

13 IMPLEMENTATION AND INTERPRETATION

13.1 General

Implementation	13.1.1	This Plan will be implemented through the Planning Act, other applicable provincial legislation, and appropriate local and district initiatives.
Zoning By-law	13.1.2	This plan will be implemented through a comprehensive zoning by-law and zoning by-law amendments as well as through other municipal by-laws, lot creation, site plan control or municipal agreements.
Technical Information	13.1.3	Supporting or technical information may be required to ensure that the official plan is properly addressed and implemented.
Other Planning Policy	13.1.4	The plan may also be implemented through the development of more detailed planning policy such as specific lake plans, an open space strategy, a capacity allocation strategy, or a community design strategy.
Previous Official Plan	13.1.5	Subject to section 13.1.7, any matter or proceeding mentioned in subsection 13.1.6 that was commenced before this plan comes into force shall be continued and finally disposed of under the Town Official Plan as it read on the day the matter or proceeding was commenced.
Transitional Provisions	13.1.6	For the purposes of subsection 13.1.5, a matter of proceeding shall be deemed to have been commenced, in the case of, <ol style="list-style-type: none">An official plan or an amendment to it or a repeal of it, on the day the by-law adopting the plan or adopting the amendment or repeal of the plan is passed;an application for an official plan amendment initiated by any person or public body, on the day the application was accepted, whether or not the official plan amendment is adopted;a zoning by-law or an amendment to it, on the day the by-law is passed;an application for an amendment to a zoning by-law that has been refused or has not been decided before the day this plan comes into force, on the day the application is made;development in a site plan control area, on the day the application for approval of a site plan has been made;an application for a minor variance on the day the application is made;an application for the approval of a plan of subdivision, on the day the application is made; and

h) an application for consent, on the day the application is made.

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| Partial Approval | 13.1.7 | It is acknowledged that in accordance with section 17 of the Planning Act, this plan may come into effect in portions. Notwithstanding anything to the contrary, where an application described in section 13.1.6 is received after a portion of this plan has come into effect, the portions in effect shall apply. |
| OPA #37 | 13.1.8 | It is acknowledged that Town Official Plan Amendment No. 37 is presently in progress. Notwithstanding anything to the contrary, the provisions of Town Official Plan Amendment No. 37 shall, if and when finally approved, form part of this plan. |
| Document Conflict | 13.1.9 | In the event of a conflict between a provision of this plan and a statute, regulation of other law, the statute, regulation or other law shall govern. |

13.2 Planning Studies

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| Planning Studies | 13.2.1 | This Official Plan or subsequent amendments may be supplemented by and implemented through the preparation of Servicing Plans, Transportation Plans, a Parks and Recreation Master Plan, Secondary Plans and other land use planning studies, where required to address specific issues of interest to the Town. |
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13.3 Secondary Plans

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| Secondary Plan | 13.3.1 | Secondary Plans will be utilized by the Town to implement the policies of this Plan and will be adopted as Amendments to this Plan. |
| Location | 13.3.2 | Secondary Plans shall be prepared for the areas designated "Future Urban" identified on Schedule A-1 prior to development proceeding, or for the expansion of tourist facilities in Hidden Valley. The Secondary Plan Process establishes a more detailed planning framework for a particular area in support of the general policy framework established in this Plan. |
| Other Secondary Plan Areas | 13.3.3 | The Town may require the preparation of other Secondary Plans where deemed desirable to provide a more detailed planning process for developments that require an Amendment to the Official Plan. |
| Preparation of Plans | 13.3.4 | Secondary Plans shall be prepared by the Town, in consultation with and at the expense of the affected landowners within the Secondary Plan area, or may be funded as growth related studies through the Development Charges Act. |

Studies

13.3.5 As part of the preparation of Secondary Plans, additional studies may be required, and may include:

- a) A Functional or Master Servicing Plan, which includes Preliminary Storm Water Management Plan, and sewer and water distribution plans;
- b) Transportation and Infrastructure review, including required intersection improvements;
- c) Environmental Assessment/Impact review;
- d) Urban design guidelines;
- e) Parks, trails and open space plan;
- f) Planning justification report, which includes an assessment of how the secondary plan contributes to the growth management objectives of the Town, establishment of appropriate phasing and staging of development;
- g) Heritage and archaeological resource assessment;
- h) Natural heritage resource identification and assessment.

