



TOWN OF HUNTSVILLE OFFICIAL PLAN



March 2019





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PART A

INTRODUCTION



PART A



1.1 SNAPSHOT OF HUNTSVILLE

Land Acknowledgment & Background

The Town of Huntsville is located on the southern edge of the Canadian Shield and possesses a breathtaking rugged landscape of lakes, granite hills, and forests. While the Big East River empties into Lake Vernon, the Muskoka River winds its way from Lake Vernon through Huntsville's downtown area to Fairy Lake. In addition to the countless smaller lakes within the Town's boundary, there are several large lakes such as Mary Lake, Peninsula Lake, Skeleton Lake and Lake of Bays. This natural and diverse scenic setting, which offers high quality living and recreational opportunities, has played a significant role in the settlement of the area.

Huntsville is the traditional ancestral territory of the Anishinaabe people, specifically the Ojibwa, Chippewa and Algonkian people. The great chief Mesqua Ukee of the Ojibwa had permanent villages and summer settlements around the Muskoka watershed which he claimed as his hunting and fishing territory. (Chief Mesqua Ukee was also referred to as Misquuckkey and Misquakie and his English name was William Yellowhead.)

When Alexander Sherriff first recorded the name Muskoka on his 1829 exploration of the area, he may have believed that the region was named after the great chief Mesqua Ukee, but in the Anishinaabe language, Muskoka is said to mean Red Sand.

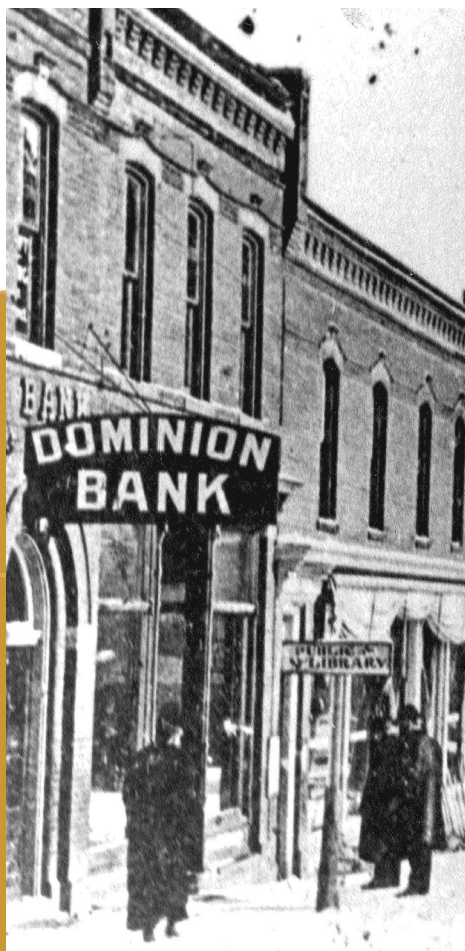
Huntsville is named after Captain George Hunt who was the first to settle here in 1869. Although Captain Hunt was the first European settler here, we also recognize and deeply appreciate all the Indigenous Peoples who have been stewards of these lands and waters for thousands of years prior to the arrival of European settlers.

Huntsville's economic development was stimulated by the engineering of a navigable water route from Port Sydney to Huntsville which opened in 1877. A rail line was built by the Northern and Pacific Junction Railway in 1885, which encouraged development, and the increase in population resulted in Huntsville becoming officially incorporated in 1886. In the following year, the Old Muskoka Road reached this area. This history as a crossroads, logging/lumber centre and tourist destination with numerous historic camps and lodges, cemented Huntsville's role as a "working town" in the late 19th century.

Today, with a year-round population of almost 20,000 (Canada 2016 Census) and a total population, including seasonal residents, of 26,000, the Town of Huntsville is the most populous of the municipalities in the District Municipality of Muskoka. In addition to Huntsville's historic downtown core, the Town is comprised of the communities of Port Sydney, Utterson, and Novar, as well as the Hidden Valley Recreational Lifestyle and Resort Area.

Huntsville has a vibrant arts, culture and heritage community and is a magnet for and home to many acclaimed artists. Famed Canadian artist Tom Thomson and his successors, the Group of Seven, painted here frequently. Huntsville boasts a Group of Seven Outdoor Gallery with over 40 outdoor murals celebrating the





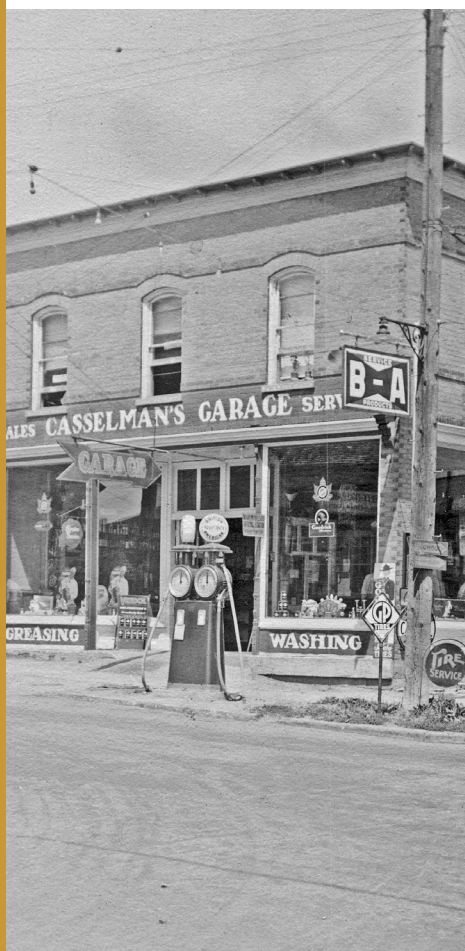
work of these Canadian heroes. Local community arts groups' host many annual shows, exhibits and skills-sharing workshops throughout the year.

The Town's proximity to the urban population of Southern Ontario and its role as the western gateway to Algonquin Provincial Park have contributed to its historic and contemporary role as a commerce and service centre, as well as an important cottaging, recreation and tourism destination. The distinctive character of Huntsville will continue to evolve while maintaining a close connection to its natural beauty, recreational lifestyle opportunities and arts, culture and heritage community.

1.2 HUNTSVILLE'S VISION

The following vision reflects an image of the Town that is desired for the future. It was developed as a result of input garnered through considerable community engagement. It identifies the elements that define the Town and contributes to its sense of identity. The vision also recognizes community values and is intended to guide decision making about the characteristics of Huntsville that should be protected and enhanced over time.

Huntsville is a vibrant, caring and welcoming community. We are stewards of our natural environment, arts, culture and heritage. We value a strong and resilient economy. Growth will continue and will be sustainable and balanced with the public interest and the impact to our quality of life.



1.3 TOWARDS A RESILIENT HUNTSVILLE

As communities face disruption due to global economic impacts, climate change and other stressors, the need to cultivate resilience is becoming clear. Municipalities across Ontario are striving to increase their capacity to adapt, prepare and overcome internal and external pressures and stresses. Community resiliency enables people, businesses, neighborhoods and the entire community to strengthen essential functions, manage change and bounce back relatively quickly from unforeseen events. It also allows them to bounce forward toward improved environment, social and economic health and wellbeing.

Whether they come from governments or from civil society, the best techniques for safeguarding cities don't just mitigate disaster damage; they also strengthen the networks that promote health and prosperity during ordinary times.

Adaptation, E. Kinenberg.
The New York, January 7, 2013 issue

Resilience is the ability of people, places, institutions and systems to manage shocks and stressors and build stronger, more prosperous communities.

Institute for Sustainable Communities

To position the community to bounce forward, municipalities can address environmental, economic and social resilience in their official plans. An official plan can assist the Town in becoming more resilient by including policies which:

- a. protect and value the natural environment as part of its preparation for and adaptation to the effects of climate change;
- b. recognize and celebrate its strong sense of belonging and history by retaining Huntsville's small rural Town feel;
- c. address the diverse needs of our residents of all ages, cultures and abilities, providing an excellent quality of life to all;
- d. ensure that there are economic opportunities to attract and retain youth while balancing the needs of all our residents, visitors and businesses;
- e. ensure that there are *smart value housing* options for all residents;
- f. provide for a safe *transportation system* that prioritizes active



transportation, transit and street connections;

- g. promote active lifestyles through recreational *infrastructure* and programming opportunities; and
- h. foster its thriving arts and cultural community; and
- i. instill a sense of place for Huntsville residents.

The Vision of sustainable growth being balanced with the public interest will be achieved through the inclusion of goals, objectives and policies under the following pillars of resiliency:

- Environmental;
- Economic;
- Social; and
- *Infrastructure.*

The goals, objectives and policies of these four pillars are intended to guide economic, environmental and community-building decisions within the Town.



I.4 REGIONAL CONTEXT

This Official Plan has been developed within the broader policy framework established by the Province. Under the *Planning Act*, the District of Muskoka is the approval authority for this Official Plan. This Official Plan was written to reflect the intent of the *Planning Act*, as amended, to be consistent with the Provincial Policy Statement and to conform with the Muskoka Official Plan. This policy framework requires the policies of this Official Plan to be consistent with the Provincial Policy Statement and to conform to those of the Muskoka Official Plan.

The province also requires the District to allocate growth projections to the Town, and as the provider of piped *municipal water* and wastewater services within the Urban Settlement Area of the Town, it is anticipated that during the planning horizon of this Plan, the District and the Town will work together to ensure successful implementation of the policies of this Official Plan.

Where land use approvals involve potential approvals under other legislation, the approvals under the affected legislation may be integrated, provided the intent and requirements of all affected Acts are met.



I.5 PURPOSE

This Official Plan has been developed by the community as an important tool to be used in managing growth and *development*.

Specifically, the Official Plan is intended to assist Town Council in:

- a. implementing the Vision;
- b. addressing climate change as a key aspect of a resilient environment;
- c. promoting the wise stewardship of the Town's natural and cultural heritage;
- d. protecting and enhancing the various contributing elements to community *character*;
- e. providing for orderly growth that is environmentally and economically sustainable;
- f. protecting the natural resources of the Town;
- g. preserving the quality of life in the Town;
- h. fostering healthy, active and safe communities;
- i. providing a consistent approach to the review and evaluation of *development* applications as well as for predictable, open and integrated decision making;
- j. interpreting and applying Provincial and District of Muskoka policy within the context of the Town; and
- k. providing opportunities for public involvement in the land use planning process.



1.6 ORGANIZATION

The Town of Huntsville Official Plan consists of text and four Schedules. The text of this Official Plan is organized in the following six parts:

A. Introduction – This part sets the tone of the Official Plan, addressing the *character* and geography of Huntsville. It further establishes the vision for Huntsville and identifies how this Plan can be read or used by the public.

B. Natural Huntsville – Achieving Environmental Resiliency: The natural environment significantly contributes to the *character* and identity of Huntsville as a beautiful place, with opportunities for recreation and a healthy quality of life. This part of the Plan intends to strike a balance between the built and natural environments by addressing policies to mitigate the effects of climate change. Also included are policies for a Natural Heritage System designation intended to protect and preserve *significant* environmental features in the Town, as well as policies to address natural and man-made hazards.

C. Business Friendly Huntsville – Achieving Economic Resiliency: A resilient economy is achieved through the fostering of existing and creation of new employment opportunities while balancing the impacts of growth on Town services and *infrastructure*. This part of the Plan establishes a settlement hierarchy for the Town and categorizes land use designations and associated policies. It also identifies strategic growth policies for the settlements, and includes Town-wide population and employment projections. Policies to address and promote the various economic sectors of Huntsville are also included.

D. A Caring Huntsville – Achieving Social Resiliency: As communities change and grow, it is important to provide for the many social needs of their residents to ensure a high quality of life. This part of the Plan addresses healthy communities, the provision of *smart value housing*, active transportation, parks, protection of cultural heritage resources, and mitigation of *development* adjacent to *sensitive land uses*. This part also includes policies applying to community-based land use designations, including Open Space and *Institutional* designations.

E. Servicing Our Residents – Achieving *Infrastructure* Resiliency: One of the elements of resiliency is providing for efficient, reliable and cost-effective *infrastructure* for residents and visitors to Huntsville. This part of the Plan includes policies addressing stormwater management, water and wastewater services; the *transportation system*, comprised of active transportation, public transit and road *infrastructure* and facilities; as well as utilities and waste management.

F. The Fine Print – How Policies are Implemented & Interpreted: This part of the Plan describes the *development* approvals processes and planning tools that are utilized to implement the vision, goals and policies of this Plan. Definitions of key terms used throughout the Plan are also provided.

A. INTRODUCTION

B. NATURAL
HUNTSVILLEC. BUSINESS FRIENDLY
HUNTSVILLED. A CARING
HUNTSVILLEE. SERVICING OUR
RESIDENTS

F. THE FINE PRINT

PART A



All the policies in this Plan must be considered together to determine conformity.

Individual policies should not be read or interpreted in isolation. The Plan is intended to be read in its entirety and the relevant policies are to be applied to each

I.7 HOW TO READ THIS PLAN

1. Background Statements contained at the beginning of each Part and Section provide additional information for context and do not form part of this plan.
2. For details respecting the background and scope of the Plan, refer to this Part (Part A).
3. Refer to the goals and objectives of Parts B to E to recognize the direction and intent of the Official Plan and to understand the basis of the policies.
4. Determine the land use designation of a particular property by referring to **Schedule B-1** for properties within the Urban Settlement, **Schedule B-2** for properties within the Community Settlement designation, and **Schedule A** for properties not within a settlement area. The Town should be consulted to confirm the applicable land use designations.
5. Refer to the general policies of Part B Natural Huntsville-Achieving Environmental Resiliency, Part C Business Friendly Huntsville - Achieving Economic Resiliency, Part D A Caring Huntsville – Achieving Social Resiliency and Part E Servicing Our Residents – Achieving *Infrastructure* Resiliency, which apply to growth and *development* in all land use designations.
6. Refer to the policies for the specific land use designation that is applicable to the property as identified in Part C of this Plan.
7. Certain policies in this Plan may make specific reference to the Muskoka Official Plan. In that case, the policy of the Muskoka Official Plan should be read for direction regarding that particular matter. (The general strategy and policy direction for all of Muskoka should also be taken into account in any proposal).
8. Italicized words denote a term that is defined. The definition can be found in Section F 2.2.
9. Finally, refer to Part F. Implementation for more information respecting the implementation of the policies of this Official Plan. If proposing or considering a *development* application, Part F also gives direction and guidance respecting the required



supporting documentation for *development* applications as well as information on various planning tools the municipality may implement.

1.8 SCOPE AND TIME FRAME

The policy direction within this Official Plan has been based on a twenty-year time frame, but the Plan has no specific terminal year.

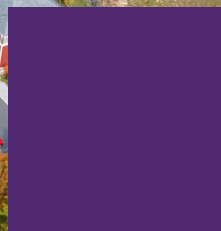
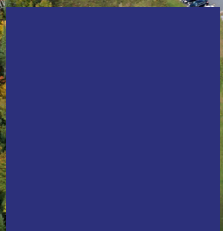
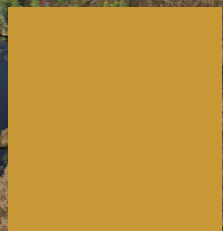
The Official Plan is considered a “living” document, which will be continually monitored and updated to ensure that the intent of the Vision is being addressed, community needs are being met and the policies can be properly implemented in accordance with Section F 1.1. In addition, the policies of the Plan will be monitored to ensure that they are valid and realistic in light of prevailing circumstances, and that any new provincial and District policies are addressed. A review of the plan will be undertaken as required by the *Planning Act* to evaluate whether the goals and objectives of the four pillars of resiliency are being achieved and to determine the effectiveness of the policies in accordance with Section F 1.2.



PART B

NATURAL HUNTSVILLE - ACHIEVING ENVIRONMENTAL RESILIENCY

B





PART B: Natural Huntsville – Achieving Environmental Resiliency

Background Statement

The Town's rugged natural landscape and the pristine quality of its lakes and rivers help define the character of Huntsville, contribute to the quality of life of Town residents and attract tourists and seasonal residents to the area. A resilient natural environment helps to create a resilient tourist economy.

A resilient environment must be able to adapt to both those changes naturally occurring and those changes occurring due to human and land use activities. These changes include climate change and pressures on natural features from adjacent urban and rural land uses and development. The Official Plan will promote innovative and sustainable development to protect natural features in order to minimize and mitigate the effect of changes on the natural environment. The fewer and more gradual the changes, the more resilient and adaptable the environment can be to change.

This Part (Part B) of this plan emphasizes the elements that contribute to environmental resiliency in Huntsville, addressing different aspects of the natural heritage system, climate change and energy conservation based on the following chapters:

- Chapter 2 – Climate Change sets the context for Climate Change in the Town and provides a foundation for environmental and hazard policies which follow in this Part of the Official Plan.
- Chapter 3 – Natural Heritage System is intended to improve and protect a broader system of natural features and areas that can improve the resilience of the natural ecosystem and protect biodiversity.
- Chapter 4 – Water Resources, which comprises part of the natural heritage system, includes approaches to protect the land-water interface and avoid potential impacts on the water quality of lakes and rivers.
- Chapter 5 – Hazards introduces the need to protect human life, health or property by directing *development* outside of hazardous areas including areas susceptible to floods, wildfires and erosion as well as hazard concerns on steep slopes, narrow waterbodies and *hazardous sites*.
- Chapter 6 – Energy Conservation addresses means to *conserve* energy, reducing potential for climate change and assisting in environmental resiliency.

Goals

Prepare and adapt to the anticipated effects of climate change by:

1. protecting the health and integrity of the Town's natural heritage system, which includes water resources, shorelines, forests and natural features; and



2. directing *development* away from hazard lands that are unsafe for *development* such as flood prone and wildland fire areas.

Objectives

1. Protect the rich landscape of lakes and forests and the natural features and areas they contain in order to retain the natural and economic benefits they provide;
2. Ensure that natural features and ecosystem corridors remain connected or are reconnected. This includes maintaining or revegetating natural shorelines and urban and rural forests and corridors;
3. Continue support for Muskoka's Lake System Health program;
4. Preserve the natural panorama and setting of the land and lakes;
5. Ensure that the use of lighting is mindful of its surroundings and does not negatively impact the night sky;
6. Avoid hazard to life, health or property by directing *development* away from areas containing natural or human made hazards and where permitted, ensure that *development* can be sited or designed to mitigate the influence of a constraint;
7. Update and adapt *infrastructure* to the anticipated effects of a changing climate; and
8. Ensure all new *development* is environmentally sustainable and has consideration for the reduction of greenhouse gas emissions.



I. CLIMATE CHANGE ADAPTATION

Background Statement

The effects of climate change are being felt across Ontario in the form of warming temperature, changing precipitation patterns and extreme weather events. The Muskoka Watershed Council's analysis of local data suggests that Muskoka's climate at mid-century is going to be warmer and slightly wetter than at present, and that precipitation may come in fewer but more pronounced storm events.

“Climatic changes likely to come to Muskoka by mid-century are manageable if we plan ahead and take adaptive action. Our experience will be better, and the expense we will incur in adapting to the new climate will be less, if we begin that planning and those actions now”.

(Planning for Climate Change in Muskoka, Muskoka Watershed Council, 2016)

The primary cause of climate change is due to greenhouse gas emissions. Because of time lags in the earth's complex climate system, changes in human behavior introduced in the next few years will have little effect on the climate change that is anticipated by mid-century. They will likely bring climatic improvements later in the century as climate continues to change.

The following and other chapters/policies of this Official Plan are intended to assist with adaptation to the effects of climate change and improve the Town's environmental resiliency. Among other issues, climate adaptation is particularly important as it relates to flood protection, *infrastructure* planning, and planning for secure access to water and food.

Another strategy to be used by the Town is mitigation, which involves actions to reduce greenhouse gas emissions and actions to reduce or delay climate change. The Town's approach to mitigation is embedded throughout this Plan, including policies to address the natural heritage system, community structure, land use and urban design. The goal is to promote *development* patterns that assist in the global effort to reduce emissions of greenhouse gases.

- I.1** The health, integrity, biodiversity and ecological benefits of the natural environment, and natural heritage system, will be *conserved* to ensure that ecosystems can adapt to climate change.
- I.2** As all *wetlands* act as a carbon sink and mitigate the impacts of flooding, they will be protected from *development*.
- I.3** Major employment, commercial and travel-intensive land uses will be directed to the Huntsville Urban Settlement Area to minimize commuting.
- I.4** The Town will promote compact *development* patterns and built form



in the Huntsville Urban Settlement Area and Community Settlement Areas and direct the majority of residential and employment growth to these settlement areas.

- I.5** The Town will promote the use of active transportation between residential areas and the Downtown, *employment areas*, the Waterfront and recreational areas.
- I.6** The Town will promote *development*, which is designed and oriented to be energy efficient and considers the mitigating effects of vegetation retention and planting on energy use.
- I.7** The Town will work with other agencies to update floodplain modeling along rivers and lakes to determine anticipated changes to patterns of water level fluctuations.
- I.8** *Development* and associated *infrastructure* and amenities should be designed to resist intense weather variations and wildfires.
- I.9** New *development* will address stormwater management through vegetated corridors and shorelines, permeable surfaces, run-off control, low impact design (LID) and green *infrastructure*.
- I.10** The Town will promote and facilitate active transportation and a public transit system in order to reduce the need for automobile usage in the Town.
- I.11** The retention and expansion of the tree canopy throughout the settlement areas is encouraged to increase areas for shade and assist with dissipation of heat.



Photo by Ontario Parks



2. NATURAL HERITAGE SYSTEM

Background Statement

The natural heritage system within the Town is comprised of natural heritage features and areas which are those areas of the Town's landscape that exhibit biological, geological, scenic and other heritage values of provincial, regional or local significance. Natural heritage features and areas include wetlands, fish and wildlife habitat, habitat of endangered and threatened species, and areas of natural and scientific interest (ANSI). Natural heritage features and areas must be preserved so that the values that make them important are retained over time. As aquatic and terrestrial wildlife rely on the water resources of the Town, it is also a critical element of the natural heritage system.

The natural heritage system also includes the linkages between natural heritage features and areas, which are intended to provide connectivity and support for natural processes essential to maintaining biological and geological diversity, natural functions, and viable populations of indigenous species and ecosystems.

The natural heritage features and areas and water resources of the Town provide numerous environmental, economic and social benefits and are a critical element of the character of Huntsville and the quality of life it offers. In the face of climate change, the establishment of a natural heritage system and related policies is intended to improve the resilience of ecosystems, protect and promote biodiversity, as well as to manage flood risks at a watershed level. It also intended to preserve the natural appearance, character and aesthetics of the Town.

