Investigate the potential for new family doctors practices in Muskoka Lakes. A high priority in any community for that matter, every avenue should be explored to encourage a solid base for a physician(s).

2 – Tax Increases / Effective Delivery

Taxes are a fact of life as we all know. Any improvements usually trigger a reassessment which often involves the townships building dept. Taxes must keep pace with inflation of course and all areas of town operations must be visited to see what is justified. Capitol expenses such as trucks and equipment may be able to have their service life extended or reassigned to another area that doesn't need the best and newest, and the list goes on. Repair not replace if possible. It's the small things that really add up to big savings for the taxpayer as a whole. Accountability in all areas is a must and a conscious challenge to everyone.

3a – Data to Justify Environmental Improvements:

Waterfront property's contain what is called the Riparian zone. It runs across all lands that lead to the water's edge. A four-foot strip of land of massive biodiversity. It is the heart and lungs of all lakes and rivers. The preservation of this area is paramount. Education and understanding of this will encourage owners to seek out the solutions that are often easily accomplished. I am a waterfront owner myself and feel I am just the caretaker, if you own it then respect it. Septic inspections are a must hands down. I have seen (and smelled) many substandard systems that are leeching into the lakes and rivers. Phosphate loading is still a huge issue, and many areas and bays are still considered O.T. (over threshold) yet construction is still being permitted.

3b – Financial Impact of Regulatory Environmental Changes:

Candidate provided a single answer to both parts a and b of this question – see above.

4 – Affordable Housing:

We must look outside the box and put past opinions and assumptions aside. I fully support park homes and the concept behind them. A serviceable tract of land can house many units and can operate under a controlled environment. You have pride of ownership by a family who can afford a small mortgage and a structured neighbourhood that is family friendly and engaged within the development. The units provide construction jobs that may be on site or remote and possible investment potential from interested parties. They work beautifully in the U.S. And other parts of Canada and can work here. People need homes with a yard. A centralized building with facilities such a laundry, a play area or meet and greet are great attractors. I know, I lived in one in Ottawa decades ago and it was fantastic. They are pre-engineered and extremely cost effective and efficient. They have a proper foundation and are well insulated and meet the strictest codes. Hands down a solution with many merits. The discussion should continue unbiased.

Sally Moyer Kent – Township Councillor

Email: smkent@rogers.com

1 - Improvements for TML / Better Community:

As a Councillor, my priorities will focus on preserving the environment (the water quality and the flora and fauna of Muskoka) and creating the proper direction, rules, and enforcement framework for responsible development. The existing council has made major headway on addressing some of these issues and I expect to continue their work on the Official Plan.

As a long-term Islander on Lake Joseph, directly across from Sugarloaf Island on one side and the Daviggi development on Caniff Island on the other, I have a direct bird's eye view of the environmental damage caused by blasting and rogue residential development. I believe that the Township must do a better job of enforcing the current by-laws and ensure that new by-laws are appropriate and enforced.

Finally, I believe all community members deserve financial transparency and a fair understanding of how their tax dollars are being put to use.

2 – Tax Increases / Effective Delivery

I do not feel I can answer this question properly until I am elected and have access to detailed municipal budget and tax information. As a Harvard Business School Graduate and the Chief Financial Officer of numerous public and private companies, my background is in finance and financial planning and budgeting. I would tackle the issue of tax increases and delivery of services the way I would approach any business/financial problem. Once elected, I will need to dig into the details, analyze and understand them and then make observations and recommendations to provide more effective delivery of services.

Any tax increases need to be understood within the current overall economic environment, driving staffing costs and public works increases. The very first job should be to inspect and critique how current tax dollars are being used, and what component of taxes are variable versus fixed. Any contemplated tax increase must be subjected first to a rigorous inspection, and it must have an obvious justifiable beneficial purpose and intent.

3a – Data to Justify Environmental Improvements:

Although I am not yet a Councillor, I understand there is data available to support many of the proposed changes. There is currently a Muskoka Lakes Septic inspection program in place. This program rates septic systems by risk profile and staff (summer staff included) have been building this database for some time. Initial data has been presented to council from three of nine Wards in the Township. There is also detailed data collected by the Muskoka Watershed Council to access, monitor and evaluate environmental health which has been consistent and ongoing for years. If elected, I will review available programs in more detail and determine if more data collection is required.