Secondary Plan
Content

13.3.6 Secondary Plans shall incorporate the following:

- a) Clearly defined overall development concept for the area, including principles, objectives and assumptions for the development of the area;
- b) Population and household targets for the Secondary Plan area;
- c) Detailed policies on land uses, densities, housing mix and identification of residential densities;
- d) Identification of major community facilities, commercial and institutional sites, schools, parks and recreational trails;
- e) Approximate location of future arterial and collector streets, access points, walkways and bicycle paths;
- f) Appropriate storm water management facilities;
- g) Detailed urban design policies and directions to reflect the character of the area;
- h) Detailed strategy for the long term protection of the natural environment, including the preservation of natural areas, significant woodlots, ridges, valleys and stream corridors;
- i) Integration with the existing or approved surrounding land uses;
- j) Establishment of an integrated open space and trails system;
- k) Phasing plans and identification of minimum public infrastructure required for each phase; and
- l) A detailed water and sewer servicing analysis (distribution system and capacity) which is to the satisfaction of the District Municipality of Muskoka.

13.4 Lot Creation

13.4.1 Subdivision or Condominium

Subdivision

- 13.4.1.1 Land division and new lot creation in the Town will be by Registered Plan of Subdivision or Condominium, particularly where one or more of the following applies:
- a) the development requires the provision of new public roads or other municipal infrastructure (including parks and hard services);
 - b) it is necessary to ensure that the entire land holdings or area is developed in an orderly and efficient manner;
 - c) a number of studies and justification reports are required to determine the suitability of the development; and
 - d) long term monitoring and implementation of conditions of development are required.

Condominium

- 13.4.1.2 Where property is developed by way of condominium description, the following provisions shall apply:
- a) Vacant Land Condominium - Each unit within the condominium shall be considered as one lot for the purpose of compliance with the zone provisions for the zone in which it is located.
 - b) Common Elements Condominium – The entire description shall be considered as one lot for the purpose of compliance with the zone provisions for the zone in which it is located, and those zone provisions shall reflect that each interest in the condominium is attached to another parcel of tied land inside or outside the condominium description.
NOTE: wording in b) being reviewed for accuracy.
 - c) Other Condominium – For any condominium to which (a) and (b) do not apply, the entire description shall be considered as one lot for the purpose of compliance with the zone provisions for the zone in which it is located.
 - d) All Condominiums – Access within any type of condominium may be by private road. Access to any type of condominium shall comply with the access requirements of the applicable land use designation set out in this Plan.
- 13.4.1.3 Individual units in a condominium development may be permitted to have private road access. Condominium road standards may vary from public road standards, as appropriate to the development, and provided they continue to meet applicable Building Code regulations.

13.4.2 Consent

Consent

13.4.2.1 Notwithstanding Policy 13.4.1, new lots for any permitted use may be created by consent provided:

- a) it has been determined that a plan of subdivision is not required for the proper and orderly development of the land;
- b) the intent and purpose of the Official Plan and zoning Bylaw are maintained;
- c) there is no extension of municipal services required, unless addressed through a development agreement; and
- d) the lots can be serviced with an appropriate water supply and sewage disposal system.

13.4.3 Part Lot Control Exemption

Part Lot Control

13.4.3.1 Where the Town determines that it is appropriate, lot creation may occur through the use of Part Lot Control Exemption by bylaw, in accordance with the provisions of the Planning Act.

13.5 Deeming/Lot Consolidation

Deeming

13.5.1 Council may deem any plan of subdivision, or part thereof that has been registered for eight years or more, not to be a registered plan of subdivision pursuant to Section 50 of the Planning Act, where it is in the public interest.

Other

13.5.2 Where it is in the public interest, other methods of lot consolidation (e.g. through judge's order) may be considered.

13.6 Site Plan Control

Site Plan Control Areas

13.6.1 All areas of the Town are designated as Site Plan Control areas under the provisions of the Planning Act. All uses in the Town shall be subject to Site Plan Control, except the following uses, which may, at the discretion of the town, be exempted:

- a) low density residential development within the Huntsville Urban Area, Hidden Valley Settlement Area and Port Sydney Settlement Area, with the exception of residential development located on the shores of a waterbody;
- b) low density residential development outside the Waterfront designation;
- c) agricultural uses;
- d) minor renovations or extensions;

e) public uses.