2.1 Natural Heritage Features and Areas

2.1.1 *Natural heritage features and areas* are defined as features and areas which are important for their environmental and social values as a legacy of the natural landscapes of an area. Within Huntsville, *natural heritage features and areas* includes those *natural heritage features and areas* considered *significant* at the provincial, District or local level including the following:

- Provincially *significant* and other *wetlands*;
- *Fish habitat*;
- *Habitat of endangered species and threatened species*;
- *Significant wildlife habitat*;
- *Areas of natural and scientific interest (ANSI's)*; and
- Muskoka Heritage Areas.

2.1.2 In addition to the *natural heritage features and areas*, a technical report will identify appropriate buffers to the *natural heritage features* within the *adjacent lands* and identify natural linkages



or corridors that should also be included as part of the natural heritage system.

- 2.1.3 Where lands are demonstrated to be a linkage to a natural heritage feature or area, those lands will be considered to be part of the natural heritage system.
- 2.1.4 Where *development* or *site alteration* may have an impact on shallow groundwater tables, a hydrogeological study may be required to show water temperature, phosphorus and nitrate levels will not be elevated and the base flow in cold water streams will not be reduced. Such study will be completed to the satisfaction of the Town in consultation with the District.
- 2.1.5 Lands within *natural heritage features and areas* or associated buffers will not be accepted as part of the required parkland dedication or be used for lot area or density calculations.
- 2.1.6 Lands identified as *natural heritage features and areas* do not imply that the lands will be open for public use nor does it imply that the Town or District will acquire these lands. However, the Town encourages the preservation of lands containing *natural heritage features and areas* through landowner stewardship, through agreements, easements or restrictive covenants with private landowners or through ownership and acquisition of lands by public agencies, environmental organizations, or land trusts.

2.2 Wetlands

Background Statement

Wetlands are an integral component of the Town's natural heritage system and provide habitat for fish and wildlife; flood and erosion control; shoreline stabilization and sediment retention for the protection of water quality; recharge for groundwater; and tourism, recreational and educational opportunities.

Wetlands should not be viewed as development impediments to be overcome by filling and alteration, but rather must be preserved for their values and benefits. By protecting wetlands, we contribute to the protection of plant and animal species, and to the protection of surface and groundwater resources. Some wetlands are recognized as being significant due to their size, uniqueness and individual values and require special protection measures. However, all wetlands are an important part of the natural system and require preservation.

- 2.2.1 Provincially *significant wetlands* have been identified through a specific evaluation that was confirmed by the Province of Ontario. Other *wetlands*, have not been evaluated.



2.2.2 Four provincially *significant wetlands* are located in the Town:

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

2.2.3 Additional *wetlands* may be identified as being of provincial significance during the *development* process or through other means, using the evaluation procedures established by the Province. The Province will confirm any such *wetland* evaluation as well as a study which proposes the refinement of a boundary of a known *wetland* of provincial significance. The policies of this plan that are applicable to provincially *significant wetlands* will be implemented once the Province has confirmed a *wetland* as being provincially *significant*.

2.2.4 *Development* and *site alteration* will not be permitted in provincially *significant wetlands*. *Development* or *site alteration* may only be permitted within 120 metres of a provincially *significant wetland*, if a technical report demonstrates that there will be no negative impact on the natural features or *ecological functions* of that *wetland*.

2.2.5 Prior to a *development* proposal being approved, the Town may require that a *wetland* be evaluated to determine its significance.

2.2.6 Other *wetlands* have been generally identified using Ontario Base Map and air photo information. These *wetlands* will be confirmed, and the boundaries will be specifically defined through site inspection, or the submission of a *wetland* impact assessment, if required by the Town. In addition to the *wetlands* identified on **Schedule C**, *wetlands* may also be identified through site inspection or a technical report.

2.2.7 *Wetlands* will be protected as *natural heritage features and areas*. The protection of *wetland* areas and sites will be implemented through the comprehensive zoning by-law, the use of holding or interim control by-laws, site plan control and the implementation of a by-law under the Municipal Act to regulate fill and grading, or a community planning permit by-law and other appropriate measures.



2.2.8 The following uses and associated structures or *site alteration* may be permitted within other *wetlands* where a technical report demonstrates that there will not be a negative impact on the natural features or *ecological functions* of the *wetland*:

- a) open space and recreational uses (excluding golf courses) 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) educational or scientific uses that will not result in landform alteration; and
- d) existing uses, except as otherwise prohibited by this Plan.

2.2.9 Limited and compatible *development* may be permitted adjacent to other *wetlands*, where the integrity of the *wetland* can be preserved, and it is demonstrated that the lot is suitable for *development*. In these cases, lots should be large enough to accommodate a suitable area for *development* 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 and *development* setbacks.

2.2.10 Where *development* is proposed in close proximity (30 metres or less) to other *wetlands*, a technical report may be required by the Town in order to ensure that the integrity of the *wetland* is preserved, identify how *development* can be appropriately accommodated and identify any mitigating measures which must be implemented.

2.2.11 In response to the findings of a site inspection or to implement the recommendations of a technical report, appropriate planning tools will be used to ensure that the integrity of a *wetland* is protected.

2.2.12 Peat extraction will be a prohibited use in all *wetlands* in order to ensure their long-term protection and function.

2.3 Fish habitat

Background Statement

Fish and their habitats are important parts of the Town's natural heritage system, and should be protected. The basic life requirements for fish include food, reproduction, cover and good water quality. Disturbance to any part of fish habitat can result in the deterioration or loss of fish population.

A healthy fisheries habitat in the Town's lakes, watercourses and wetlands provides



an indication of a healthy human habitat. In addition, angling opportunities for both warm and cold water fish species in the Town are an asset to the tourism industry and contribute to the local economy.

On shoreline lots, owners expect to be able to have access to the water. The activities, structures and change in landscape associated with development can have a negative impact on fish and fish habitat. Options for preventing these impacts include designing development to prevent impact and by implementing mitigation measures.

Prior to any alteration in or around the shoreline, or the construction of shoreline structures, consultation with the Province of Ontario and the Federal Department of Fisheries and Oceans is recommended to ensure that there will be no contravention of the Canada Fisheries Act.

- 2.3.1 *Fish habitat* will be protected in order to ensure the long-range health of fisheries resources.
- 2.3.2 *Development* and *site alteration* will only be permitted in *fish habitat* in accordance with provincial and federal requirements.
- 2.3.3 The Province of Ontario has provided the Town with information identifying the location and typing of *fish habitat*. Type 1 and Type 2 *fish habitat*, as well as areas where the type of *fish habitat* is unknown were identified. Type 1 habitat is highly *sensitive* to the potential impact of *development* and affects fish productivity. Type 2 habitat is moderately *sensitive* to the potential impacts of *development* and although important to fish populations, does not limit the productivity of fish.
- 2.3.4 Prior to consideration of a planning application where there is not sufficient *fish habitat* information or knowledge available on which to make a decision, a technical report prepared by a qualified expert will be required to the satisfaction of the Town.
- 2.3.5 The habitat information provided by the Province is general in nature and in some cases, a technical report prepared by a qualified expert may be required to confirm the actual location or extent of the *fish habitat* in an individual location. Such information will be used in the application of the policies of this section respecting *fish habitat*.
- 2.3.6 The creation of a lot should not be permitted where its entire shoreline would abut Type 1 or “unknown” *fish habitat*, *wetlands* and any other natural constraints that would limit access to the water. In such cases, a technical report prepared by a qualified expert will be required to determine if there are adequate areas that are not critical habitat where docking and other shoreline facilities can be located and lot creation can be considered.



2.3.7 *Development* of existing lots abutting Type 1 habitat may be permitted provided that:

- a) *development*, other than permitted shoreline structures, is set back 30 metres from the shoreline in the Waterfront designation and 20 metres in the Huntsville Urban Area, unless a technical report, or the authority having jurisdiction, recommends a greater setback, or demonstrates that a lesser setback would not have a negative impact on the habitat;
- b) a 15 metre natural vegetative buffer is maintained directly adjacent to the shoreline within the setback area;
- c) the shoreline structures permitted include floating and post docks, or other structures authorized by the authority having jurisdiction; and
- d) stormwater management and construction mitigation measures are implemented.

2.3.8 Where Type 1 *fish habitat* occurs adjacent to a portion of a lot, the *shoreline activity area*, particularly shoreline structures, will be located outside of that habitat area, unless a technical report demonstrates to the satisfaction of the authority having jurisdiction that there will be no negative impact on the habitat.

2.3.9 Harp and Peninsula Lakes have been verified by the Province of Ontario as being at capacity Lake Trout lakes, which are being managed for lake trout, and unable to sustain further *development*. *Development* of existing vacant lots for residential uses may be permitted, subject to the requirement of Section B 2.3.10. Further, lot creation will not be permitted on these lakes, unless:

- a) 3 to separate existing habitable dwellings on lots each of which is capable of supporting an approved independent sewage disposal system provided that the land use will not change;
- b) new leaching beds for each lot will be setback at least 300 metres from the normal or controlled high water mark of the lake, or so that the drainage from each leaching bed will flow at least 300 metres to the normal or controlled high water mark of the lake or direct tributary;
- c) new leaching beds on each lot are located so that they will drain into a waterbody other than these lakes; or
- d) it is demonstrated through the submission of a site specific soils investigation prepared by a qualified professional in accordance with applicable provincial requirements that the proposal will not negatively impact lake trout habitat including water quality.



e) The minimum lot area for each lot will be 0.8 ha (2 acres).

2.3.10 New *development*, but not including permitted shoreline structures such as accessory docks, boathouses or marina facilities, will be setback a minimum of 30 metres from the normal or controlled high water mark of an identified Lake Trout lake. In addition, the removal of natural vegetation within 30 metres of the lake is prohibited, except to accommodate a limited number of paths, water lines, docking facilities or other permitted shoreline accessory structures and removal of trees posing a hazard.

2.3.11 Appropriate planning tools will be used to protect and ensure that the integrity of *fish habitat* is maintained, as well as to implement the recommendations of any required technical report.

2.4 Endangered and Threatened Species

Wildlife habitat includes areas where plants, animals and other organisms, live and find adequate amounts of food, water, shelter and space needed to sustain their population. The Province is particularly concerned with the loss of habitat of endangered or threatened species. Where such flora or fauna is identified, its protection would be desirable for the Town and required by provincial policy.

2.4.1 *Endangered species and threatened species* are listed in the Regulations under the *Endangered Species Act* or otherwise identified in information provided by the Province. The identification of *habitat of endangered species and threatened species* will be made on an individual site by site basis, through the *development* process or through other information in consultation with the Province.

2.4.2 *Development and site alteration* will only be permitted in *habitat of endangered species and threatened species*, in accordance with provincial and federal requirements.

2.4.3 A technical report may be required by the Town, in consultation with the Province, prior to consideration of a planning application, in order to confirm the type, specific location and extent of the *habitat of endangered species and threatened species*, and to identify the measures necessary to ensure that the habitat will be protected.

2.4.4 In addition to any approvals from the Province, appropriate planning tools will be used to protect and ensure that the integrity of the habitat is maintained, as well as to implement the recommendations of any required technical report.



2.5 Significant Wildlife Habitat

Background Statement

The protection of wildlife habitat is important to the survival of a species. Human activity such as non-native species introduction, land clearing, wetland drainage, timber harvest and placement of fill can result in the loss of wildlife habitat.

The Town's conifer forests, particularly hemlock, provide shelter, food and travel corridors for deer during the winter. Without this habitat for protection from harsh winters, deer are more likely to deplete their energy stores and perish. Development, removal of vegetation and the stress and disruption caused by human and domestic animals can result in the loss of habitat.



Photo by Ontario Parks

- 2.5.1 The Town recognizes the value of wildlife and supports the protection of *significant wildlife habitat*. *Significant wildlife habitat* within Huntsville includes areas where there are:
 - a) Seasonal concentrations of animals (i.e. deer wintering, heronries, waterfowl concentration areas);
 - b) Rare vegetation communities and specialized habitats for wildlife;
 - c) Habitats of species of “Special Concern” and other *significant wildlife habitat* (e.g. provincially rare plants, reptiles, amphibians and birds, as well as nests of raptors such as osprey and red-shouldered hawk); and
 - d) Animal movement corridors.
- 2.5.2 The protection and management of *wildlife habitat* including corridors and buffers is fundamental to the maintenance of self-sustaining populations of wildlife. Prior to a *development* proposal proceeding, more detailed information respecting individual sites, such as the type of habitat, its exact location, and sensitivity will be obtained by the Town where available from the Province
- 2.5.3 Additional *significant wildlife habitat*, including deer wintering areas, waterfowl nesting, staging or feeding areas or habitat of plants or other organisms may be identified as additional information becomes available, upon site inspection of individual properties or through supporting documentation submitted with *development applications*.
- 2.5.4 *Development and site alteration* will only be permitted in *significant wildlife habitat* if it has been demonstrated that there will be no *negative impacts* on the habitat or its *ecological functions*. *Development and site alteration* will only be permitted on *adjacent lands* to *significant wildlife habitat* if the *ecological function* of the



adjacent lands has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*. *Adjacent lands* are identified as those within 120m of the habitat.

- 2.5.5 Habitat conservation measures will include appropriate *development* controls to protect stick nests that are identified at the time of a technical report.
- 2.5.6 *Development* within identified deer wintering habitat areas will be located and occur in such a way that coniferous vegetation required for shelter and food is *conserved*. More specifically, *development* and *site alteration* will only be permitted in Stratum 1 winter deer habitat, as identified on **Schedule C**, if a technical report is undertaken by a qualified professional that demonstrates that there will be no *negative impacts* on the natural features of the habitat or their *ecological functions*.
- 2.5.7 *Development* and *site alteration* may be permitted in Stratum 2 winter deer habitat, as identified on **Schedule C**, where valuable conifer stands, feeding areas and movement corridors are *conserved*. A technical report by a qualified professional may be required to identify measures to *conserve* critical habitat features in Stratum 2 habitat or to refine winter deer yards.
- 2.5.8 New lot creation in Stratum 2 winter deer habitat should be restricted to single detached dwellings on lots which have minimum lot dimensions of 90 metres by 90 metres as well as a minimum area of 1 hectare. Shoreline lots should have a minimum lot frontage of 90 metres, or 120 metres where winter deer habitat is restricted to a narrow fringe. Vegetation cover, specifically, deciduous browse should be *conserved* in its natural state within 30 to 50 metres of any conifer thermal cover. Alternate lot sizes may be permitted only if a technical report indicates that deer winter habitat does not exist.
- 2.5.9 Intensive *development* or *site alteration*, such as golf courses, *mineral aggregate operations*, commercial and industrial land uses may only be permitted in deer winter habitat where a technical report has been undertaken by a qualified professional which demonstrates that there will be no *negative impacts* on the natural features of the habitat or their *ecological functions*.
- 2.5.10 Appropriate planning tools will be used to protect and ensure that the integrity of *wildlife habitat* is maintained as well as to implement the recommendations of a technical report. Among

other approaches, these may include:

- a) requiring increased lot frontages and areas at the time lots are being divided and through zoning or community planning permit by-law requirements;
- b) imposing building setbacks through zoning or community planning permit by-law requirements; and
- c) specific siting of buildings and structures, driveways and pathways and the retention of vegetation through site plan control, other agreements or through community planning by-law requirements.

2.6 Areas of Natural and Scientific Interest

Background Statement

Areas of natural and scientific interest (ANSIs) are areas of land or water containing natural landscapes or features that have been identified by the Province as having values requiring protection.

- 2.6.1 The Axe Lake Area of Natural and Scientific Interest (ANSI) is the only provincially *significant* ANSI currently identified in Huntsville.
- 2.6.2 *Development and site alteration* shall not be permitted in provincially *significant* ANSIs unless it has been demonstrated that there will be no *negative impacts* on the ANSIs or their *ecological functions*.
- 2.6.3 *Development and site alteration* shall not be permitted on *adjacent lands* to ANSIs unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the ANSIs or their *ecological functions*. *Adjacent lands* are identified as those lands within 120 metres of the boundaries of the ANSI.

2.7 Muskoka Heritage Areas

Background Statement

The District of Muskoka undertook a process to identify regionally important biotic and abiotic areas or sites throughout Muskoka. The Muskoka Heritage Areas Program identified seven Muskoka Heritage Areas within the Town of Huntsville. A number of the natural features identified as Muskoka Heritage Areas have also been identified as Provincially Significant Wetlands.

- 2.7.1 The boundaries of regionally *significant* natural heritage areas 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. Muskoka Heritage Areas are generally identified on **Schedule C** to this Plan.

- 2.7.2 The features and values, which contribute to the importance of Muskoka Heritage Areas, should be preserved and protected from incompatible uses.
- 2.7.3 *Development*, including roads, should generally be situated outside of the boundaries of Muskoka Heritage Areas. *Development* or *site alteration* within 120 metres of a Muskoka Heritage Area may only be permitted if a technical report demonstrates that there will be no negative impact on the natural feature or its function.
- 2.7.4 Appropriate planning tools will be used to protect and ensure that the integrity of the natural feature or its functions are maintained, as well as to implement the recommendations of any required technical report.



3. WATER RESOURCES

Background Statement

The lakes and associated tributaries within the Town are a key part of the overall landscape and provide fish and wildlife habitat, aesthetic beauty, potable water, recreational and economic opportunities. Water resources are a key element of the natural heritage system and protection of quality ground and surface water resources is critical to maintaining and improving the resiliency of natural heritage features and areas.

Improper development and land use can negatively impact these water resources by contributing to surface water algae and weed growth, or loss of fisheries habitat. This can result in negative economic impacts through the loss of tourism opportunities and decreased waterfront property values.

Given the importance of the recreational and economic opportunities provided by the Town's water resources, the Plan promotes water conservation and stewardship practices that are intended to sustain, if not improve water quality.

3.1 Land –Water Interface - Shoreline Development and Protection

Background Statement

A ribbon of life, essential to the survival of many species, is formed by the shallow water and the first 20 metres of the land around lakes and rivers. The majority of lake life is born, raised and fed in the littoral and riparian zones or this shoreline area where the land and water meets. The health and condition of the riparian and upland areas may also directly affect the quality of surface water.

This shoreline area is also a traditional area of residential, commercial and in some cases industrial development due to the natural aesthetic qualities, water-based recreational opportunities and the water resource itself. Intensified human use of the land and water interface, however, can have a negative impact on the very environment that initially attracted that settlement.

The protection of the natural land form, vegetation and wetlands along the shoreline provides habitat for wildlife and fish, protects water quality, traps runoff and excess nutrients, prevents erosion, shades and cools the shallow water, and discourages the growth of algae and aquatic plants.

- 3.1.1** *Development other than permitted shoreline structures or marina facilities (including storage, service and maintenance facilities or parking areas), will be set back a minimum of 30m to cold water lakes or rivers, and a minimum of 20 metres from the normal or controlled high water mark of all other lakes or rivers. Greater setbacks may be required to address terrain constraints, recreational water quality, land prone to flooding, or to preserve habitat or specific features as specifically outlined in this plan including requirements for fish habitat.*



3.1.2 New leaching beds or other similar devices for distributing effluent will be set back a minimum of 30 metres from the normal or controlled high water mark of a lake or watercourse. Greater setbacks may be required to address terrain constraints, land prone to flooding or to preserve habitat or specific features including on Harp and Peninsula Lakes as required by Policy 2.3.10.

3.1.3 *Development* in the Huntsville Urban Settlement Area and Hidden Valley Recreational Lifestyle and Resort Area, excluding any component of a private sewage disposal system, will be set back a minimum of 20 metres from a coldwater stream and 15 metres from all other streams.

3.1.4 Where it is not possible to achieve the setbacks required in Sections B3.1.1, B3.1.2 and B3.1.3, and where there will not be a negative environmental or visual impact, a lesser setback may be considered in the following situations, provided on-site phosphorus management and impact mitigation measures are implemented, and subject to site plan control or the issuance of a community planning permit by-law approval:

- a) sufficient lot depth is not available to meet the setback requirements;
- b) terrain or soil conditions exist which make other locations more suitable;
- c) for a major addition to an existing building or the replacement of a sewage disposal system where the setback is not further reduced; or
- d) where there is an established building line situated no closer than 10 metres to the shoreline.

3.1.5 As a condition of approval of a lesser setback, proponents will be required to provide or implement compensating measures designed to sustain or enhance the integrity of the shoreline area including:

- a) where upgrading and installation of a new sewage treatment system is required, it shall be a system with soils that have a demonstrated ability to effectively retain phosphorous or equivalent septic abatement technologies, which may include the use of soils with appropriate elemental composition to bind phosphorous or pre-post-treatment phosphorous controls;
- b) a planting program to revegetate or plant an area equivalent to the floor or surface area of the building encroachment into the required setback;



- c) relocating roads or other buildings to comply with the setback requirements;
- d) demolishing buildings, removing building materials or other detritus or comparable measures designed to enhance or return the environment to a natural condition; or
- e) other measures may be considered where the result will be a net improvement to the environment.

The Town may require a technical report prepared by a qualified professional in support of any one or more of the compensating measures.

3.1.6 The protection and restoration of natural shorelines and shoreline vegetation will be strongly required to:

- a) protect the riparian and littoral zones and associated habitat;
- b) prevent erosion, siltation and nutrient migration;
- c) maintain shoreline *character* and appearance; and
- d) minimize the visual impact of *development*.

Where soil and terrain conditions permit, a minimum of 75% of the contiguous lake, river or stream shoreline frontage of a lot will be maintained in a natural state to a depth of 15 metres from the shoreline where new lots are being created and where vacant lots are being developed. Where lots are already developed and further *development* or *redevelopment* is proposed, or where the lot is located within the Huntsville Urban Settlement Area or a Community Settlement Area, these *targets* should be achieved to the extent possible. Where these requirements cannot be met, a net improvement over the existing situation is required.

3.1.7 Filling, dredging and other shoreline alteration will be strongly discouraged and any artificial water frontage or lot area created will not be used in the determination of *development* rights related to the calculation of minimum lot frontage and area. Prior to the alteration of any shoreline, the necessary approvals will be obtained from the appropriate authority. In addition, a community planning permit or site plan approval may be required prior to construction.

Alteration of the shoreline to construct or install erosion control measures will only be permitted where those measures are designed by a qualified professional provided that the shoreline is maintained in its naturalized state to the greatest extent possible.



