

14 SECONDARY PLANNING AREAS

(OPA#1) 14.1 *Huntsville Highlands Secondary Plan*

14.1.1 Introduction

- 14.1.1.1 The Huntsville Highlands Secondary Plan Area consists of approximately 202 hectares (499 acres) of land generally bounded by Town Line Road to the north, a concession line between Concessions 13 and 14 to the south, the lot line that bisects Lot 12, Concession 14, to the east; Highway No 11 to the west, as shown on Schedule A-1-1 to this Secondary Plan.
- 14.1.1.2 The Huntsville Highlands Secondary Plan Area is comprised of three large properties which are separately owned. While the owner of the majority of the lands (Part Lots 7, 8, 9 and 10, Concession 14), hereinafter referred to as "Huntsville Highlands", has more immediate development plans, the timing of future development on Part Lot 9, Concession 14, hereinafter referred to as "Huntsville Highlands North" and Lot 11, and Part Lot 12, Concession 14, hereinafter referred to as "Rock Ridge Mixed Use Area", may not be as immediate.

14.1.2 Function

- 14.1.2.1 The lands subject to the Huntsville Highlands Secondary Plan will function as a series of residential neighbourhoods within the Town of Huntsville which is set within a context of extensive natural and recreational open space. The Secondary Plan Area will consist of a maximum of 1170 residential units which will accommodate a planned population of approximately 3000 persons.
- 14.1.2.2 The property owner of Huntsville Highlands Inc. has proposed a Comprehensive Development Plan, which is attached as Appendix 12 to this plan. These lands consist of approximately 138 hectares (340 acres) of land and a maximum of 600 residential units of varied built form and tenure is proposed to be developed. This development will have a recreational focus within a setting of active and passive open space.
- 14.1.2.3 Huntsville Highlands North includes approximately 10 hectares (25 acres) of land and the maximum yield of residential uses will be influenced by the topographical constraints on these lands.
- 14.1.2.4 Rock Ridge includes approximately 54 hectares (134 acres) of land and the maximum yield of commercial and residential uses will be influenced by the topographical constraints on these lands.

14.1.3 Objectives

- 14.1.3.1 In addition to the principles, strategic direction, goals and objectives of the Town's Official Plan, the following objectives specifically apply to the Plan area:

- a) Create opportunities for a broad range of housing types that are suitable for income, age levels and household structures of future residents. The mix and range of residential units shall be encouraged to create opportunities for a variety of unit sizes and built form;
- b) Provide a system of passive and active open space areas throughout the development;
- c) Provide for pedestrian and bicycle linkages throughout the neighbourhood and especially connections to and between open space areas;
- d) Encourage a high quality and consistent level of design for buildings and structures throughout the Plan area;
- e) Ensure compatibility of land uses and/or development density in the Plan area, including compatibility of adjacent land uses, through appropriate scale, massing and siting;
- f) Ensure that the recommendations of the Environmental Impact Study and associated peer review are implemented to the satisfaction of the authority having jurisdiction;
- g) Permit development within the Plan area only on the basis of full municipal water and sanitary sewer services;
- h) Design a stormwater management system that that minimizes impacts on the natural environment and where possible is integrated into the open space areas;
- i) Ensure that services, including necessary municipal water and sanitary sewer and stormwater management facilities, required for any part of the Plan area, are in place and operative, with assigned capacity, as necessary, prior to, or coincident with development occurring;
- j) Provide an interconnected network of collector and local roads that takes its form from natural features, is connected to the surrounding road system and facilitates direct pedestrian, bicycle and vehicular movement through the Plan area;
- k) Ensure that the necessary elements of the transportation network are in place and operative as necessary, coincident with development;
- l) Encourage and facilitate pedestrian and bicycle activity within the Plan Area by providing a system of public and private open spaces, hiking trails, pedestrian walkways and bicycle paths that are visible, accessible and interconnected;
- m) Provide open space areas within the Plan area that conserve and protect existing natural features; and

- n) Establish appropriate policies and mechanisms to manage the rate and phasing of development in the Plan area.

14.1.4 Neighbourhood Design

- 14.1.4.1 Good neighbourhood design is important to successfully achieve the desired character for the development.
- 14.1.4.2 Prior to the final approval of a subdivision, condominium or site plan application on the Huntsville Highlands, Huntsville Highland North or Rock Ridge properties, Neighbourhood Design Guidelines shall be submitted to the satisfaction of the Town. The objectives of such guidelines would be to provide details on such matters as, but not limited to, road right of way widths, streetscape design, signage, and location scale and massing of buildings as well as architectural guidelines in order to create a vision for the neighbourhood.