Site Plan
Objectives

13.6.2 Site Plan Control shall be utilized by the Town to ensure its compatibility with the vision and principles of this plan and to ensure:

- a) safe, orderly and functional development;
- b) safety and efficiency of vehicular and pedestrian and wheelchair/scooter access;
- c) land use compatibility between new and existing development;
- d) the provision of functional and attractive on site amenities and facilities such as buffering, landscaping, fencing and lighting, to enhance the urban design policies of this Plan;
- e) the provision and appropriate placement of required services such as driveways, parking, loading facilities and garbage storage and collection;
- f) the provision of easements or grading and site alterations necessary to provide for public utilities and site drainage or storm water management;
- g) the proposed development is built and maintained as approved;
- h) the proposed development is universally accessible; and
- i) appropriate protection to the natural environment, including recreational water quality.

District
Requirements

13.6.3 The Town shall not approve a site plan agreement until the District Engineer, or his designate has been advised and afforded a reasonable opportunity to require the owner of the land to meet District requirements where District interests would be affected.

Land
Dedication

13.6.4 Where a proposed development is within the designated site plan control area, the dedication free of all charge and encumbrance to the appropriate authority for the following road improvements may be required.

- a) Land for a widening of the road allowance to the respective Town or District standards along the abutting or immediately adjacent lot line or part thereof. Any road widening obtained under this policy shall be taken equally on both sides of the centre line of the existing travelled surface of the road. However, in circumstances where a road widening must be taken unequally, or in its entirety from one side of the road, only one-half will be taken through site plan control.
- b) A dedication for sight triangles and turning lanes at the intersection of public roads, to meet engineering standards as described in the site plan control by-law may be required to meet applicable Ministry of Transportation or District of Muskoka or Town standards where such dedication would extend beyond the road allowance widths stated above.

- c) A dedication may be required for an area necessary to construct grade improvements or separations where the proposed development requires such improvements respecting traffic volume or hazards to the road onto which the proposed development abuts or is immediately adjacent to, which extends beyond the road allowance widths as stated above. Such dedication shall be to the requirements prescribed to meet applicable Ministry of Transportation, District of Muskoka, Town or Railway Company requirements.

13.6.5 The Town shall prepare and adopt Site Plan Guidelines that establish standards and regulations for development.

13.7 Zoning

13.7.1 Zoning Bylaws

Zoning By-law

13.7.1.1 This Plan will be implemented through the establishment of appropriate uses, standards and regulations in the Comprehensive Zoning By-law and through the identification of areas with site specific restrictions.

Pre-zoning

13.7.1.2 It is not intended that all areas designated in this Plan will be zoned for permitted uses in an implementing by-law. Certain areas may be zoned in a limited use category, due to factors such as type and availability of services, access, etc., or where the use of a Holding By-law does not provide appropriate control.

13.7.2 Temporary Use Bylaws

Temporary Use

13.7.2.1 The Town may pass Temporary Use Zoning Bylaws permitting housing, accommodation facilities, tourist uses and facilities, parking lots, events and industrial uses related to the resource base of the area and other similar uses for a temporary period of time.

Ceasing of
Temporary Use

13.7.2.2 The temporary use may be authorized for the time periods provided in the Planning Act. At the expiry of the time frame, provided the temporary use has not been extended by bylaw, the use must cease.

Criteria

13.7.2.3 In considering a temporary use, the following criteria applies:

- a) the proposed use is of a temporary nature that can cease without undue hardship;
- b) the use is compatible with the surrounding area;
- c) the intent and purpose of the Official Plan is maintained;

- d) the use does not require the expansion of municipal services; and
- e) the site is suitable for the use.

13.7.3 Holding Bylaws

Holding By-law	13.7.3.1 Council may utilize Holding (H) symbols in the Zoning By-law. Where such Holding (H) symbols are indicated, no new use may be provided, or building or structure erected on the site unless an application for amendment is made to remove the (H) symbol and such application is approved.
Criteria	13.7.3.2 The Holding (H) symbol may be applied to vacant or underdeveloped land where the ultimate use of the land is known, but which is now considered to be premature or inappropriate for immediate development or redevelopment, or may not have adequate infrastructure currently available.
Removal	13.7.3.3 Application to remove the Holding (H) symbol will be considered in accordance with the provisions of the Planning Act, and will include confirmation that the proposed development is no longer premature or inappropriate.
District Requirement	13.7.3.4 Where a Holding (H) symbol is used to ensure adequate provision of sewer and water services, the approval of the District Engineer or his delegate shall be received by the Town prior to the removal of the symbol.

