

## 9 RURAL AREA

### 9.1 Definition and Function

Location	9.1.1	The Rural Area includes those lands located outside any other land use designation identified in this Plan.
Uses	9.1.2	The Rural Area provides a location for a variety of resource related uses, conservation activities, environmentally sensitive lands and wildlife habitat areas, and residential, commercial and industrial uses at a scale sustainable on private services.
Rural Settlements	9.1.3	The Rural Area also includes existing small-scale rural settlements which historically and today continue to serve as the focus of residential, commercial or institutional activity. These rural settlements include Novar and Utterson.

### 9.2 Character and Development Principles

Character	9.2.1	The character of the Rural Area is derived from its physical setting and topography, the form and density of settlement, and the land uses, resource management and recreational activities which have occurred over time. The shape and features of the land present physical and visual characteristics that create local identity and interest and are important elements of the rural character.
Natural Landscape	9.2.2	The rural setting is predominantly a natural, forested landscape typical of the Algonquin Highlands, with a varied topography comprised of hills and valleys, rock ridges, bedrock outcroppings, and areas of cleared land related to farm operations. Water resources exist in the form of streams, creeks, ponds and wetlands. The rural landscape provides an expansive and scenic open space with attractive vistas and panoramas.
Compatible Uses	9.2.3	Forestry, agriculture and mineral aggregate lands and uses in the Rural Area should be promoted, protected, enhanced and developed in appropriate locations. Incompatible uses shall be prevented from encroaching or intruding upon lands exhibiting demonstrated potential for such uses. Non-resource related development is encouraged to locate in areas which would not interfere with existing or potential resource development areas or environmentally sensitive areas.
Balance	9.2.4	The intent of these Rural policies is to balance resource related development with man-made forms of development while maintaining the character of the Rural Area and adjoining designations (e.g. Waterfront, Urban).

Low Density  
Development

9.2.5 Development in the Rural Area is generally characterized by extremely low density. Lots are generally large with development occupying a very small portion of the lot. Small lot frontages, areas, setbacks and large/extensive coverage are not typical in the Rural Area and are not encouraged. Development is generally serviced by private individual water and sewage systems and is located in close proximity to existing transportation routes.

### 9.3 Design Principles

General Design  
Principles

9.3.1 The natural environment is intended to be the dominant landscape feature in the Rural Area. Disturbance on lots should be limited and minimized and the maximum amount of vegetation should be retained on a lot. Vegetation should be maintained on skylines, ridge lines or adjacent to the top of rock cliffs. Additional natural screening should be provided to supplement existing vegetation along the roadways. In general, structural development that would be seen above the tree line will not be permitted.

Design  
Considerations

9.3.2 The following design principles shall be implemented for development in the Rural Area as is appropriate for the use proposed:

- a) built form should not dominate the natural landscape and visual impact should be minimized;
- b) rock faces, vistas and panoramas should be preserved;
- c) roads and driveways should, where possible, follow the contours of the land and fit into the landscape;
- d) lot lines should follow existing natural features and terrain;
- e) buildings and structures should fit into the natural landscape, be low profile and should not exceed the height of the tree canopy;
- f) the maximum amount of vegetation should be retained on a lot; in particular, vegetation should be maintained on ridge lines or adjacent to the top of rock faces or cuts;
- g) development setbacks from roads shall be sufficient to provide a buffer between the road and the development, and to address noise and visual impact; and
- h) native species should be used for buffers or vegetation restoration.

### 9.4 Access

Year Round  
Public Road  
Access

9.4.1 Development will have frontage on and access from a year round maintained public road which is in a condition appropriate for the use proposed, and can accommodate the additional traffic.

Limited Private  
Road Access

9.4.2 Private road access may be permitted for forestry and aggregate extraction operations and for internal access within a vacant land condominium.