3b – Financial Impact of Regulatory Environmental Changes:

I am not able to answer this question until I have access to further details as an elected Councillor.

4 – Affordable Housing:

Affordable housing is the defining issue of the District of Muskoka and Province of Ontario, not the Township of Muskoka. As most know, the residential tax base of Bracebridge and the District of Muskoka is largely supported by dollars earned in the Township of Muskoka. Despite the commute from town to job site, most people want and need to be close to schools, medical facilities, and community centres. Affordable housing should not be built in isolated locations, away from taxpayer funded community resources in the District of Muskoka. Affordable housing should be located close to community and resources, where housing density is appropriate (more likely in Bracebridge, Gravenhurst areas). I do believe that building affordable housing (that should be rented long term, like 20 yrs.) should be a District/Provincial priority, allowing families the security of a home and an ability to bring up a family with stability.

Sandra Morris – Township Councillor

Sandra Morris withdrew from the election after nomination day. As a result, her name will appear on the ballot, but she is NOT standing for election.

Jason Sift – Township Councillor

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1 - Improvements for TML / Better Community:

- **Supporting year-round residents:** The largest issue that we need to address is affordable housing and similarly staffing for local businesses. If we can help the year-round population prosper, we will have enough people to use the existing infrastructure for example our arenas and will be able to justify the needed capital to not only keep them open, but to improve for future generations.
- **Services:** Garbage pickup and disposal in Muskoka is a major issue. Our property tax bills are high, yet our residents don't have adequate service. We need to pressure the district to address this issue.
- **Environment First:** We need to promote and educate on environmentally sustainable building practices. This includes septic systems and encourage protection of the vegetative buffer around the lake. The current council's answer to this over the last two years has been to put more restrictions on the individual property rights. We need more data on what parts of the environment we need to improve, and where our actual problems are.
- **Community Involvement:** There should be more active platforms for the community to get involved. This can be done through more topic specific polling, public meetings, professional committees, open communication, ample time to review documents and ultimately more comprehensive by-laws for people to fully understand expectations and prohibitions.

2 – Tax Increases / Effective Delivery

- Our current regulations are some of the strongest in the district, the current Official Plan and other proposed bylaws are going to cost the taxpayers significantly to implement and manage long term. The bylaws do need to be adjusted over time to close loopholes, but the current council has gone down a path of massive change and even tighter restrictions. This change will come at a huge cost. I have asked on several occasions how much this will cost, with no answers. This is in part why I am running to be a councillor. Before any bylaws are implemented, we need to do a cost analysis and make sure that the regulations we are pursuing will get the results we want before we decide to spend the funds on them.
- We need enforcement of our current bylaws, not making bylaws stronger when we don't enforce what we have. We won't be able to afford to enforce these new bylaws or the funds needed to defend the township in lawsuits and OLT appeals.

3a – Data to Justify Environmental Improvements:

- We need to first identify the issues objectively, then actively research what changes needs to be made to counter these issues. Most members of the current council know the problems, but they lack the experience on the ground during the building process to know how to fix the problem. Continually they tell staff "Here is the problem - fix it" with no clear direction.
- We need to find out what our constituents want, assess the level of impact, and allow a *version* of their wants.

- Unlike past councils the current council has not done intensive studies. Once we have identified our issues and understand what property owners want, we can make efforts to collect data by consulting with professionals, using factual and tangible data to implement changes.
- Over the last year I have asked council to form a working group of local contractors, trades, and business operators to advise council on creative and practical ways to fix issues.

3b – Financial Impact of Regulatory Environmental Changes:

- As the proposed OP is written I believe there won't be many tangible improvements above the intention of the already written bylaws.
- The proposed draft of the OP is going to cost taxpayers significantly. Not just through needed increases in tax revenue to facilitate these changes but also to the taxpayer themselves to navigate the red tape that's being created. Individual property owners should not be treated the same as large developments like Minett.