13.7.4 Section 37 of the Planning Act (Bonusing)

Bonusing	13.7.4.1 Council may pass by-laws authorizing increases in height and density of development, as provided in Section 37 of the Planning Act.
Criteria	13.7.4.2 The by-law may authorize such increases in the height and density of development otherwise permitted in the zoning by-law that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law.
Innovative Development	13.7.4.3 Without limiting the generality of the foregoing, the Town may consider the use of density, height or other bonuses and related bonusing agreements in order to foster more innovative and integrated development, projects with higher standards of amenity and mixed use developments, while maintaining compliance with the principles and objectives of this Plan.

13.8 Municipal Land Acquisition

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| Land Acquisition | 13.8.1 | The Town may acquire, hold, develop or dispose of lands for any purpose that implements the Official Plan, in accordance with applicable Provincial statutes. |
| Tenure | 13.8.2 | The Town will encourage the use of innovative forms of tenure and ownership of properties to encourage their long term conservation. These may include conservation easements, property acquisition by a local land trust, use of available tax incentive programs, and potential use of cluster residential development on lots where large holdings can then be preserved. |

13.9 Interpretation of Land Use Designation Boundaries and Use of Numbers

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| Boundaries | 13.9.1 | The boundaries between land uses designated on the Schedules to this Plan are approximate except where they coincide with roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these instances are not open to flexible interpretation. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan. |
| Natural Feature Boundaries | 13.9.2 | It is recognized that the boundaries of the Natural Features identified in Schedule D or the Appendices may be imprecise and subject to change or refinement. The Town shall determine the exact extent of the environmental areas on a site by site basis when considering development proposals, in consultation with the appropriate agencies. Any refinement to the designation shall not require an Amendment to this Plan. |
| Split-Designation | 13.9.3 | Where a lot is within more than one designation on the Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable polices of that designation. |
| Numerical Values | 13.9.4 | Where numbers or values are specified in the text, such quantities are intended as guidelines. Deviation from these numerical requirements, where they are minor and restricted in nature, may be permitted provided the intent of the Plan is maintained. In these instances, the land subject to a development application must have features that compensate for the deficiencies from the requirements, and any issues must be able to be addressed through appropriate development control techniques. Where required by the Town, such a request shall be accompanied by a site evaluation report and site plan that demonstrates how the integrity of the area is addressed. |

13.10 Official Plan Review Process

Official Plan Review	13.10.1 The Official Plan is not a static document and shall be amended periodically wherever necessitated by changing conditions and where the overall public interest is served.
5 Year Review	13.10.2 Council will review the need for changes to the Official Plan at least every five years, as contemplated by the Planning Act. Council will convene a public meeting to consider the need for a review of the Plan.
Contents of 5 Year Review	13.10.3 The five year review will consist of an assessment of: <ul style="list-style-type: none">• the relevance of the principles, goals and objectives that form the basis of this Plan;• the extent to which the population and household guidelines are being met and whether changes to the urban area boundaries are appropriate;• the suitability of the policies applicable to the various land use designations; and• the need for potential new policy initiatives.
Monitor	13.10.4 The Town will monitor the effect of this Plan on an annual basis through an inventory of development activity such as lot creation, building permit activity and land use categories, as well as through review of social, economic and environmental trends, restoration activities, grants to land trusts, among other.

13.11 Official Plan Amendment Review Process

Amendments	13.11.1 While the Plan is intended to provide direction for growth and conservation for a twenty year time frame, there is a recognition that an Official Plan cannot anticipate all forms of development that may be appropriate and desirable in the community. As such, Amendments to the Official Plan may be initiated or considered by the Town at any time, to ensure that the Plan remains current and relevant.
Criteria	13.11.2 Requests for site specific changes to the Official Plan may be considered by Council upon application, and will be evaluated on the basis of the following criteria: <ul style="list-style-type: none">• conformity with the overall intent, philosophy, goals, principles and policies of the Official Plan;• suitability of the location of the site for the proposed land use;• compatibility of the proposed land use with surrounding uses;• the need for and feasibility of the use, where considered appropriate;• the impact of the proposal on municipal services and infrastructure;

- the economic benefits and financial implications to the Town; and
- regard for the District of Muskoka Official Plan and the Provincial Policy Statement.

13.12 Alternate Notice Requirements

13.12.1 Official Plan Amendments

Alternate Notice

13.12.1.1 Council may provide by resolution that the setting of a public meeting date and the giving of notice thereof may be delegated to a Committee of Council or an appointed official.