14.1.5 Land Use

- 14.1.1.1 Land use designations for the Plan area are identified on Appendix 13 to this Secondary Plan. Minor deviations from Appendix 13 may occur without amendment to this Secondary Plan within the context of subdivision, condominium or site plan applications provided the intent of this Secondary Plan is maintained to the satisfaction of the Town.
- 14.1.1.2 The land use designations identified on Schedule A-1-1 for Huntsville Highlands have been established based on the Comprehensive Development Plan attached as Appendix 12. In accordance with the policies of the Town's Official Plan, the following land uses are applied within the Plan area:
 - a) Residential;
 - b) Residential Multiple;
 - c) Open Space;
 - d) Institutional
- 14.1.1.3 As identified on Schedule A-1-1 and in accordance with the policies of the Town's Official Plan, the following land uses are permitted within Huntsville Highlands North lands.
 - a) Residential;
 - b) Residential Multiple;
 - c) Open Space;
 - d) Institutional.
- 14.1.1.4 While the uses identified in Section 14.1.5.3 are permitted on the Huntsville Highlands North lands, concurrent with the submission of development applications for further substantive land division or zoning proposals, a Comprehensive Development Plan, which identifies how the proposed development builds on and complements existing and planned adjacent development, as well as further detailed background justification reports will be submitted to the authority having jurisdiction. To ensure that an

appropriate mix and density of housing is being provided the following housing target shall be encouraged:

- a) Detached: 60%
- b) Semi-detached and Townhouses, Triplexes, and Apartments: 40%

14.1.5.5 As identified on Schedule A-1-1 and in accordance with the policies of the Town's Official Plan, the following land uses are permitted within the Rock Ridge lands:

- a) Rock Ridge Mixed Use Area;
- b) Open Space.

14.1.5.6 While mixed uses are permitted on the Rock Ridge lands, concurrent with the submission of development applications for further substantive land division or zoning proposals, a Comprehensive Development Plan, which identifies how the proposed development builds on and complements existing and planned adjacent development, as well as further detailed background justification reports will be submitted to the authority having jurisdiction.

14.1.5.7 All development within the Plan area shall be planned and zoned consistently with the logical extension and phasing of infrastructure and shall consider impacts on all natural features, and shall be compatible with adjacent developments.

14.1.6 Residential and Residential Multiple

14.1.6.1 It is the intent of this Secondary Plan to provide opportunities for a broad range and mix of housing forms in the Plan area, having regard to Section 4.1.6 of the Town of Huntsville Official Plan, as well as the following specific policies.

14.1.6.2 The Residential and Residential Multiple designations apply within the Plan area. The predominant use of land within these designations shall be residential. Other such institutional uses as nursing homes, homes for the aged, licensed day care centers as well as convenience commercial uses may be permitted in areas designated residential provided that such uses are compatible with surrounding residential uses and subject to the inclusion of appropriate provisions in the zoning by-law.

14.1.6.3 The total number of dwelling units in the Huntsville Highlands lands shall be approximately 600. To ensure that an appropriate mix and density of housing is being provided the following target housing mix shall be encouraged:

- a) Detached: 60%
- b) Semi-detached and Townhouses, Triplexes, and Apartments: 40%

14.1.6.4 Density of residential development shall be calculated in accordance with Section 4.5.1.9 of the Town's Official Plan.

- 14.1.6.5 Where medium and high density housing abuts lower density housing, site design will be undertaken to ensure compatibility and that the character of the lower density area is maintained. Such design measures include but are not limited to location, massing and siting of buildings, provision of landscape buffers and control of the scale of development.
- 14.1.6.6 Residential development shall proceed in accordance with the background supporting studies and the related peer reviews thereof. Where required by the authority having jurisdiction, additional studies or more detailed reviews that those already completed shall be completed by the proponent.

14.1.7 **Rock Ridge Mixed Use Area**

14.1.7.1 The topography of the Rock Ridge Mixed Use Area makes it most suited for outdoor recreational uses and related activities; however residential opportunities exist on the lands immediately adjacent to Yonge Street South. Limited commercial uses that are of a scale and type to service the needs of the users of outdoor recreational uses and the neighbourhood are also permitted.

14.1.7.2 Permitted uses shall be limited to:

- a) Residential development consisting of single family and multiple unit residential development; and
- b) Limited commercial uses consisting of convenience commercial uses and both indoor and outdoor recreational uses.

14.1.7.3 To ensure that an appropriate mix and density of housing is being provided, the following housing target mix shall be encouraged:

- a) Detached: 60%
- b) Semi-detached and Townhouses, Triplexes, and Apartments: 40%

14.1.8 **Institutional**

14.1.8.1 New small scale institutional uses such as parks and recreational facilities; nursing homes and homes for the aged; places of worship; educational facilities; children's residence; senior citizens housing; fire and police protection facilities (e.g. community policing) may be permitted in any land use designation provided that by their nature of activity, scale, and design are compatible with surrounding lands uses and subject to the inclusion of appropriate provisions in the zoning by-law.

14.1.9 **Open Space**

14.1.9.1 In accordance with Section 4.9.1 of the Town's Official Plan, areas designated Open Space the predominant use of land shall be for recreational or environmental protection purposes. Open Space uses may include public or private land serving the public or private individuals or groups. Permitted uses include a golf course, driving range, recreational trails, outdoor rinks, an outdoor recreation park, tennis courts, cabanas, amphitheatre, swimming pools and land having environmental features

worthy of preservation in a natural state or lands having environmental or other constraints to development.

