

5 HIDDEN VALLEY SETTLEMENT AREA

5.1 *Basis and Principles*

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| Hidden Valley | 5.1.1 Hidden Valley has historically developed as a recreational and residential settlement drawing from its location on varied topography adjacent to a major inland lake and Provincial Highway Number 60. |
| Mixed Use Character | 5.1.2 Hidden Valley exhibits a defined character comprising extensive commercial, recreational commercial areas and residential development generally on full municipal water and sewer services. |
| Clustering of Development | 5.1.3 Development in the settlement is largely concentrated along a continuous road loop which surrounds a rock promontory and on lands along the westerly boundary. Clusters of development are grouped along the loop and interspersed between vast areas of passive or active open spaces so as to create an open air, unconfined, recreational community. |
| Development Opportunities | 5.1.4 Significant development opportunities exist with respect to expansion of existing commercial facilities and the establishment of new such facilities and residential units. |
| Physical Constraints | 5.1.5 Hidden Valley is located on lands which exhibit physical constraints to development, primarily: <ul style="list-style-type: none">a) the central promontory generally consists of a major bedrock outcropping, andb) major deposits of organic or muck soils are located in pockets surrounding the loop area. |
| Tourist Recreational Destination | 5.1.6 Policies in this section are intended to reinforce the vitality of Hidden Valley as a major tourist recreational destination. |

5.2 *Development Policies*

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| Highway 60 Access Prohibited | 5.2.1 Individual direct access from permitted uses onto Provincial Highway Number 60 shall generally be prohibited. |
| Industrial Uses Prohibited | 5.2.2 Industrial uses shall not be permitted to locate within the limits of Hidden Valley. |
| Open Space Character | 5.2.3 New resort commercial and residential development in Hidden Valley shall incorporate large areas of passive or active open spaces into the development scheme in order to maintain the existing recreational character of the settlement. Clustering or grouping of structures is encouraged within areas designated for permitted uses in order that overall densities shall reflect such character. |

Parcel Size	5.2.4	The size of any parcel shall be appropriate for the use proposed.
Public Road Access	5.2.5	Development shall front upon roads which are owned and maintained year-round by a public authority and are in a condition appropriate for the use proposed.
Entrance	5.2.6	Entrances shall be permitted onto a road, provided a traffic hazard would not be created, or the design efficiency or intended use of such a road would not be impaired, in accordance with the requirements of the authority having jurisdiction.
Public Trail System	5.2.7	An integrated, interconnected public trail and pathway system shall be developed throughout the settlement. Development proposals shall contribute to the trail system where required. The development and interconnection of recreational trails within Hidden Valley and into the Huntsville Urban Area is actively promoted.
Secondary Plan	5.2.8	A Secondary Plan may be prepared to consider expansion of the Tourist Commercial uses in Hidden Valley.

5.3 Special Policy Areas

Special Policy Areas	5.3.1	The policies of this section are applicable to lands within Hidden Valley identified as "Special Policy Areas" on Schedule A-2 to this Plan, and include: a) Special Policy Area No. 1 b) Special Policy Area No. 2 (Deerhurst, north of Highway 60)) c) Special Policy Area No. 3 (Deerhurst Airport and accessory uses) OPA#9 d) Special Policy Area No. 4 (Deerhurst Resort Village Secondary Plan)
Character	5.3.2	The Special Policy Areas have been established in order to promote development of the residential/tourist commercial/recreational character of the settlement within a flexible framework of use and structural guidelines.
Permitted Uses	5.3.3	Within the Hidden Valley Special Policy Areas, the permitted uses of land shall generally be limited to: a) low and medium density residential development arranged in clusters. Townhouse blocks, semi-detached and single units of a design compatible with the recreational focus of the community are encouraged; b) tourist commercial development in the form of resorts, recreational facilities and tourist commercial establishments excluding tent and trailer parks;

- c) limited scale commercial and institutional development, which may include retail convenience and boutique stores, accommodation facilities, restaurants, artist studios, churches and other similar uses;
- d) private and public open space, including golf courses.

