

Delegation to the Township of Lake of Bays Council
January 13, 2026



Through education, advocacy and engagement,
our mission is to foster a healthy natural environment,
responsible waterfront development, a thriving community,
and a Lake of Bays shared respectfully and safely by all.

It's all about the lake!





About Us

- ❖ The Lake of Bays Association's (LOBA) 1,200 + member families, mostly waterfront property owners, support a balanced approach to development that protects the natural shoreline of Lake of Bays.
- ❖ Appropriate and sustainable property development is the top issue for LOBA members (2023 Membership Survey)
- ❖ LOBA seeks to continue to work closely with the Township of Lake of Bays – Mayor, Councillors, and staff – to ensure the lake and shoreline remain beautiful and environmentally sustainable for generations to come

Paul Gleeson, President

Tim Hadwen, Chair, Planning, Development & Government Relations Committee

Sally Coutts, MCIP, RPP, Member, Planning, Development & Government Relations Committee

2026-01-13
Presentation to
Township of Lake of
Bays Council

Good progress

- ❖ Thoughtful and responsive Official Plan Review
- ❖ Professional budget process
- ❖ Development applications more closely scrutinized
 - Refusals when appropriate
 - Increased requirements for vegetation buffers
- ❖ Active bylaw follow up on planting plans
- ❖ Increased public education (CPP Brochure distribution)

Areas for Improvement

- ❖ Septic inspection program
- ❖ Proactive bylaw enforcement
- ❖ Notices of development applications to ensure robust public consultation

Septic Inspection Program

- ❖ Malfunctioning septic systems are a real lake pollution risk
- ❖ Inspection programs are in place in other municipalities including the Township of Muskoka Lakes
- ❖ LOBA strongly supports the 2026 hiring of a bylaw enforcement officer for a septic tank inspection program
- ❖ Some cottages around Lake of Bays have older legacy systems that need to be inspected and, if necessary, fixed or replaced. The design of the program should prioritize the inspection of those older legacy systems.
- ❖ Use a ward-by-ward approach for Low and Moderate Risk systems, but for High Risk systems, use a Township wide approach:
 - Low risk : Less than 10 years of age: not to be inspected
 - Moderate risk: 10-30 years of age: visual inspection by Township staff
 - High risk: +30 years of age or no permit found: private inspection paid for by owner

Proactive Bylaw Enforcement

- ❖ Continued need for more pro-active and rapid enforcement: LOBA would support the hiring of another officer
- ❖ When mature trees are cut down without permission or a permit, they take many years to replace
- ❖ Priority: a quick response protocol to protect trees and vegetation buffers
- ❖ Township needs to respond quickly and forcefully

Improved Notification Process for Development Applications

- ❖ Earlier on-line posting of pending development applications to provide enough time for thoughtful responses
- ❖ Require dockside posting so everyone with a view of the property is alerted and can comment
- ❖ Use QR codes on postings to increase accessibility of plans for all

Thank you for you attention and hard work!



It's all about the lake!