- 3.1.8 Buildings, structures or works extending beyond the normal or controlled high water mark or located at the shoreline will be designed and located in a manner which addresses the following matters:
- a) navigation;
 - b) *fish habitat* and *wildlife habitat*;
 - c) the natural flow of the water;
 - d) potential damage from flooding and ice heaving;
 - e) natural landscape and terrain;
 - f) *narrow waterbody* constraints;
 - g) access from the land and water; and
 - h) privacy and views, as a result of projecting property lines onto the water.
- 3.1.9 Dwellings or sleeping cabins will not be permitted within or over boathouses. Boathouses will be limited to one storey in height.
- 3.1.10 Boathouses or boatports extending out into the water beyond the maximum permitted in the applicable zoning or community planning permit by-law will generally not be permitted.

3.2 Lake System Health

Background Statement

Huntsville is known as a recreational area for its clean, clear lakes and waterways, and the protection of the quality of these water resources is of prime importance to the Town. The most *significant* impact on water quality is from increased levels of nutrients, particularly phosphorus, entering surface waterbodies.

Additional phosphorus in lakes stimulates algae and other aquatic plant growth. Algae blooms lower the aesthetic qualities of a waterbody by producing pungent odours and reducing water clarity. Thick mats of aquatic weeds may also clog waterways and deteriorate swimming and boating opportunities.

Natural input of phosphorus comes from sources such as precipitation and natural drainage from the *watershed*. Man-made sources of phosphorus include increases in overland flow as a result of disruption on the natural vegetation, use of fertilizers, increased storm water run-off from impervious surfaces and leaching from septic systems. The impact of shoreline *development* is cumulative, occurring over a period of time, and the result cannot be easily rectified.



In January 2003, Muskoka District Council approved the Muskoka Water Strategy. Comprised of a number of components, including the Lake System Health Program, this strategy is used to protect Muskoka's water resources. Subsequently in 2005, the Muskoka District Council adopted the Lake System Health program, which is intended to guide and minimize the impact of human *development* on water resources, preserve the environmental health and quality of life in Muskoka and also protect the future of Muskoka as a premier recreational region. The Lake System Health Program is a combination of the Recreational Water Quality Model, monitoring of recreational water quality and planning policies.

Where *development* is proposed that may have an impact on the recreational water quality of a lake, the policy of the Muskoka Official Plan will prevail.

- 3.2.1 The Muskoka Official Plan provides policy guidance for *development* based upon recreational water quality considerations. The Town supports the policies in the Muskoka Official Plan, and *development* applications are required to comply with the applicable provisions of the Muskoka Official Plan as it relates to Lake System Health and recreational water quality.

3.3 Groundwater

- 3.3.1 The quality and quantity of groundwater resources will be protected. *Sensitive* groundwater recharge areas or sites which are identified in technical reports, will be protected from incompatible *development* and *site alteration*. Such *sensitive* areas may include;
 - a) *wetlands*;
 - b) areas with high water tables;
 - c) recharge areas;
 - d) areas with soils which are unable to sustain sewage disposal systems; and
 - e) areas of exposed bedrock.



4. NATURAL HAZARDS/DEVELOPMENT CONSTRAINTS

Background Statement

Natural hazards/development constraints are natural features or situations that present impediments, restrictions, or limits to development. With a changing climate, the Town can anticipate changing precipitation patterns and extreme weather events. In view of this, if development occurs within a specific area of hazard, it may result in a hazard to life, health or property.

Where necessary, limitations on development must be imposed to protect human health and safety, protect the natural environment, minimize the visual impact of development and preserve the character and aesthetics of the areas. Where possible, development should be sited or designed to mitigate the influence of a hazard/development constraint.

4.1 Flood Hazard

Background Statement

Lands prone to flooding include those lands that are susceptible to flooding under the regulatory flood. The regulatory flood is defined as the flood resulting from the 1:100 year flood, or the regional flood (which is a particularly intense storm with characteristics similar to a storm that occurred in Timmins in 1961), whichever is greater. The regulatory flood line applies to rivers and streams in the Town.

In periods of high water flows, lakes do not generally react the same as a river, and therefore do not require the same development restrictions. Minimum elevations for building openings have been previously identified for lakes within the Town.

It is widely recognized that a warming climate will result in more extreme



episodes of precipitation – whether as blizzards, ice storms or thunderstorms. Climate change awareness is raising the importance of understanding the implications of hazard lands on development.

Flooding, particularly during winter and spring, is likely to be substantially more severe than at present, especially in colder years when a significant snowpack develops. 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.

- 4.1.1 Lands prone to flooding (i.e. including *wave uprush*) are defined as those lands adjoining a river, stream or lake, which are susceptible to flooding during the regulatory flood. *Development* restrictions will apply within these areas where they have been identified.
- 4.1.2 The regulatory flood elevation is not the same as the high water mark. The high water mark is used in the comprehensive zoning or community planning permit by-law to determine lot area and setbacks to water resources.
- 4.1.3 For the majority of the water resources in the Town, a *two zone concept* approach must be applied for areas subject to flooding. New *development* and *site alteration*, except minor expansions to existing legal non-conforming uses, flood and/or erosion control structures, or marine-related structures such as docks, decks, and non-habitable boathouses, is not permitted below the regulatory flood elevation. On lakes, the regulatory flood elevation is identified as the stillwater flood elevation.
- 4.1.4 As a detailed engineering flood study was completed for the Big East River (**Schedule C**), a *two zone concept* approach is applicable to this river. New *development* and *site alteration* is prohibited in the *floodway*. However, *development* may be permitted within the *flood fringe* of the Big East River *flood plain* provided that:
 - i. it has safe access;
 - ii. all new buildings and additions are adequately flood-proofed; and
 - iii. dequate provisions are made for the safe disposal of sewage;
- 4.1.5 In addition to the stillwater flood elevation being identified on adjoining properties on some lakes, the Province has also identified a *wave uprush* factor which must be added to the stillwater flood elevation. The extent of the *wave uprush* is a result of the *fetch* of the lake. As the *wave uprush* factor identified is based on the maximum *fetch* of the lake and the actual *fetch* which may affect



adjoining lands varies throughout the lake, modifications to the *wave uprush* factor may be considered on the basis of a technical report which contains a recommendation for a lesser *wave uprush* factor.

- 4.1.6 New lot creation will not be permitted where there is inadequate building space outside of the floodplain in the case of a one-zone, or outside of the *floodway* in the case of a two-zone approach or where access/egress is not safely available during times of flooding.
- 4.1.7 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 technical report, but in no case should the site-specific level of protection (i.e. building openings) be below the defined still water elevation.
- 4.1.8 *Flood plain* limits for watercourses and flood elevations of lakes will be identified in the comprehensive zoning or community planning permit by-law.
- 4.1.9 The Town will work with other partners to update *flood plain* mapping and will incorporate the mapping along with other data respecting flood prone lands made available through the engineering studies, into the hazard land mapping in the zoning by-law.

4.2 Wildland Fire Hazards

Background Statement

The Town’s forested landscape provides habitat for wildlife and contributes to the character of the community. Anticipated changes in Muskoka’s climate during the summer will include warmer weather and dryer soils, which may increase the likelihood of wildland fires. The type of forest species, the density and structure of a forest, the health of the foliage, tree crown cover, drought and ground fuel accumulation all contribute to creating the conditions for a wildland fire.

To mitigate the risk of loss of life, property damage, and social disruption associated with wildland fires, the Province has produced mapping to assist with predicting the potential for wildland fires and the development of land use policies to manage the risk for wildland fires. Depending on the location of a proposed development, the Town may request a risk assessment as part of the review of a planning application.

- 4.2.1 *Development* will generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire* as shown in **Appendix 1**.



- 4.2.2 *Development* may be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Province.
- 4.2.3 Proponents may be required to undertake a technical report to determine the presence of *hazardous forest types for wildland fire*, as may be indicated by generalized wildland fire hazard information. If *development* is proceeding where hazardous forest types are present, mitigation measures should be identified by proponents to outline how the risk will be lessened.
- 4.2.4 Areas with the presence of *hazardous forest types for wildland fire* will be subject to site plan control or a community planning permit. Wildland fire mitigation measures will only be accepted where they are consistent with the *natural heritage features and areas* policies of this plan.

4.3 Steep Slopes and Erosion Areas

Background Statement

Steep slopes can offer desirable development locations due to the views and vistas from a site. However, if development on a steep slope is not undertaken carefully, it can result in substantial alteration of the natural landscape, visual intrusion and interruption of the skyline and/or shoreline, slope instability increased storm water run-off, and erosion of the thin soils overlaying bedrock.

Designing lots and siting development so that it fits into the natural contours of the land, limiting the extent of alteration to the landscape, retaining a substantial amount of the natural vegetation and implementing storm water management techniques can effectively mitigate these concerns. The terrain in the Town is so varied that individual site analysis and design is more appropriate for dealing with this matter than attempting to apply one standard approach. A site inspection and site evaluation approach provides the flexibility to respond to the characteristics of individual sites.

- 4.3.1 *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 or through a technical report.
- 4.3.2 Where *development* is proposed on lands containing slopes, the degree of slope and slope stability, including slopes which present a constraint to *development*, will be confirmed by the Town through site inspection and/or the review of detailed information submitted in support of a *development* proposal.



- 4.3.3 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 on those slopes adjacent to a *fish habitat*, 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.
- 4.3.4 The following principles will be implemented for *development* where slopes between 30% and 40% exist on a property or a portion of a property:
- development* on slopes should blend into the natural landscape without substantial *site alteration*, particularly blasting;
 - development* will not be permitted on a slope where it is subject to erosion and would represent a potential hazard to life or property;
 - natural heritage features and areas* will be protected;
 - scenic slope faces and cliffs should be preserved;
 - visual impact of buildings and structures such as massing and height should be minimized;
 - lots will have sufficient frontage and area to accommodate the *development* proposed and should be larger than the minimum lot size permitted;
 - access to the property can be properly provided by road or from the water;
 - 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;
 - where only water access is proposed, suitable access will be provided for construction equipment, and where feasible, construction/access corridors should be provided;
 - a docking location and an access pathway to the dock is available and identified on a shoreline lot; and
 - tolerance for engineered solutions which affect the natural landscape may be greater for property within the Huntsville Urban Settlement Area or Community Settlement Area.
- 4.3.5 Where *development* is proposed on slopes between 30 and 40%, the Town will undertake a preliminary site inspection and evaluation of the property. The principles identified in Section B4.3.4 will be considered and where appropriate, planning tools will be used to



implement any necessary mitigation measures. Where necessary, and as determined by the Town, a 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) identification of appropriate lot areas, frontages and lot line locations;
- b) suitable building and if necessary, septic envelopes;
- c) if necessary, identification of approximate area of potential *site alteration* (i.e. vegetation removal and/or blasting) and a review of pre and post grade, as may be required;
- d) establishment of minimum setbacks from the slope or the top of the bank;
- e) appropriate access routes and pathways;
- f) locations for a *shoreline activity area* and permitted shoreline structures;
- g) natural vegetative buffers and vegetation to be retained; and
- h) storm water management and construction mitigation measures.

4.3.6 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 technical report will be required by the Town, to confirm that the lot is suitable to accommodate the *development* proposed. Any technical report will address the



principles noted in Section B 4.3.4 and identify any necessary mitigation measures.

- 4.3.7 Where slopes of 40% and greater, or unstable soils, exist only 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.
- 4.3.8 *Development* should be setback at least 15 metres from the top of a defined bank of a slope. A greater or lesser setback from the top of the bank may be provided where recommended in a technical report or where the slope is adjacent to *fish habitat*, a lake or watercourse.
- 4.3.9 *Significant* slopes or rock faces will be identified and protected from *development*.

4.4 Narrow Waterbodies

Background Statement

Narrow waterbodies are confined areas of lakes or watercourses and include bays, channels and rivers. The confined nature of narrow waterbodies results in a perception of increased density and less recreational space for boating and swimming and can raise issues of visual impact, noise, lighting, privacy and navigation.

A river, bay or channel, although all narrow waterbodies, present slightly different issues which may require different approaches for resolution. Narrow waterbodies within the Huntsville Urban Settlement Area or a Community Settlement Area need to be treated differently than those in the Waterfront designation in order to retain the character of that area.

- 4.4.1 The confined nature of narrow water bodies can result in potential safety and compatibility issues which present constraints to *development* related to:
- a) navigation;
 - b) channel congestion;
 - c) perception of density and lack of privacy, particularly for boating and swimming;
 - d) impact on views and aesthetics; or
 - e) difficulty in properly locating and orienting shoreline



structures.

- 4.4.2 *Development* will not be permitted on a *narrow waterbody* where a hazard to navigation would result, as confirmed by the authority having jurisdiction.
- 4.4.3 Within the Waterfront designation, although existing lot frontages in the same area may be smaller, where new lot creation is proposed on or adjacent to a *narrow waterbody*, the shoreline lot frontage will be increased as follows:
 - a) Where the distance of the *narrow waterbody* from shore to shore is greater than 90 metres, a minimum shoreline frontage of 90 metres will be required; and
 - b) Where the distance of the *narrow waterbody* from shore to shore is less than 90 metres, a minimum shoreline frontage of 120 metres will be required.
- 4.4.4 Appropriate lot line configuration and greater lot frontage than required in Section B4.4.3 or alternative lot line configurations may be required to address the constraints of a particular narrow waterway, or to address *natural heritage features and areas* or other natural constraints.
- 4.4.5 In addition to an increased lot frontage, or the case of an existing lot located adjacent to a *narrow waterbody*, a variety of other techniques, such as increasing building setbacks for primary buildings, limitations on the location and size of shoreline structures, retention of vegetation and night sky *sensitive* and safe lighting will be considered in order to address issues associated with narrow waterbodies.
- 4.4.6 Where only a portion of a lot is located on a *narrow waterbody*, the requirements for narrow waterbodies will be applied to the whole property, unless the siting of *development* and other appropriate measures can be implemented to the satisfaction of the Town in order to properly address the issues associated with *development* on a *narrow waterbody*.
- 4.4.7 New *marinas*, *waterfront landings* or similar docking facilities within the Waterfront designation should not be located on a *narrow waterbody* which is developed predominantly for residential use.
- 4.4.8 Within the Huntsville Urban Settlement Area or Community Settlement Area, where *development* is proposed on or adjacent to a *narrow waterbody* the following techniques will be implemented



where appropriate:

- a) Retaining or obtaining public land along the shoreline, wherever possible;
- b) Applying a minimum setback of 20 metres for residential structures, and for commercial structures unless there is an established building line;
- c) Maintaining natural shorelines or restoring shoreline vegetation with native species, where feasible;
- d) Limiting the size, location and type of shoreline structure;
- e) Locating shoreline structures parallel to the shoreline; and
- f) Using appropriate and safe lighting.

4.4.9 A technical report may be required by the Town, prior to consideration of a *development* application on a *narrow waterbody*. The technical report will evaluate any safety or compatibility issues related to a *narrow waterbody*, the suitability of the *development* proposed and identify appropriate mitigating measures.

5. ENERGY CONSERVATION

Background Statement

The use of carbon-based energy and non-renewable resources results in greenhouse gas emissions, which is the primary cause of climate change. In Canada, while close to 30% of the energy used can be attributed to the heating and cooling of buildings, another 34% is used in the transportation sector.

Being conscious of energy use and undertaking conservation efforts will help to reduce greenhouse gas emissions and build a more resilient and economically sustainable community. Municipal governments have many roles to play in sustainability as regulator, facilitator, partner, program deliverer and educator.

- 5.1 The Town will reduce energy consumption and promote renewable and alternative energy systems by continuing to implement energy conservation in municipally owned facilities.
- 5.2 The use of on-site *renewable energy systems* will be encouraged. Where used, their location will minimize visual or aesthetic impacts.
- 5.3 The Town will encourage energy efficient site and building design. Wherever possible, site design of new *ecological function* and *redevelopment* will use building orientation and vegetation and tree retention or replanting and other landscaping measures to reduce energy use. Buildings will be designed to incorporate energy saving measures in accordance with industry best practices and standards. The provision of electric charging stations is also encouraged.
- 5.4 *Development* and *redevelopment* will incorporate *sensitive* lighting, which is oriented downward, low wattage, energy efficient, and minimizes glare, in accordance with standards adopted by the Town.
- 5.5 In the Huntsville Urban Settlement Area and Hidden Valley Recreational Lifestyle and Resort Area, wherever possible, *development* will be designed in a compact manner to establish land use patterns which minimizes the need for automobile trips, support the use of the public transit system and facilitate connection to the Town's active transportation network.



PART C

BUSINESS FRIENDLY HUNTSVILLE - ACHIEVING
ECONOMIC RESILIENCY





PART C: Business-Friendly Huntsville – Achieving Economic Resiliency

Background Statement

A resilient economy is diverse and able to adjust to periods of both fast-paced and slower growth, and the changing opportunities presented at those times. At present, the Town is experiencing a period of growth. As indicated in the Muskoka Economic Strategy (2009), tourism, construction, retail and personal and public services are the strongest economic growth areas. While the natural resource, manufacturing and transportation sectors are currently stable, they are still important to the local economy. Huntsville has also seen a rise in knowledge-based fields. Looking forward, the report indicates that there will be a continued predominant reliance on retail and service based jobs.

Through the consultation process to develop the Town's Strategic Vision, residents identified the need for a strong, diverse and resilient economy that provides a variety of year-round, full-time and well-paying job opportunities. They felt that these job opportunities could be accomplished by leveraging the quality of life Huntsville offers to attract innovative and creative knowledge based companies to the community.

In addition to the creation of an economic development strategy and a community master plan, as suggested in the Town's Strategic Plan, research has shown that rural and small towns that have had a level of success with economic development have capitalized on the unique characteristics of that community to contribute to a desirable quality of life for its residents and visitors. They have facilitated the creation of or furthered their community's unique sense of place, as well as leveraged the healthy and active lifestyle it offers. Further, they also assisted in creating the conditions to support entrepreneurs who capitalized on and leveraged the physical and geographical assets within those communities.

Huntsville has many assets which can be showcased to leverage the power of its place: i) its natural setting in Muskoka cottage country and proximity to Algonquin and Arrowhead Provincial Parks; ii) a vibrant downtown core; iii) beautiful parks, beaches and trails as well as community facilities that promote an active and healthy lifestyle; iv) a major resort commercial hub boasting a range of visitor accommodation and service needs; and v) an active arts, culture and heritage community featuring live entertainment events, art and museum exhibits and leisure programs for all ages.

The Town's Official Plan can assist with business attraction and economic development through the notion of placemaking by recognizing the Town's location in Muskoka and its proximity to Algonquin Park. Key in leveraging the power of place are policies that protect environmental features and the Town's character, reinforce the function of the historic downtown being the cultural heart and soul of the community, as well as promote a healthy and active community through design guidelines and promotion of active transportation.

Further, policies that assist in retaining existing employment uses and protect from incompatible uses, enable expansion opportunities and set aside sufficient lands for new employment uses, as well as achieve more affordable housing and creating an efficient transportation system in the community, are also an important component of



contributing to the Town's economic resiliency.

While Part B of this Plan contains policies to protect the Town's natural legacy and promote environmental resiliency, this Part (C) focuses on general policies that are intended to facilitate responsible growth and economic resiliency within the Town. The hierarchy of settlements identified in the community structure and the related land use designations are intended to foster the development identified in the Economic Resiliency goals and objectives, as well as the general economic policies. In some cases, policies affecting active living and smart values smart value housing are addressed in Part D – Achieving Social Resiliency – of this Plan.

This Part includes:

- Chapter 1 – “Economic Resiliency” addresses broad, Town-wide policies to promote economic resiliency across various economic sectors;
- Chapter 2 – “Growing Huntsville” identifies a hierarchy of settlements and land use designations, as well as population and employment growth projections;
- Chapter 3 – applies to the “Huntsville Urban Settlement Area” and sets out detailed land use policies applying to lands within the settlement, as well as an *intensification* strategy for the Huntsville Urban Settlement;
- Chapter 4 – applies to all lands within the “Community Settlement Areas”. Community Settlements include Novar, Port Sydney and Utterson. This Chapter sets out detailed land use policies applying to lands within these settlement areas;
- Chapter 5 – establishes a “Hidden Valley Recreational Lifestyle and Resort Area” designation and sets out detailed land use policies applying to lands within the Hidden Valley area;
- Chapter 6 – establishes a “Waterfront” designation which describes the function of the areas adjacent to waterbodies, outside of settlement areas and the Hidden Valley Recreational Lifestyle and Resort Area, and includes land use policies applying to these lands; and
- Chapter 7 – establishes a “Rural Area” designation which is applicable to all lands outside of all Settlement Area and Waterfront designations and includes land use policies specific to the broader Rural Area.

Goals

1. Protect the Town's *natural heritage features and areas* and promote its location adjacent to Algonquin and Arrowhead Provincial Parks;
2. Promote and enhance the Town's settlement areas for commerce, employment, and residential growth;
3. Protect appropriate lands for long-term employment uses and prevent conversion of *employment areas* to other uses;



4. Protect and promote the tourism industry with an emphasis on active lifestyle tourism initiatives and *development*;
5. Protect rural lands for resource extraction and production.

Objectives

1. Develop an Economic *Development* Strategy to promote employment growth and provide local job opportunities;
2. Continue to work with existing businesses to create opportunities for them to flourish and expand;
3. Promote and enhance the Town as an attractive and unique hub for new business investment, tourism and settlement;
4. Encourage the *development* of diverse, compatible land uses in close proximity to each other and which builds on the unique *character* of the Town;
5. Ensure the adequate provision of *smart value housing* to meet the needs of current and future residents;
6. Maintain and promote the downtown of the Huntsville Urban Settlement Area as the focal point for commerce and arts and cultural entertainment in the Town;
7. Enhance the visual qualities of the downtown and protect its heritage resources and unique architectural *character*;
8. Encourage and work with property owners to make façade and property improvements throughout the Town;
9. Ensure *employment areas* are serviced with leading edge telecommunication services to attract knowledge-based industries and to support the technological advancement and growth of existing businesses;
10. Seek opportunities for local energy generation;
11. Continue to maintain, upgrade and where appropriate expand *community facilities* that support the active lifestyle and enjoyment of arts and culture of the residents of, and visitors to the Town;
12. Promote Huntsville as a four-season tourist destination and an attractive place for business investment;
13. Maintain the Town's existing rural uses and direct incompatible *development* away from such lands while continuing to promote new rural initiatives;
14. Establish local food policies that would seek to identify opportunities for local agriculture in the Town.



I. ECONOMY

Background Statement

The Town of Huntsville has the most populous urban settlement area between Orillia and North Bay. Huntsville is also the western gateway to Algonquin Park. Huntsville's influence is regional, providing services north and west into Parry Sound and east into Haliburton and Algonquin Park. Huntsville is a year-round, economically diverse community. The various industries that contribute to the economy of Huntsville must be sustained, promoted and supported in order to ensure a prosperous future. The industrial base draws on a regional supply; the tourism, cultural and retail commercial sectors serve the local and broader communities.

