

## 6 PORT SYDNEY SETTLEMENT AREA

### 6.1 Basis and Principles

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| Village of Port Sydney | 6.1.1 Port Sydney is an historic settlement that has developed primarily as a Recreational and Residential community with a variety of commercial functions to serve the local market area. The original village evolved at the mouth of the Muskoka River, and portions now extend to Highway 11. The boundary of the Port Sydney Settlement Area is shown on Schedule A-3.  |
| Waterfront Community   | 6.1.2 The land use pattern is typical of waterfront communities, with residential development along the waterfront together with mixed residential and commercial functions in the core area. The public beach and public waterfront at the mouth of the Muskoka River, coupled with the significant views of the lake and river at this location all contribute to the distinctive character of the village. A significant amount of in-depth residential development has also occurred. |
| Existing Services      | 6.1.3 Existing development in the settlement is generally serviced by private water and sewage disposal systems. One development in Port Sydney (for 43 lots to be developed in phases) is serviced by a piped municipal water system.  |

### 6.2 Development Policies

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| Private Water and Sewer Services | 6.2.1 Due to servicing costs and constraints it is not envisaged that Port Sydney will be serviced by an expanded municipal water supply and/or sewage disposal system. Outside the area designated as water service area on Schedule B-3, new development will proceed with individual water supply and sewage disposal services.   |
| Highway Development Setback      | 6.2.2 In general, new development shall be setback a minimum of 90 metres from the respective property line(s) abutting the Highway 11 road allowance, with the following exceptions:<br><br>a) additions/enlargements of buildings and structures existing prior to 1993; and<br><br>b) lands located within the Commercial Special Area.<br><br>Within this 90 metre setback, land owners are encouraged to maintain existing vegetative cover in its natural state and provide additional buffering and screening from the highway. |
| Access to District Roads         | 6.2.3 Along District Roads, development within proposed plans of subdivision shall generally be required to gain access from an internal road system rather than directly from a District Road.  |
| Natural Features                 | 6.2.4 Port Sydney contains some significant natural features that will be protected from development. Significant views and vistas will be identified by the Town  |

and protected as part of the development review process.

### **6.3 Village Core**

Village Core

6.3.1 The Village Core is characterized by a mix of low density residential development, commercial and institutional development at a limited scale. Historically, the core of the Village of Port Sydney consisted mainly of those lands identified as Village Core. Over the years, this area has developed a distinct character, becoming recognized as a quiet, clean and quaint core with significant summer tourist activity. Specific policies to reflect and protect the character of this core area are appropriate.

Permitted Uses

6.3.2 In general, permitted uses are limited to:

- a) single detached residential uses, converted dwellings and bed and breakfast establishments;
- b) limited scale commercial and institutional uses, which may include retail convenience and boutique stores, accommodation facilities, restaurants, artist studios, churches and other similar uses; and
- c) public open space uses.

Heritage Character

6.3.3 The distinctive heritage character of the Village Core is recognized, and will be preserved and enhanced through the implementation of the following policies:

- a) development is encouraged to take the form of a single free-standing principal building on a separately owned parcel of land;
- b) the use and restoration of existing buildings and structures shall be encouraged;
- c) new development shall be compatible with the surrounding buildings and the natural landscape in terms of scale and use, with emphasis on, among other matters, common roof-lines, height and building materials;
- d) development shall preserve the natural state of the shoreline; limited types of low impact man-made buildings and structures may be permitted; and
- e) setbacks for buildings on the beachfront shall be maintained in accordance with their historic setbacks. The redevelopment of any existing lots or buildings shall maintain the traditional setbacks for these properties.

## 6.4 Residential

Single Detached Residential	6.4.1 In the Residential designation, the only permitted use shall be single detached dwellings with the exception of residential conversions and bed and breakfast establishments.
New Residential Development	6.4.2 New residential development shall proceed by infilling or limited lot creation that is consistent with the provisions of the Provincial Policy Statement and shall be at a low density of development. Provided soil, servicing or other physical conditions exist to permit it, development that occurs immediately contiguous to the built-up area shall also be at a low density of development and shall contribute to the overall efficient road pattern.
Lot Size	6.4.3 In general, the minimum lot area shall be 1 hectare (2.5 acres); and the minimum lot frontage shall be 60 metres (200 feet) for new lot creation.
Conversions	6.4.4 A change in the number of dwelling units in a structure may be permitted by site specific zoning amendment and shall be subject to the following: <ul style="list-style-type: none"><li>a) adequate minimum dwelling unit areas must be maintained within the converted structure;</li><li>b) any expansion of a structure must provide adequate front, side and rear yards to protect neighbouring residences;</li><li>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;</li><li>d) the proposed residential use must be compatible with the general character of adjacent residential development;</li><li>e) soils shall be suitable to support an individual waste disposal system where required, subject to the approval of the authority having jurisdiction;</li><li>f) 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; and</li><li>g) adequate availability of potable water.</li></ul>

