

3 ENVIRONMENT

3.1 *Environmental and Landscape Conservation*

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| Landform Conservation | 3.1.1 The conservation of the overall natural landscape, tree cover and vegetation will preserve the natural appearance, character and aesthetics of the area and protect the natural heritage of the Town. Natural features provide economic, environmental and social benefits. They contribute to the conservation of biological diversity, to the maintenance of the quality of the air, land and water, and are critical elements of the quality of life in Huntsville. |
| Environmental Protection | 3.1.2 Environmental protection, conservation and effective resource management are important to the future of the Town. Elements of the natural and man-made environment require protection, management or special regard. Environmentally sensitive areas or areas of natural geological, historical or archaeological interest identified on Schedule “D” or Appendices 1 to 4, or through the review of a development application shall be protected for their important values. |
| Land Management | 3.1.3 Land management practices that reduce and minimize the use of chemicals, compounds, pesticides and nutrients for the treatment of land or vegetation will be encouraged, including through non-regulation means, particularly adjacent to a lake or watercourse. |
| Scenic Character | 3.1.4 Important scenic sites as well as the scenic character of road, pedestrian, river, lake, boating and portage routes should be preserved and development should occur in a manner that maintains those scenic values. |
| Natural Watercourses | 3.1.5 Natural watercourses should be retained in their natural form. All required approvals will be obtained prior to any alteration. |
| Landscape Features | 3.1.6 Significant natural landscape features such as watercourses, heights of land, rock faces or cliffs, waterfalls, rapids, beaches, vistas and panoramas, and landmarks should be conserved. Development should be located and designed to protect these features. Where feasible, dedication or acquisition of such land for the purpose of conservation is encouraged. Conservation easements will be promoted to protect these features. |
| Identification of Natural Features | 3.1.7 This Plan has not identified all of the significant natural features which exist within the Town of Huntsville. Where there is concern that such features exist, and as part of the development review process, a site-specific evaluation may be required to be carried out by a qualified individual before approvals are given, to determine the potential location of natural features. In particular, areas of endangered or threatened species habitat and other significant habitat shall be identified and protected from incompatible development. |

Site Alteration

3.1.8 Development and site alteration should be directed away from identified natural areas. Such lands, due to their environmental constraints to development and significance to the ecosystem, should be conserved.

Adjacent Lands

3.1.9 Development may occur on lands adjacent to a natural feature provided the change in land use does not negatively impact the attributes or functions of the natural feature. The extent of these features may be based on recommendations in technical reference manuals or on approaches applied by the Town to achieve specific objectives.

Development Control

3.1.10 All or portions of natural areas identified on Schedule “D” may be included in new lots provided that such features can be protected to the satisfaction of the Town in consultation with the authority having jurisdiction. Where required, appropriate development control techniques shall be used to ensure that identified natural features are protected.

Setbacks

3.1.11 Building setbacks and/or vegetative protection areas may be imposed from the boundary of a natural feature. Such setbacks may be established by the Town in consultation with the authority having jurisdiction.

Conservation

3.1.12 There will be cases where the impact of a proposal cannot be sufficiently reduced by siting, buffering or altering the terrain. In such cases uses may be limited to conservation and hazard protection uses.

3.2 Natural Vegetative Buffers

Tree Cover

3.2.1 Regeneration or restoration of tree cover or the restoration of a buffer using native species will be encouraged.

Natural Vegetation Buffer

3.2.2 Where a natural vegetative buffer is required by this Plan, the removal of vegetation, including the ground, shrub or canopy layers, or the disruption of the natural landform or soil mantle will be restricted.

3.3 Water Resources

Water Quality and Quantity Protection

3.3.1 The Town recognizes the importance of maintaining and improving the quality and quantity of groundwater and surface water. As such, the function of watercourses and sensitive ground water recharge/discharge areas, aquifers and headwater areas will be protected or enhanced. Such sensitive areas may include:

- a) lakes, rivers and streams;
- b) wetlands;
- c) areas with high water tables;
- d) recharge/discharge areas;
- e) areas with soils which are unable to sustain sewage disposal systems;

- f) areas of exposed bedrock; and,
- g) municipal intake protection zones and wellhead protection areas.