Professional, service and retail businesses have a home primarily in the Town's Urban Centre, as well as other parts of Town, serving an important role for residents and visitors to the community. Huntsville's geographic setting, near the west entrance to Algonquin Park, as well as its abundance of lakes, parks and natural beauty, make the Town a year-round tourist destination. With more and more people seeking an active lifestyle, the recreation and tourism industry is growing. In rural parts of the Town, the resource-based industries have an active role in sustaining the economy and provide employment opportunities within the Town. New businesses in all of these sectors are welcome to the community in order to contribute to the overall economic resilience of Huntsville.

This chapter of the Official Plan sets out policies to recognize and promote the economic diversity of the Town.

Economic Benefits of the Environment

- 1.1 As identified in Part B, the rich landscape of lakes and forests will be protected in order to retain the natural and economic benefits and opportunities it provides.

Business and Services

- 1.2 The Town will continue to grow as a regional service centre for economic, cultural, health, retail, employment and recreational activity in the District of Muskoka and East Parry Sound for residents and visitors from other areas.
- 1.3 Growth in the business and service sector, particularly the *development* of small business and home-based business, which serves the community, will be encouraged and promoted. The policies of Chapter C3 of the Plan will guide such business *development* in each land use designation.
- 1.4 The Town will protect commercial and industrial lands to ensure that there is a sufficient supply of land to accommodate future economic opportunities for new or growing businesses.
- 1.5 In order to protect the viability of the Town's commercial and



industrial areas, a broad mix of uses appropriate to these areas will be permitted to foster synergies and dynamic business relationships.

1.6 Locations of Business Employment designated lands, lot patterns and the mix of uses within these lands will be designed to be freight supportive.

1.7 Creative or knowledge-based businesses form an important part of the Town's economy. They contribute to the Town's unique identity and support tourism. The Town will recognize and support existing businesses in the creative sector and foster an environment for businesses to grow and thrive within this sector.

1.8 Home-based businesses are occupations that are completely conducted within a residential dwelling unit or an accessory building on a residential property and are considered to be secondary and accessory to the residential use. A home-based business is permitted in any residential dwelling unit where the following can be satisfied:

- a) the business will clearly be secondary and incidental to the residential use;
- b) there will be sufficient lot area to accommodate a residence, the associated business and any parking;
- c) only a limited portion of the dwelling will be used for the business;
- d) where the business is located in an accessory building, the size of the building will be limited and lot coverage provisions will not be exceeded;
- e) the residential *character* and appearance of the property and the neighbourhood will be maintained;
- f) the external residential appearance of the dwelling will be maintained and exterior signs restricted in size;
- g) the business will be compatible with adjacent residences and the neighbourhood;
- h) the business will have no negative environmental impacts or *adverse effects*;
- i) the business will not be a high traffic generator;
- j) the business will be a low water user and sewage effluent producer;
- k) there will be no outdoor storage or display;
- l) the types of businesses may be established through the zoning



or community planning permit by-laws;

- m) two home-based businesses may be operated from a residence where professional, knowledge-based, administrative or high-technology services are offered and where the scale of the businesses meets the *development* criteria listed above; and
 - n) the business will not require a second entrance or commercial road entrance.
- 1.8.1 The zoning by-law or community planning permit by-law shall provide an appropriate range of uses and *development* standards to regulate home occupations.

Downtown

- 1.9 Huntsville's Downtown represents the heart of the Town's professional, retail and service sector where people come to work, shop, eat and gather. The Town will continue to promote the Downtown as a vibrant year-round destination. The Town will promote investment and re-investment opportunities in the Downtown, by fostering an environment of collaboration with the Downtown Huntsville Business Improvement Area (BIA).
- 1.10 The Town will recognize the Downtown as the premiere location for Town-wide cultural and civic events and activities.
- 1.11 To protect the unique heritage *character* of the Downtown and ensure that public access to the business and services offered in this area evolves and improves, the Downtown Community Improvement Plan will be periodically reviewed and updated, to ensure that it is achieving its desired intent.
- 1.12 The Town will provide publicly available Wi-Fi at all public facilities in Town, as well as throughout the downtown, to support business growth and attract new businesses.

Tourism

- 1.13 The recreation and tourism industries are an important contributor to the Town's economy and this sector will continue to be strengthened and enhanced. Major tourist destinations in Town are located in the Hidden Valley Recreational Lifestyle and Resort Area and at Arrowhead Provincial Park.
- 1.14 The Town will promote the *development* of new, or *redevelopment* of existing, tourist commercial operations, attractions, facilities or services which complement the existing year round tourism base.
- 1.15 The Town will continue to support the continued growth and success of these facilities by ensuring that public parking, active transportation networks, *community facilities* and infrastructure



that support the tourism industry are continuously improved.

- 1.16 Where appropriate, scenic routes and trails through the Town will be identified and promoted and linked with tourist commercial operations, attractions and points of interest.
- 1.17 The *development* or *redevelopment* of *tourist commercial uses*, which maintain the intent, principles and policies of the plan, will be encouraged and supported.
- 1.18 Traditional and new concepts related to the form of ownership of *tourist commercial uses* will be supported, provided the intent, principles and policies of the Plan are satisfied.
- 1.19 The preservation of the tourist commercial land base fronting on water is essential to the long-term health of the tourism industry in Huntsville. The *redevelopment* and downzoning of resort commercial properties to residential use will not be supported. In extenuating circumstances downzoning may be considered where the impact of the loss of the commercial land base has been analyzed, and it is demonstrated that it would not negatively affect the critical mass of the tourism infrastructure and land base in Huntsville.
- 1.20 The Town's seasonal residential population's use of retail and commercial services is an important factor in the local economy. The Town will continue to promote sustainable *development* in the Hidden Valley Recreational Lifestyle and Resort Area and the waterfront and encourage seasonal residents to support services and businesses within the Town.

Rural Area

- 1.21 The Town will support and protect rural resource industries and rural businesses in the Rural Area of the Town. However, where aggregate extraction uses exist in the Huntsville Urban Settlement Area, Community Settlement Areas, the Hidden Valley Recreational Lifestyle and Resort Area, or Waterfront designations, they will cease to exist in the long run, and in the interim will be limited or regulated to minimize any impact.
- 1.22 The Town will encourage the provision of high-speed internet across the Town to support local residents and the economy.



2. GROWING HUNTSVILLE

Background Statement

The Town of Huntsville is known for its natural beauty, its pristine lakes and waterfront areas and its vibrant communities. There are many elements that make up Huntsville, and it is precisely these elements that contribute to the Town's identity as a wonderful place to live and work, and a year-round destination for tourists from across Ontario and around the world.

This chapter of the Official Plan sets out the elements that contribute to the community structure of the Town and includes strategic growth policies for the Settlement Areas, the Hidden Valley Recreational Lifestyle and Resort Area, as well as the Waterfront and Rural areas. Population and employment projections are also included within this chapter.

2.1 Community Structure

- 2.1.1 The Town is comprised of the original Town site, the Hidden Valley area, the communities of Novar, Port Sydney and Utterson, as well as waterfront and rural areas.
- 2.1.2 Each of these areas is recognized in the community structure of Huntsville in the following designations:
 - a) Huntsville Urban Settlement Area;
 - b) Three Community Settlement Areas (Novar, Port Sydney and Utterson);
 - c) Hidden Valley Recreational Lifestyle and Resort Area;
 - d) the Waterfront; and
 - e) the Rural Area.



2.1.3 The particular *character* and values of each designation will be protected and enhanced. The *character* of a designation or a particular area is the essence, which defines that area and provides a sense of identity. *Character* is established over time and is rooted in the following:

- a) the physical setting and landscape characteristics including the unique confluence of water, rocks and trees and scenic landscapes;
- b) historic *development* patterns;
- c) cultural heritage;
- d) extent and form of *development*: density, intensity of use and height;
- e) architecture and design;
- f) safe and healthy community;
- g) level of services and infrastructure; and
- h) open space, natural areas and recreational areas and facilities.

2.1.4 The *character* of a Community or the Rural and Waterfront designations is not static, but rather evolves over time, adapting to new circumstances. *Development* will be managed to ensure that the essence and fundamental features of the designation are maintained. As the area grows, *development* that is compatible with and complements this *character* should be promoted.

2.2 Population and Employment Growth

2.2.1 The District of Muskoka has projected year-round and seasonal population, as well as employment, to the year 2041 for the Town of Huntsville. Table 1 below includes those projections:

Table 1: Year-round and Seasonal Population and Employment Projections – Town of Huntsville

Dwelling Type	2016 (units)	2014 (units)	Growth 2016 - 2041 (units)
Population (People)			
Year-round	19,600	26,400	+ 6,800
Seasonal	6,200	6,800	+ 600
Employment (jobs)	10,160	12,740	+ 2,580



2.2.2 The District of Muskoka has also projected year-round dwelling growth by housing type to the year 2041 for the Town of Huntsville. Table 2 below includes those projections:

Table 2: New Year-round Dwelling Projections – Town of Huntsville

Population and Employment	2016	2014	Growth 2016 - 2041
Population (People)			
Year-round	19,600	26,400	+ 6,800
Seasonal	6,200	6,800	+ 600
Employment (jobs)	10,160	12,740	+ 2,580

2.2.3 The Huntsville Urban Settlement Area and the Novar, Port Sydney and Utterson Community Settlement Areas will be the focus of year-round population and employment growth and *development*.

2.2.4 A minimum *target* of 60% of new year-round dwelling units will be directed to the Huntsville Urban Settlement Area and the remaining 40% to the other land use designations. It is forecasted that these *targets* will achieve the unit projections noted in Table 3 including conversions of seasonal dwellings to year-round dwellings.

	Percentage (%)	Units
Huntsville Urban Settlement Area	60	1,740
Community Settlement Areas and Rural	33	950
Waterfront - anticipated conversions from seasonal to year-round	7	215
Total	100	12,740
Source: District of Muskoka Growth Strategy, 2013 Phase 2 Update, January 10, 2014, Watson & Associates Economists Ltd.		

Table 3: Distribution of Projected Year Round Residential Growth

2.2.5 The mix of uses, density and design of *development* within Huntsville Urban Settlement Area will:



- i) efficiently use land and resources;
- ii) be appropriate for, and efficiently use, the infrastructure and public service facilities that are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- iii) minimize *negative impacts* to air quality and climate change, and promote energy efficiency;
- iv) support active transportation; and
- v) support the existing transit system and any future expansion.

2.2.6 A range of opportunities for *intensification* and *redevelopment* will be accommodated in the Huntsville Urban Settlement Area in accordance with the *intensification* strategy outlined in Chapter C3 of this Plan.

2.2.7 The boundaries of the Town's settlement areas are illustrated in Schedules to the Muskoka Official Plan, and any expansion during the life of the plan is not anticipated. However, the District of Muskoka may allow the expansion of a settlement area boundary at the time of a municipal comprehensive review and in accordance with the Provincial Policy Statement. A corresponding amendment to this Plan in order to expand a settlement boundary is not required.

2.2.8 Growth in Community Settlement Areas is anticipated to be limited to *infill development*, *intensification*, *redevelopment* and minor rounding out within the existing settlement boundaries based on the use of *individual on-site water services* and *individual on-site sewage services*

2.2.9 The Hidden Valley Recreational Lifestyle and Resort Area is subject to the policies of Chapter C5 of this Plan.

2.2.10 It is anticipated that 65% of the forecasted seasonal growth will be directed to the Hidden Valley Recreational Lifestyle and Resort Area and the remainder will occur in the Waterfront designation.



3. HUNTSVILLE URBAN SETTLEMENT AREA

Background Statement

The Huntsville Urban Settlement Area is the Town's largest settlement area and functions as the heart of the Town. It provides a full range of community services and facilities at a density that will make efficient use of municipal services and infrastructure, conserve energy and provide an affordable living environment. It is a complete community embodying all elements of resilience and will be the focus of the majority of growth and development throughout the period of this Plan.

Commercial areas in the Huntsville Urban Settlement Area play a key role in the character and economy of Huntsville. The Central Business District designation contributes to the sense of place of all Huntsville residents as the primary shopping, entertainment and meeting place in the Town. The Regional Commercial and Business Employment designations also provide for a full range of goods and services to residents while providing for a range of local employment opportunities.

These three designations serve as the primary location for goods, services, entertainment and employment in the Town.

3.1 Function

- 3.1.1 The Huntsville Urban Settlement Area functions as a regional commercial, business and tourism service centre for surrounding communities and the waterfront and rural areas. It is also the primary residential settlement area of the Town.
- 3.1.2 The Huntsville Urban Settlement Area functions as a complete community in which people live, work, learn and play. Because it is fully serviced by municipal water and sewage services, the Huntsville Urban Settlement Area is expected to be the focus of year-round residential and employment growth and accommodate most urban forms of *development*.

3.2 General

Boundaries

- 3.2.1 The boundaries of the Huntsville Urban Settlement Area are delineated on **Schedule A** of this Plan.

Character

- 3.2.2 The Huntsville Urban Settlement Area's *character* is rooted in its natural setting on the shores of Lake Vernon's Hunter's Bay, the Muskoka River and Fairy Lake, as well as its varied terrain with prominent heights of land. This location and physical features provide a unique setting for the community and has influenced its historic *development* related to travel, logging/and a lumber centre, tanning and tourism.



- 3.2.3 The historic Downtown Core's location and focus on the Muskoka River provides an attractive setting and access to Lake Vernon and Fairy Lake. Public docking facilities provide for boat access to this area.
- 3.2.4 The *built-up area* of the Huntsville Urban Settlement Area, emanating from the historic Downtown Core area, is compact and characterized by a distinct grid street pattern with established residential neighbourhoods.
- 3.2.5 The commercial areas of the Huntsville Urban Settlement Area are located mainly along or at the intersection of major arterial roads and provincial highways, which lead to and from the Downtown Core. An existing Institutional node containing the hospital is located along Muskoka Road 3 North, north of Highway 60.
- 3.2.6 A *significant* amount of undeveloped land exists west of Muskoka Road 3 North and north of Highway 60. This area has an undulating topography and contains forested areas and pasture land. This area and a large parcel on the east side of Townline Road are greenfield areas where future *development* is anticipated to occur.

Protecting Character

- 3.2.7 The *character* of the Huntsville Urban Settlement Area will be protected by ensuring that permitted uses and densities result in compact *development*, which is designed to respect and incorporate, where feasible, the physical, environmental and cultural qualities that define the *character* of the area.
- 3.2.8 Where new *development* occurs adjacent to existing *development*, the new *development* will be designed in a manner that reflects existing built form, including such matters as height, building mass and *character*. Where new *development* involves increased densities as encouraged by this Plan, the *development* shall be designed to provide either a transition in height, density, massing and setbacks, etc. between existing *development* and new *development*, where practical, or design features that mitigate potential impacts between the new and existing *development*.
- 3.2.9 Views and vistas will be preserved and new ones created where feasible.
- 3.2.10 To ensure that prominent heights of land remain natural in appearance, as much vegetation as possible will be maintained on skylines, ridgelines or adjacent to the top of rock cliffs.



3.2.11 Cultural heritage features will be protected and maintained.

3.2.12 There are six major entrances to the Huntsville Urban Settlement Area. These entrances create an impression of the community, and require specific design considerations to reflect the *character* of the Town. Streetscape improvements and regulation of signs and parking areas are important components of a strategy to improve the visual features of entrances.

3.2.13 The Town has developed design guidelines for the Downtown and Highway 60 areas of the Huntsville Urban Settlement Area. Design guidelines for other areas or for specific types of land uses may be developed to implement the design policies of this Official Plan.

3.2.14 Future *development* will proceed in a manner consistent with these guidelines.

Height

3.2.15 The height and massing of new *development* in the Huntsville Urban Settlement Area will ensure that:

- a) building height, massing and architectural features respect and fit in to the context of the *character* of the immediate area;
- b) building overlook and shadowing effects are considered;
- c) compatibility between new and existing *development* is accomplished through transition in height and density where appropriate; and
- d) the proposed building(s) fit into the topography of the area and does not project above the tree line.

Servicing and Access

3.2.16 *Development* within the Urban Centre will proceed on the basis of piped municipal sewer and water services. Where such service is not available, *development* will be conditional upon the applicant providing such municipal services to the proposed *development* except as outlined in Chapter E2 of this Plan.

3.2.17 Unless specified elsewhere in the Plan, new lots shall have frontage on a publicly year-round maintained road.

3.2.18 Individual lots/units within or tied to a condominium *development* may be permitted to have private condominium road access.



Condominium road standards may vary from public road standards, as appropriate to the *development*.

- 3.2.19 *Development* shall occur as a logical and orderly extension of the existing *built-up areas* and at a scale that is appropriate based on the availability of infrastructure and recreational services.
- 3.2.20 New *development* and *redevelopment* will be designed to provide connectivity for pedestrian and vehicular traffic.

Parking

- 3.2.21 The Town will ensure that adequate parking facilities are provided to meet the parking demands generated by various land uses.
- 3.2.22 The Town will specify off-street parking requirements and may establish minimum parking requirements in the comprehensive zoning or community planning permit by-law, where appropriate.
- 3.2.23 Off-street parking areas and facilities shall be provided through zoning and site plan, or community planning permits requirements.
- 3.2.24 Cash-in-lieu of required parking may be considered in accordance with the Planning Act.
- 3.2.25 Reduced parking requirements may be considered where justified in a technical report that is prepared to the satisfaction of the Town, particularly for *smart value housing* proposals, or where high levels of public transit exist or are planned.

Intensification Strategy

- 3.2.26 *Intensification* and residential *intensification* within the Huntsville Urban Settlement Area will be focused in the Urban Residential, Mixed Use and Commercial designations within the *built-up area* and along the *intensification* corridors identified on **Schedule B-1** of this Plan. The Town may undertake further detailed study to refine existing or identify new *intensification* and residential *intensification* areas. The *built-up area* has been delineated based on the limits of the developed areas within the Huntsville Urban Settlement Area.
- 3.2.27 *Intensification* and residential *intensification* will generally be encouraged throughout the *built-up area* but may also be directed to areas where suitable existing or planned infrastructure and



public service facilities are available in an efficient and fiscally responsible manner.

- 3.2.28 *Intensification* and residential *intensification* will be discouraged in areas where there are *significant* servicing and/or topographical constraints.
- 3.2.29 Annually, the Town will plan to achieve a minimum residential *intensification target* of 25% of all new residential units within the Town being developed within the *built-up area*.
- 3.2.30 Within the *built-up area* and in *intensification* corridors, the following general *intensification* policies shall apply:
- a) *development* will be compact in form;
 - b) the scale and location of the proposed *development* is appropriate in the context of its surroundings;
 - c) the infrastructure and *community facilities* required to service the new *development* area are available or can be provided in an efficient and cost effective manner;
 - d) a range of housing choices will be provided, subject to servicing constraints and taking into account *smart value housing* needs and encouraging the creation of *secondary residential dwelling units*;
 - e) a diverse and compatible mix of land uses will be provided, including residential and employment uses to support vibrant communities;
 - f) the *development* supports transit and active transportation for everyday activities;
 - g) *development* will contain high quality public open space with design standards that create attractive and vibrant spaces; and
 - h) *development* is encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent areas.
- 3.2.31 When considering new *development* within mature neighbourhoods, consideration must be given to:
- a) the massing, scale and height of *development* such that it is compatible with and fits into the existing built form within the neighbourhood;
 - b) the topography of the land on which it is proposed;



- c) providing a transition of heights and density through setbacks, and the stepping down of buildings towards those uses of lesser intensity; and
- d) maintaining adequate sunlight and privacy for adjacent residents and minimizing overlook and shadowing of adjacent residents.

Land Use Designations

- 3.2.32 The Huntsville Urban Settlement Area is divided into a number of specific designations as shown on **Schedule B-1**. Specific permitted uses are identified for each designation.
- 3.2.33 Land uses will generally be arranged to facilitate the *development* of compact, pedestrian-friendly and mixed-use neighbourhoods that fulfil most ordinary human needs, including those of transportation, commerce and employment; as well as reflecting unique characteristics and qualities of a place, such as its history, physical traits, natural environments, patterns of human behaviour and seasonal variations.

3.3 Urban Residential

Background Statement

Residential areas play a key role in contributing to the character of the Huntsville Urban Settlement Area. It is where we spend most of our time. The public realm in residential areas – the local streets, the parkettes, the trails – are the places where we socialize on a daily basis. It is critical that residential areas be designed to enhance the public realm and in turn, contribute to the Huntsville Urban Settlement Area's identity. Within the Urban Residential Area, the predominant use of land shall be for residential dwelling units.

Permitted Uses

- 3.3.1 Permitted uses include residential dwelling units such as low density residential (single detached units, duplex and semi-detached units), medium density residential (triplexes, fourplexes, townhouses and small-scale multiple) and high density residential (low and mid-rise apartments).
- 3.3.2 Convenience commercial uses are also permitted.

Housing Mix

- 3.3.3 The Town encourages the *development* of a mix of housing types, tenure and affordability throughout the Urban Residential Designation, especially within plans of subdivision in *designated*



growth areas. The housing mix *target* for the Huntsville *designated growth areas* will be 60% low density and 25% medium density and 15% high density.

- 3.3.4 Approval of draft plans of subdivision and /or draft condominium plans and associated conditions of approval will ensure a range of housing types and choices are provided in each phase including smart value forms of housing.

Lot and Density Requirements

- 3.3.5 Residential *development* will be designed in such a manner as to minimize land consumption and efficiently use infrastructure and *community facilities* by encouraging cost effective *development* at appropriate densities and in appropriate locations.
- 3.3.6 The density *target* for new residential *development* within the Residential area in the Huntsville Urban Settlement Area will be an average of 17 units per gross hectare.
- 3.3.7 The gross density for low density residential *development* will be a minimum of 15 units per gross hectare, and will not exceed 25 units per gross hectare.
- 3.3.8 The gross density for medium density residential *development* will be a minimum of 20 units per gross hectare, and will not exceed 40 units per hectare.
- 3.3.9 The gross density for high density residential *development* will be a minimum of 25 units per gross hectare, and not exceed 60 units per gross hectare.
- 3.3.10 Gross density shall mean the density of residential *development* in an area subject to a *development* application, including local roads and parks.