## 6.5 Commercial

Commercial Uses	6.5.1 The predominant use of land in the Commercial designation shall be for commerce and may include retail sales or service establishments, automotive or marine sales or service establishments, business or professional offices, dining establishments, places of entertainment or resort commercial establishments, and other similar uses.
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Permitted Residential Uses	6.5.2	The Commercial designation may include residential uses provided they are secondary or incidental to a permitted commercial use.
Lot Size	6.5.3	In general, the minimum lot area shall be 0.4 hectares (1 acre) and the minimum lot frontage shall be 60 metres (200 feet) for new commercial lot creation.
Scale	6.5.4	Commercial uses will be at scale to serve the community and its associated service area, with the exception of resort commercial uses.
Plaza Prohibited	6.5.5	New commercial development that constitutes a plaza, shopping centre or like form shall not be permitted, except as provided for in Section 6.5.6.
Commercial Special	6.5.6	<p>The special character area identified as Commercial Special on Schedule A-3 is characterized by small plaza development and service related commercial uses. It is intended that this area serve as the core for any new intensified commercial development within Port Sydney, subject to:</p> <ul style="list-style-type: none"><li>a) A plaza, shopping centre or like form of commercial development may be permitted only on parcels of land held under separate ownership from abutting parcels prior to 1993, with the exception of minor lot additions and deletions appurtenant to said existing parcels.</li><li>b) The maximum building gross floor area, per lot, for all commercial development shall be 1,850 square metres (20,000 square feet).</li></ul>
Ministry of the Environment Guidelines	6.5.7	Commercial uses shall exclude any use which may create an environmental hazard to groundwater supply in the area. These uses must be restricted to those of a “dry non-effluent producing nature” as defined in the Ministry of Environment Reasonable Use Guidelines, that do not require process waters or generate significant waste water and shall be approved by the Ministry of the Environment where required.
Access	6.5.8	Commercial uses shall be encouraged to locate where direct access to a major public road is available.
Off-street Parking	6.5.9	Commercial uses shall provide adequate off-street parking and loading facilities. In addition, vehicular access points shall be limited in number and designed in a manner that will minimize danger to vehicular and pedestrian traffic.
Character	6.5.10	The building containing commercial uses shall be so designed and any lighting or signs so arranged as to blend in with the desired character of adjacent uses and shall consist of sensitive lighting. Adequate buffering between commercial uses and residential, open space, institutional or recreational uses shall be provided.

## 6.6 Open Space and Institutional Uses

Permitted Open Space and Institutional Uses

6.6.1 Institutional or Open Space uses may be permitted within any land use designation detailed on Schedule A-3. Notwithstanding the above, large-scale institutional and open space uses have been designated. New large-scale institutional uses must be established by Official Plan amendment. Large-scale institutional uses are considered to be those which are substantially out of character with lands uses in the surrounding area taking into account building area and height, building coverage of lot area, vehicular traffic and parking requirements, among others.

Trails

6.6.2 Trails and walkways are encouraged throughout Port Sydney. An interconnected trail system that connects to the pipeline corridor, to the lake and river shoreline and through existing ravine corridors is encouraged.

## 6.7 Environmental Protection (EP) Lands

Environmental Protection Lands

6.7.1 Environmental Protection Lands are 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

6.7.2 The imposition of development restrictions will be based on the findings of an approved Environmental Impact Report.

Permitted Structures

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

Partial Designation

6.7.4 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.

## 6.8 Special Policy Areas

Special Policy Areas

6.8.1 The policies of this Section are applicable to certain lands within Port Sydney as delineated as "Special Policy Areas" on Schedule A-3.

6.8.2 Special Policy Area Number 1 (SPA-1)

Special Policy Area No. 1

6.8.2.1 SPA-1 is characterized by a variety of light industrial and mixed commercial uses. This area appears conducive to the continuation of the existing mixture of uses and development proposals indicate this to be a desirable location.

