

7 HIGHWAY 60 CORRIDOR POLICY AREA

7.1 Basis and Principles

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| Corridor Location | 7.1.1 The Highway 60 Corridor Policy Area is shown on Schedule A-2, and is located between the Huntsville Urban Area and Hidden Valley. The corridor has historically operated as a buffer between the two settlement areas. This corridor runs parallel to Fairy Lake, and includes lands on either side of Highway 60. |
| Mixed Use Character | 7.1.2 The Corridor exhibits a mixed-use character defined in part through its historic orientation to shoreline development along Fairy Lake, and through development pressure for highway related uses along Highway 60 itself. |
| Distinct Buffer | 7.1.3 Maintaining a distinct buffer between the two settlements has been a policy of the Town and is made more difficult as a result of the location of the major sewer and water infrastructure facilities for both the Huntsville Urban Area and Hidden Valley, and the presence of trunk sewer and water services that serve both settlements. Land uses and development need to contribute toward and promote a permanent buffer between the two settlements, while recognizing the desirability of any development to utilize and connect to public sewer and water facilities along this corridor. |

7.2 Development Policies

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| Access Restrictions | 7.2.1 New individual direct access onto Provincial Highway Number 60 shall not be permitted unless it is demonstrated to the satisfaction of MTO and the Town that such access will not have a negative impact on the function of Highway 60 to act as a major transportation corridor. |
| Permitted Uses and Standards | 7.2.2 Development shall be limited to single detached residential uses or public open space uses. Development standards for properties along the shoreline shall be the same as those for the Waterfront designation applicable to Fairy Lake. Where available, the development shall be connected to municipal piped sewage and water systems. Otherwise, private individual services are acceptable. |
| Access | 7.2.3 Development not fronting on Fairy Lake shall be accessed from an existing public year round maintained municipal road, and have a minimum 100 feet lot frontage. |
| Development Prohibited | 7.2.4 Medium and high density residential or any form of commercial or industrial development shall not be permitted within the corridor. |
| Naturalized Shorelines | 7.2.5 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. |

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| Vegetative Buffer | 7.2.6 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 | 7.2.7 Development on residential lots shall 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. |
| Trails | 7.2.8 The development and interconnection of recreational trails through the corridor and linking Hidden Valley and the Huntsville Urban Area is actively promoted. |