- 14.1.9.2 Prior to any residential, commercial or institutional development occurring on Part Lots 9 and 10, Concession 14 on the Huntsville Highlands property, the proposed golf course on Part Lots 7 and 8 shall be designed and constructed to the satisfaction of the Town.
- 14.1.9.3 Prior to the development of the golf course, a hydrogeological study, which determines the availability of groundwater for irrigation purposes, as well as any impact on the adjacent features that rely on groundwater (coldwater creek draining to the eastern meadow marsh and nearby Chub Lake that is possibly groundwater fed) shall be completed to the satisfaction of the Town.
- 14.1.9.4 A golf course management plan, including an integrated pest management strategy, shall be prepared with the assistance of a biologist, prior to the establishment of the golf course, and final site plan approval for the property. Such a plan shall demonstrate to the satisfaction of the Town that the irrigation, pest management and fertilization plan will not negatively impact the localized water balance, or the nitrogen or phosphorus budgets of local ponds and streams. The management plan should also address edge treatments, riparian management, encroachment controls and planting guidelines, as well as performance monitoring.
- 14.1.9.5 It is the intent of this Secondary Plan to establish a pedestrian trail system and where feasible, a bicycle pathway system to connect the open space areas identified on Schedule A-1-1. Such trails and bicycle paths shall be identified on plans of subdivision, condominium descriptions or approved site plans. Where such linkages are provided within road allowances, dedicated pedestrian/bicycle paths, extra right-of-way/boulevard widths will be considered by the Town.

14.1.10 **Transportation**

- 14.1.10.1 While Appendix 12 for the Huntsville Highlands area illustrates a road network, only general access points for local roads have been identified on the Appendix 13 to the Huntsville Highlands Secondary Plan. It is the intent of this Secondary Plan that local roads will be determined through the development approval process. Where there are substantial deviations from the Comprehensive Development Plan, a supplemental Environmental Impact Assessment shall be submitted to the satisfaction of the Town.
- 14.1.10.2 Prior to the final approval of any development application, any required road improvements shall be completed to the standard of the authority having jurisdiction, or arrangements through the development process are in place to ensure that they will be completed.
- 14.1.10.3 All roads shall be designed and built in accordance with Town standards to accommodate the access and operations of the Town and fire and emergency services, service vehicles and snowplowing.

- 14.1.10.4 All plans of subdivision and condominium description shall be designed to provide for an alternate emergency access where required by the authority having jurisdiction.
- 14.1.10.5 Any access road within the Plan area which crosses a tributary, shall be designed and constructed in consultation with a biologist and subject to Department of Fisheries and Oceans approval to ensure that it will not have a negative impact on the features or functions of the stream.

14.1.11 Environmental Protection

- 14.1.11.1 In order to ensure that development has no negative impacts on the natural environment, all development applications shall conform to the relevant provisions of Section 3 of the Huntsville Official Plan.
- 14.1.11.2 All components of the Huntsville Highlands will be designed and developed in a manner which preserves the ecological features and functions of identified wetlands and natural features on the subject lands. In this regard, implementing planning approvals including zoning, plans of subdivision, condominium descriptions, site plans and agreements shall incorporate the recommendations of the Environmental Impact Study.
- 14.1.11.3 Several tributaries in the Secondary Plan area provide significant functions as fish and threatened and endangered species habitat. No development shall occur within 30 metres of any cold water stream. Similarly, no development shall occur within 15 metres of any other stream on these lands.
- 14.1.11.4 Prior to final approval of the plan of subdivision on Part Lots 7 and 8, Concession 14 on the Huntsville Highlands property, a downstream flow plan for the identified western meadow marsh shall be submitted to the satisfaction of The District of Muskoka. This plan shall ensure that a minimum base flow of water is provided downstream of the marsh at all times.
- 14.1.11.5 Prior to the erection of a dam to facilitate the return of the water level in the eastern pond on Part Lots 9 and 10, Concession 14 on the Huntsville Highlands property to its historical elevation, biological, hydrological and flood studies shall be undertaken to the satisfaction of the authority having jurisdiction.
- 14.1.11.6 Accessory shoreline structures are prohibited on all waterbodies.
- 14.1.11.7 Development proposals within the Secondary Plan area shall be designed and reviewed having regard for established engineering principles and the preservation and integration of existing topographic features, existing tree cover and other vegetation where possible and practical.
- 14.1.11.8 Development of lands within the Huntsville Highlands Planning Area shall be subject to site plan control as determined by the Town.

- 14.1.11.9 Within the identified setback areas adjacent to the wetlands and other natural features, vegetation removal shall be prohibited except where required to implement the development concept plan shown on Appendix 12 and the recommendations of the final Environmental Impact Study.

14.1.12 Municipal Services

- 14.1.12.1 Development within the Secondary Plan area shall be serviced by municipal water and sanitary sewer services.
- 14.1.12.2 No final approval of a development application will be given on any parcel of land within the Plan Area until such time as the necessary municipal water and sanitary sewer and stormwater management facilities and capacity are available to service the proposed development, or arrangements through the development process are in place to ensure that they will be completed.
- 14.1.12.3 Prior to the final approval of any development on Part lots 9 and 10, Concession 14, on the Huntsville Highlands or Rock Ridge properties, a sewage pumping station shall be built and conveyed to the satisfaction of The District Municipality of Muskoka.
- 14.1.12.4 Stormwater management facilities shall be designed so that they are functionally and visually integrated into the overall subdivision or condominium design and include significant landscaping features. Naturalization of storm water management facilities shall be required. Where appropriate, shoreline areas of storm water management facilities shall be designed to provide passive leisure and recreational opportunities and incorporated into the open space system of the Secondary Plan area.
- 14.1.12.5 Detailed stormwater management and construction mitigation plans shall be prepared for all components of the development prior to site alteration or development proceeding in any phase and specifically the golf course. Such plans will be implemented through development agreements.