Environmental
Impact Studies

3.3.2 Development applications shall be supported by an Environmental Impact Study (EIS) where required by the Town and where there may be an impact on ground or surface water resources. The EIS, among other matters, will address the impacts of development on ground or surface water resources to the satisfaction of the authority having jurisdiction.

No Adverse
Effect on Water
Resources

3.3.3 Development shall not be permitted where it would have an adverse effect on surface or groundwater resources. The submission of the necessary reports (i.e. Hydrogeological, Site Evaluation) may be required to demonstrate how the proposed development will affect surface or groundwater resources to the satisfaction of the authority having jurisdiction.

Watercourse
Setbacks

3.3.4 Development and site alteration will be set back from the lakes, rivers and streams within the Town in order to protect their natural features and functions, provide riparian habitat, and minimize the risk to public safety and property. The setback distance shall be determined on site in consultation with the appropriate approval authorities. In general, development and site alteration should be set back a minimum of 20 metres (66 feet) from watercourses.

3.4 Wetlands

Wetland
Definition

3.4.1 Wetlands are defined as land that is seasonally or permanently covered by shallow water, as well as land where the water table is close to or at the surface, and where the presence of abundant water has caused the formation of hydric soils and favours the dominance of either hydrophytic plants or water tolerant plants. This includes swamps, marshes, bogs and fens.

Natural
Resource

3.4.2 Wetlands are an important natural resource. They maintain and improve water quality; help control flooding; provide habitat for fish and wildlife; provide conditions for a wide variety of vegetation (including rare and unusual species); and contribute to the social and economic benefits related to hunting, fishing, wildlife viewing and appreciation of nature.

Provincially
Significant
Wetlands

3.4.3 Four Provincially Significant Wetlands are located in the Town, and are identified on Schedule D:

- a) Axe Lake Wetland
- b) Big East River Delta Wetland
- c) Novar Bog Wetland
- d) Siding Lake

Locally Significant Wetlands	3.4.4 Appendices 1 to 4 identify locally significant wetlands in the following categories: <ul style="list-style-type: none">- natural resource zone; and,- wetlands
Development Restriction	3.4.5 Development and site alteration is not permitted within a Provincially Significant Wetland.
Adjacent Lands	3.4.6 Prior to consideration being given for development of lands adjacent to provincially significant wetlands, an assessment of negative impacts shall be prepared by a qualified wetland specialist.
Permitted Uses	3.4.7 The following uses and their associated structures or site alteration may be permitted within wetlands not identified as Provincially Significant where such uses will not have a negative impact on the natural features or ecological functions of the wetland: <ul style="list-style-type: none">a) open space and recreational uses that will not result in landform alteration, or require substantial removal of vegetation;b) uses that will assist in conserving or managing water supplies, wildlife or other natural features or functions;c) uses that will use the characteristics of the area for educational or scientific purposes; and,d) commercial/economic activities based on resource features. (i.e. harvesting of wild rice, bait fish, bull frogs, etc.)
Compatible Development	3.4.8 Limited and compatible development may be permitted adjacent to wetlands where the integrity of the wetland can be preserved, and it is demonstrated that the lot is suitable for development as determined in a wetland evaluation, as required by the Town. In these cases, lots shall be large enough to accommodate the access and a suitable area for development entirely outside of the wetland. Measures will be implemented to protect the wetland area from site alteration, particularly with respect to the placement of fill, the removal of vegetation, or alteration of drainage.

3.5 Recreational Water Quality

3.5.1 Definition and Application

Recreational Water Quality	3.5.1.1 The Town recognizes the importance of the recreational water quality of its lakes and rivers. Recreational water quality is modelled and monitored by the District of Muskoka as one measure of a lake's capacity to sustain development. The Town has a significant interest in the water quality of its lakes and watercourses, and supports the Recreational Water Quality Management program.
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Lake System Health Program

3.5.1.2 The recreational water quality program is a component of the Lake System Health program developed by the District Municipality of Muskoka. The Lake System Health Program is a comprehensive approach using land use policies and stewardship initiatives to protect the water quality and lake environment of Muskoka.