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| Remote Locations   | 9.4.3 Private road or other access may be permitted for remote (wilderness) tourist commercial uses, institutional accommodation and recreational facilities, provided that:<br><br>a) public road access is not feasible;<br><br>b) the access is appropriate for the type of use proposed and is legally secured; and<br><br>c) the zoning by-law indicates that public services will be limited. |
| Landlocked Parcels | 9.4.4 The creation of a new lot or lots shall not effectively isolate or landlock land. However, where appropriate mechanisms are in place, landlocked parcels may be created if they provide permanent protection/conservation of large rural tracts of land (e.g. through private trusts).  |
|                    | 9.4.5 Entrances may 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 this regard, the lots and uses shall be in conformity with the transportation policies of the authority having jurisdiction.   |

## 9.5 Services

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| Private Water & Sewer Services | 9.5.1 Development in the Rural Area will be serviced by private individual water and sewage systems. |
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## 9.6 Permitted Uses

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| Permitted Uses    | 9.6.1 The following uses are permitted in the Rural Area: <ul style="list-style-type: none"><li>• resource-based development such as forestry, agriculture and mineral aggregate extraction;</li><li>• low density rural residential development;</li><li>• industrial, commercial and institutional uses normally associated with the rural area including home based commercial and industrial uses provided such uses are secondary to a permitted residential use; and,</li><li>• wildlife management, open space and accessory uses.</li></ul> |
| Hunt Camps        | 9.6.2 In appropriate locations, a private hunt camp/private retreat on privately owned lands may be permitted, with such uses subject to specific standards established through the Zoning By-law. Such uses shall not be used as residential or commercial accommodation.  |
| Mobile Home Parks | 9.6.3 The establishment of new mobile home parks and individual mobile homes are not permitted in the Rural Area.   |

Resource-  
Based  
Development

- 9.6.4 Resource-based development will be encouraged in the Rural Area where:
- a) they are on a parcel of land which is of sufficient size to accommodate the use;
  - b) they will be compatible with existing uses in the area;
  - c) environmentally sensitive areas and heritage areas are protected.

## 9.7 Lot Requirements

Lot Size

- 9.7.1 All lots will be of sufficient size and dimension, and possess terrain suitable to accommodate the use proposed. Amongst other matters, this should include consideration of the following:
- a) environmental concerns or development constraints;
  - b) provision of water supply and sewage disposal;
  - c) provision of access and a safe road entrance; and,
  - d) provision of a sufficient area of level land to accommodate buildings and structures without substantial alteration of the natural landscape.

Larger Lot Size

- 9.7.2 In general, lot sizes in the Rural Area will be greater than those in the other designations. A variety of lot sizes will be required and encouraged to address rural character, the principles for rural growth and development, and the rural design principles. These matters will be addressed prior to the creation of a lot in the Rural Area.

## 9.8 Rural Residential Development

Official Plan  
Amendment

- 9.8.1 Rural residential development that requires the construction of new public roads is not permitted except by amendment to this Plan, with the exception of minor extensions of an existing public road, generally less than 100 metres (330 feet) in length.

Type

- 9.8.2 Rural residential development is comprised of single detached dwellings located on large lots which front on year round maintained public roads.

Location

- 9.8.3 Rural residential development is directed to areas where residential development exists or would be compatible with adjacent uses, and should not be located in remote, undeveloped areas, or in close proximity to:
- a) primary or secondary aggregate deposits;
  - b) aggregate operations or other resource related industries or activities;
  - c) incompatible rural industries or businesses;
  - d) farm operations where a land use conflict would result;

- e) incompatible public uses or facilities;
- f) hazards or development constraints; or
- g) significant heritage, wetlands, natural or habitat areas.

Lot Requirements

9.8.4 The minimum requirements for a new rural residential lot will be:

- 4 hectares (10 acres) in lot area and 150 metres (500 feet) in frontage where the lot has frontage on a Rural Arterial road;
- 2 hectares (5 acres) in lot area and 135 metres (440 feet) in frontage where the lot has frontage on a Rural Collector road; and,
- 1 hectare (2.5 acres) in lot area and 60 metres (200 feet) in frontage on a Local road.

Existing Draft Approved Plans

9.8.5 Existing draft approved plans of subdivision may be final approved and registered, notwithstanding any provisions of this Plan to the contrary. Revisions to existing plans may be considered if the intent of the Official Plan is maintained.