14.1.13 Phasing

- 14.1.13.1 Development shall be phased to facilitate the logical extension and provision of municipal water and sanitary sewer services.
- 14.1.13.2 Any proposed phasing plan shall be consistent with the capacity allocation procedures of the Town of Huntsville Municipal Water and Sanitary Sewer Allocation Strategy prepared jointly by the Town of Huntsville and the District Municipality of Muskoka.
- 14.1.13.3 Prior to final approval of any phase of a plan of subdivision or condominium description, the District Municipality of Muskoka and the Town of Huntsville shall be satisfied that previously registered phases have been serviced by municipal water and sewer services and that any required infrastructure has been installed.
- 14.1.13.4 It is anticipated that the Huntsville Highlands development will begin with

the completion of the development proposed in the draft approved plan of subdivision on Part Lots 7 and 8, Concession 14. Upon compliance with section 14.1.12.3 and the necessary infrastructure improvements have been completed to the satisfaction of the District Municipality of Muskoka and the Town, consideration may be given to the final approval of phases with in plans of subdivisions and condominium descriptions within Part lots 9 and 10, Concession 14.

14.1.14 Implementation and Interpretation

14.1.14.1 The Huntsville Highlands Secondary Plan shall be subject to the relevant provisions of Section 13 of the Huntsville Official Plan relating to implementation and interpretation.

14.1.14.2 Prior to the approval of any development application, the District Municipality of Muskoka or the Town may require the proponent to submit any of the following to their satisfaction:

- a) an environmental assessment/impact review;
- b) heritage and archeological resource assessment;
- c) natural heritage resource identification and assessment;
- d) engineering reports and plans with respect to erosion control and /or storm drainage;
- e) financial impact assessment;
- f) neighbourhood design discussion regarding height, bulk, architecture and landscaping;
- g) discussion regarding the integration of the proposed development with adjacent land uses; and
- h) other studies deemed appropriate.

(OPA#9) **14.2 Deerhurst Resort Village Secondary Plan**

14.2.1 Introduction

- 14.2.1.1 The Deerhurst Village Resort Secondary Plan Area consists of approximately 245 hectares (605 acres) of land generally bounded by Highway 60 to the north, the Muskoka River and Peninsula Lake to the south, the westerly lot line of Lot 28, Concession 1 & 2, to the west and the easterly lot line of Lot 32, Concession 1 & 2, identified as Special Policy Area 4 on Schedule A-2 to this Official Plan.
- 14.2.1.2 Deerhurst Resort Deerhurst Resort was established in 1896 and was the first tourist resort located on Muskoka's northern lakes. Since then, Deerhurst has developed into a four season tourist commercial resort with an international reputation of providing a quality Muskoka experience by offering a range of recreational activities on the Canadian Shield. As a result, Deerhurst Resort has become one of the Town's major economic generators and employers, providing a multitude of direct and indirect employment opportunities.
- 14.2.1.3 As the resort changed and evolved over time, it has done so without a clear vision. At present, the resort consists of clusters of development which include the Highlands (residential lots), Pavilion (Pavilion and Summit Lodges and several tourist commercial accommodation buildings) and Lakeside (Lakeside Lodge) areas. These areas are very dispersed and lack a clear centre, or strong linkages for a common sense of identity.
- 14.2.1.4 In order to respond to tourism market trends in which clientele are seeking a more diverse range of experiences, the owners have identified that Deerhurst Resort must continue to evolve and incorporate a central mixed-use village with new amenities that act as a focal point for the resort.

14.2.2 Function

- 14.2.2.1 The lands subject to the Deerhurst Resort Village Secondary Plan will consist of clusters of development which will function as a resort village where the focus is four season tourist commercial, recreational resort, related commercial activities and resort related residential uses all of which are set within a context of natural and recreational open space.
- 14.2.2.2 The owners of Deerhurst Resort have proposed a conceptual Master Development Plan which is attached as Appendix 14 to this official plan. This plan shows several clusters of resort development including the Highlands, the Pavilion and Lakeside, each of which will be linked together as a cohesive Deerhurst Resort through a new Village Centre (Appendix 15).

14.2.3 Objectives

14.2.3.1 In addition to the principles, strategic directions, goals and objectives of this Official Plan, the following objectives specifically apply to the Secondary Plan area:

- a) To improve the resilience of the resort to market changes, through the development of a variety of tourist commercial and resort-related residential uses, whilst maintaining the historic tourist commercial character and function of the resort.
- b) To encourage development of a Village Centre in order to contribute to the success of Deerhurst Resort as a four season tourist commercial resort with an international reputation of providing a high quality Muskoka experience;
- c) To integrate the Village Centre with existing clusters of resort development including the Highlands, the Pavilion, and Lakeside, in order to create a cohesive and integrated Deerhurst Resort;
- d) To provide a range of tourist commercial and retail uses, and recreational amenities that will be available to Muskoka residents as well as transient visitors;
- e) To create employment opportunities;
- f) To promote development in locations and at a density that will ensure the efficient use of existing and new infrastructure;
- g) To protect environmentally sensitive areas and ensure that where development is permitted, its design and construction is sustainable, as well as sensitive to the natural features that contribute to the unique character of the Deerhurst Resort property; and
- h) To ensure that development approvals incorporate measures, such as stormwater management and the retention and replanting of vegetation, especially along the shoreline, in order to improve the recreational water quality in Peninsula Lake.