Lake Sensitivity

3.5.1.3 The District has classified lakes as having high, moderate or low sensitivity to phosphorus. The sensitivity of a lake to nutrient inputs can change over time and is dependent upon the responsiveness of a lake to phosphorus and the mobility of phosphorus within the watershed. Where phosphorus loading to a lake exceeds 50% of the natural background phosphorus load, the lake is considered as being "Over Threshold" for phosphorus loading.

Lake Classifications

3.5.1.4 Lake classifications as of September, 2006 are as follows. Any lakes not listed are assumed to be of moderate sensitivity to phosphorus unless otherwise identified by the District of Muskoka. The symbol "(OT)" denotes that the lake is also over threshold for phosphorus loading. This symbol may be added or deleted without amendment to this plan.

High Sensitivity						
Buchanan	Trackler	Tucker				
Moderate Sensitivity						
Axe	Beatty	Bing	Buck	Chain	Chub	Clearwater (OT)
Devine	Dunn	Fairy	Fawn	Fleming	Fox	Groves
Harp	Henderson	Jessop	Lake of Bays	Lamberts	Lancelot	Lena
Little Arrowhead			Lynch	Lynx	Mainhood	Mary
Mathews	Montgomery	Muskoka River	Onawan	Otter	Oudaze	Palette
Palmer	Penfold	Peninsula	Perch	Ripple	Rose	Sims
Slocumbe	Skeleton	Spider	Stinking	Toms	Tongva	Upper Twin
Vernon	Weeduck					
Low Sensitivity						
Arrowhead	Clark	Golden City	Long's	Menominee	Siding	Waseosa

Remediation

3.5.1.5 The Town supports the principle of improving water quality through remediation and stewardship activities.

No Negative Impact

3.5.1.6 The underlying principle in implementing the Lake System Health Program is that there will be no negative impact to water quality. In order to achieve this objective, a more controlled approach to development is required which involves retention of vegetation, especially along the shoreline, and reduction of overland flow through stormwater management and construction mitigation.

No Impairment to Water Quality

3.5.1.7 New lot creation, development or redevelopment will only be permitted to proceed where it is determined that the water quality of the lake will not be further impaired. The following policy framework is structured to address the sensitivity of lakes to development.

3.5.2 Provisions Affecting All Lakes

Mitigation
Measures

3.5.2.1 In addition to the provisions of Section 8, on lands adjacent to all lakes in Huntsville, the following mitigation measures are encouraged in order to protect water quality:

- a) Public lands, including Crown lands, should not be disposed of to facilitate new development, except as specifically provided for elsewhere in this Plan; and
- b) The use of enhanced septic systems with demonstrated ability to bind phosphorus is encouraged.

30 metre
Setback for Tile
Beds

3.5.2.2 On all lands adjacent to all lakes in Huntsville, a minimum 30 metre setback will be required for septic tile beds and mantles. Where this is not feasible, an enhanced septic system with demonstrated ability to bind phosphorus will be required.

Site Plan
Control

3.5.2.3 The following factors will be addressed through the use of site plan control on shoreline properties:

- a) appropriate location of buildings, structures and sewage disposal systems;
- b) retention or restoration of a natural vegetative buffer to prevent erosion, siltation and nutrient migration;
- c) maintenance and establishment of tree cover and vegetation on the lot wherever possible;
- d) proper location and construction of road and pathways, including use of permeable materials; and
- e) implementation of storm water management and construction mitigation techniques, including proper re-contouring, discharging of roof leaders, use of soak away pits and other measures to promote infiltration.