Locating Medium and High Density Residential Development

- 3.3.11 The following factors shall be considered when reviewing proposals for any medium and high density residential *development*:
- a) compatibility with the existing land use in the immediate area, historical significance of existing buildings, and the *character* of the residential area;
 - b) where adjacent to low density residential areas, medium and



high density housing shall maintain a low or staggered building profile to conform visually to the adjacent residential areas;

- c) buffering from any adjacent low density residential use shall be provided through increased setbacks and/or *significant* vegetative plantings/retention, where site conditions warrant;
- d) suitable functional open space amenity area and landscaping shall be provided on-site;
- e) close proximity to *community facilities* such as schools, shopping and recreation facilities;
- f) municipal infrastructure can be made available to accommodate the proposed density of *development*;
- g) close proximity to arterial or collector roads to minimize traffic congestion and facilitate access to commercial and institutional services; and
- h) lots may be occupied by more than one building, as authorized in an implementing zoning or community planning by-laws.

3.3.12 The residential density provisions may be exceeded for medium and high density residential *development* where community benefits are provided by the developer to the satisfaction of the Town and are legally secured by appropriate agreements with the Town. Such community benefits may include, amongst other matters, underground parking, provision of attainable housing, increased or specialized activity areas, recreational facilities, *community facilities*, cultural heritage preservation, public easements or conveyances of shoreline areas, or other public benefits.

Design

3.3.13 Residential and neighbourhood design will contribute to the well-being and cohesiveness of the community. To promote sociability in the neighbourhood, the following design requirements are used to guide new residential *development*:

- a) New residential *developments*, especially subdivision proposals, will be encouraged to be as visually interesting as possible. Approaches to achieving this objective include mixing housing densities, types and styles, as well as varying the location of buildings on lots and the utilization of the natural features of a site;
- b) Where major residential *developments* are proposed, the Town may impose architectural controls or design guidelines to ensure that the *development* includes a variety of housing styles and designs while maintaining an attractive and cohesive appearance;



- c) The Town will require the retention of native species vegetation augmented with a high degree of naturalized landscaping on new lots and within the road allowances and open spaces in all *developments* in order to enhance the natural appearance of the Town;
- d) Street and block patterns will be designed to distribute traffic throughout the subdivision and provide numerous traffic and active transportation linkages both within the subdivision and with abutting parts of the community;
- e) Dead end streets and cul-de-sacs are discouraged;
- f) Block patterns, land use density and the orientation of a building on a site will be designed to facilitate public transit service;
- g) Parks and school sites should be located adjacent to each other where possible;
- h) Proximity and accessibility to schools, parks and parkettes will be considered in the design and layout of a subdivision and should be located within a five-minute walking distance (400 metres) to residents in the neighbourhood;
- i) Pedestrian sidewalks, walkways and trails should be designed and located to provide as direct a link as possible with schools, recreation facilities, commercial areas, parks. Parkettes and transit facilities will be part of the *development*;
- j) On and /or off-road bicycle trails linking the proposed *development* to other facilities in the community will be provided;
- k) Driveways will be spaced to ensure sufficient separation distances along the street to allow for on-street parking when permitted;
- l) Rear lanes should be considered to provide alternative access and parking, particularly on arterial and collector roads;
- m) The *character* of older established residential areas will be protected by the retention of older architecturally interesting or historically *significant* buildings and by the incorporation of new buildings that fit in and respect the established *character*; and
- n) Flexibility will be incorporated into the urban design criteria for subdivisions to allow innovation and adjustments for specific site conditions.

3.3.14 Where appropriate, alternative standards for residential *development* may be implemented to reduce housing costs and



to achieve urban design objectives. Where such alternative standards are proposed, they will be supported by appropriate studies that assess the impacts and benefits of such alternative standards, all of which will be subject to Town approval, and be subject to agreements that guarantee performance standards for the *development*.

Non-Residential Uses

- 3.3.15 Small-scale convenience commercial uses that service the immediate residential areas are also permitted in the Urban Residential designation.
- 3.3.16 The establishment of a small-scale convenience commercial use in the Urban Residential designation may be considered subject to the following:
 - a) the facility will not have a *significant* negative impact upon the residential *character* of the neighbourhood;
 - b) the use should be located on a through street with the capacity to handle the increased traffic;
 - c) the traffic generated by the use does not compromise the safety of residents or result in a *significant* increase in traffic within the surrounding residential area;
 - d) there is adequate buffering between residential and non-residential uses; and
 - e) all requirements of the zoning by-law, including yard setbacks, signage and parking are met.

3.4 Urban Shoreline Residential

Background Statement

The Urban Shoreline Residential designation extends from Hunter's Bay, along the Muskoka River through the Downtown Area to the northwest shoreline of Fairy Lake. Over time, this area has developed with a variety of land uses with varied densities.

Permitted Uses

- 3.4.1 Permitted uses include residential dwelling units such as low density housing (single detached units, duplex and semi-detached units) and medium density housing (triplexes, fourplexes, townhouses and low-profile multiple unit residential).



- 3.4.2 Existing industrial uses will cease to exist in the long run, and in the interim will be limited or regulated to minimize any impact.

Lot and Density Requirements

- 3.4.3 New lot creation for low density housing will require a minimum of 30 metres shoreline frontage.
- 3.4.4 The gross density for residential *development* will be a minimum of 15 units per gross hectare, and will not exceed 40 units per gross hectare. The zoning or community planning permit by-law will regulate the minimum required shoreline frontage for new lots containing multiple residential *development*.

Design

- 3.4.5 *Development* shall have a maximum height of 11 metres.
- 3.4.6 Boathouses are not permitted between the railway bridge crossing the Muskoka River and the furthest easterly extent of the Urban Shoreline Residential designation on Fairy Lake.
- 3.4.7 Redevelopment of properties will provide a public walkway and associated easement at or near the shoreline where a practical connection with an existing, planned or future trail system can be provided.

3.5 Lookout Residential

Background Statement

*The Lookout Residential designation applies to Part of Lot 16, Concession 1, Geographic Township of Chaffey (identified on **Schedule B-1**) where a multi-unit residential development is permitted, subject to specific development standards.*

Permitted Uses

- 3.5.1 Permitted uses include low and medium-density housing (townhouses only) and open space uses.

Density

- 3.5.2 The maximum number of dwelling units will be 175.

Design

- 3.5.3 *Development* will proceed in conformity with the natural



constraints polices of this Plan, and in this regard, a minimum of 55% of the site shall remain as landscaped open space.

- 3.5.4 *Development* will proceed on a phased basis and evidence shall be provided to the satisfaction of the Town as to the substantial *development* of a *significant* portion of each phase prior to successive phases being permitted to develop.

3.6 Mixed Use

Background Statement

The Mixed Use designation recognizes existing and future development opportunities along road corridors in the Huntsville Urban Settlement Area that are a mix of residential and commercial uses, or are intended to accommodate a mix of such uses. There are several corridors of mixed use development included within the Mixed Use designation:

- i) **Main Street West** is a variety of low-density residential uses and mixed commercial uses. *Development* potential is constrained as a result of the linear nature of the area. Such linear *character* is caused as a result of railroad tracks running parallel to the area on the north and the area of high ground to the immediate south;
- ii) **Muskoka Road 3 North** is located adjacent to the Huntsville District Memorial Hospital and is primarily older residential dwellings and several commercial uses. The *development* potential of this area is influenced by its proximity to the hospital and the ease of access from either Highway 60 or Muskoka Road 3 North;
- iii) **Highway 60** contains a variety of highway commercial and residential uses along Highway 60 adjacent to the *built-up area* of the community. These lands are strategically located due to their proximity to major transportation routes and existing municipal services. The general topography of the area provides the opportunity for direct and indirect use of Fairy Lake;
- iv) **Centre Street** is a mix of commercial, industrial and some low-density residential *development*. West Road and Centre Street are major access routes into the downtown core of the Town of Huntsville that have traditionally developed with residential and industrial uses. However, in recent years, there has been pressure along Centre Street for commercial type uses; and
- v) **Muskoka Road 3 North and Earls Road** have potential for limited commercial and medium-density residential uses.
- vi) **Eagle Ridge** is a recently approved mixed use area providing for both multiple unit residential *development* and mix of commercial uses including DSTM retail stores.



Permitted Uses

3.6.1 The following uses are permitted in the Mixed Use designation:

- a) medium and high density residential uses;
- b) commercial, retail and service uses;
- c) live/work uses;
- d) professional office uses;
- e) entertainment and recreational commercial uses;
- f) hotels;
- g) small-scale food processing facilities and distribution centres;
- h) marine and resort commercial uses (Highway 60 only);
- i) contractors establishments (Muskoka Road 3 North and Earls Road only);
- j) DSTM retail stores (Eagle Ridge); and
- k) highway commercial type uses including but not limited to an automobile dealership (Eagle Ridge);

Density

3.6.2 The maximum permitted density for multiple unit residential *development* within the Mixed Use designation will generally not exceed 60 units per gross hectare. The zoning or community planning permit by-law will establish minimum and maximum densities.

Design

3.6.3 *Development* within the Mixed Use designation will contribute to the well-being and cohesiveness of the community.

3.6.4 *Development* within the Mixed Use designation will be compact in nature.

3.6.5 To promote walkable, vibrant mixed use areas, the following criteria will be used to guide new *development*:

- a) *Development* or *redevelopment* will be compatible with the natural, cultural and small-town *character* of the Town;
- b) Signage, streetscape and building façades should be coordinated to enhance the attractive and distinctive *character* of Mixed Use areas;



- c) *Development* between the street and the lake or river will have regard to preserving views to the lake;
- d) *Development* should follow the natural contours of the land to preserve the shape of the natural land forms;
- e) The primary façades of buildings should be situated parallel to the street to establish a defined street edge;
- f) Restaurants, cafes and food retailers are encouraged to provide sheltered outdoor sitting areas adjacent to the street;
- g) Sidewalks and buildings will be barrier-free and accessible; and
- h) Walking and bicycle trails linking the *development* to other facilities in the community should be provided;
- i) Parking should be located behind buildings where feasible and buildings should be located close to the street frontage;
- j) Landscaping should be incorporated to provide visual screening, define pedestrian zones, and add visual interest to the site and streetscape; and

3.6.6 Outdoor amenity spaces should be provided in safe and accessible locations for residents of the mixed use buildings.

3.6.7 Within the Highway 60 Mixed Use designation, *development* shall have regard for the design recommendations in the “Town of Huntsville Corridor Design Recommendation Report”.

3.6.8 Entrances off public roads will be kept to a minimum in order to promote a safe and comfortable pedestrian environment and to provide for the safe and efficient movement of traffic.

3.6.9 Adequate off-street parking areas will be consolidated where possible and located to the rear of buildings.

3.6.10 Commercial *development* will be designed in such a manner as to complement the *character* of the surrounding area and to reduce any adverse impacts between residential and commercial uses, including but not limited to massing, shadowing, noise, odour, and visual impacts.

3.6.11 The conversion of existing single family residential uses within the Mixed Use designation to multiple unit residential or small-scale commercial uses will be encouraged provided that the overall *character* of the area and surrounding neighbourhood is maintained.



Eagle Ridge Special Policies

- 3.6.12 Within the Mixed Use designation for Eagle Ridge a home improvement centre, a movie theatre / cinema and a supermarket are not permitted.
- 3.6.13 Permitted uses will be readily accessible to the passing motorist and visually congruent with the surrounding area.
- 3.6.14 *Development* of an enclosed shopping centre with interior common areas is not permitted.
- 3.6.15 Each lot may be developed entirely with commercial or residential uses, or a combination of both. Residential dwelling units are encouraged to be provided as part of a commercial *development*. Consideration may be given to density bonuses where *smart value housing* or special care housing units are provided.
- 3.6.16A DSTM retail store shall have a minimum gross floor area of 464.5 square metres.

3.7 Central Business District (CBD)

Background Statement

The Central Business District is intended to function as the primary service centre for the Town and shall contain the most significant concentration and broadest range of retail, service commercial, administrative and cultural uses. The Central Business District between the Muskoka River and Lorne Street also functions as the historic core of the community and is an important tourism destination for visitors.

Permitted Uses

- 3.7.1 Permitted uses include a full range of retail, personal service, service commercial, entertainment and multiple residential uses in a mixed-use building as set out in Section C 3.7.2.
- 3.7.2 Multiple residential uses may be permitted as the predominant component of mixed-use buildings within the Central Business District, provided the residential units are located above at-grade commercial uses and associated lobbies, storage and loading areas.
- 3.7.3 The lands located along the boundary of the Central Business District generally function as transition zones between commercial uses in the Central Business District and residential uses in the surrounding residential designations, allowing for the gradual and



natural expansion of the Central Business District. The Town will direct and encourage the following uses:

- i) The mixed-use *character* of the transition zones shall be recognized and as such, the conversion of single detached residential uses to multiple unit residential or commercial uses is permitted provided that the overall appearance and *character* of the neighbourhood is generally maintained;
- ii) The uses permitted within the transition zones shall generally include residential and small-scale commercial, administrative or institutional uses, including such uses as offices, personal service and specialty commercial uses; and
- iii) Higher density residential uses are encouraged in this transition area.

Lot and Density Requirements

- 3.7.4 The maximum density within the Central Business District will be a function of the maximum height established in the zoning by-law and required setbacks.
- 3.7.5 Where a multi-storey mixed-use building abuts lands zoned to permit a single detached, semi-detached or duplex dwelling, such *development* may be subject to increased setbacks, landscape requirements, and/or specific building design requirements that provide an effective transition between the different heights and densities.
- 3.7.6 Council may consider cash-in-lieu of parking as an option for new *development*. The cash will be used to create new public parking within the Central Business District in clearly identified and convenient locations that support the pedestrian-oriented *character* of the area.

Design

- 3.7.7 The Central Business District does not have a homogeneous *character*. A number of diversified *character* areas exist throughout the Central Business District. It is desirable to retain and enhance the internal diversification of *character* within the Central Business District, provided pedestrian-oriented streetscapes are promoted throughout the Central Business District.
- 3.7.8 Restoration, rehabilitation and expansion of buildings will be encouraged to improve the vitality and viability of the Central Business District. The restoration and rehabilitation of buildings shall be designed to enhance the pedestrian-oriented streetscape.



- 3.7.9 New buildings will be located close to the pedestrian sidewalk with main entrances and windows facing the sidewalk.
- 3.7.10 Parking areas will not be located in front yards or between the building line and the street (lot) line.
- 3.7.11 Private and public off-street parking facilities should be located in strategic locations convenient to the various activity concentrations in the Central Business District.
- 3.7.12 The *development* and *redevelopment* of properties should be geared toward physically enhancing the Central Business District for pedestrian use with a comfortable, inviting and animated streetscape. An integrated pedestrian walkway and open space system shall be encouraged throughout the Central Business District.
- 3.7.13 *Development* adjacent to Fairy Lake or the Muskoka River shall be designed to reflect the prominence, visibility and waterfront proximity of the *development*.
- 3.7.14 All exterior lighting shall be dark-sky friendly and shall be focused internally and shall not be affixed to structures in excess of the height of the building (exclusive of any parapets or the like).
- 3.7.15 *Development* shall have regard for and may be required to be coordinated with the streetscape and facades in the Central Business District, between the Muskoka River and Station Road, with a view towards preserving or enhancing the appearance of the area as a heritage area.
- 3.7.16 Lot standards established in the zoning by-law may include both minimum and maximum building heights in order to ensure compact *development*, as well as minimum and maximum setback provisions in order to ensure that *development* is supportive of a pedestrian-oriented streetscape.
- 3.7.17 *Development* will be compatible with uses and structures permitted within the respective commercial designation. Where a commercial use abuts a Residential, Open Space or Institutional designation, landscape buffers and screening will be provided where appropriate in an effective and aesthetically pleasing manner.
- 3.7.18 Automobile parking areas shall be established at a rate that will adequately service proposed uses including parking for employees as well as customers.



- 3.7.19 Access points shall be limited in number, designed in a manner that will minimize hazards to pedestrian and vehicular traffic.

3.8 Regional Commercial

Background Statement

The lands designated Regional Commercial function primarily as regional serving retail shopping centres servicing the urban, rural and waterfront areas within and beyond the Town. The shopping centres may be enclosed or a group of buildings clustered into a campus environment. These designations contain retail development for which the Central Business District is not a viable location by virtue of floor space requirements, parking requirements or other factors. These designations may also contain other suitable uses that are ancillary to this role and complementary to the Central Business District. The Regional Commercial area will have a high degree of urban design.

Permitted Uses

- 3.8.1 Permitted uses include a full range of retail and personal services. Office uses will only be permitted as an accessory use to an otherwise permitted use.
- 3.8.2 The permitted uses will be contained within large single tenant retail buildings and buildings with groups of tenants all designed in a coordinated campus environment with a high degree of urban design.
- 3.8.3 The establishment of other limited commercial uses may be considered, subject to a zoning by-law amendment or community planning permit by-law, provided that the applicant demonstrates, amongst other matters, that the use will not have a *significant* negative impact upon the planned function of the commercial designations. The preparation of a market impact report and other supporting studies will be required.

Lot and Density Requirements

- 3.8.4 The maximum gross floor area shall not exceed 28,334 m² (304,994 ft²).
- 3.8.5 The maximum gross floor area located outside of the enclosed shopping centre but on the same site shall not exceed 5,202 m².
- 3.8.6 The Regional Commercial *development* at Highways 11 and 60 will be phased. The ultimate gross floor area of all buildings shall not exceed 24,155 m². Prior to any expansion beyond the first phase, Council shall require the preparation of a market impact report and other supporting studies.



- 3.8.7 The Regional Commercial *development* at Highways 11 and 60 shall generally consist of two large anchor outlets, each having a minimum gross floor area of 4,645 m².
- 3.8.8 Department Store Type Merchandise (DSTM) retail stores located on a Regional Commercial-designated site outside of an enclosed shopping centre shall have a minimum gross floor area of 464 m². However, not more than five DSTM retail stores may also be permitted, on a Regional Commercial-designated site outside of an enclosed shopping centre, to have a minimum gross floor area of 186 m² subject to rezoning zoning by-law amendment. Council may require preparation of a market impact report in support of such zoning by-law amendment.

Design

- 3.8.9 Ingress and egress points (entrances) shall be kept to an absolute minimum required to service proposed *developments*. As a condition of *development* or *redevelopment*, the provisions of acceleration and deceleration lanes may be required by the applicant to access a proposed *development*.
- 3.8.10 *Development* within the Regional Commercial designation shall be well-designed and may consist of an enclosed shopping centre with an interior corridor and / or a planned campus of attached and detached buildings which do not share a common interior corridor.
- 3.8.11 All parking facilities shall be provided on-site and at a rate which will adequately service proposed uses including parking for employees as well as customers.
- 3.8.12 All lands not required for building coverage, parking, loading or access areas shall be landscaped throughout.
- 3.8.13 The location of buildings, structures, driveways, parking and pedestrian facilities shall be designed and inter-related to meet the needs of both pedestrians and vehicular traffic.
- 3.8.14 Access points shall be limited in number, designed in a manner that will minimize hazards to pedestrian and vehicular traffic. No direct access shall be permitted to either the adjacent highways or Centre Street.
- 3.8.15 *Development*, including buildings and landscape design, shall reflect prominence and visibility of sites where appropriate.



3.8.16 *Development* shall be subject to site plan approval, which will incorporate a high degree of urban design and incorporate substantial landscaping including native species to screen blank walls, loading and parking areas and break up the visual impacts of large buildings.

3.8.17 *Development* will be compatible with uses and structures permitted within the respective commercial designation. Where a commercial use abuts a Residential, Open Space or Institutional designation, landscape buffers and screening will be provided where appropriate in an effective and aesthetically pleasing manner.

3.9 Business Employment

Background Statement

The Business Employment designation is intended to provide opportunities for employment generating activities. This designation permits a broad range of industrial and employment uses as well as commercial services and facilities serving the traveling public. This designation also accommodates commercial activities that require extensive land areas for structural space, vehicular parking, outdoor storage and display of goods or materials.

There are several areas of industrial and employment uses included within the Business Employment designation:

i) Lindgren Business Employment Area - Located at the south west end of the Town and west of Highway 11, this area contains a variety of light industrial and commercial uses. Development in this area has a compact linear character due to the location of Highway 11 running parallel to this area on the east and a steep hill to the immediate west. Development potential is constrained due to the presence of this infrastructure and feature and the topographical nature of this area;

ii) Cairns Crescent Business Employment Area - Located at the south east end of the Town (southwest of Kitchen Road and east of Highway 11), this area contains a variety of light industrial and commercial uses. Development in this area has a compact linear character due to the location of Highway 11 running parallel to this area on the west and a steep hill to the immediate east. Development potential is constrained due to the presence of this infrastructure and feature and the topographical nature of this area;

iii) Highway No. 60 North Business Employment Area - Located at the north west end of the Town (north of Highway 60, east of Highway 11 and west of Earl's Road) these vacant lands are intended to contain a variety of light industrial and commercial uses.

iv) Muskoka Road 3 North Business Employment Area – Located in the south west corner of Muskoka Road 3 North and Williamsport Road, this area contains several extractive industrial uses. As these uses are expected to cease in the long term, new business employment uses in this area are anticipated.



Permitted Uses

- 3.9.1 Permitted uses include a broad range of employment uses including manufacturing, processing, repairing, servicing, storing, research, administration and offices.
- 3.9.2 Permitted commercial uses include those that are space extensive, highway commercial uses, or commercial uses with outdoor storage or extensive outdoor display and sale, such as automotive or marine sales or service establishments. Commercial uses serving the travelling public or the employees of the *employment area*, such as hotels and restaurants, will also be permitted.
- 3.9.3 Conversion of lands designated as Business Employment to other uses may only be undertaken through a comprehensive review, as defined by the province, and where it is demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

Lot and Access Requirements

- 3.9.4 Permitted commercial uses will be directed to arterial roads intersecting with provincial highways.
- 3.9.5 Vehicular ingress and egress points should be limited in number, readily distinguishable, clearly defined and minimize interference with traffic flow. Where practical, the use of joint driveway access shall be provided.

Design

- 3.9.6 Commercial uses should be readily accessible to the passing motorist and visually congruent with surrounding uses.
- 3.9.7 The *development* of a solid and unbroken strip of commercial land abutting arterial roads is not encouraged. The use of staggered setbacks shall be encouraged to ensure the above.
- 3.9.8 *Development* should be designed in such a manner so as to enhance the overall appearance of the area and designed where possible in a coordinated campus or industrial park fashion.
- 3.9.9 *Employment area* uses should, in general, be limited to lots of large size having generous frontage on a major vehicular route.