## 9.9 Rural Commercial and Industrial

Permitted Commercial Uses

9.9.1 Commercial development in the Rural Area is defined as low density development related to the buying or selling of commodities or the supplying of services. Permitted Commercial uses include resource related commercial uses, tourist commercial uses, farm machinery and recreational vehicle sales or service establishments, building supply establishments and other similar uses. Commercial development may include residential, home based commercial, or industrial uses, provided such uses are secondary to or in conjunction with a permitted commercial use.

Permitted Industrial Uses

9.9.2 Industrial development in the Rural Area is defined as low density development and related uses which are normally associated with the rural area or that require a location in the rural area due to specific requirements. Industrial development may include residential, home based industrial, or commercial uses, provided such uses are secondary to or in conjunction with a permitted industrial use.

Scale

9.9.3 Commercial uses will generally be of a type and at a scale which serve the needs of the surrounding community or commercial service area, or highway commercial uses located at Highway 11 interchanges.

Location

9.9.4 In general, commercial or industrial uses shall not be permitted on local roads, except where access from a local road is required based on the nature of the use, the impact of the use on surrounding non-commercial or non-industrial uses is minimized, or access to arterial or collector roads is not practical or desirable.

Lot Requirements	9.9.5 The minimum requirements for a new commercial or industrial lot will be: <ul style="list-style-type: none"><li>• 4 hectares (10 acres) in lot area and 150 metres (500 feet) in frontage where the lot has frontage on an Arterial road; and</li><li>• 2 hectares (5 acres) in lot area and 135 metres (440 feet) in frontage where the lot has frontage on a Rural Collector or local road.</li></ul>
Prohibited Uses	9.9.6 Commercial and industrial uses which consume or generate large quantities of water or waste, or otherwise contribute noxious effluent, emissions, noise or vibrations to the natural environment in any quantity shall not be permitted unless mitigating measures are provided to the satisfaction of the authorized approval authorities.
Large-scale Uses	9.9.7 Large-scale non-resource related industrial or commercial uses are not permitted in the Rural Area. Such uses are considered large scale where the form of development proposed constitutes a plaza or like form; piped municipal services are required or desired; or the development requires a new or significantly modified transportation network to provide adequate access.
Compatibility	9.9.8 New industrial uses shall not be permitted in areas which have developed predominantly with residences or in the logical path of future residential expansion. Industrial uses will be encouraged to locate among other industrial uses, where possible, or in areas where the adverse effects on surrounding uses will be minimized.
Building Design	9.9.9 Structures containing commercial or industrial uses shall be designed and arranged so as to blend in with the desired character of adjacent uses and lands.
Buffers	9.9.10 Adequate buffering between commercial or industrial uses and residential, open space, recreational uses or community facilities shall be provided by the commercial or industrial uses. The degree to which commercial or industrial uses will be separated and the adequacy of buffer planting or screening will depend on the nature of the use.
Open Storage	9.9.11 In general, open storage is discouraged in most commercial development and only permitted in industrial development where adequate screening of the storage area is provided or where open storage is aesthetically acceptable as related to the use.
Tourist Commercial Uses	9.9.12 Tourist commercial establishments, including resort commercial establishments, and institutional accommodation or centres may be permitted in the Rural Area. Such uses may proceed only by way of a zoning amendment which must address specific location as well as development and access provisions on the proposed site.