Special Policy
Area 2
Permitted Uses

5.3.4 Notwithstanding Section 5.3.3, the permitted uses in Special Policy Area No. 2 shall be limited to tourist commercial, limited service commercial, recreational and residential use accessory to a commercial use. Residential development is not permitted.

Special Policy
Area 3
Permitted Uses

5.3.5 Notwithstanding Section 5.3.3, the permitted uses in Special Policy Area No. 3 shall be limited to an airport, outdoor recreational uses and accessory uses.

Multiple
Residential

5.3.6 Multiple-family residential development may be permitted as an integral part of a resort commercial development.

Development
Provisions

5.3.7 Development shall be subject to the following provisions:

- a) development is encouraged in clusters;
- b) development shall incorporate direct access to extensive linked public and private open space areas and recreational facilities;
- c) the maximum permitted density within a cluster shall not exceed 40 units per gross hectare (16 units per acre), directly utilized for the development, applicable to both accommodation units and residential units.
- d) ancillary facilities in a tourist commercial development (e.g. restaurant or gazebo) may be permitted to project over the water, provided the mass and bulk of the structures are in proportion to the site and proposed use.

OPA#9

5.3.8 Notwithstanding Subsections 5.3.3 and 5.4, detailed policies respecting permitted uses and development provisions and other matters for Special Policy Area No. 4 are provided in Subsection 14.2.

Zoning

5.3.9 The Zoning By-law shall establish setbacks, minimum distance separations on a lot, parking requirements, and other applicable regulations. Such Zoning By-law shall only be processed after submission of a concept plan of all or part of the proposed development. Such concept plan shall address phasing provisions, servicing provisions, and specific land use locations amongst other matters.

Environmental
Report

5.3.10 Lands within the Special Policy Areas may include environmentally sensitive lands. Prior to consideration of any development proposal within the Special Policy Area, an Environmental or Site Evaluation report shall be submitted to the Town which demonstrates to the satisfaction of the Town that no hazard to development exists or that such hazards can be feasibly and effectively overcome, and that the development will not have significant negative impact on these sensitive lands.

5.4 Residential

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| Residential Development | 5.4.1 | New residential development shall proceed by infilling or by controlled expansion, and shall be at a low density of development. |
| Minimum Lot Size | 5.4.2 | The minimum lot size should be 700 square metres (7,500 square feet) and the minimum lot frontage should be 20 metres (66 feet), except for shoreline lots, where the minimum shoreline frontage shall be 30 metres (100 feet) and the minimum lot area 1,400 square metres (15,000 sq. ft.). |
| Greater Minimums | 5.4.3 | Notwithstanding the above, greater minimum lot areas and frontage may be required where soil, water quality, or terrain constraints dictate a larger lot area or frontage. Conversely, individual lot frontages and areas in a plan of subdivision may be less than a minimum stated herein, where the physical nature of the site warrants such a reduction in terms of overall site aesthetics. However, the average frontage and area of all residential lots within a plan of subdivision shall not be less than those stated. |
| Residential Conversion | 5.4.4 | A change in the number of dwelling units in a structure on a lot may be recognized subject to the following: <ul style="list-style-type: none">a) adequate minimum dwelling unit areas must be maintained within the converted structure;b) any expansion of a structure must provide adequate front, side and rear yards to protect neighbouring residences;c) adequate off-street parking for residents and guests must be provided; however, off-street parking in the front yard located between the dwelling and the street line should not be permitted;d) the proposed residential use must be compatible with the general character of adjacent residential development; ande) any increase in traffic movements to and from the site is consistent with existing traffic movements on adjoining streets and the roads are capable of handling the increase in traffic flow. |
| Shoreline Residential Lots | 5.4.5 | For lots adjacent to the shoreline, naturalized shorelines will be substantially maintained and re-naturalization will be promoted. Activities that do occur at the shoreline will be minimally obtrusive, and have limited impact on the natural and aesthetic environment. |
| Natural Buffers | 5.4.6 | A minimum of 60% of the shoreline frontage of a single detached residential lot shall be retained or restored as a natural vegetative buffer in order to protect the riparian and littoral zones and associated habitat, prevent erosion, siltation and nutrient migration, maintain shoreline character and appearance, and minimize the visual impact of development. |