- 3.9.10 *Development* shall be adequately landscaped, particularly where properties abut residential, institutional, and open space uses or provincial highways or connecting links. Blank walls should be screened from view. A high quality of building, site and streetscape design for the portion of buildings and lots abutting the street is encouraged. Outdoor storage shall be prohibited in the front yard of all uses. Screening of outdoor storage shall be required.
- 3.9.11 Existing industries located in the older developed sections of the Huntsville Urban Settlement Area, particularly in or near the core area, may require special *development* policies. If relocation is deemed feasible, such industries shall be established in areas designated for such use. Expansion of these industries at their present location should be reviewed in terms of site overcrowding, conflicting land use, future suitable expansion areas and potential pollution problems. Due regard shall be given to the historic use of land for industrial purposes and the economics of industrial relocation.
- 3.9.12 *Development* shall be subject to a community planning permit or site plan approval, which will incorporate a high degree of urban design and incorporate substantial landscaping including native species to screen blank walls, loading and parking areas and break up the visual impacts of large buildings.
- 3.9.13 *Development* will be compatible with uses and structures permitted within the respective commercial designation. Where a commercial use abuts a Residential, Open Space or Institutional designation, landscape buffers and screening will be provided where appropriate in an effective and aesthetically pleasing manner.
- 3.9.14 Automobile parking areas shall be established at a rate that will adequately service proposed uses including parking for employees as well as customers.
- 3.9.15 Access points shall be limited in number, designed in a manner that will minimize hazards to pedestrian and vehicular traffic.

Cairns Crescent Business Employment Area Special Policies

- 3.9.16 On Pt. Lot 8, Con. 14, Brunel, permitted uses may also include a retail grocery outlet and accessory residential uses.
- 3.9.17 On Pt. Lot 8, Con. 1, Chaffey, designated as Pt. 1 35R-15949; and Pt. Lot 7, Con. 1, Chaffey, designated as Pt. Lot 19, RCP509, Pts.



6-9, 35R-15105 and Pts. 1-3, 35R-16405, permitted uses may also include accessory residential uses.

3.9.18 Where an accessory residential use is permitted, it must also be secondary and accessory to a Business Employment use. Accessory residential uses are permitted where the following can be satisfied:

- a) a minimum of 70 percent of the total gross floor area of the building consists of Business Employment uses;
- b) residential uses will clearly be secondary and incidental to the Business Employment uses;
- c) there will be sufficient lands to accommodate buildings and structures and associated parking;
- d) the Business Employment use *character* and appearance of the property and the Cairns Crescent Business *Employment Area* will be maintained;
- e) prior to permitting an accessory residential use, a technical report prepared to the Town's satisfaction, will demonstrate that the residential use will be compatible with Business Employment uses within the building and the Cairns Crescent Business *Employment Area*;
- f) the size of permitted accessory residential units may be established through the zoning or community planning permit by-laws.

3.10 Huntsville Highlands Secondary Plan

Background Statement

*The Huntsville Highlands Secondary Plan Area consists of approximately 202 hectares of land generally bounded by Town Line Road to the north, a concession line between Concessions 13 and 14 to the south, the lot line that bisects Lot 12, Concession 14, to the east and Highway No 11 to the west, as shown on **Schedule B-1**.*

The Huntsville Highlands Secondary Plan Area is comprised of three large properties which are separately owned. While the owner of the majority of the lands (Part Lots 7, 8, 9 and 10, Concession 14), hereinafter referred to as "Huntsville Highlands", has more immediate development plans, the timing of future development on Part Lot 9, Concession 14, hereinafter referred to as "Huntsville Highlands North" and Lot 11, and Part Lot 12, Concession 14, hereinafter referred to as "Rock Ridge Mixed Use Area", may not be as immediate.



Function

- 3.10.1 The lands subject to the Huntsville Highlands Secondary Plan will function as a series of residential neighbourhoods within the Town of Huntsville which is set within a context of extensive natural and recreational open space. The Secondary Plan Area will consist of a maximum of 1,170 residential units which will accommodate a planned population of approximately 3,000 persons.
- 3.10.2 The property owner of Huntsville Highlands Inc. has proposed a Comprehensive *Development Plan*, which is attached as **Appendix 2** to this plan. These lands consist of approximately 138 hectares of land and a maximum of 600 residential units of varied built form and tenure is proposed to be developed. This *development* will have a recreational focus within a setting of active and passive open space.
- 3.10.3 Huntsville Highlands North includes approximately 10 hectares of land and the maximum yield of residential uses will be influenced by the topographical constraints on these lands.
- 3.10.4 Rock Ridge includes approximately 54 hectares of land and the maximum yield of commercial and residential uses will be influenced by the topographical constraints on these lands.

Neighbourhood Design

- 3.10.5 Prior to the final approval of a subdivision, condominium or site plan application on the Huntsville Highlands, Huntsville Highlands North or Rock Ridge properties, Neighbourhood Design Guidelines shall be submitted to the satisfaction of the Town. The objectives of such guidelines would be to provide details on such matters as, but not limited to, road right-of-way widths, streetscape design, signage, and location scale and massing of buildings as well as architectural guidelines in order to create a vision for the neighbourhood.

Land Use

- 3.10.6 Land use designations for the Plan area are identified on **Schedule B-1**, and have been established based on the Comprehensive *Development Plan* attached as **Appendix 2**.
- 3.10.7 New *development* shall require the submission of a Comprehensive *Development Plan*, which identifies how the proposed *development* builds on and complements existing and planned adjacent *development*, as well as further detailed background technical reports, to the authority having jurisdiction



3.10.8 The total number of dwelling units in the Huntsville Highlands lands shall be approximately 600. To ensure that an appropriate mix and density of housing is being provided the following *target* housing mix shall be encouraged:

- a) Detached: 60%
- b) Semi-detached and Townhouses, Triplexes, and Apartments: 40%

3.10.9 Density of residential *development* shall be calculated in accordance with Section C3.3.7 of the Town's Official Plan.

Rock Ridge Mixed Use Area

3.10.10 The topography of the Rock Ridge Mixed Use Area makes it most suited for outdoor recreational uses and related activities; however residential opportunities exist on the lands immediately adjacent to Yonge Street South. Limited commercial uses that are of a scale and type to service the needs of the users of outdoor recreational uses and the neighbourhood are also permitted.

3.10.11 Permitted uses shall be limited to:

- a) Residential *development* consisting of single family and multiple unit residential *development*; and
- b) Limited commercial uses consisting of convenience commercial uses and both indoor and outdoor recreational uses.

3.10.12 To ensure that an appropriate mix and density of housing is being provided, the following housing *target* mix shall be encouraged:

- a) Detached: 60%;
- b) Semi-detached and Townhouses, Triplexes, and Apartments: 40%.

Servicing and Access

3.10.13 No final approval of a *development* application will be given on any parcel of land within the Plan Area until such time as the necessary municipal water and sanitary sewer and stormwater management facilities and capacity are available to service the proposed *development*, or arrangements through the *development* process are in place to ensure that they will be completed.

3.10.14 Prior to the final approval of any *development* on Part Lots 9 and



10, Concession 14, on the Huntsville Highlands or Rock Ridge properties, a sewage pumping station shall be built and conveyed to the satisfaction of The District Municipality of Muskoka.

3.10.15 While **Schedule B-1** for the Huntsville Highlands area illustrates a road network, only general access points for local roads have been identified on the **Appendix 2** to the Huntsville Highlands Secondary Plan. It is the intent of this Secondary Plan that local roads will be determined through the *development* approval process. Where there are substantial deviations from the Comprehensive *Development* Plan, a supplemental technical report shall be submitted to the satisfaction of the Town.

3.10.16 Prior to the final approval of any *development* application, any required road improvements shall be completed to the standard of the authority having jurisdiction, or arrangements through the *development* process are in place to ensure that they will be completed.

Environmental Protection

3.10.17 In order to ensure that *development* has no *negative impacts* on the natural environment, all *development* applications shall conform to the relevant provisions of Section B of the Huntsville Official Plan.

3.10.18 Prior to final approval of the plan of subdivision on Part Lots 7 and 8, Concession 14 on the Huntsville Highlands property, a downstream flow plan for the identified western meadow marsh shall be submitted to the satisfaction of the District of Muskoka. This plan shall ensure that a minimum base flow of water is provided downstream of the marsh at all times.



3.10.19 Prior to the erection of a dam to facilitate the return of the water level in the eastern pond on Part Lots 9 and 10, Concession 14 on the Huntsville Highlands property to its historical elevation, biological, hydrological and flood studies shall be undertaken to the satisfaction of the authority having jurisdiction.

3.10.20 Accessory shoreline structures are prohibited on all waterbodies.

Phasing

3.10.21 *Development* shall be phased to facilitate the logical extension and provision of municipal water and sanitary sewer services.

3.10.22 Prior to final approval of any phase of a plan of subdivision or condominium description, the District Municipality of Muskoka and the Town of Huntsville shall be satisfied that previously registered phases have been serviced by municipal water and sewer services and that any required infrastructure has been installed.

3.10.23 It is anticipated that the Huntsville Highlands *development* will begin with the completion of the *development* proposed in the draft approved plan of subdivision on Part Lots 7 and 8, Concession 14. Upon confirmation that the necessary infrastructure improvements have been completed to the satisfaction of the District Municipality of Muskoka and the Town, consideration may be given to the final approval of phases within plans of subdivisions and condominium descriptions within Part lots 9 and 10, Concession 14.

4. COMMUNITY SETTLEMENT AREAS

Background Statement

A Community Settlement Area identifies the smaller, historic community settlements in the Town, which act as service centres for local communities as well as the surrounding waterfront and rural areas. Community Settlement Areas in Huntsville include Port Sydney, Novar and Utterson. The intent of the Plan is to strengthen and support the vitality, growth and prosperity of each of the Community Settlement Areas through intensification, redevelopment and regeneration. Each of these communities is different and possesses its own heritage, function, appearance and character that should be preserved and enhanced.

4.1 Function

- 4.1.1 A Community Settlement Area functions as a residential settlement, as well as a commercial and business centre for the surrounding waterfront and rural areas.

4.2 General

Boundaries

- 4.2.1 The boundaries of each Community Settlement Area are identified on **Schedule A** and generally follow property boundaries.

Character

- 4.2.2 The Port Sydney Community Settlement Area is a historic settlement that developed at the south west end of Mary Lake at its outlet into the Muskoka River. The land use pattern is representative of waterfront communities, with residential *development* along the waterfront, together with a mixture of residential and commercial functions that serve the local area, located in the original village core area. Over time, this Community Settlement Area has grown as *development* has occurred on Muskoka Road 10 and South Mary Lake Road, which lead west to Highway 11. The commercial and light industrial area near the Highway 11 Corridor provides services to the larger regional market area and travelling public. The public beach on Mary Lake and the public waterfront at the mouth of the Muskoka River, coupled with the *significant* views of the lake and river, all contribute to the distinctive *character* of the village. Port Sydney will continue to grow as a retail, service and tourist centre and low-density residential community primarily through *infill development* within the community boundaries.
- 4.2.3 Novar is located at the north end of the Town of Huntsville, on the west side of Highway 11. This community is split between the jurisdiction of the Town of Huntsville in the District of Muskoka and the Township of Perry, which is a single-tier municipality. It



is a small community characterized by commercial uses along the Highway 11 corridor, and an established residential area to the west of that commercial area, with a range of dwelling sizes on large properties. The split jurisdiction can make community planning difficult. However, consultation with the Township of Perry indicates that common community values exist and that this difficulty can be overcome with municipal cooperation.

- 4.2.4 Utterson is a residential settlement and minor convenience service centre for the community and surrounding waterfront and rural area. Due to its proximity to Port Sydney, it is not anticipated that there will be *significant* additional commercial growth. It is characterized by its natural setting amongst the woods, a mix of residential dwellings on large properties and small-scale commercial/institutional uses.

Protecting Character

- 4.2.5 The *character* of the Community Settlement Areas will be protected by ensuring that *development* takes place in the form of *infill development, intensification, redevelopment* and minor rounding out in order to facilitate the growth of the community in a compact manner.
- 4.2.6 Where new *development* occurs adjacent to existing *development*, the new *development* will be designed in a manner that reflects existing built form, including such matters as height, building mass and *character*.
- 4.2.7 The *character* of older established residential areas will be protected by the retention of architecturally interesting or historically *significant* buildings and by the incorporation of new buildings that fit in and respect the established *character*.
- 4.2.8 Public open space along shorelines and access to the water will be preserved, expanded and enhanced.
- 4.2.9 The shoreline in front of any commercial or institutional use should be enhanced, and designed to provide pedestrian access.
- 4.2.10 Where a lot is adjacent to a shoreline, any *development* should be oriented and designed so that it is visually attractive and accessible from both the road and the water.



4.2.11 To ensure consideration is given to the *character* of a particular Community Settlement Area, *development* and *redevelopment* should consider the following:

- a) orientation, frontage, depth and land area, bulk, scale and design of buildings and facilities;
- b) access including emergency access to the land from a public or private road;
- c) scope of permitted uses and discretionary uses with consideration for mixed uses, compact layout and linkages;
- d) protection and/or restoration of the natural landscape, open space, landscaping, tree canopies, and natural features;
- e) green *infrastructure* and measures to develop renewable energy sources;
- f) visual impact;
- g) orientation and access to the water for shoreline properties;
- h) buffering, screening and other measures to address land use compatibility and ensure clean air and water;
- i) provision of sustainable on-site private individual water, private individual sewage disposal and stormwater facilities and services.
- j) solid waste storage and disposal including measures for re-use, recycling and reduction;
- k) accessory uses and storage containers;
- l) lighting and signage;
- m) parking location, stacking lanes, on-site traffic circulation and end-of-trip facilities for cycling;
- n) universally accessible design measures;
- o) snow storage that avoids or impedes access and parking;
- p) conservation of cultural heritage resources; and
- q) measures to support and sustain a healthy and safe community.

4.2.12 Along District of Muskoka roads, *development* within proposed plans of subdivision will generally be required to gain access from an internal road system rather than directly from a District of Muskoka road.



Servicing and Access

- 4.2.13 New *development* will proceed by way of private *individual on-site water services* and *individual on-site sewage services*. Despite this servicing arrangement, Community Settlement Areas will be developed in as compact a manner as is possible.
- 4.2.14 *Development* will be limited in scale to low-water consumption and low-effluent producing uses that:
- a) use a water supply similar to domestic requirements;
 - b) do not use water for processing;
 - c) do not generate large quantities of liquid effluent; and
 - 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
- 4.2.15 Unless specified elsewhere in the Plan, new lots shall have frontage on and gain access from a year round publicly maintained road.
- 4.2.16 Individual lots/units within or tied to a condominium *development* may be permitted to have private condominium road access. Condominium road standards may vary from public road standards, as appropriate to the *development*.

Height

- 4.2.17 Building height, massing and architectural features of new *development* will respect and fit in to the context of the area *character*.
- 4.2.18 The height and massing of new *development* in Community Settlement Areas will ensure that:
- a) building height, massing and architectural features respect and fit in to the context of the *character* of the immediate area;
 - b) building overlook and shadowing effects are considered;
 - c) a transition in height and density is accomplished where appropriate; and
 - d) the proposed building(s) fit into the topography of the area and does not project above the tree line.

Land Use Designations

- 4.2.19 Land Use designations within each Community Settlement Area are



identified on **Schedule B-2**. These designations recognize particular areas within a Community Settlement Area, and include Community Residential, Community Business and Community Commercial.

4.3 Community Residential

Background Statement

The majority of lands within Community Settlement Areas are designated Residential. While the residential density is greater than those outside settlement areas, within Community Settlement Areas it is lower than the Huntsville Urban Settlement Area. Lots are generally large and characterized primarily by mature landscaping, and cottage-like homes and seasonal dwellings. These residential areas play a key role in contributing to the character of the Community Settlement Areas, and the Town as a whole.

Lot and Density Requirements

- 4.3.1 New lots should be a minimum of 0.4 hectares in size, and the minimum lot frontage will be 30 metres.

Permitted Uses

- 4.3.2 Permitted uses will be limited to low density residential uses, such as single detached units, duplex and semi-detached units and converted dwellings.
- 4.3.3 Small-scale convenience commercial uses are also permitted.
- 4.3.4 A conversion of a single detached dwelling to a multiple unit, single owner residential structure may be considered in limited circumstances through a zoning by-law amendment provided that:
- a) a hydrogeological assessment demonstrates that the location and lot size would be appropriate;
 - b) the dwelling is structurally sound and of sufficient size to allow for the creation of more than one dwelling unit;
 - c) adequate potable water and sewage disposal systems can be provided on site, where private services are permitted;
 - d) adequate minimum dwelling unit areas can be provided within the converted structure;
 - e) the lot is of sufficient size to allow parking lots only at the side or rear of the principal building, as well as any associated access and circulation for vehicular traffic;



- f) the use remains compatible with the *character* of the surrounding neighbourhood; and
- g) adequate landscaping, buffering and on-site amenities are provided.

Design

- 4.3.5 Residential and neighbourhood design will contribute to the well-being and cohesiveness of a community. To promote sociability in the neighbourhood, the following design requirements are used to guide new residential *development*:
 - a) street patterns will be designed to distribute traffic throughout the community and provide numerous linkages both within the subdivision and with abutting *development*;
 - b) dead end street design and cul-de-sacs are discouraged;
 - c) parks and schools sites should be located adjacent to each other where possible; and
 - d) walking and bicycle trails linking the *development* to other facilities in the community should be provided.
- 4.3.6 New residential *developments*, especially subdivision proposals, will be encouraged to be as visually interesting as possible. Approaches to achieving this objective include mixing housing densities, types and styles, as well as varying the location of buildings on lots and the utilization of the natural features of a site.
- 4.3.7 The Town will require the retention of natural vegetation augmented with a high degree of naturalized landscaping on new lots and within the road allowances and open spaces in all *developments* in order to enhance the natural appearance of the Town.

4.4 Commercial Designations

Background Statement

The commercial area of Novar is located along Highway 11 and Boundary Road. In Port Sydney the commercial areas are located along Highway 11, Greer Road and Muskoka Road 10 as well as within the village core. Utterson has a small commercial area at the intersection of Highway 141 and Old Muskoka Road. These areas are designated according to two Commercial designations – Community Commercial and Community Business. The village cores are designated Community Commercial while the commercial area along Highway 11 in Port Sydney is designated Community Business and accommodates both commercial and industrial uses.



Design

- 4.4.1 All new commercial and industrial *development* will proceed in a manner consistent with the following design guidelines:
- a) landscaping and green spaces are to be provided between the road and sidewalk and between the sidewalk and large parking lots and parking aisles, to soften the impact of paved areas;
 - b) pedestrian linkages will be provided to abutting lands, where appropriate;
 - c) flexible design standards will be implemented so design features consistent with the existing village *character* can be included in the design;
 - d) through the use of smaller setbacks, directing parking behind buildings, wall mounted signs and architecture compatible to traditional forms, a small town *character* will be maintained;
 - e) barrier-free access for pedestrians, cyclists and persons with disabilities will be incorporated in site design;
 - f) pedestrian friendly streetscapes are encouraged through the use of overhead canopies, the provision of wide sidewalks, locating the front entrances of retail units adjacent to the sidewalk, large front windows, small animated urban squares, benches, street furniture; and
 - g) storage, garbage and loading area will be screened from view from adjacent streets.
- 4.4.2 Commercial uses will provide adequate off-street parking and loading facilities. In addition, vehicular access points will be limited in number and designed in a manner that will minimize danger to vehicular and pedestrian traffic.
- 4.4.3 Commercial buildings will be designed, and lighting and signs designed and arranged, to blend in with the established or desired *character* of the area and will consist of *sensitive* lighting.
- 4.4.4 Adequate buffering between commercial uses and residential, open space, institutional or recreational uses will be provided.



4.5 Community Commercial

Background Statement

The Community Commercial area is characterized by a mix of low density residential development, commercial and institutional development at a limited scale. Over the years, each commercial centre has developed a distinct character. In Port Sydney, it has a distinctive heritage character, and is recognized as a quiet, clean and quaint core with significant summer tourist activity. In Utterson, the area is generally the setting of the old village center, which is more compact and possesses smaller lot sizes than in other areas of the community. This area generally contains a mix of uses, but has a commercial orientation. The portion of this area along Highway 141 is primarily service commercial-oriented.

Permitted Uses

4.5.1 In general, permitted uses are limited to:

- a) small-scale and service commercial uses, which may include convenience retail shops, boutique stores, restaurants, personal services, artist studios and other similar uses;
- b) bed and breakfast establishments and other small scale accommodation facilities;
- c) existing, accessory or infill residential uses may also be permitted in this area. Where possible, accessory residential units should be located to the rear of the buildings or in the upper storeys.

4.5.2 When determining if a commercial use is small scale, the Town will consider their economic function, scale of *development*, intensity of operations, range of activities, volume of sewage effluent and whether they should more appropriately be located in the Huntsville Urban Settlement.

Lot and Density Requirements

4.5.3 New lots should be a minimum of 0.4 hectares in size, and the minimum lot frontage will be 60 metres.

Design

4.5.4 The distinctive *character* of the Community Commercial designation is recognized and will be preserved and enhanced through the implementation of the following policies:

- a) *development* is encouraged to take the form of single free-standing principal buildings on a separately owned parcel of land;



- b) the use and restoration of existing buildings and structures will be encouraged;
- c) new *development* will be compatible with the *character* of surrounding buildings and the natural landscape in terms of scale and use, with emphasis on, among other matters, common roof-lines, consistent height, and building materials which reflect the *character* of surrounding buildings;

4.5.5 In Port Sydney along the waterfront:

- a) *development* will preserve the natural state of the shoreline; limited types of low-impact buildings and structures may be permitted; and
- b) setbacks for buildings on the beachfront will be maintained in accordance with their historic setbacks. The *redevelopment* of any existing lots or buildings will maintain the traditional setbacks for these properties.

4.6 Community Business

Background Statement

The Community Business designation accommodates larger commercial and industrial uses, serving the local population as well as the travelling public along Highway 11, Boundary Road, Highway 141, and Greer Road.

Permitted Uses

- 4.6.1 The types of uses permitted in the Community Business designation will include space extensive, highway commercial uses, or commercial uses with outdoor storage or extensive outdoor display and sale, such as automotive or marine sales or service establishments.
- 4.6.2 Limited-scale light industrial uses generally related to and serving the surrounding waterfront, community and rural areas will also be permitted. Such uses may include processing, light manufacturing and assembly, warehousing, storage, wholesaling, service and repair or materials and building supplies.
- 4.6.3 Community Business uses will serve the community and its associated service area as well as the travelling public.