3.5.3 Provisions Affecting High Sensitivity Lakes

High Sensitivity
Lakes – Lands
Not Zoned

3.5.3.1 Lot creation and development of shoreline lots not zoned for the proposed use on private services shall comply with the following:

- a) Where lot creation or development of shoreline lots that require rezoning for the intended use is proposed on private services, the lot creation or development may only proceed by way of an Official Plan and zoning by-law amendment and where a water quality impact assessment, undertaken and implemented to the satisfaction of the District of Muskoka and the Town of Huntsville demonstrates that the development can proceed without impacting water quality and which outlines the circumstances under which development should occur.

- b) The water quality impact assessment shall consist of the following main elements at a minimum:
 - o Site condition analysis to determine if the required conditions exist on site so that development can occur in a manner that will ensure the protection of water quality and shall include analysis of the site and surrounding area, soil characteristics, and vegetation cover;
 - o Identification of recommended building and septic system envelope and mitigation measures, including but not limited to, detailed construction mitigation plans, shoreline setbacks and buffers, measures for protecting natural vegetation, stormwater management and monitoring of the vegetative buffer and stormwater mitigation measures until such time as construction is complete and an occupancy permit is issued.
- c) The recommendations of the Water Quality Impact Assessment report are required to be implemented through a zoning amendment, in 51(26) agreements under the Planning Act and site plan agreements.
- d) The use of an enhanced septic system with demonstrated ability to bind phosphorus will be required.

High Sensitivity
Lakes – Vacant
Lots

3.5.3.2 Development of vacant lots zoned for the proposed use on private services shall comply with the following:

- a) Where development of a vacant lot zoned for the intended use is proposed on private services, a site evaluation report is required that identifies the recommended building and septic system envelope and mitigation measures, including but not limited to, detailed construction mitigation plans, shoreline setbacks and buffers and measures for protecting natural vegetation and stormwater management.
- b) The recommendations of the Site Evaluation report are required to be implemented in site plan agreements.
- c) The use of an enhanced septic system with demonstrated ability to bind phosphorus will be required.

High Sensitivity
Lakes – Zoned
Lots

3.5.3.3 Redevelopment where lots are zoned for the proposed use on private services shall comply with the following:

- a) Redevelopment will only be permitted where it is demonstrated that no further negative impacts will result on water quality.

- b) Where the requirements for buffers and septic system setbacks cannot be met due to site constraints, an overall net gain shall be achieved through the reestablishment of the maximum possible buffers and setbacks and the use of an enhanced septic system with demonstrated ability to bind phosphorus, where an existing private system is required to be expanded or replaced.
- c) A net reduction of nutrient loading to the lake will be required for all commercial redevelopment.

3.5.4 Provisions Affecting Over Threshold Lakes

Over Threshold
Lakes – Lands
Not Zoned

- 3.5.4.1 Lot creation and development of lots that require rezoning for the proposed use shall comply with the following:
- a) Prior to the consideration of any lot creation or the development of lots not zoned for the proposed use on lakes determined to be Over Threshold, a site alteration and tree conservation by-law will be in effect.
 - b) Where municipal services are not available on High Sensitivity Lakes, further lot creation will not be permitted.
 - c) On Moderate and Low Sensitivity Lakes determined to be Over Threshold, lot creation on private services may only proceed by way of official plan and zoning by-law amendment and where a water quality impact assessment, undertaken and implemented to the satisfaction of the District of Muskoka and the Town of Huntsville demonstrates that the development can proceed without impacting water quality and outlines under what circumstances the development should proceed.
 - d) Water quality impact assessments shall consist of the following main elements, at a minimum:
 - Site condition analysis to determine if the required conditions exist on site so that development can occur in a manner that will ensure the protection of water quality and shall include analysis of the site and surrounding area, soil characteristics where a private septic system is proposed, and vegetation cover;
 - Identification of recommended building and, where applicable, septic system envelope and mitigation measures, including but not limited to, detailed construction mitigation plans, shoreline setbacks and buffers, measures for protecting natural vegetation, stormwater management and monitoring of the vegetative buffer and stormwater mitigation measures until such time as construction is complete and an occupancy permit is issued and every three years

thereafter until the lake is no longer classified as being Over Threshold.