14.2.4 Land Use

14.2.4.1 Land use designations for the Secondary Plan area are identified on Schedule A2-1 to this Official Plan. Minor deviations from Schedule A2-1 may occur without amendment to this Official Plan within the context of plan of subdivision/condominium description or site plan applications provided the intent of this Secondary Plan is maintained to the satisfaction of the Town.

14.2.4.2 To maintain the tourist commercial character and function of the Deerhurst Resort Village:

- a) Tourist commercial uses will operate under a central management, for profit and provide ongoing services, amenities and recreational facilities that are normally provided in a tourist commercial setting.
- b) The existing tourist commercial use (Deerhurst Resort) will be maintained, expanded and enhanced through the construction of additional tourist commercial and retail commercial uses in the Village Centre designation.

- 14.2.4.3 To ensure resort related residential uses form part of an integrated commercial resort village:
- a) Owners of all resort related residential uses will be required to have ongoing access to services, amenities and recreational facilities provided by the tourist commercial use (Deerhurst Resort and its affiliates). Arrangements between the owner of the tourist commercial and resort related uses will be made to the satisfaction of the Town of Huntsville to ensure this is the case (i.e. legal agreements, easements and/or common element condominiums);
 - b) All resort related residential uses will be required to have access to an optional tourist commercial accommodation rental program administered by Deerhurst Resort or its affiliates. The rental of resort related residential uses shall only be permitted through this program;
 - c) To ensure the long term commercial viability of the Deerhurst Resort, the Resort or its affiliates will undertake an ongoing monitoring program of the monthly usage of the resort units required to be rented and the tourist commercial accommodation rental program. The results of this monitoring program will be compiled and reported to the satisfaction of the Town on an annual basis. The intent of the monitoring program is to ensure that the combination of the units required to be rented by the resort and the residential units with the option to rent their units continue to be the majority of units in the Deerhurst Village.

14.2.4.4 The land use designations identified on Schedule A2-1 for the Deerhurst Resort Village have been established based on the Master Development Plan attached as Appendix 14. The Deerhurst Resort Village development is proposed on lands that are included in the following designations:

- a) Highlands;
- b) Pavilion;
- c) Lakeside;
- d) Village Centre; and
- e) Open Space.

The following specific designation and general policies, as well as the balance of the policies of this plan, shall guide development in this Secondary Plan Area. Where there is a conflict amongst these policies, the more restrictive policy will apply.

Any major new development in the form of a new cluster or a development area located outside of the Highlands, Pavilion, Lakeside and Village Centre designations shall require an amendment to the Secondary Plan.

14.2.4.5 **Highlands**

The Highlands area is located in the northern portion of the Secondary Plan area and comprises a total of 27 ha (67 acres). Lands located within the Highlands designation are comprised primarily of low density single-family residential units developed through the registration of plans of

subdivision.

Development within the Highlands designation shall generally be limited to low and medium density residential development. Minor amendments to the draft plan of subdivision are permitted without an amendment to the Secondary Plan.

14.2.4.6 Pavilion

The Pavilion area of the Secondary Plan comprises a total area of 11 ha (28 acres). Development within the Pavilion designation includes the Pavilion building that houses the Resort's major convention, indoor recreation, entertainment and restaurant facilities, and 108 hotel suites. Lands within the Pavilion designation also include several medium density resort condominium developments.

Within the Pavilion designation, the permitted uses shall generally include medium density residential development and a wide range of tourist commercial development, recreational facilities and tourist commercial establishments. Minor additions and the replacement or redevelopment of existing facilities are permitted without an amendment to the Secondary Plan.

14.2.4.7 Lakeside

The Lakeside area comprises a total area of 12 ha (29 acres) and includes several medium density resort condominium developments, timeshare units, outdoor recreational facilities and serves as the Resort's primary waterfront access to Peninsula Lake.

Uses permitted in the Lakeside designation shall include low and medium density residential development, tourist commercial development, recreational facilities and tourist commercial establishments. Minor additions and the replacement or redevelopment of existing facilities are permitted without an amendment to the Secondary Plan.

14.2.4.8 Village Centre

14.2.4.8.1 The Village Centre area consists of approximately 15.9 hectares (39 acres) which is comprised of The Plateau (9.5 ha), the Clubhouse (1.8 ha) and the West Riverfront (4.6 ha) development areas. Within the Village Centre area, a maximum of 640 units, consisting of tourist commercial, and resort-related residential uses are permitted. In addition, limited retail commercial uses, as identified in the Comprehensive Zoning By-law are also envisioned. The Village Centre area will generally develop in accordance with the Village Centre Concept Plan, attached as Appendix 15 to this Official Plan.

14.2.4.8.2 Permitted Uses

- 14.2.4.8.2.1 The uses permitted in Village Centre include tourist commercial (resorts and hotels, etc.), recreational, limited scale retail and personal service commercial (convenience retail, boutique stores, restaurants, artist studios), institutional (churches, etc.) and resort related residential, as well as related accessory uses.
- 14.2.4.8.2.2 Appendix 15 illustrates that the lands included in the Village Centre designation, are comprised of three subdesignations:
 - a) The Plateau;
 - b) West Riverfront; and
 - c) Golf Club.
- 14.2.4.8.2.3 The Plateau subdesignation will contain the majority of the tourist commercial, retail commercial and resort related residential units.
- 14.2.4.8.2.4 The West Riverfront subdesignation will contain a more limited amount of tourist commercial and resort related residential units.
- 14.2.4.8.2.5 The Golf Club subdesignation will only contain a clubhouse which is accessory to the resort and recreational amenities located in all designations.