Lot and Density Requirements

- 4.6.4 The Community Business area will be developed on the basis of larger lot sizes.



- 4.6.5 New lots should be a minimum of 0.8 hectares in size, and the minimum lot frontage will be 60 metres.

Design

- 4.6.6 In general, new *development* will be set back a minimum of 90 metres from the respective property line(s) abutting the Highway 11 road allowance, and vegetation should be maintained in its natural state to provide additional buffering and screening from the highway.
- 4.6.7 These uses should be developed in a manner which will prevent land use conflicts and negative visual impact from a public roadway and will be mitigated through the retention of vegetation and the use of buffers.
- 4.6.8 Visual enhancements from the highway will be provided through landscaping, the retention of vegetation and the use of buffers.
- 4.6.9 The Community Business area east of Highway 11 and on both sides of South Mary Lake Road, in Port Sydney, as shown on **Schedule B-2**, 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.

4.7 Restricted Rural

Background Statement

Lands designated Restricted Rural generally act as a holding category for future development in Port Sydney. Only limited types and forms of development shall be permitted. The predominant use of land shall be for uses existing as of the date of adoption of this Plan, residential infill development of single family dwellings, outdoor recreational uses or managed forestry uses.

- 4.7.1 The Restricted Rural designation applies to lands, which contain existing uses that are expected to cease in the long term.
- 4.7.2 Residential and/or open space uses represent the desired long-term land uses. In the interim, the continued operation of the existing industrial uses will be permitted however any expansion of the industrial uses will be preceded by a zoning by-law or community planning permit amendment and be subject to site plan control.



5. HIDDEN VALLEY RECREATIONAL LIFESTYLE AND RESORT AREA

Background Statement

Located west of Algonquin Provincial Park and just east of the Huntsville Urban Settlement Area and Arrowhead Provincial Park, and situated along the picturesque shoreline of Peninsula and Fairy Lakes, the Hidden Valley Recreational Lifestyle and Resort Area is a major resort commercial hub boasting a range of visitor accommodation and service needs. The open space and recreational amenities of this area are also available to and have attracted recreational resort residential uses, which are predominantly occupied by seasonal residents of the Town.

5.1 Function

- 5.1.1 The Hidden Valley Recreational Lifestyle and Resort Area identifies and describes the overall Hidden Valley area, which is composed of resort commercial, recreational resort residential and open space uses, and is related to the recreational, tourism and aesthetic opportunities presented by its proximity to major provincial parks, local topography, a *significant* water resource and the Huntsville Urban Settlement Area.
- 5.1.2 The Hidden Valley Recreational Lifestyle and Resort Area is vital to the image, vision and economic vitality of the Town.

5.2 General

Boundaries

- 5.2.1 The boundaries of the Hidden Valley Recreational Lifestyle and Resort Area are delineated on **Schedule A** of this Plan, as well as on **Schedule B-2**, land use schedule.

Character

- 5.2.2 The Hidden Valley Recreational Lifestyle and Resort Area historically developed as a recreational area, comprised of resort commercial, recreational, open space and recreational resort residential uses, based on its hilly topography and location adjacent to Peninsula Lake and proximity to the Huntsville Urban Settlement Area.
- 5.2.3 Recreational, open space and recreational resort residential *development* is located along Highway 60. Clusters of resort commercial and recreational resort residential uses are interspersed between vast areas of passive or active open space and concentrated along District and Town roads that originate at Highway 60 and loop around a rock promontory adjacent to Peninsula Lake. The



extent and orientation of *development* along the road loop creates an open air, unconfined, recreational setting.

- 5.2.4 The central promontory of a major bedrock outcropping in this area exhibits physical constraints to *development*. However, *significant development* opportunities exist on the balance of vacant lands within the boundaries of the Hidden Valley Recreational Lifestyle and Resort Area.

Protecting Character

- 5.2.5 Views and vistas will be preserved and new ones created where feasible.
- 5.2.6 To ensure that prominent heights of land remain natural in appearance, as much vegetation as possible will be maintained on skylines, ridgelines or adjacent to the top of rock cliffs. In limited circumstances, a prominent resort commercial building may be considered where it would draw upon a traditional and /or modern interpretation of the Muskoka vernacular architectural design and serve as a landmark.
- 5.2.7 Scale and density of new *development* shall be appropriate to the site, and built form shall include a variety of architectural styles.
- 5.2.8 Respecting architectural design, all buildings will draw on a traditional and/or modern interpretation of the Muskoka vernacular to evoke a meaningful and convincing harmony of traditional “Muskoka character” while using current industry standard materials and construction techniques.
- 5.2.9 Landscaping shall be compatible with the natural Muskoka *character* and used to ensure that natural amenities soften the impact of built form. Native species shall be used in landscaping to the extent that is practical.
- 5.2.10 Adequate off-street vehicular parking will be provided for all *development*. To promote low-impact *development* techniques, a series of smaller parking lots, rather than a single large parking lot, will be developed. To mitigate the visual impact of these parking lots, landscaped strips will be required between any road and the parking lot as well as between parking aisles.
- 5.2.11 Pedestrian facilities and active transportation infrastructure will be incorporated to promote pedestrian and other modes of active transportation traffic, including links to amenities and networks



on- and off-site. *Development* proposals will demonstrate how the existing and planned trail system can be expanded.

5.2.12 The *development* and interconnection of recreational trails between the Hidden Valley Recreational Lifestyle and Resort Area and the Huntsville Urban Settlement Area will be actively promoted.

5.2.13 *Development* will incorporate large areas of passive or active open spaces into the *development* scheme in order to maintain the existing recreational open space *character* of the area. Where appropriate, the clustering or grouping of structures is encouraged, provided overall densities reflect and provide for an open space *character*.

Servicing and Access

5.2.14 *Development* within the Hidden Valley Recreational Lifestyle and Resort Area will generally proceed on the basis of full municipal water supply and sanitary sewer services.

5.2.15 Unless specified elsewhere in the Plan, new lots shall have frontage on a publicly year-round maintained road.

5.2.16 Individual lots/units within or proposed to be tied to a condominium *development* may be permitted to have private condominium road access,. Condominium road standards may vary from public road standards, as appropriate to the *development*.

Height

5.2.17 Generally, the height and massing of new *development* in the Hidden Valley Recreational Lifestyle and Resort Area will ensure that:

- a) proposed building(s) fit into the topography of the area and do not project above the tree line;
- b) building height, massing and architectural features respect and fit into the context of the *character* of the immediate area; and
- c) compatibility between new and existing *development* is accomplished through transition in height and density where appropriate.

Land Use Designations

5.2.18 The Hidden Valley Recreational Lifestyle and Resort Area is divided into a number of specific designations as shown on **Schedule B-2**. Specific permitted uses are identified for each designation. In addition, **Schedule B-2** identifies the location for the Deerhurst Resort Village overlay, which is intended to ensure a



coordinated policy approach for the *development* of the lands to which it applies.

5.3 Resort Commercial

Background Statement

The Resort Commercial designation applies to four season resort commercial uses, on-site amenities and related recreational resort residential development.

Permitted Uses

- 5.3.1 Within the Resort Commercial designation, the permitted uses will generally be limited to:
- a) resort commercial uses, which include accommodation and recreational facilities and amenities;
 - b) limited scale commercial uses, which may include retail convenience and boutique stores, restaurants, artist studios, and other similar uses; and
 - c) recreational resort residential uses.

Density

- 5.3.2 The maximum permitted density will not exceed 40 units per gross hectare.

Use

- 5.3.3 Resort commercial uses will operate under a central management for profit, be available to the travelling public, and provide ongoing services, amenities and recreational facilities, that are normally provided in a resort commercial setting.
- 5.3.4 For all new *development*, at no time shall the total number of residential units located on land designated as Resort Commercial exceed 50% of the units that are existing or have been approved in a zoning by-law or site plan.

Design

- 5.3.5 *Development* will be encouraged in clusters.
- 5.3.6 A concept plan will be submitted as part of any new resort recreational *development* proposal. Such concept plan will address specific land use locations, servicing and phasing of *development* amongst other matters.



5.3.7 The zoning by-law or community planning permit by-law will establish setbacks, minimum distance separations, parking requirements, and other applicable regulations appropriate for resort recreational *development*. Such by-law will only be processed after submission of a concept plan required in Section C 5.3.6.

5.3.8 New resort commercial *development* will implement the following design requirements:

- a) landscaping and green spaces will to be provided between the road and large parking lots, and parking aisles, to soften the impact of the asphalt;
- b) pedestrian linkages will be provided between abutting properties;
- c) access for pedestrians, cyclists and persons with disabilities will be incorporated in site design; and
- d) the location and layout of parking lots will avoid a linear form of *development* dominated by large asphalt parking lots.

5.4 Recreational Resort Residential

Background Statement

The Recreational Resort Residential designation applies to recreational resort residential uses.

Permitted Uses

5.4.1 In the Recreational Resort Residential designation the permitted uses shall be limited to low and medium density residential and short-term rental accommodation uses.



Lot Requirements and Density

- 5.4.2 The minimum lot size is 700 square metres with a minimum lot frontage of 20 metres.
- 5.4.3 Shoreline lots will have a minimum lot area 1,400 square metres, and a minimum shoreline frontage will be 30 metres.
- 5.4.4 The gross density for low density residential *development* will be a minimum of 10 units per gross hectare, and will not exceed 25 units per gross hectare.
- 5.4.5 The gross density for medium density residential *development* will be a minimum of 20 units per gross hectare, and will not exceed 40 units per hectare.
- 5.4.6 Given the varied terrain within the Hidden Valley Recreational Lifestyle and Resort Area, it may not always be possible to achieve the minimum density requirements, especially in larger scale *developments*. In such cases a flexible approach will apply in which densities are determined across all of the lands to be developed. In these situations, a mix of low and medium density residential *development* will be encouraged to achieve an average density of 15 units per gross hectare.

Design

- 5.4.7 For residential subdivisions and condominiums, the following design principles will be used to guide their layout, both within and between *developments*:
 - a) alternative *development* standards may be considered to encourage a variety of street types and neighbourhood *character*;
 - b) pedestrian facilities, including sidewalks and links with recreation facilities and commercial areas, will be part of the *development*; and
 - c) natural features will be integrated into the design and preserved for public enjoyment.

5.5 Deerhurst Village Centre

Background Statement

The Deerhurst Village Centre designation applies to two mixed use resort areas and comprising two sub-designations – Plateau and West Riverfront.



Permitted Uses

- 5.5.1 Within the Deerhurst Village Centre designation, the permitted uses will generally be limited to resort commercial, recreational, limited scale retail and personal service commercial (convenience retail, boutique stores, restaurants, artist studios), and recreational resort residential uses.
- 5.5.2 The Deerhurst Village Centre designation, are comprised of two sub-designations:
- a) Deerhurst Village Centre – Plateau, which will contain the majority of the resort commercial, retail commercial and recreational resort residential units; and
 - b) Deerhurst Village Centre - West Riverfront which will contain a more limited amount of resort commercial and recreational resort residential units.

Density

- 5.5.3 Despite the mixture of resort commercial and recreational resort residential unit requirement and density provisions identified elsewhere in this Plan, a maximum permitted density of 640 units, in the following locations, consisting of resort commercial and recreational resort residential uses are permitted.

Cluster	Recreational Resort Residential Uses Units	Resort Commercial Units	Gross Density Units/Ha
Deerhurst Village Centre - Plateau	366	150	60
Deerhurst Village Centre - West Riverfront	120		30

Gross density means the number of recreational resort residential and resort commercial units located within an area of defined land which includes land use for road, open space, *shoreline activity areas* and natural areas.

Deerhurst Village Centre - Plateau

- 5.5.4 In the Deerhurst Village Centre - Plateau sub-designation the majority of the retail commercial space, including the village square, will be developed during the initial phases of the *development* of Deerhurst Village designation lands. The focal point of the Plateau sub-designation will be a planned outdoor pedestrian-oriented village square.



- 5.5.5 All *development* will be designed and constructed to ensure that the village square provides views to Peninsula Lake.
- 5.5.6 As the village square will be a central meeting place and the primary location for resort and retail commercial, entertainment, and public events within Deerhurst Resort Village, the design of the *development* in the Deerhurst Village Centre designation shall incorporate a pedestrian and active transportation network envisioned by the policies of this Plan.
- 5.5.7 To encourage businesses to flourish in the Village Centre, public access to and use of the village square is permitted.
- 5.5.8 Commercial *development* shall generally occur at the ground floor level and face onto the village square. Resort commercial and recreational resort residential uses are encouraged to be located on the floors above the commercial *development*.
- 5.5.9 A maximum of 4,500 square meters of retail and personal service *development* (convenience retail, boutique stores, restaurants, artist studios) is permitted in the Deerhurst Village Centre - Plateau sub-designation. Additional square metres of commercial *development* may be considered, based on a retail market study prepared to the satisfaction of the Town.
- 5.5.10 Although more detail will be provided through required architectural guidelines, generally the architecture of buildings in the Village Centre will incorporate natural exterior finishes and earth tones and deep rich colour schemes with close attention to detailing that build on that historic *character*. Commercial facades shall be designed as individual entities to strengthen their *character* and interest. Continuous linear commercial fronts are discouraged. The design of the upper building faces shall include a rich collection of varied yet harmonious facades, adding interest and scale to the village square. In addition, signage should be low key and co-ordinated with the architectural features and finishes of each building. Front lighting of signs is encouraged.

Deerhurst Village Centre - West Riverfront Area

- 5.5.11 Buildings in the Deerhurst Village Centre - West Riverfront sub-designation will be limited to four stories to reduce their impact on the Canal, which has been identified by the public as a unique and historical natural amenity.
- 5.5.12 Any *development* proposed to be higher than four storeys will require a visual impact analysis to ensure the proposed *development* does not



detract from the existing natural and man-made landscape.

- 5.5.13 Where *development* is close to environmentally *sensitive* areas (West Riverfront) and may have a negative impact, further restrictions on dark sky lighting may be required to go beyond full cut off measures (e.g. low bollards as opposed to tall street lights).

Phasing

- 5.5.14 *Development* within the Deerhurst Village Centre designation shall proceed in phases, generally in accordance with the Phasing Concept Plan attached as **Appendix 3**.
- 5.5.15 The resort commercial use (150 unit hotel) will proceed in the first phase of *development* in the Deerhurst Village Centre - Plateau sub-designation.
- 5.5.16 As part of the first phase of *development* in the Deerhurst Village Centre - West Riverfront sub-designation, the property owners will be required to complete a program of tree and infill planting along the east-west length of the shoreline abutting the canal. The intent of the planting program will be to improve the vegetated buffer along the canal and give it time to grow and create a more *significant* buffer prior to the complete buildout of this sub-designation.
- 5.5.17 Notwithstanding the foregoing, recreational resort residential uses may be permitted in the first phase of *development* of the Deerhurst Village Centre designation, and resort commercial uses in subsequent phases, provided.

- a) a peer reviewed market study has been completed to the satisfaction of the Town which identifies the required timing and scale of additional resort commercial and retail commercial uses based on market demand and commercial viability; and
- b) monitoring results of the resort commercial accommodation program identifies that the majority of all the recreational resort residential and commercial accommodation units are actively included in the rental program.

Design

- 5.5.18 Generally the architecture of buildings in the Deerhurst Village Centre designation will incorporate natural exterior finishes and earth tones and deep rich colour schemes with close attention to detailing that builds on that historic *character*. Commercial facades shall be designed as individual entities to strengthen their *character* and interest. Continuous linear commercial fronts are discouraged.



The design of the upper building faces shall include a rich collection of varied yet harmonious facades, adding interest and scale to the village square. In addition, signage should be low key and co-ordinated with the architectural features and finishes of each building. Front lighting of signs is encouraged.

5.5.19 Commercial *development* shall generally occur at the ground floor level and face onto the village square. Resort commercial and resort-related residential uses are encouraged to be located on the floors above the commercial *development*.

5.5.20 Prior to the final approval of any *development* application in the Deerhurst Village Centre designation, streetscape/architectural design guidelines will be submitted to the satisfaction of the Town. The objectives of such guidelines would be to provide details on such matters as, but not limited to, road right-of-way widths, streetscape design, signage, location scale and massing of buildings as well, as architectural guidelines, in order to create a coherent vision for a particular *development* cluster.

5.6 Deerhurst Overlay

Background Statement

The owners of Deerhurst Resort received planning approvals to develop a resort village based on a conceptual Master Development Plan, attached as Appendix 4 to this Official Plan. The resort village concept plan shows several clusters of resort development including the Highlands, the Pavilion and Lakeside, each of which will be linked together as a cohesive Deerhurst Resort through a new Village Centre.

The following and other policies in this plan are intended to protect those development approvals to enable the development of the resort village. The Pavilion and Lakeside areas are now included in the Resort Commercial designation, to recognize the permitted resort commercial and recreational resort residential uses. The Highlands area has now been included in the Recreational Resort Residential designation, in order to recognize the permitted recreational resort residential uses. The policies of those designations will guide development in those areas. Development of the Deerhurst Village Centre will be guided by the Deerhurst Village policies.

5.6.1 The lands subject to the Deerhurst Resort Village overlay will function as a resort village, consisting of clusters of *development*, where the focus is four season tourist commercial, recreational resort, related commercial activities and resort-related residential uses, all of which are set within a context of natural and recreational open space.

5.6.2 To maintain the resort commercial *character* and function of the property subject to the Deerhurst Resort Village overlay:



- a) resort commercial uses will operate under a central management, for profit and provide ongoing services, amenities and recreational facilities that are normally provided in a tourist commercial setting;
- b) the existing resort commercial use (Deerhurst Resort) will be maintained, expanded and enhanced through the construction of additional tourist commercial and retail commercial uses in the Deerhurst Village Centre designation; and
- c) appropriate staff accommodations will be provided.

5.6.3 To ensure recreational resort residential uses form part of an integrated resort village:

- a) Owners of all recreational resort residential uses will be required to have ongoing access to services, amenities and recreational facilities provided by the resort commercial use owner(s) and affiliates. Arrangements between the owners of the resort commercial and resort related uses will be made to the satisfaction of the Town of Huntsville to ensure this is the case (i.e. legal agreements, easements and/or common element condominiums);
- b) All recreational resort residential uses will be required to have access to an optional resort commercial accommodation rental program administered by the resort commercial use owner(s) and affiliates. The rental of recreational resort residential uses shall only be permitted through this program;
- c) To ensure the long term commercial viability of the resort commercial use, owner(s) and affiliates will undertake an ongoing monitoring program of the monthly usage of the resort units required to be rented and the tourist commercial accommodation rental program. The results of this monitoring program will be compiled and reported to the satisfaction of the Town on an annual basis. The intent of the monitoring program is to ensure that the combination of the units required to be rented by the resort and the residential units with the option to rent their units continue to be the majority of units on the lands subject to the Deerhurst Resort Village overlay.



Access

- 5.6.4 When *development* within the Deerhurst Resort Village overlay may generate the need for a new road or road improvements, a traffic study satisfactory to the District of Muskoka and the Town of Huntsville will be prepared by the developer to detail the works required and the timing of the works. In addition to all the applicable municipal requirements, all proposed *development* located adjacent to and / or in the vicinity of a provincial highway will also be subject to Ministry of Transportation of Ontario (MTO) approval. When *development* is proposed that may generate the need for a new road or road improvements to a road that intersects with a provincial highway, a traffic impact study satisfactory to the requirements of the MTO shall be prepared by the developer in accordance with the MTO's guidelines prior to the *development* proceeding. The MTO must review and approve the traffic impact study and any recommended improvements to the highway *infrastructure*. Where the proposed *development* necessitates highway improvements, all costs associated with the required improvements shall be at the expense of the municipality and / or the developer.
- 5.6.5 Pedestrian facilities and active transportation infrastructure will be incorporated in all areas within the Deerhurst Resort Village overlay to promote pedestrian and other modes of active transportation traffic, including links to amenities and networks on and off-site. **Appendix 4** conceptually identifies the major active transportation network and major linkages throughout the Deerhurst Resort Village.
- 5.6.6 The provision of 15 additional boat slips is permitted to the existing 42 boat slip facility. Any boat slips proposed in addition to the 15 permitted shall be subject to a boat impact assessment.

Sustainability Measures

- 5.6.7 A sustainability matrix was prepared to ensure that the following sustainability measures are incorporated into the design of new *development* within the Deerhurst Resort Village overlay:
- a) use of adaptive drought tolerant species in the design of the open space/green space areas;
 - b) encourage residents and visitors to park their vehicles and walk or bike the site;
 - c) incorporate a no idling policy;
 - d) minimize use of fertilizers;
 - e) protect water bodies and *wetlands* through site design;
 - f) incorporate environmental protection measures as part of the design of infrastructure;



- g) optimize use of captured rain, lake or recycled site water to minimize use of potable water for irrigation;
- h) promote infiltration and re-use of rainwater;
- i) explore design solutions for buildings to perform at a high level of energy efficiency;
- j) incorporate energy-efficient infrastructure such as outdoor lighting;
- k) orient buildings to benefit from passive solar;
- l) coordinate with the Town on active transportation initiatives as laid out in the Huntsville Active Transportation Strategy 2012;
- m) incorporate active transportation infrastructure items such as on and off road pedestrian and bicycle trails, bike racks and secure bike storage within buildings;
- n) incorporate universally accessible design features that increase accessibility to all people;
- o) include low flow sanitary fixtures;
- p) consider a minimum sustainable building design (LEED or alternative green building rating system) for the buildings owned and operated by the resort;
- q) explore the feasibility of using onsite renewable energy generation technologies (e.g. solar hot water, geothermal heating and cooling);
- r) consider transit service to and from the Deerhurst Resort Village to downtown Huntsville;
- s) where possible use locally sourced construction materials; and
- t) incorporate public art into *development* such as displays of local artist work.

5.6.8 Prior to the final approval of new *development*, a sustainability analysis will be submitted to the satisfaction of the Town. The objectives of such an analysis would be to provide details on how the proposed *development* addresses the sustainability measures.



6. HIGHWAY 60 TRANSITION CORRIDOR

Background Statement

The Huntsville Urban Settlement Area is the major settlement area in Huntsville, which contains a full range of land uses, urban densities and community facilities serviced by a piped municipal water and wastewater system. In contrast, the Hidden Valley Recreational Lifestyle and Resort Area is a major tourist and mixed density recreational residential destination and no other uses are permitted in this area.

Running parallel to Fairy Lake and along Highway 60, the Highway 60 Transition Corridor has historically operated as a transition area between the Huntsville Urban Settlement Area and the Hidden Valley Recreational Lifestyle and Resort Area, in order to protect the distinct character of the Hidden Valley Recreational Lifestyle and Resort Area.