- e) The recommendations of the water quality impact assessment are required to be implemented through the zoning amendment, in 51(26) agreements under the Planning Act and site plan agreements.
- f) The use of an enhanced septic system with demonstrated ability to bind phosphorus will be required.

Over Threshold
Lakes – Vacant
Lots

3.5.4.2 Development of vacant lots zoned for the proposed use on private services shall comply with the following:

- a) The development of existing vacant lots on private services that are zoned for the intended use may only proceed provided that a site evaluation report is submitted and implemented to the satisfaction of the District of Muskoka and the Town of Huntsville that identifies the recommended building and septic system envelope and mitigation measures, including but not limited to, detailed construction mitigation plans, shoreline setbacks and buffers and measures for protecting natural vegetation and stormwater management.
- b) Recommendations of this report will be implemented in site plan agreements or development permits.
- c) The use of an enhanced septic system with demonstrated ability to bind phosphorus will be required.

Over Threshold
Lakes – Zoned
Lots

3.5.4.3 Redevelopment where lots are zoned for the proposed use on private services shall comply with the following:

- a) Redevelopment on private services will only be permitted where it is demonstrated that no further negative impacts will result on water quality.
- b) Where the requirements outlined above cannot be met, an overall net gain shall be achieved through the reestablishment of buffers and setbacks and the use of phosphorus abatement septic system technologies, where an existing private system is required to be expanded or replaced.
- c) Site plan agreements or development permits will be required to implement buffers, stormwater management techniques and to identify building envelopes.
- d) A net reduction of nutrient loading to the lake will be required for all commercial redevelopment.

3.6 Floodplain Management

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| Flood Plain Management | 3.6.1 The Town recognizes the importance of effective flood plain management in order to prevent loss of life, property damage, and social disruption in the event of a regulatory flood. In general, development will be directed to areas outside of hazardous lands adjacent to the lakes, rivers and streams that would be impacted by flooding. |
| Big East River | 3.6.2 The potential for development in the flood plain of the Big East River has been assessed through a detailed engineering “two zone” study. The “two zone” study determined that the only locations in which new development should be permitted within the flood plain were the areas identified as flood fringe. New development may be permitted within the flood fringe provided that it has safe access, all new buildings and additions are adequately flood-proofed, and adequate provisions are made for the safe disposal of sewage. Development in the floodway is inappropriate. Filling in the floodway is prohibited because of the potential for off-site impacts. Boathouses are prohibited within the floodway. |
| Development Restrictions below the Regulatory Flood Elevation | 3.6.3 No new development, expansion of existing uses and/or site alteration (i.e. filling) should be permitted below the regulatory flood elevation. Exceptions to this requirement would be to permit structures necessary for flood and/or erosion control works or structures such as non-habitable boathouses which by their nature must be located below the regulatory flood elevation. Expansion of existing buildings or structures that do not increase the footprint of the building may be permitted. |
| Wave Uprush | 3.6.4 Where regulatory flood elevations have been established on a lake, beyond the stillwater flood elevations, modifications to the wave run-up factor may be considered on the recommendation of a site-specific engineer’s report recommending a lesser factor for wave uprush, since the identified factor is based on the maximum fetch of the lake, and the actual fetch would vary throughout the lake. However development shall not occur below the Stillwater Flood Elevation. Flood elevations shall be identified in the Zoning By-law. |
| Zoning | 3.6.5 The flood limits for streams and other watercourses where the flood limit is based on air photo interpreted lines shall be identified as hazard lands (or other limited development designation) in the zoning by-law. |
| New Lot Creation | 3.6.6 New lot creation shall not be permitted where there is inadequate building space outside of the flood plain or where access/egress is not safely available during times of flooding. |
| Flood Proofing in the Central Business District | 3.6.7 Within the area known as “Brendale Square” in the Central Business District in the Huntsville Urban Settlement Area, development is not generally permitted below the regulatory flood elevation. However, development may be considered on the recommendation of a site-specific engineer’s report, but in no case should the site-specific level of |

protection (i.e. building openings) be below the defined Stillwater elevation.