## 9.10 Mineral Aggregate Resources

Mineral Aggregate Resources	9.10.1	Mineral Aggregate Resources shall include the extraction of stone, gravel, peat, and other aggregates, and other accessory uses normally incidental to the primary operation. Crushing, screening, washing and stockpiling may also be permitted, provided such uses are compatible with adjacent land uses.
Location	9.10.2	Mineral Aggregate Resources shall be permitted in areas possessing primary or secondary aggregate significance and where land use compatibility and the environmental policies of this Plan have been addressed.
Access Restrictions	9.10.3	In general, a new pit or quarry shall not be permitted on Local roads, except where access from a local road is required based on the nature of the use, and the impact of the use on surrounding non-commercial or industrial uses is minimized.
Noise & Compatibility Study	9.10.4	A noise and compatibility study may be required for new rural residential development and other sensitive land uses within 1000 metres (3281 feet) of the property line of existing mineral aggregate resource operations, or as required in applicable Ministry of the Environment Guidelines. Residential development shall generally not be permitted within 300 metres (985 feet) of major pits and is discouraged within 500 metres (1640 feet) of a quarry.
Structures	9.10.5	Small scale, and limited structural development may be permitted prior to extraction of the resource in areas provided that the development will not prohibit the ultimate exploitation of the resource.
Location	9.10.6	All mineral aggregate operations should be located and operated in such a manner as to minimize the impact to the natural environment and surrounding land uses.
Rehabilitation	9.10.7	All mineral aggregate operations shall be required to be progressively rehabilitated to a natural state, unless an alternative land use has been specifically identified.
Quarry	9.10.8	The Town may differentiate between sand and gravel and quarry operations. New quarry operations shall require an official plan amendment and a zoning amendment to establish use and site development standards. Quarries located in existing approved aggregate sites do not require an official plan amendment.
Existing Uses	9.10.9	Existing mineral aggregate resources shall be recognized in an implementing Zoning By-law.
Wayside Pits	9.10.10	Wayside pits and quarries and portable asphalt plants shall be permitted uses in all designations and do not require a Zoning By-law Amendment. For purposes of this Plan, wayside pits, quarries and portable asphalt plants shall be defined as temporary pits and quarries and portable asphalt plants opened and used solely in the completion of a project undertaken by a public authority and not located on a road allowance or right-of-way.

Pits & Quarries By-law	9.10.11	New mineral aggregate resources shall be developed in conformity with the Pits and Quarry By-law passed under the Municipal Act or requirements of the Aggregate Resources Act, as applicable.
New Mineral Aggregate Resource Facilities	9.10.12	New mineral aggregate operations shall require an amendment to the Zoning By-law, and shall require the submission and approval of an Environment Impact Study (EIS) and other studies as required to assess the impact of the proposal. The Zoning By-law shall establish appropriate development standards, including separation distances from surrounding uses.
Environmental Impact Study	9.10.13	The EIS shall address the impact of the proposed operation on: <ul style="list-style-type: none"><li>the natural features of the site and surrounding area, including views and vistas;</li><li>ground and surface water resources;</li><li>nearby residential uses, including their water supply, and the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;</li><li>the surrounding road system, including roads that may be designated as truck access routes; and,</li><li>fish and wildlife resources.</li></ul>
Rehabilitation	9.10.14	The EIS shall provide details on how the site is to be rehabilitated upon completion of the extraction operation.

## 9.11 Forestry

Forestry	9.11.1	Forestry uses within the Rural Area are defined as land use activities related to the growing and harvesting of trees for commercial purposes.
Management Programs	9.11.2	Land owners of properties identified as having a high forestry potential are encouraged to enter into appropriate management programs with the Ministry of Natural Resources.
Compatibility	9.11.3	Separation distances between sensitive land uses and forestry operations shall be encouraged to provide compatibility between the uses.
Promote Forestry	9.11.4	An active and responsible forest industry will be promoted on private land in the Town in order to sustain both the forest and the industry in the long term and to avoid land use conflicts.
Associated Uses	9.11.5	Forestry related industry, such as sawmills and fuel wood operations will be located in the Rural Area where land use conflicts will be avoided.
Reforestation	9.11.6	Maintenance of vegetation or reforestation of all sites in Muskoka will be encouraged and in particular, it will be promoted along watercourses and

shorelines and in stream valleys, hazard lands and cut over areas so as to reduce flooding and excessive soil erosion and to improve suitable fish and wildlife habitat.

## 9.12 Agriculture

Agriculture	9.12.1 Agriculture is recognized as a traditional rural use, which contributes to the character and landscape of the rural designation. Agriculture is considered in a broad sense, and includes traditional agricultural uses as well as specialized or alternative operations such as maple sugar operations, hobby farms and kennels or game farms.
Preservation	9.12.2 The preservation of existing agricultural uses will be supported.
Setbacks	9.12.3 Adequate setbacks and buffers will be established and maintained on agricultural properties:  a) along shorelines and watercourses to protect water quality; and  b) along property lines to ensure compatibility with abutting uses.
Minimum Distance Separation	9.12.4 New land uses and lots, and new or expanded livestock operations will comply with the Provincial minimum distance separation formulae.
Intensive Animal Operations	9.12.5 New intensive animal operations should not be established adjacent to existing residential areas. The converse of the above applies to any permitted, unrelated new use locating in close proximity to an established or proposed structure utilized in an intensive agriculture operation.