Timeframe

13.12.1.2 Where Council proposes to convene any subsequent public meeting or meetings pursuant to Section 17(15) of the Planning Act, as amended, such meetings shall be held not sooner than 10 days after compliance with the requirements for the giving of notice.

Technical Amendment

13.12.1.3 Where it is found necessary to make a technical amendment to the Plan which does not change the effect of the Plan, such as correcting clerical, grammatical or typographical errors of the numbering of provisions, Council may forego the public meeting required pursuant to Section 17(15) of the Planning Act, as amended.

Subsequent Meeting

13.12.1.4 If, following the giving of notice, a member of the public or an agency advises that there is insufficient time to respond, Council may proceed with the public meeting, but will defer any decision on the application until a subsequent meeting, such subsequent meeting not to be held sooner than 30 days after the given of the original notice for the public meeting.

13.12.2 Zoning Bylaw Amendment

Timeframe

13.12.2.1 Where Council proposes to convene a subsequent public meeting or meetings pursuant to Section 34 (13), of the Planning Act, as amended, such meetings shall be held not sooner than 10 days after compliance with the requirements for the giving of notice.

Technical Amendment

13.12.2.2 Where it is found necessary to make a technical amendment to a bylaw, such as correcting clerical, grammatical or typographical errors or the numbering of provisions, Council may forego the public meeting required pursuant to Section 34(13) of the Planning Act, as amended.

Delegation of Authority

13.12.2.3 Council may provide by resolution that the setting of a public meeting date and the giving of notice thereof may be delegated to a Committee of Council or an appointed official.

13.12.3 Community Improvement Plans and Amendments

Timeframe

13.12.3.1 The public meeting required pursuant to Section 28(4) of the Planning Act, as amended, shall be held not sooner than 20 days after compliance with the requirements for the giving of notice.

Timeframe

13.12.3.2 Where Council proposes to convene a subsequent public meeting or meetings pursuant to Section 28(4), such meetings shall be held not sooner than 10 days after compliance with the requirements for the giving of notice.

13.13 Environmental Assessment

Environmental Assessment

13.13.1 Separate Impact Assessments, Site Evaluations, or technical studies generally will not be required for undertakings that satisfy the Environmental Assessment Act or Section 6 of the Planning Act.

13.14 Environmental Impact Studies

Environmental Impact Studies

13.14.1 Where required elsewhere in this Plan or as required by the Town or other agencies through the development review process, an Environmental Impact Study (EIS) shall be prepared in accordance with the requirements of this section, in consultation with other appropriate authorities, and to the satisfaction of the authority having jurisdiction.

Criteria

13.14.2 An impact assessment may be required in order to determine the impact of development on natural or cultural values, whether development is appropriate and to identify any necessary mitigation measures. When required, such assessments will determine the impact of the proposed development on matters related to the situation, such as the following:

- wetlands;
- fisheries habitat;
- wildlife habitat;
- natural heritage areas or sites;
- cultural heritage resources; or
- ground or surface water resources.

Reports

13.14.3 Technical reports may be required by the Town to ensure that the conditions for development are safe and appropriate. When required, such reports will evaluate the impact of the proposed development on relevant matters such as the following:

- flood or erosion prone sites;
- noise, dust, odour and vibration;
- storm water management and construction mitigation;
- pesticide or chemical management;
- influence of waste disposal sites or waste management systems;
- influence of sewage facilities;

- site contamination by previous uses;
- viability of resort commercial land;
- storage of bulk energy; or
- financial impact.

13.15 Site Evaluation Reports

Site Evaluation Reports

13.15.1 A Site Evaluation Report may be required by the Town to confirm whether a lot is suitable for the development proposed, whether, development constraints can be addressed, and if so, the most appropriate manner in which the proposed development should occur. When required, a Site Evaluation Report will evaluate the suitability of a site related to matters such as the following:

- ability of a lot to accommodate and sustain the proposed development, including access;
- appropriate development on existing undersized lots;
- lot size and configuration;
- slopes;
- proximity to narrow waterbodies;
- access; or
- soil cover and vegetation retention.

13.15.2 Such a Site Evaluation Report shall be prepared to the satisfaction of the authority having jurisdiction.

13.15.3 The Town may prepare Site Evaluation Report guidelines to assist in the preparation of such reports.

13.16 Traffic Impact Studies

Traffic Impact Studies

13.16.1 Traffic impact studies will be required at the time of preparation of a secondary plan or prior to the approval of a subdivision or major development. A traffic impact study may be required for some development proposals whether adjacent to or in the vicinity of provincial highways, arterial or collector roads, which may have an impact on the road. Such a traffic impact study will require review and approval by MTO, the Town and/or the District of Muskoka as appropriate.