Setback

5.4.7 Development on residential lots shall generally be setback a minimum of 20 metres (66 feet) from the shoreline. Increased setbacks and development of a natural buffer will be encouraged on new lot development.

5.5 Open Space

Open Space Uses

5.5.1 Public and Private Open Space uses may be permitted within any land use designation detailed on Schedule A-2. Notwithstanding the above, large-scale open space uses have been designated where they are the dominant land use.

Golf Courses

5.5.2 Golf Course uses may be permitted in any land use designation except Residential.

5.6 Environmental Protection (EP) Lands

Environmental Protection Lands

5.6.1 Environmental Protection Lands should be considered as natural constraints that make them unsuitable for active use or development without careful consideration of the impact on the natural and man-made environment which may result from their use.

Environmental Impact Report

5.6.2 The imposition of development restrictions should be based on the findings of an Environmental Impact Report.

Permitted Structures

5.6.3 Within areas designated as Environmental Protection Lands only flooding and erosion control structures and measures, boat-docking facilities accessory to another use and existing buildings in their current dimensions and use shall be permitted.

Partial Designation

5.6.4 Development may be permitted on a lot partially designated Environmental Protection Land subject to it being determined that sufficient area exists on the lot outside of the designated Environmental Protection Lands for the installation of proper services and the construction of necessary buildings and structures associated with the proposed use without adversely affecting the environmental attributes associated with the designation.

Zoning

5.6.5 The implementing zoning by-law shall prohibit development except as permitted herein.

Setbacks

5.6.6 Setbacks from any Environmental Protection lands shall be established through the preparation of an Environmental Impact Study approved by the Town.

5.7 Design Guidelines

Design Guidelines

5.7.1 Design guidelines have been provided for Hidden Valley to contribute to and guide:

- new commercial development;
- subdivision design;

- preservation of cultural heritage features and scenic values, from both the land and water;
- conservation of natural heritage areas;
- pedestrian walkways and bicycle paths;
- community integration; and
- aesthetics.

Design
Guideline
Components

5.7.2 Signage, streetscape and building facades should be identified through the preparation of design guidelines prepared by the developer and approved by the Town;

Views and
Vistas

5.7.3 The creation of new views and vistas will be encouraged as part of any development.

Commercial
Design
Considerations

5.7.4 New commercial development is encouraged to implement the following design requirements:

- Landscaping and green spaces are to be provided between the road and large parking lots, and parking aisles, to soften the impact of the asphalt;
- Pedestrian linkages will be provided between abutting properties;
- Flexible design standards will be implemented so design features consistent with the defined character can be included in the design;
- Access for pedestrians, cyclists and persons with disabilities shall be incorporated in site design;
- The location and layout of parking lots will avoid a linear form of development dominated by large asphalt parking lots.

Residential
Design
Considerations

5.7.5 Residential subdivision and condominium design will contribute to the well being and cohesiveness of the community. To promote this, the following principles are used to guide their layout, both within and between developments:

- Alternative development standards may be considered to encourage a variety of street types and neighbourhood character;
- Pedestrian facilities, including sidewalks and links with recreation facilities and commercial areas, will be part of the development;
- Natural features will be integrated into the design and preserved for public enjoyment; and
- Views and vistas should be preserved and new ones created where feasible.
- Flexibility will be incorporated into the design criteria for subdivisions to allow innovation and adjustments for specific site conditions.