3.7 Fish Habitat

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| Fish Habitat | 3.7.1 Fisheries and fish habitat are recognized as a valuable resource in the Town and protection of habitat is supported. |
| Site Alteration | 3.7.2 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. |
| Integrity of Fish Habitat | 3.7.3 Appropriate planning tools shall be used to protect and ensure that the integrity of fish habitat is maintained, as well as to implement the recommendations of any required fish habitat impact assessments. Among various approaches, these may include: <ol style="list-style-type: none">increasing lot frontages and areas at the time lots are being divided or through zoning requirements;imposing increased building setbacks through zoning;specific siting of buildings and structures, driveways and pathways through site plan control;requiring the retention of shoreline and riparian vegetation in site plan or other agreements;requiring that shoreline structures including floating and post docks, or other structures be approved by the authority having jurisdiction;improvements to the habitat; andlimits to dredging, filling and removal of aquatic substrate. |
| Development Setbacks | 3.7.4 Development will be set back from a cold water stream or creek a minimum of 30 metres (100 feet) in the Waterfront and Rural designations and 20 metres (66 feet) in a settlement area designation, unless a fish habitat impact assessment recommends a greater setback or demonstrates that a lesser setback would not have a negative impact on the habitat. A minimum 15 metre (50 foot), natural vegetative buffer located directly adjacent to the shoreline will be maintained within this setback. Cold water streams have been identified on Appendices 1 to 4; more may be identified on specific lake plans or by future research. |
| At Capacity Lake Trout Lakes | 3.7.5 Harp Lake and Peninsula Lake are coldwater lake trout lakes that are considered by the Ministry of Natural Resources to be at its capacity for new development. New lot creation should generally not be approved within 300 metres of Harp Lake or Peninsula Lake. Exceptions could be made under the following circumstances: <ul style="list-style-type: none">the tile fields on each new lot are set back at least 300 metres from the shoreline of the lake, or such that drainage from the tile fields would flow at least 300 metres to the lake; |

- the tile fields on each new lot are located such that they would drain into the drainage basin of another waterbody, which is not at capacity;
- to separate existing, viable dwellings, each having a separate septic system, provided that the land use would not change.

Conditions of
Developments

3.7.6 Under such circumstances, it is recommended that conditions be imposed to:

- Restrict the removal of natural vegetation within 30 metres of the lake, except to accommodate a limited number of paths, water lines, docking facilities and removal of trees posing a hazard;
- Require a minimum 30 metre setback for all buildings and structures (except docking facilities).

3.7.7 Where lot creation is proposed on Harp Lake and Peninsula Lake and a site specific soils investigation has been prepared and is satisfactory to the Town, the following requirements may be implemented through a by-law amendment and in Section 51(26) Planning Act agreements:

- a) Stormwater management report and construction mitigation plan (including phosphorus attenuation measures such as directing runoff and overland drainage from driveways, parking areas, other hard surfaces to soak away pits, infiltration facilities);
- b) Location of the tile-bed, in accordance with the recommendations of the site specific soils investigation;
- c) Require that, if additional fill material is needed for the construction of the tile bed, that it consists of fine to medium grained non-calcareous soils (sediments) showing the presence of aluminum and iron;
- d) Securities in order to ensure that the requirements of the agreements are implemented; and,
- e) Monitoring will be reported to the Town and the Ministry of Environment and will be undertaken in accordance with provincial monitoring requirements.

3.8 Wildlife Habitat

Wildlife Habitat

3.8.1 The Town recognizes the importance and value of wildlife and supports the protection of significant wildlife habitat.

Management of
Wildlife Habitat

3.8.2 The protection and management of wildlife habitat including corridors and buffers is fundamental to the maintenance of self-sustaining populations of wildlife. Significant wildlife habitat within Huntsville includes areas where there are:

- a) Seasonal concentrations of animals (i.e. deer wintering areas);

- b) Habitats of vulnerable species and species of conservation concern.