14.2.4.8.3 Density

- 14.2.4.8.3.1 Notwithstanding the policy in Section 5.3.7(c) limiting the permitted density of development within a cluster, the maximum density permitted within each of the subdesignations designated on Schedule A2-1 shall be as follows:

Cluster	Resort Related Residential Units	Hotel Units	Gross Density Units/Ha
The Plateau	366	150	60
West Riverfront	120		30

Gross density means the number of resort-related residential and tourist commercial units located within an area of defined land which includes land use for road, open space, shoreline activity areas and natural areas.

14.2.4.8.4 Plateau

- 14.2.4.8.4.1 In the Plateau sub-designation the majority of the retail commercial space, including the village square, will be developed during the initial phases of the development of Village Centre designation lands. As illustrated in Appendix 16, the focal point of the Plateau subdesignation will be a planned outdoor pedestrian oriented village square.
- 14.2.4.8.4.2 All development will be designed and constructed to ensure that the village square provides views to Peninsula Lake.
- 14.2.4.8.4.3 As the village square will be a central meeting place and the primary location for tourist and retail commercial, entertainment, and public events within Deerhurst Resort Village, the design of the development in the Village Centre designation shall incorporate the pedestrian and active transportation network envisioned by the policies of this Secondary Plan.
- 14.2.4.8.4.4 To encourage businesses to flourish in the Village Centre, public access to and use of the village square is permitted.
- 14.2.4.8.4.5 Commercial development shall generally occur at the ground floor level and face onto the village square. Tourist commercial and resort-related residential uses are encouraged to be located on the floors above the commercial development.
- 14.2.4.8.4.6 A maximum of 4,500 square meters of commercial development (convenience retail, boutique stores, restaurants, artist studios) is permitted in The Plateau subdesignation. Additional square metres of commercial development may be considered, based on a Retail Market Study prepared to the satisfaction of the Town.
- 14.2.4.8.4.7 Although more detail will be provided through required Architectural Guidelines, generally the architecture of buildings in the Village Centre will incorporate natural exterior finishes and earth tones and deep rich colour schemes with close attention to detailing that build on that historic character. Commercial facades shall be designed as individual entities to strengthen their character and interest. Continuous linear commercial fronts are discouraged. The design of the upper building faces shall include a rich collection of varied yet harmonious facades, adding interest, and scale to the village square. In addition, signage should be low key and co-ordinated with the architectural features and finishes of each building. Front lighting of signs is encouraged.

14.2.4.9 **Open Space**

- 14.2.4.9.1 Further to Policies in Section 5.5 of the Town's Official Plan, in areas designated Open Space, the predominant use of land shall be for recreational purposes. Open Space uses may include public or private land serving the public or private individuals or groups. Permitted uses include a golf course, driving range, recreational trails, outdoor rinks, outdoor recreation parks, tennis courts, cabanas, Amphitheatre and swimming pools.

14.2.5 **General Development Policies**

14.2.5.1 **Character and Design**

- 14.2.5.1.1 Development in the Deerhurst Resort Village Centre will build upon its historic function as a resort node. Scale and density of new development shall be appropriate to the site and built form shall include a variety of architectural styles. Generally height of buildings shall increase as the distance from the shoreline increases. The height of any structure will be appropriate to its setting and terrain. In limited circumstances a prominent tourist commercial building may be considered in the Village Centre or Pavilion designations where it would reflect Muskoka architecture and it would serve as a landmark.

Buildings in the West Riverfront Area will be limited to four stories to reduce their impact on the Canal that has been identified by the public as a unique and historical natural amenity.

Any development proposed to be higher than four storeys will require a visual impact analysis to ensure the proposed development does not detract from the existing natural and man-made landscape.

- 14.2.5.1.2 Good design is important to successfully achieve the desired character for the Deerhurst Resort Village Centre.
- 14.2.5.1.3 Prior to the final approval of any development application in any designation, streetscape/Architectural Design Guidelines will be submitted to the satisfaction of the Town. The objectives of such guidelines would be to provide details on such matters as, but not limited to, road right of way widths, streetscape design, signage, location scale and massing of buildings as well as architectural guidelines in order to create a coherent vision for a particular development cluster.
- 14.2.5.1.4 Respecting architectural design, all buildings will draw on a traditional and/or modern interpretation of the Muskoka vernacular to evoke a meaningful and convincing harmony of traditional "Muskoka" character" while using current industry standard materials and construction techniques. Passive energy benefits shall be considered when orienting buildings to take advantage of passive solar opportunities.

- 14.2.5.1.5 Dark sky lighting will be used to preserve the darkness of the night sky. All buildings shall be designed such that signs and lighting blend with the desired character and dark sky policies. All development approvals shall conform to the relevant provisions of Section 13.19 of this Official Plan.

Where development is close to environmentally sensitive areas (West Riverfront) and may have a negative impact, further restrictions may be required to go beyond full cut off measures (e.g. low bollards as opposed to tall street lights).