## 9.13 Open Space

Open Space Uses	9.13.1 In general, Open Space uses are permitted in the Rural Area. Such uses are generally defined as the use of lands for the conservation, preservation and management of the natural environment or open-air recreational use that are generally free of large scale buildings and structures.
Golf Courses	9.13.2 Golf courses are considered Open Space uses. The establishment of new golf courses shall require approval of an official plan amendment, unless they are developed as an integral component of an existing tourist commercial facility.
Impact Assessments	9.13.3 Golf courses significantly alter the natural landscape. Supporting impact assessments, such as hydrogeological assessments, storm water management or construction mitigation plans, and operation and management plans may be required by the Town to ensure that any potential impacts can be mitigated.

## 9.14 Institutional Uses

Institutional Uses	9.14.1 Institutional Uses are public uses or uses and utilities serving the public, and are permitted in the Rural Area.
Definition	9.14.2 Institutional Uses include such facilities as private and public schools, religious institutions, cemeteries, airports and community halls. Institutional Uses may be established in the Rural Area provided that such uses are compatible with surrounding uses.
Permitted Uses	9.14.3 Institutional uses shall be permitted in the Rural Area provided that an adequate supply of water and sewage disposal services can be provided on a sustainable basis and such uses are compatible with surrounding uses. Only institutional uses which are not obnoxious and otherwise not detrimental to the man-made and natural environment will be permitted.
Ministry of the Environment Requirements	9.14.4 Institutional Uses shall meet the requirements, and where necessary, obtain the approval of the Ministry of the Environment or other authorized approval authority with respect to water supply, waste disposal and all other matters within their mandate.
Design of Structures	9.14.5 Structures containing institutional uses shall be designed and arranged so as to blend in with the character of adjacent uses and lands.
Buffers	9.14.6 Adequate buffering between institutional uses and residential, open space or recreational uses shall be provided. The degree to which such uses will be separated and the adequacy of buffer planting or screening will depend on the nature of the use.
Open Storage	9.14.7 In general, open storage is discouraged in most institutional uses unless adequate screening of the storage area is provided or where open storage is aesthetically acceptable as related to the use.

## 9.15 Rural Special Policy Area (Industrial)

Rural Special Policy Area	9.15.1 The Rural Special Policy Area (Industrial) applies to specific lands identified on Schedule A-1, located in the vicinity of the north limits of the Huntsville Urban Area. The lands are proposed for industrial development on the basis of private individual services.
Location	9.15.2 The Rural Special Policy Area (Industrial) is intended to provide an alternative location for specific industrial uses in close proximity to the Huntsville Urban Area, and concentrated in a particular area of the Town. Such uses, due to their nature, are not appropriate in the urban area or would result in an underutilization of urban infrastructure.
Permitted Uses	9.15.3 A range of light industrial uses will be recognized, provided they are limited in scale to low water using and low effluent producing uses. Such uses shall generally include light manufacturing and assembly, warehousing, storage, distribution, wholesaling, service and repair, transportation depots, and utilities or communication uses.

Municipal Services	9.15.4	Municipal water and sewer services are not envisioned for the lands in this designation.
Use Limitations	9.15.5	Uses shall be limited to low water using and low effluent producing uses. Such uses are characterized as uses that: <ul style="list-style-type: none"><li>a) use a water supply or sewage disposal not greater than domestic requirements;</li><li>b) do not use water for processing;</li><li>c) do not create discharge which would be a hazard to ground or surface water, or negatively affect the operation of the sewage disposal system;</li><li>d) are land extensive and require a significant minimum lot size;</li><li>e) may require large areas for outdoor storage of goods or materials; and</li><li>f) are accessory to permitted industrial uses and are limited in size (e.g. small accessory office).</li></ul>
Services	9.15.6	Development shall proceed on private individual potable water supply and sanitary sewage disposal systems and will not serve more than one property.
Hydrogeological Assessment	9.15.7	A hydrogeological assessment will be required by the Town in support of any lot creation in order to ensure that an adequate supply of water will be available, there will be no cross contamination or negative impact on the groundwater supply, and the lot sizes proposed are appropriate.
	9.15.8	A hydrogeological assessment will also be required for individual uses or development which would produce an effluent flow of greater than 2,000 litres per day, or have water supply requirements greater than domestic uses.
Lot Area	9.15.9	Lots will have a sufficient and suitable area to adequately accommodate such services. Lot sizes will be dependant on the physical characteristics of the site and the recommendations of the hydrogeological assessment. In general, the minimum lot area shall be 2 hectares (5 acres).
Buffers	9.15.10	Natural vegetative buffers or landscaping should be provided adjacent to main transportation routes, and development should be designed in a manner which ensures a high quality appearance and promotes a positive community image.
Outdoor Storage	9.15.11	Outdoor storage, where permitted, will be buffered from view.
Design Guidelines	9.15.12	The Town will develop appropriate design guidelines for this industrial area.
Zoning	9.15.13	The zoning by-law will establish and regulate the range of permitted low water using and low effluent producing uses that may be established within the Rural Industrial Special Policy Area, as well as appropriate lot development standards.