Types of Habitat

3.8.3 In Huntsville, there are three known types of significant wildlife habitats: deer wintering habitat; habitats of vulnerable species; habitats of species of conservation concern. These habitats are shown on Appendices 1 to 4. Development and site alteration may only occur in these areas where development control techniques can be used to protect these features.

Deer Habitat

3.8.4 The removal of vegetation should be minimized. Other controls such as the requirement for a wildlife habitat assessment may be required to properly locate new development and site alteration (buildings, driveways) to ensure that no negative impacts occur to deer habitat. Alternative lot sizes may be appropriate if an evaluation prepared by a qualified specialist indicates that winter deer habitat does not exist (or is not impacted by the alternative lot size).

Assessment

3.8.5 Where required by the Town, an assessment of potential significant wildlife habitat shall be prepared and development proceed only where it can be demonstrated that there will be no significant impact on the habitat.

Development Control

3.8.6 Site Plan Control or subdivision/consent agreements may be utilized to minimize and control the removal of vegetation for buildings, site alteration or accessory activities such as landscaping.

3.9 Endangered and Threatened Species Habitat

Endangered and Threatened Species

3.9.1 The Town recognizes the importance and value of the endangered and threatened species in the Town and supports their protection. However, within the Town, there are currently no known sites of endangered or threatened species.

Development Control

3.9.2 If sites are identified during the review of a development application, appropriate development control techniques shall be used to ensure that identified natural features, or significant portions thereof, are protected, based on site inspection or other information, in consultation with other authorities.

3.10 Forested Lands

Forested Land

3.10.1 The forested landscape and tree/ridge lines should be preserved to the greatest extent possible. A healthy forested landscape is promoted.

Natural Corridors

3.10.2 Restoration and tree planting that would create or re-establish natural corridors, such as river and stream riparian areas or wildlife corridors, is promoted.

3.11 Soil Conservation

Soil
Conservation

3.11.1 The Town will support measures to protect the soils from wind erosion, flooding and other hazards.

3.12 Steep Slopes and Erosion Areas

Steep Slopes

3.12.1 Development will be set back from areas exhibiting steep slopes or active erosion. The setback distance will be determined on site in consultation with the Town.

Identification of
Steep Slopes

3.12.2 Where development is proposed, the degree of slope and slope stability will be confirmed by the Town through site inspection and/or the review of more detailed information submitted in support of a development proposal. Areas where slopes present a constraint to development may also be identified during site inspections or through the submission or review of additional information.

Retention of
Vegetation

3.12.3 Where slopes greater than 20% exist on a property or a portion of a property, natural vegetation will be substantially retained on slopes, before and after construction, particularly those adjacent to a shoreline, on a ridgeline or skyline, in areas where there is minimal soil and vegetative cover, or in areas of unstable slopes or potential erosion.

Slopes between
30 - 40%

3.12.4 The following principles will be implemented for development where slopes are between 30% and 40%:

- a) development on slopes should blend into the natural landscape without substantial site alteration, particularly blasting;
- b) development will not be permitted on a slope where it is subject to erosion and would represent a potential hazard to life or property;
- c) natural environmental features will be protected;
- d) scenic slope faces and cliffs should be preserved;
- e) visual impact should be minimized;
- f) structures will be setback behind the existing tree line;
- g) lots will have sufficient frontage and area to accommodate the development proposed and should be larger than the minimum lot size permitted;
- h) road access can be located in a manner which is safe, minimizes visual impact, minimizes site alteration and addresses storm water management during and after construction;
- i) where only water access is proposed, suitable access will be provided for construction equipment, and where feasible, construction/access corridors should be provided;
- j) a docking location and an access pathway to the dock is available and identified on a shoreline lot; and

- k) tolerance for engineered solutions which affect the natural landscape may be greater for property within a designated community.