- 14.2.5.1.6 The creation of new views and vistas should be considered as part of the layout and orientation of streets and location of buildings.
- 14.2.5.1.7 Landscaping shall be compatible with the natural Muskoka character and used to ensure that natural amenities soften the impact of built form. Native species shall be used in landscaping to the extent that is practical.
- 14.2.5.1.8 Adequate off-street vehicular parking will be provided for all development. To promote low impact development techniques, a series of smaller parking lots rather than a single large parking lot, will be developed. To mitigate the visual impact of these parking lots, landscaped strips will be required between any road and the parking lot as well as between parking aisles.
- 14.2.5.1.9 As part of the first phase of development of the Village, the property owners will be required to complete a programme of tree and infill planting along the east-west length of the canal in front of the West Riverfront development. The intent of the planting programme will be to improve the vegetated buffer along the canal and give it time to grow and create a more significant buffer prior to the West Riverfront development proceeding.

14.2.5.2 **Sustainability Measures**

- 14.2.5.2.1 Included in the Planning Justification Report associated with this Official Plan Amendment is a Sustainability Matrix that considers a number of ideas and actions for meeting the goals of the Town of Huntsville's Unity Plan dated September 3, 2010.

Prior to the final approval of any development application in any designation, a sustainability analysis will be submitted to the satisfaction of the Town. The objectives of such an analysis would be to provide details on how the proposed development addresses the types of measures listed below.

14.2.5.2.2 The Sustainability Measures that may be incorporated into the planning and design of the Deerhurst Resort Village are:

- a) use of adaptive drought tolerant species in the design of the open space/green space areas;
- b) encourage residents and visitors to park their vehicles and walk or bike the site;
- c) incorporate a no idling policy;
- d) minimize use of fertilizers;
- e) protect water bodies and wetlands through site design;
- f) incorporate environmental protection measures as part of the design of infrastructure;
- g) optimize use of captured rain, lake or recycled site water to minimize use of potable water for irrigation;
- h) promote infiltration and re-use of rainwater;
- i) explore design solutions for buildings to perform at a high level of energy efficiency;
- j) incorporate energy-efficient infrastructure such as outdoor lighting;
- k) orient buildings to benefit from passive solar;
- l) coordinate with the Town on active transportation initiatives as laid out in the Huntsville Active Transportation Strategy 2012;
- m) incorporate active transportation infrastructure items such as on and off road pedestrian and bicycle trails, bike racks and secure bike storage within buildings;
- n) incorporate universal design features that increase accessibility to all people;
- o) include low flow sanitary fixtures;
- p) consider a minimum sustainable building design (LEED or alternative green building rating system) for the buildings owned and operated by the resort;
- q) explore the feasibility of using onsite renewable energy generation technologies (e.g. solar hot water, geothermal heating and cooling);
- r) consider transit service within the Secondary Plan Area and to and from the Secondary Plan Area to downtown Huntsville;

- s) where possible use locally sourced construction materials; and
- t) incorporate public art into development such as displays of local artist work.

14.2.5.3 Access

- 14.2.5.3.1 All new development shall front onto a year round publicly owned and maintained road to the standard of the appropriate road authority except where development occurs by condominium description.
- 14.2.5.3.2 Where condominium registration is utilized, the condominium will generally front on and gain access from a year round publicly maintained road and roads shall be designed and constructed to the satisfaction of the Town and District.
- 14.2.5.3.3 When development is proposed that may generate the need for a new road or road improvements, a traffic study satisfactory to the District of Muskoka and the Town of Huntsville shall be prepared by the developer to detail the works required and the timing of the works. In addition to all the applicable municipal requirements, all proposed development located adjacent to and / or in the vicinity of a provincial highway will also be subject to MTO approval. When development is proposed that may generate the need for a new road or road improvements to a road that intersects with a provincial highway, a traffic impact study satisfactory to the requirements of the Ministry of Transportation shall be prepared by the developer in accordance with the Ministry's guidelines prior to the development proceeding. The Ministry of Transportation must review and approve the traffic impact study and any recommended improvements to the highway infrastructure. Where the proposed development necessitates highway improvements, all costs associated with the required improvements shall be at the expense of the municipality and / or the developer.
- 14.2.5.3.4 Pedestrian facilities and active transportation infrastructure will be incorporated in all areas of the Deerhurst Resort Village Secondary Plan to promote pedestrian and other modes of active transportation traffic including links to amenities and networks on and off-site. Appendix 17 conceptually identifies the major active transportation network and major linkages throughout the Deerhurst Resort Village Secondary Plan Area.
- 14.2.5.3.5 The provision of 15 additional boat slips is permitted to Deerhurst Resort's existing 42 boat slip facility. Any boat slips proposed in addition to the 15 permitted shall be subject to a boat impact assessment.

14.2.5.4 **Municipal Services**

- 14.2.5.4.1 Development within this Secondary Plan area shall be serviced by municipal water and sanitary sewer services.
- 14.2.5.4.2 No final approval of a development application will be given on any parcel of land within this Secondary Plan Area until such time as the necessary municipal water and sanitary sewer infrastructure and capacity, as well as stormwater management facilities are available to service the proposed development, or arrangements through the development process are in place to ensure that they will be completed.
- 14.2.5.4.3 All development will be provided with fire protection which is satisfactory to the Town. This will include, but not be limited to installation of sprinkler systems in buildings in compliance with the Ontario Building Code and in consultation with the Town of Huntsville Fire Department.