## 9.16 Highway 11 Rural Corridor

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| Highway 11<br>Corridor | 9.16.1 A number of the Highway 11 interchanges have developed over time as the location for a variety of rural industrial and commercial uses. This development pattern is encouraged at new interchanges since the interchanges will provide for efficient and convenient access to the transportation corridor. Such areas represent potential nodes for rural industrial and highway commercial uses where the uses require or benefit from a direct link to the Highway. Such nodes will generally be located within 500 metres (1640 feet) of the limits of the interchange. |
| Visual Impact          | 9.16.2 The visual impact of development will be mitigated through a combination of setbacks and the retention of vegetation, provision of additional vegetation and the use of buffers, based on the characteristics of the site.   |

## 9.17 Rural Settlements

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| Rural<br>Settlements    | 9.17.1 Rural Settlements identify concentrations of development located throughout the Rural Area, which act as small-scale service centers for the surrounding areas, or which have a particular historic focus. Rural Settlements include Novar and Utterson.  |
| Permitted Uses          | 9.17.2 Permitted uses of land within the Rural Settlements shall be limited to the following: <ul style="list-style-type: none"><li>a) low density single detached residential uses;</li><li>b) small scale service commercial and tourist commercial uses;</li><li>c) institutional uses; and,</li><li>d) open space and public uses.</li></ul>   |
| Services                | 9.17.3 Development within Rural Settlements will be serviced by private individual water and sewage disposal systems. Private, individual water and sewage disposal systems will not serve more than one property. Private communal services are not permitted.  |
| Scale of<br>Development | 9.17.4 Development shall be limited in scale to low water using and low effluent producing uses. Such uses are characterized as uses that: <ul style="list-style-type: none"><li>a) use a water supply similar to domestic requirements;</li><li>b) do not generate large quantities of liquid effluent;</li><li>c) do not use water for processing; and,</li><li>d) do not create discharge which would be a hazard to ground or surface water, or negatively affect the operation of the sewage disposal system.</li></ul> |

Infilling	9.17.5	Development shall take place in the form of infilling or by limited expansion of the existing built-up area of the settlement, but will not include subdivision scale development or result in the construction of new municipal roads.
Access	9.17.6	All lots shall have direct access to and frontage on a public, open and year round maintained road.
Lot Area	9.17.7	Lots shall have sufficient area to permit the installation of a private sewage disposal system and development of a potable water supply, and suitable characteristics for a building site.
Commercial Uses	9.17.8	Commercial uses will be at a scale to serve the Rural Settlement and the surrounding area. Commercial uses which by their economic function, scale of development and range of activities would more appropriately be located in the Huntsville Urban Area are not permitted.
Tourist Commercial Uses	9.17.9	Tourist commercial uses, in addition to serving the settlement and surrounding area, may also provide for the various needs of the vacationing or traveling public.
Conversions	9.17.10	Conversions of dwellings to commercial uses may be permitted by rezoning, only where the uses can be properly integrated into the neighbourhood and adequate facilities such as off street parking can be provided.
Design	9.17.11	Structures containing commercial uses shall be designed and any lighting will be sensitive to the night sky and arranged so as to blend in with the desired character of adjacent uses.