4 – Affordable Housing:

- Housing affordability is a complex issue in Muskoka. As a business owner, I see first-hand that the older generation that helped build Muskoka is starting to retire. To fill these voids, we will need new people to move to Muskoka, requiring housing that is affordable, but also so our younger generations don't choose to leave.
- The forefront of this issue is town services (water and sewage treatment), access to land around town services, and zoning. To start down the path of this issue, all 3 of these hurdles must be looked at.
- I think that a task force or committee needs to be started, including professionals in the community. This group needs to investigate our hurdles and form a strategic plan of how to move forward. To solve this problem, we will need support from the district for assistance in solving town services issues. For example, Port Carling as a main hub has little capacity left in its aging sewage treatment plant.
- Zoning is another hurdle, but more within council's control.
 - This could mean unique zoning for a rural community with separate or communal septic systems.
 - This could also be through zoning for multi-residential complexes inside Port Carling and Bala.

Daniel Simmonds – Township Councillor

Daniel Simmonds withdrew from the election after nomination day. As a result, his name will appear on the ballot, but he is NOT standing for election.

Sean Stokes – Township Councillor

Email: sean@seanstokes.ca

1 - Improvements for TML / Better Community:

More balanced, independent representation with no hidden agendas that embraces more voices and new and varied opinions. More transparent governance and fiscally responsible leadership with real-world experience in finding solutions to hard problems.

2 – Tax Increases / Effective Delivery

Utilizing my experience in the private sector, I would begin by initiating a fiscal review of all Township management and service contracts to ensure residents are getting the most for their tax dollars – and to make fiscally responsible, transparent decisions when they are not.

It is also prudent to use financial tools such as cost-benefit analysis to determine the most effective strategies to operate and/or rationalize traditional cost centres, for example community centres and arenas, to improve service and maximize revenue. In addition, strategies to incent Township employees to come forward with ideas to better manage assets and reduce costs should be implemented if they have not already. Enlisting those with day-to-day real-world experience and “boots on the ground” can generate unexpected benefits and transformative ideas.

Fundamentally, financial decisions that impact taxpayers need to be based on evidence and solid financial planning.

3a – Data to Justify Environmental Improvements:

There is no argument against the protection of Muskoka’s most precious resources – its waterways, forests, and environment. But these important decisions need to be determined by data-backed evidence and financial analysis to make responsible decisions now and for the future.

A working committee should be formed with appropriate expertise to collect baseline environmental data -- water quality, e coli, algae blooms, invasive species, aquatic and wildlife populations, wetlands, vegetation health -- and a database created with regular updates. This will assist in evidence-based decision-making, as well as track and measure the impacts of bylaw implementation/adjustment.

At the same time, more data and rigour are needed to accurately understand zoning issues around development. Any database should also include details on numbers of properties, density and when and where development is occurring.

All of this evidence should be made accessible to all.

In addition, a viable, cost-effective, and current system for tracking septic systems and violations should be implemented and maintained by the Township and not downloaded to taxpayers.

3b – Financial Impact of Regulatory Environmental Changes:

With appropriate, data-backed evidence, the aim should be the protection of the waterways and shorelines from degradation due to erosion and development. Preservation of water quality and improved watershed management. Protection of the natural environment – trees and vegetation and wildlife -- for present and future generations, and more accessibility for all.

As noted above, the evidence should be continuously tracked and measured from an established baseline. Once measured and tracked, consistent monitoring would inform any necessary changes to the Strategic Plan and bylaws. As for additional costs, this will require more analysis.

4 – Affordable Housing:

Affordable housing is a key issue. Without affordable, attainable housing, we cannot support sustainable year-round businesses to diversify Muskoka's economy. I would undertake better documentation of existing properties and development and examine the zoning regulations to identify barriers and under-utilized areas for multiple family units – urban and commercial-zoned locations, for example.

In addition, I would like to better understand which available federal and provincial government tools the Township is using/able to access to assist with the development of affordable and attainable housing. This also applies to government programs designed to incent and support business development.

Candidates for School Boards

Trustee - Trillium Lakelands District School Board (English-Public)

- Louise Clodd (acclaimed)

Trustee - Simcoe Muskoka Catholic District School Board (English-Separate)

- Joshua Boutotte
- Aidan Harold

Trustee - Conseil Scolaire Public du Nord-Est de l'Ontario (Zone A) (French-Public)

- Bruce Cazabon (acclaimed)

Trustee - Conseil Scolaire Catholique MonAvenir - #64 (French-Separate)

- Claire Thibideau (acclaimed)