14.2.5.5 **Phasing**

- 14.2.5.5.1 Development will be phased to facilitate the logical extension and provision of municipal water and sanitary sewer services.
- 14.2.5.5.2 Development of the Village Centre designation shall proceed in phases, generally in accordance with the Phasing Concept Plan attached as Appendix 16.
- 14.2.5.5.3 The tourist commercial use (150 unit Hotel) will proceed in the first phase of development.
- 14.2.5.5.4 Notwithstanding the foregoing, residential uses may be permitted in the first phase and tourist commercial uses in subsequent phases provided:
 - a) a peer reviewed market study has been completed to the satisfaction of the Town which identifies the required timing and scale of additional tourist commercial and retail commercial uses based on market demand and commercial viability; and
 - b) the results of monitoring (see 14.2.4.3 c)) the tourist commercial accommodation program identifies that the majority of all the residential and commercial accommodation units are actively included in the rental program.
- 14.2.5.5.5 Phasing of development will be consistent with the capacity allocation procedures of the Town of Huntsville Municipal Water and Sanitary Sewer Allocation Strategy prepared jointly by the Town of Huntsville and The District Municipality of Muskoka.
- 14.2.5.5.6 Prior to final approval of any phase of a plan of subdivision or condominium description, the District Municipality of Muskoka and the

Town of Huntsville shall be satisfied that previously registered phases have been serviced by municipal water and sewer services and that any required infrastructure has been installed.

14.2.5.6 **Stormwater Management and Sedimentation**

- 14.2.5.6.1 Where major development or redevelopment is proposed within any designation, a master stormwater management, construction and sedimentation mitigation plan shall be prepared prior to the commencement of development. Supplementary stormwater management, construction and sedimentation mitigation plans, to the satisfaction of the authority having jurisdiction, shall be required for each component or development within each phase.
- 14.2.5.6.2 Such plans will address the possible water quantity and quality impacts of runoff leaving the site and address them specifically with the intent of protecting lake system health through a reduction in phosphorous loading to adjacent waterbodies. Generally, post-development hydrologic conditions shall equal pre-development hydrologic conditions.
- 14.2.5.6.3 Natural vegetation and shoreline buffers will be retained or utilized where possible to control erosion, attenuate flows and promote infiltration in order to address lake system health and retain the natural beauty of the property. Source control components shall be utilized, where necessary.
- 14.2.5.6.4 The design of source control components will be based on low impact development technologies in order to provide optimum post-development quality and quantity controls while providing water balance and infiltration benefits. An enhanced level of quality and quantity control will be provided through a quality and quantity control stormwater management facility, bio-retention cells, and shoreline buffer.

14.2.5.7 **Environmental Protection**

- 14.2.5.7.1 In order to ensure that development has no negative impacts on the natural environment, specifically lake system health, baseline water quality conditions in adjacent waterbodies will be documented to the satisfaction of the District of Muskoka and all development approvals shall conform to the relevant provisions of Section 3 of this official plan.
- 14.2.5.7.2 All components of the Deerhurst Resort Village will be designed and developed in a manner which preserves ecological features and their functions. No development is permitted within significant ecological features as identified in environmental impact studies.
- 14.2.5.7.3 Conservation and interpretation of ecological features will be encouraged where feasible and desirable. Trails and interpretive facilities may be accommodated adjacent to these features, provided it is demonstrated to the satisfaction of the Town that there will be no

negative impact on the natural feature or its ecological functions.

14.2.5.7.4 Conservation of the natural landscape and retention or restoration of vegetation, particularly along the shoreline, will be encouraged. A minimum 30 m naturalized buffer will be required between the canal and any future development.

14.2.5.7.5 Existing natural amenities such as streams and wetlands shall be protected.

14.2.5.7.6 The West Riverfront area of the village is adjacent to lands identified in Schedule A-2 of the Official Plan as “Environmental Protection Lands.” Setbacks from the Environmental Protection Lands shall be established through an Environmental Impact Study prepared to the satisfaction of the Town of Huntsville.

14.2.5.7.7 The approval of the zoning by-law amendment for the West Riverfront area shall occur only once authorization from the Ministry of Natural Resources has been obtained.

14.2.5.8 **Alternate Standards**

14.2.5.8.1 Alternative road construction standards may be considered in certain circumstances to enhance the character of Deerhurst Resort Village, reduce costs, reduce impervious surfaces and increase density and housing alternatives. The types of standards to be considered would be travelled road width, sidewalks, and curbs and gutters.

14.2.6 **Implementation**

14.2.6.1 The Comprehensive Zoning By-law will be amended to implement the policies applicable to the Deerhurst Resort Village Secondary Plan Area. This will include the use of holding provisions for the phasing of development and to allow for submission of any required studies to ensure that all matters are addressed to the satisfaction of the Town and the District.

14.2.6.2 The holding “H” symbol will be applied to the zoning of any phases of development beyond the first phase. The holding provision may be removed, subject to the following being satisfied:

- i) confirmation that the preceding phase is substantially under construction or elements of future phases are directly related to the built space previously constructed;
- ii) confirmation from the District Engineer or his delegate of the availability of sufficient municipal water and sewer capacity to service each individual phase;
- iii) completion of satisfactory background supporting studies;
- iv) completion of, or receipt of securities to complete, necessary infrastructure improvements; and
- v) receipt of satisfactory site plans and agreements.

- 14.2.6.3 All development within the Deerhurst Resort Village Secondary Plan Area shall be subject to site plan control.