## OPA#4 **9.18 Rural Special Policy Areas**

### **9.18.1 Rural Special Policy Area – One (Gryffin Bluff)**

- 9.18.1.1 The lands subject to this special policy area are shown on Schedule D-4 and are comprised of a portion of the following:

Lot 3, Concession 11, Part of Lots 1 and 2, Concession 11, Part of Lots 1 and 2, Registered Plan M-427, Geographic Township of Brunel, now in the Town of Huntsville, District Municipality of Muskoka.

The lands included in the Rural Special Policy Area – One (Gryffin Bluff) shall be developed together with the remainder of the above noted property, which is included in the Waterfront Special Policy Area – Two (Gryffin Bluff), as shown on Schedule I-1. This entire landholding will contain a residential development with a maximum of 26 vacant land condominium units, set within natural open space and sharing access to a communal shoreline on Mary Lake.

- 9.18.1.2 Uses permitted will be limited to open space, single family residential and accessory uses.

- 9.18.1.3 Access to this development will be provided from Gryffin Lodge Road, and access within the development will be provided by way of an internal private road owned and maintained by a condominium corporation.
- 9.18.1.4 The internal private road will provide access within the development to all vacant land units and will be designed and constructed:
- a) to a standard which will accommodate emergency vehicles;
  - b) in a manner which will not have a negative impact on the ecological features or functions of the property; and
  - c) in a manner that results in the least amount of site alteration as possible.
- 9.18.1.5 Each vacant land unit will be serviced by private individual water and sewer services.
- 9.18.1.6 A maximum of 20 vacant land units will be permitted within this special policy area. The minimum vacant land unit size will be 1.13 hectares (2.8 acres) and at least 80% of the entire land base will remain as natural open space.
- 9.18.1.7 To preserve the overall natural landscape, tree cover, rock faces, steep slopes and vegetation of the property, development will be designed to maintain, fit into and use the natural characteristics and features of individual vacant land condominium units. In this regard, the following principles should guide vacant land unit design and construction:
- a) built form should not dominate the landscape;
  - b) visual impact should be minimized;
  - c) as much natural vegetation as possible should be maintained and natural vegetative buffers should be maintained;
  - d) natural landform and contours should be preserved;
  - e) ridgelines and skylines should be protected;
  - f) use of native species will be encouraged for any planting on the property and; and
  - g) natural infiltration, stormwater management and construction mitigation techniques should be used.
- 9.18.1.8 Within the vacant land units site alteration and tree removal will be kept to a minimum as implemented through the Zoning Bylaw.
- 9.18.1.9 The majority of the lands outside of individual vacant land condominium units and contained in a natural open space area will remain in a natural state. Passive recreation trails are permitted.
- 9.18.1.10 A solar panel and storage area is also permitted in the natural open space area in the central portion of these lands. This area will be no larger than 4 hectares (10 acres) in size. The comprehensive zoning

by-law will be amended to specifically locate this area and appropriate natural vegetation buffers will be required through site plan control.

- 9.18.1.10 Access to any communal open space will be limited to the internal private road and pathways located on the common element block and identified as part of a site plan agreement.
- 9.18.1.11 A large open water wetland known as Owlet Lake as well as associated wetland communities and creeks are located in the natural open space area. These wetland and creek areas will be protected from incompatible uses. Conservation and interpretation of these wetlands will be encouraged where feasible and desirable. Trails and interpretive facilities may be accommodated on these lands, provided there will be no negative impact on the natural features or ecological functions of the wetlands. The associated zoning by-law amendment will protect these areas.
- 9.18.1.12 Storm water management will maximize shallow overland flow and promote infiltration. Detailed storm water management and construction mitigation plans will be prepared for the development, prior to site alteration or development proceeding. Such plans will be implemented in a condominium and/or site plan agreement.
- 9.18.1.13 Detailed construction mitigation plans, among other matters, will include a strategy for arresting existing sources of erosion, managing topsoil, stockpiles to ensure no sedimentation occurs to the receiving waterbodies. In addition, the plans and condominium and/or site plan agreement will include the requirement for an environmental inspector to be on site periodically, and particularly during work in, or adjacent to sensitive areas or areas of steep slopes.”