Impact

13.16.2 A transportation study may be required to assess the impact of a proposed development or road on current travel patterns and/or future transportation requirements.

13.17 Site Alteration and Tree Conservation By-laws

Tree
Conservation
By-laws

13.17.1 The Town may pass by-laws to prohibit or regulate the destruction or injuring of trees, require that a permit be obtained to injure or destroy trees, and impose conditions to a permit, as provided in the Municipal Act, 2001, as amended (Section 135).

Fill and removal
of Topsoil

13.17.2 The Town may pass by-laws respecting the dumping or placing of fill, removal of topsoil or the alteration of the grade or land as provided in the Municipal Act, 2001, as amended (Section 142).

13.18 Archaeological Assessment

Archaeological
Assessment

13.18.1 Archaeological Impact Assessments conducted by licensed archaeologists and undertaken in accordance with the requirements of the province of Ontario may be required as a condition of development when areas of moderate to very high potential, would be affected. Such impact assessments will be completed and implemented to the satisfaction of the Ministry of Culture and the Town.

13.19 Sensitive Lighting

Sensitive
Lighting

13.19.1 Sensitive lighting which is oriented downward, is low wattage, energy efficient, and minimizes glare will be encouraged, throughout the Town, in order to:

- prevent conflicts with abutting uses and preserve privacy;
- prevent impacts on wildlife and hazards to navigation; and
- preserve the night sky.

Night Sky

13.19.2 Lighting practices that help preserve the nighttime sky are encouraged for all development in the Town. The view of the nighttime sky is important to tourism and worth preserving for future generations.

Lighting Plan

13.19.3 The Town, as part of its site plan approval procedures, shall require the preparation of a lighting plan that incorporates night-sky sensitive lighting initiatives.

Aesthetics

13.19.4 Lighting should be used to enhance the aesthetic quality of significant buildings and open spaces in the Town.

13.20 “Green Buildings and Technology”

Green Buildings

13.20.1 Development shall be encouraged to meet the standards for Leadership in Energy and Environmental Design (LEED) or other similar programs, to ensure forward-looking design and “Green building” opportunities that benefit the community.

13.21 Boat Impact Assessment

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| Boat Impact Assessment | 13.21.1 A boat impact assessment may be required when any of the following are proposed: <ul style="list-style-type: none">• A new marina;• A commercial dock in a narrow waterbody;• A dock to accommodate 15 or more boats. |
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13.22 Signs

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| Signs | 13.22.1 The municipality may adopt a Sign By-law pursuant to the provisions of the Municipal Act as amended to control the visual impact of advertising and sign design or placement on designated cultural heritage resources. Where the Sign By-law is in effect, the approval of Council shall be required before any sign is erected or altered. Community improvement plans and programs shall encourage the preservation, rehabilitation, renewal and re-use of heritage resources. |
| Commercial Signage | 13.22.2 Commercial signs along the highway shall be restricted in location, size and number. |
| Lighting | 13.22.3 Lighting of signs adjacent to highways shall be consistent with the provisions of Section 13.19. |

(OPA #6&8) **13.23 Additional Information**

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| Studies | 13.23.1 In addition to the information prescribed by the Planning Act, or Regulations thereto, other additional information or reports as determined by the Town of Huntsville, may be required to support the application. This information may include, but is not limited to the following:

Planning: <ul style="list-style-type: none">• Planning Justification Report• Financial Impact Assessment• Shadow Impact Study
Environmental/Cultural: <ul style="list-style-type: none">• Biophysical Report• Fisheries Impact Assessment• Preliminary and or Detailed Site Assessment for Species at Risk• Wetland Impact Assessment• Archaeological Assessment• Phase 1 and 2 Water Quality Impact Assessment• Phase 1 and 2 Archaeological Assessment |
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- Environmental Review including Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment and Record of Site Condition
- Risk Assessment

Engineering:

- Hydrogeological and Terrain Analysis Assessment
- Preliminary and Detailed Stormwater Management Assessment
- Flooding and Erosion Assessment
- Geotechnical Assessment
- Functional Servicing Options Assessment
- Transportation/Traffic Impact Assessment
- Blasting Impact Assessment
- Noise and Vibration Assessment

The applicant shall ensure that any additional requirements set out in the District of Muskoka documentation are also addressed.