Permitted Uses	6.8.2.2 Within SPA-1, limited scale commercial and light industrial land uses are permitted.
Commercial Uses	6.8.2.3 Commercial uses shall be for the buying or selling of commodities or the supplying of services. This may include retail sales or service establishments, dining establishments, automotive or marine sales, places of entertainment and other similar uses.
Industrial Uses	6.8.2.4 Industrial uses shall be limited scale light industrial uses generally related to and serving the surrounding waterfront, community and rural areas. Such uses may include processing, manufacturing, assembly or materials and building supplies.
Accessory Residential Uses	6.8.2.5 The SPA-1 designation may include residential uses provided they are clearly secondary or incidental to a permitted commercial or industrial use.
6.8.3 Special Policy Area Number 2 (SPA-2)	
Special Policy Area No. 2	6.8.3.1 SPA-2 delineates a potential significant aggregate resource. The aggregate located within SPA-2 is presently extracted for commercial purposes.
Extractive Uses	6.8.3.2 The long term uses of the lands within SPA-2 following extraction has not been determined. In this regard, the potential for a variety of long term land uses must be maintained. For this reason, the continued operation of the existing extractive industrial use is permitted subject to the following policies: <ul style="list-style-type: none"><li data-bbox="561 1188 1455 1524">i) depending upon the scale of extractive operation, a minimum separation distance of 90 metres to 150 metres between the actual extractive operations, and sensitive land uses such as residences shall be maintained. In addition, where a new or expanded extractive operation is proposed in proximity to residential lands, an impact study shall be undertaken to determine anticipated noise, vibration and dust impacts of the proposed extractive operations, and recommended mitigation measures satisfactory to the Ministry of Environment and the Town of Huntsville.</li><li data-bbox="561 1556 1357 1661">ii) any expansion, within limits of SPA-2, of the extractive industrial use shall be preceded by a zoning by-law amendment and subject to Site Plan Control;</li><li data-bbox="561 1692 1463 1892">iii) upon depletion of the aggregate resource, within the limits of SPA-2, or when the resource is no longer commercially viable, all affected lands shall be reclaimed and rehabilitated to a satisfactory level, as determined by the Town of Huntsville. The only permitted uses of the rehabilitated lands shall be in accordance with the Restricted Rural policies</li></ul>

- iv) The Town's Pits and Quarries By-law will be utilized to ensure the progressive rehabilitation of the pit.

Secondary Plan

6.8.3.3 A Secondary Plan shall be prepared prior to establishing the future land uses within the Special Policy Area.

6.8.4 Special Policy Area Number 3 (SPA-3)

Special Policy  
Area No. 3

6.8.4.1 SPA-3 delineates a potential significant aggregate resource. Although SPA-3 is located in a predominantly residential area, the aggregate is presently extracted for commercial purposes.

Extractive Uses

6.8.4.2 Residential and/or open space uses represent the desired long-term land uses within SPA-3. In the interim, the continued operation of the existing extractive industrial use shall be permitted subject to the following policies:

- i) depending upon the scale of extractive operations, a minimum separation distance of 90 metres to 150 metres between the actual extractive operations, and sensitive land uses such as residences shall be maintained. In addition, where a new or expanded extractive operation is proposed, in proximity to residential lands, an impact study shall be undertaken to determine anticipated noise, vibration and dust impacts of the proposed extractive operations, and recommended mitigation measures satisfactory to the Ministry of Environment and the Town of Huntsville.
- ii) any expansion, within the limits of SPA-3, of the extractive industrial use shall be preceded by a zoning by-law amendment and subject to Site Plan Control;
- iii) upon depletion of the aggregate resource, within the limits of SPA-3, or when the resource is no longer commercially viable, all affected lands shall be reclaimed and rehabilitated to a satisfactory level, as determined by the Town of Huntsville. The only permitted use of the rehabilitated lands shall be residential or open space.

6.8.5 Special Policy Area Number 4 (SPA-4)

Special Policy  
Area No. 4

6.8.5.1 While much of the property in the area is currently vacant, surrounding lands have been developed with a mix of residential, commercial and industrial uses. The area appears conducive to the development of limited forms of commercial and/or light industrial uses oriented to serving the surrounding waterfront, community, and rural areas.

Commercial  
and Industrial  
Uses

6.8.5.2 The predominant use of lands in the SPA-4 shall be for limited commercial and small scale light industrial uses serving the surrounding waterfront, community, and rural areas.

Ministry of the  
Environment  
Guidelines

6.8.5.3 Uses shall exclude any use which creates a serious environmental hazard to groundwater supply in the area. Uses shall be restricted to those of a “dry non-effluent producing nature” as defined in the Ministry of the Environments and Energy Reasonable Use Guidelines and that do not require water to be processed or generate significant waste water.

Size  
Restrictions

6.8.5.4 Large scale manufacturing or fabricating uses will not be permitted.

## **6.9 Restricted Rural**

Restricted Rural

6.9.1 Lands designated Restricted Rural on Schedule A-3 generally act as a holding category for future development in Port Sydney. Only limited types and forms of development shall be permitted. In areas designated “Restricted Rural”, the predominant use of land shall be for uses existing as of the date of adoption of this Plan, residential infilling of single family dwellings, outdoor recreational uses or managed forestry uses.

Secondary Plan

6.9.2 A Secondary Plan shall be prepared at the time of any proposed redesignation of lands in the Restricted Rural designation.