Technical
Report

3.12.5 Where development is proposed on slopes between 30 and 40%, the Town will undertake a preliminary site inspection and evaluation of the property. Where appropriate, planning tools will be used to implement any necessary mitigation measures. Where necessary, and as determined by the Town, a site evaluation or technical report will be prepared by the proponent to ensure that the property is suitable for development and identify any necessary mitigation measures. All development proposals will, at a minimum, address the following:

- a) establishment of minimum setbacks from the slope or the top of the bank;
- b) locations for a shoreline activity area and particularly a dock;
- c) natural vegetative buffers and vegetation to be retained;
- d) storm water management and construction mitigation measures;
- e) location of building envelopes which meet setback requirements defined in the Comprehensive Zoning By-law;
- f) adequate area, depth and suitability of soils for supporting an appropriate on-site sewage system;
- g) the availability of a potable water supply; and
- h) the provision of access to an appropriate standard.

Slopes greater
than 40%

3.12.6 Where slopes of 40% and greater, or unstable soils exist over the majority of a property, or where development or site alteration is proposed on the portion of a property which has slopes of 40% or greater or unstable soils, a site evaluation or technical report will be required by the Town, to confirm that the lot is suitable to accommodate the development proposed. Any site evaluation or technical report will identify any mitigation measures that are necessary, including those noted in 3.12.5, above.

40% Slopes on
part of property

3.12.7 Where slopes of 40% and greater, or unstable soils, exist on a portion of a property, a site inspection and preliminary evaluation of the property will be undertaken by the Town. Where development or site alteration will not occur on or affect these slopes or unstable soils, development may proceed.

Development
Setback

3.12.8 Development should be setback at least 15 metres (50 feet) from the top of a defined bank. A greater or lesser setback from the top of the bank may be provided where recommended in site evaluation or a technical report.

Rock Faces

3.12.9 Significant slopes or rock faces may be identified and protected from development.

3.13 Areas of Natural Scientific Interest (ANSI)

Axe Lake ANSI

3.13.1 The Axe Lake ANSI is the only provincially significant ANSI currently identified in Huntsville, and will be protected through applicable Provincial requirements.

3.14 Muskoka Heritage Areas Program

Heritage Areas

3.14.1 Heritage areas and sites are portions of the landscape or features that exhibit natural (i.e. biological, geological hydrological or landform) or cultural (i.e. scenic or historic) attributes. These attributes are important on a regional scale, for their environmental or social values, or as an attribute of the Town's landscape.

Boundaries

3.14.2 The boundaries of natural heritage areas and sites have been identified through the Muskoka Natural Heritage Areas Program. Additional information respecting the boundaries and values of these areas is available for reference at the Town or the District. Appendices 1-4 generally identify natural heritage areas and sites.

Preservation

3.14.3 The features and values, which contribute to the importance of natural heritage areas and sites, should be preserved and protected from incompatible uses.

Development

3.14.4 Development, including roads, should be situated outside of the boundaries of natural heritage areas and sites. However, where development is proposed within such areas or sites, an Environmental Impact Study will be undertaken in order to better identify, locate and evaluate the values of the area or site and to determine whether development can occur in a location which will ensure preservation of these values.

Impact Assessment

3.14.5 Any impact assessment undertaken for a heritage area or site will be completed to the satisfaction of the Town and the District.

Protection of Heritage Areas

3.14.6 Natural heritage areas and sites will be protected through the use of various methods appropriate to the circumstance, including amongst others:

- a) prohibiting or restricting development through specific zoning;
- b) limiting forestry on private land where possible;
- c) maintaining or increasing lot sizes;
- d) specific siting and location of development, services and roads;
- e) imposing development setbacks;
- f) restricting removal of vegetation, alteration of the soil mantle or blasting;
- g) accepting parkland or other land dedication;

- h) encouraging the use of conservation or other easements; and
- i) encouraging the Province to prohibit incompatible uses on crown land.

Additional
Areas

3.14.7 Additional areas or sites may be identified during development applications, or through other inventories or evaluations.