6.1 Function

- 6.1.1 The Highway 60 Transition Corridor designation describes the overall low-density area located parallel to Fairy Lake and along Highway 60, composed of residential dwellings and open space uses. This transition area, located between the Huntsville Urban Settlement Area and the Hidden Valley Recreational Lifestyle and Resort Area, has and will develop in a less dense manner than *development* in those designations, in order to ensure that the distinct *character* of the Hidden Valley Recreational Lifestyle and Resort Area, which makes it a major tourist and mixed density recreational residential destination, is retained.

6.2 General Development Policies

Boundaries

- 6.2.1 The Highway 60 Transition Corridor designation is shown on **Schedule A** and is located between the Huntsville Urban Settlement Area and the Hidden Valley Recreational Lifestyle and Resort Area.

Character

- 6.2.2 *Development* in the Highway 60 Transition Corridor designation has traditionally been a mix of residential and open space uses of a rural or waterfront nature. Due to the presence of a major Wastewater Treatment facility, *development* on the north side of Highway 60 has generally been limited to open space and sparse low density residential uses on larger lots. The narrow strip of land between Fairy Lake and Highway 60 contains low density residential *development* that is linear in nature.
- 6.2.3 There is a large and steep rock hill adjacent to the Golden Pheasant residential area in the southeastern end of this designation which limits *development* and strongly contributes to the *character* of this area.



Protecting Character

- 6.2.4 The *character* of the Highway 60 Transportation Corridor will be protected by ensuring that *development* takes place in the form of *infill development*, and *redevelopment*.
- 6.2.5 Views and vistas will be preserved and new ones created where feasible.
- 6.2.6 Scale and density of new *development* shall be appropriate to the site, and built form shall include a variety of architectural styles.
- 6.2.7 Respecting architectural design, all buildings will draw on a traditional and/or modern interpretation of the Muskoka vernacular to evoke a meaningful and convincing harmony of traditional “Muskoka character” while using current industry standard materials and construction techniques.
- 6.2.8 Landscaping shall be compatible with the natural Muskoka *character* and used to ensure that natural amenities soften the impact of built form. Native species shall be used in landscaping to the extent that is practical.
- 6.2.9 Adequate off-street vehicular parking will be provided for all *development*. To promote low impact *development* techniques, a series of smaller parking lots, rather than a single large parking lot, will be developed. To mitigate the visual impact of these parking lots, landscaped strips will be required between any road and the parking lot as well as between parking aisles.

Access

- 6.2.10 All new *development* will front upon and be accessible from a year-round maintained, public road, which is in a condition appropriate for the use proposed.
- 6.2.11 New entrances onto Highway 60 will only be permitted to the satisfaction of the Ministry of Transportation of Ontario and not have a negative impact on the function of Highway 60 to act as a major transportation corridor.
- 6.2.12 However, minor residential *infill development* may be considered on an existing private road provided that:
- it is determined to the satisfaction of the Town that the upgrading and assumption of the private road by the Town is not feasible or desirable;



- b) the *development* would not *significantly* extend the private road and it is the last *development* feasible;
- c) a legal right of way can be secured;
- d) emergency service can be accommodated; and
- e) any limits on municipal services are identified in a *development* agreement.

Water and Sewage Servicing

- 6.2.13 New *development* will proceed on the basis of piped municipal water and sewer services.
- 6.2.14 An exemption from the requirement to connect to piped municipal water or sewer services may be considered for a low density residential use on an existing lot of record or a minor expansion to an existing use, provided that municipal services are not reasonably available, or are not expected to be available in the foreseeable future, and provided that the lot size and site conditions are suitable for the long-term provision of such services and the land use is restricted to those of a non-toxic, low effluent producing nature.

6.3 Land Use Policies

Permitted Uses

- 6.3.1 The following uses are permitted in the Highway 60 Transition Corridor designation:
 - a) low density residential uses; and
 - b) open space and conservation uses.

Minimum Lot Requirements

- 6.3.2 New residential lots with piped municipal water and sewer services will have a standard lot size of 800 square metres, with 20 metres of road frontage and, where it exists, 60 metres of shoreline frontage.
- 6.3.3 New lots with private *individual on-site water services* and individual on-site sewer services should have a minimum lot area of 1 hectare in area with 60 metres of shoreline frontage.
- 6.3.4 The design of all residential lots will follow the requirements of the waterfront design principles of Section C 7.2.12.



7. WATERFRONT

Background Statement

The waterfront designation describes the shoreline communities located around lakes or along rivers in the Town. These communities are composed of low density residential development interspersed with resort commercial uses, private camps and other uses that have developed due to the excellent recreational opportunities and aesthetic values offered by these waterbodies.

The shoreline area and water resources, which have attracted development, possess significant natural heritage features and areas such as wetlands and wildlife habitat, as described in detail in Part B, as well as the water quality, which must be protected. Constraints such as steep slopes and narrow waterbodies impose limitations on development in the waterfront area for safety, aesthetic or environmental reasons.

The application of the waterfront designation must be flexible in order to respond to the varied terrain and development conditions within the Town. Generally, land that is on the shoreline or which physically or visually relates to the waterfront is included within this designation. The waterfront designation also includes commercial uses such as resorts or marinas, which have a functional relationship with the waterfront. The boundary between the waterfront and rural area must be specifically defined on an area and property basis.

7.1 Function

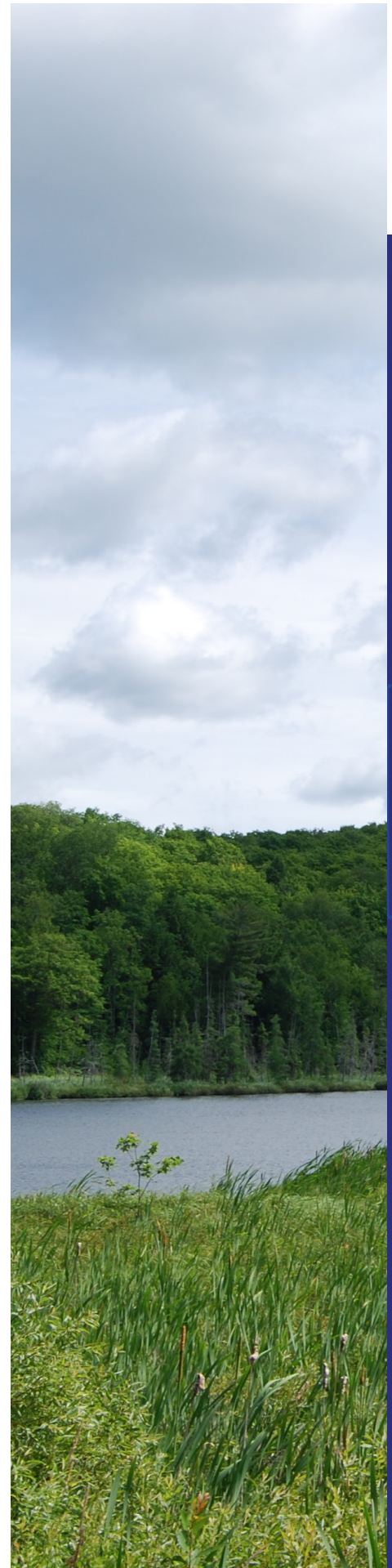
- 7.1.1 The waterfront designation identifies and describes the overall low-density shoreline area, which is composed of recreational-residential dwellings, waterfront commercial, open space uses and limited year-round residential dwellings, and is related to the recreational, tourism, eco-tourism and aesthetic opportunities presented by a *significant* water resource. Waterfront areas are important to the image, vision and economic vitality of the Town. The ecological *character*, health and function of the waterfront are recognized as integral to a resilient waterfront community.

7.2 General Development Policies

Location and Extent of Designation

- 7.2.1 The Waterfront includes those lands outside the Huntsville Urban Settlement Area, the Community Settlement Areas and the Hidden Valley Recreational Lifestyle and Resort Area, which generally extend inland 150 metres from any waterbody greater than 8 hectares in area, including the Big East and Muskoka Rivers, and the canal between Fairy and Peninsula Lakes. More specifically, this designation includes

- a) all lands that physically and functionally relate to the shoreline,



even though they may extend more than 150 metres from the waterbody; and

b) all islands and land which form the bed of any lake or river.

7.2.2 The Town will use the following criteria to determine which lands may be included in the Waterfront designation:

- a) the physical relationship of the land to the water is the most important factor in identifying the land which is oriented to, or away from the waterfront area, and will be based on factors such as slope, drainage and visual connection or potential visual connection if vegetation is removed;
- b) small isolated parcels beyond the 150 metre distance, such as those on a peninsula, should be included within the waterfront designation;
- c) both sides of a road running parallel to a shoreline should generally be included within the Waterfront designation, unless terrain provides a physical separation, and depending on the distance from the shoreline;
- d) the extent to which land, buildings, facilities or operations are associated with the waterfront area;
- e) where a commercial property extends inland beyond the 150 metre distance, the whole property should be included in the waterfront designation, unless it is clearly not functionally related to the operation; and
- f) where a residential property extends inland beyond the 150-metre distance, the whole property may not have a functional relationship, or be oriented to the waterfront area.

7.2.3 Lands that do not physically or functionally relate to the waterfront, even though they may be located closer than 150 metres from a waterbody, may not be included in the Waterfront designation.

Character

7.2.4 The *character* of the Waterfront designation stems from its physical setting at the interface of the land and water, and historic water-oriented *development* including cottage and resort *development*. The specific *character* of each waterfront area varies as a result of its location, lake or river size, physical and natural attributes, and historic *development*.

7.2.5 The varied topography, forested landscape and shorelines, views and panoramas, habitat as well as the access to bodies of water have attracted recreation and leisure oriented *development*, and strongly



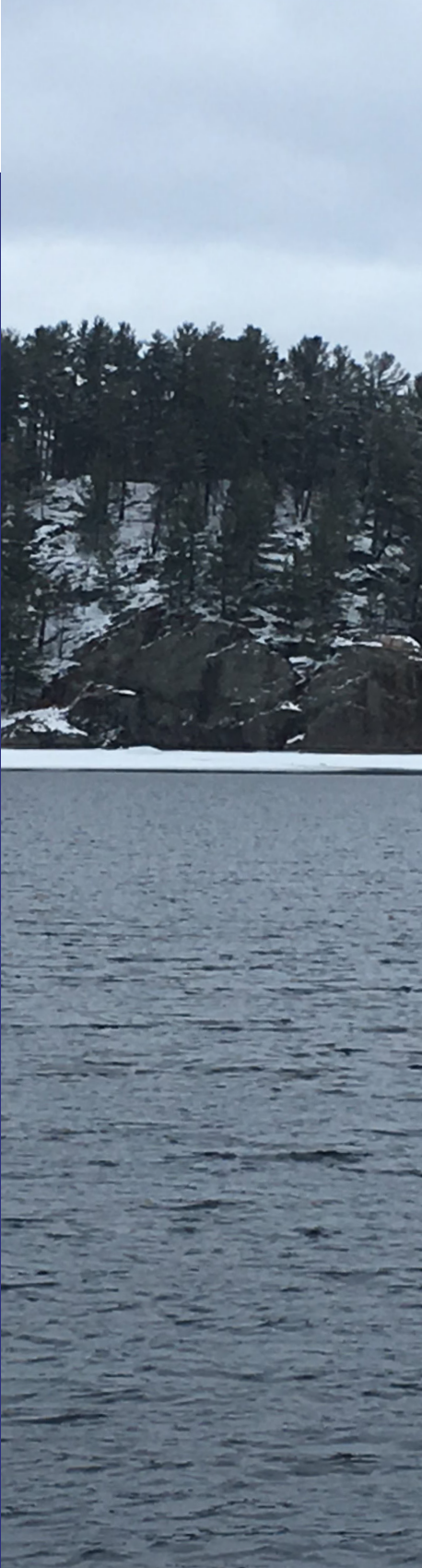
contribute to the *character* of the waterfront. Many *natural heritage features and areas*, including the shoreline itself, exist within this designation.

- 7.2.6 *Development* in the Waterfront designation has traditionally been a mix of residential, tourist and service commercial, and open space uses. *Development* of the area around the lakes, on islands and along the rivers of the Town is low density and generally has been linear in nature.
- 7.2.7 Due to the low density of *development* and the largely seasonal nature of this area, the level and extent of municipal services within the waterfront designation will be less than that provided in the settlement areas. Private *individual on-site water services* and *individual on-site sewage services* are used and access to properties is often provided by water or by a network of public and private roads.
- 7.2.8 Residential *development* is generally linear in nature following the shoreline. Shoreline residential lots are oriented to the water and include a primary structure, shoreline structures and in many cases a sleeping cabin. *Backlot development* is generally located on larger lots which front on year-round maintained public roads. Isolated cases of cluster *development* may exist, where buildings used previously in a cottage resort operation have been converted to a residential use, but remain in a single ownership.
- 7.2.9 Resorts and private or *institutional camps*, campgrounds as well as water-oriented commercial uses such as *marinas* and contracting establishments which primarily serve the needs of the waterfront community are interspersed throughout the waterfront area.
- 7.2.10 The Waterfront designation also includes extensive areas of natural open space and developed parkland, conservation areas, and public or private *individual access points* to the water.

Protecting Waterfront Character

- 7.2.11 The *character* of the Waterfront designation will be maintained by retaining the traditional mix of land uses and the overall low density of *development*, as well as preserving the natural environment, particularly related to water quality, topography and landscape, vegetation, natural shorelines and *natural heritage features and areas*.





7.2.12 The following design principles will be adhered to for the design and approval of *development* in the Waterfront:

- a) the natural landscape will prevail with built form blending into that landscape and existing shoreline vegetation;
- b) terrain alterations and vegetation disturbance on lots will be minimized, and the maximum amount of vegetation should be retained on a lot;
- c) natural shorelines will be retained and / or restored;
- d) disturbance of a lot should be minimized and the maximum amount of vegetation should be retained;
- e) additional natural buffering or screening should be provided to supplement existing vegetation along the shoreline;
- f) lot sizes will be designed in response to the natural landscape, *natural heritage features and areas*, the shoreline interface and the *character* of the lake or river;
- g) rock faces, steep slopes, vistas and panoramas will be preserved and vegetation will be maintained on skylines, ridge lines or adjacent to the top of rock cliffs;
- h) native species will be used for buffers and where vegetation is being restored;
- i) buildings and structures should be low profile and should not exceed the height of the tree canopy;
- j) a prominent building may be considered for resort commercial *development* only if it is designed as a landmark and is in keeping with the building style and *character* of the surrounding area;
- k) building mass and coverage should be limited in relation to the size and frontage of the property and will be in keeping with the *character* of the surrounding area;
- l) lot lines should follow existing features and terrain and should be configured so that conflicts between abutting properties are minimized, particularly at the shoreline;
- m) building envelopes and the associated activity area should be defined and located in the most appropriate area on the property, with the remainder of the property generally remaining in its natural state;
- n) roads should generally follow the contours of the land, fit into the landscape, and wherever possible, not run perpendicular directly to the water. Grades should be gradual to facilitate



the use of the road by emergency and delivery vehicles. Roads should be constructed and maintained to an acceptable municipal standard of construction, and including a minimum right-of-way width of 20 metres, where possible. Provision should be made for a functional turnaround on any dead-ended road; and

- o) natural drainage systems should be maintained and should direct run-off from buildings using appropriate stormwater management techniques.

7.2.13 To maintain an appropriate balance between the ecological integrity and function of a natural shoreline and built form within the Waterfront designation, *shoreline activity areas* should be focused within a defined contiguous area of the shoreline frontage of a lot and limited in extent. The extent of *shoreline activity areas* will be based on achieving the following *targets*, wherever possible:

- a) 25% of the shoreline frontage or up to 15 metres, whichever is the lesser;
- b) 33% of the shoreline frontage for resort commercial and private camps and *waterfront landings*;
- c) 50% of the shoreline frontage for *marinas*; and
- d) *Shoreline activity areas* will be designed and planned to balance *development* with the conservation of the shoreline riparian and littoral areas; consequently, such activity areas should be directed to less ecologically *sensitive* reaches of the shoreline. The removal of vegetative cover in *shoreline activity areas* will be minimized.

7.2.14 Changes to the *targets* set out in Section C 7.2.13 may only be considered where site characteristics warrant such amendments or variances, and will be subject to the submission of a technical report satisfactory to the Town that outlines how the natural shoreline features and buffers are protected or enhanced on the site.

7.2.15 The comprehensive zoning or a community planning permit by-law will provide standards to regulate the size and location of shoreline structures including docks, decks, gazebos, boat ports and boathouses located within either the shoreline setback or near shore areas. These structures may be regulated through a combination of restrictions on the total footprint, floor area, width, length or height.

7.2.16 Shoreline structures will be located in such a manner as to minimize the visual impact on neighbouring properties, and will avoid *sensitive* environmental features, both on shore and in the water.



7.2.17 The shoreline frontage other than the *shoreline activity areas* should be retained, restored or enhanced as a natural vegetative buffer, which is at least 15 metres in depth from the normal or controlled high water mark. The preservation, restoration or enhancement of natural vegetated shorelines will be undertaken through the use of *development* agreements, community planning permits, zoning and other by-laws to:

- a) protect the riparian and littoral zones and associated wildlife and *fish habitat* and fish and wildlife corridors;
- b) prevent erosion, siltation and nutrient migration;
- c) maintain the shoreline's natural *character*, definition and appearance;
- d) minimize the visual impact of *development* including the building and structure massing and height;
- e) maintain, restore or improve the biodiversity and connectivity of the natural heritage;
- f) control or prohibit the use of fertilizers, pesticides, herbicides and the storage of fuels and hazardous materials; and
- g) require alternative means of access to docks and boathouses through the use of ramps or bridges or other means where these abutting structures would otherwise detract from retaining the shoreline in a naturalized state.

7.2.18 Within the natural vegetative buffer, pedestrian pathways or access points to the shoreline, pruning of trees for viewing purposes, or the removal of trees for safety reasons may be permitted.

7.2.19 Pedestrian pathways and access points are encouraged to be constructed of permeable material.

Access

7.2.20 In order of preference, *development* of shoreline lots may be permitted with the following access:

- a) a year-round maintained, public road,
- b) a seasonally maintained, public road;
- c) a private condominium road that can safely accommodate emergency vehicles and connects to a municipally owned and year-round maintained road;



- d) a private road, with a legal right-of-way; or
- e) water access.

7.2.21 New lot creation of residential *backlots* will only be permitted where the lot fronts on and is accessible directly from a year-round maintained public road.

7.2.22 *Development* of shoreline lots with only water access, including islands, will be permitted where:

- a) road access is not available;
- b) road access cannot be provided by way of an extension from an existing road in the vicinity;
- c) adequate private or commercial docking and parking facilities are secured on the mainland to the satisfaction of the Town; and
- d) in the case of a resort commercial use, the parcel on which such mainland facilities are located fronts on and is accessible from a year-round maintained, public road.

7.2.23 Mainland parking and docking facilities for water access properties including islands may be provided through commercial *marinas*, private *individual access points* serving a maximum of three properties, or *waterfront landings* serving four or more properties.

Waterfront Landings and Individual Access Points

7.2.24 *Waterfront landings* and *individual access points* are generally considered to be accessory to a primary residential or waterfront commercial use. *Waterfront landings* and *individual access points* will not include facilities normally associated with a commercial marina use, such as vessel or vehicle sales or rental, fuel storage or sale, or extensive storage structures.

7.2.25 *Waterfront landings* and *individual access points* may be permitted or expanded provided the following matters are addressed:

- a) the property has adequate area and frontage to accommodate the facility, but should not be smaller than 1400 square metres in area with 30 metres of water frontage for a *waterfront landing*, and 700 square metres in area with 15 metres of water frontage for an access point;
- b) sufficient docking and parking facilities will be provided to serve the use;
- c) the property, particularly the shoreline, is suitable for the use;



- d) access to and from the facility by both water and land is suitable;
- e) the landing/access point will not have a negative impact on *natural heritage features and areas*;
- f) the landing/access point is not located within an area affected by a *development* constraint or the constraint can be addressed to the satisfaction of the Town;
- g) the facility is designed in a manner that is compatible with abutting properties;
- h) parking facilities and any structures other than shoreline structures will be setback at least 20 metres from the shoreline and a natural vegetative buffer is maintained within the setback area;
- i) storm water management and construction mitigation is addressed;
- j) approval will be subject to a zoning by-law amendment and site plan agreement;
- k) access is secured through ownership or by a registered right-of-way or condominium approval; and
- l) generous side yards will be maintained to provide for screening and buffering of neighbouring residential properties.

7.2.26 In general, the size of the *waterfront landing* and the number of properties it serves will depend on the suitability of the site and its impact on the abutting properties.

7.2.27 New *waterfront landings* and *individual access points* will be secured through ownership or a registered right of way.

7.2.28 The zoning by-law will establish specific standards regarding number of berths and parking requirements for *waterfront landings* and *individual access points*.

7.2.29 Public access points will not be utilized as mainland parking and docking facilities for water-access-only lots, unless specifically approved by Council.

7.2.30 A new public water access will only be created if:

- a) it is determined to be in the public interest;
- b) it will not have a negative impact on any *natural heritage features and areas*;



- c) it will not negatively impact *fish habitat*;
- d) it is compatible with abutting properties; and
- e) parking associated with the access is set back a minimum of 20 metres from the shoreline and a natural vegetative buffer is maintained within the setback area.

7.2.31 Existing portages will be identified and protected from encroachment by other land uses, and may be acquired by the Town or through a land trust or conservation easement.

Water and Sewage Servicing

7.2.32 *Development* in the waterfront area will generally be serviced by private individual on-site water services and individual on-site sewage services. Bioengineered sewage disposal systems designed for phosphorus removal are strongly encouraged.

Land Use

Permitted Uses

7.2.33 The following uses may be permitted in the Waterfront designation:

- a) waterfront residential uses;
- b) waterfront commercial uses;
- c) open space and conservation uses.

7.3 Waterfront Residential

Background Statement

The traditional form of low density linear residential development along the shoreline, with structures set back from the shoreline in order to achieve a natural appearance, is envisioned for the Waterfront designation. Backlot development will be limited through lot size and access requirements.

An existing family compound or cluster type development that is located on one lot is also permitted.

Permitted Uses

- 7.3.1 Within the Waterfront designation, residential use will be limited to single detached dwellings in the form of *shoreline development* and *backlot development* and *cluster development*.
- 7.3.2 *Shoreline development* consists of single detached dwellings and accessory buildings and structures located on individual lots, which are located in a linear fashion along the shoreline.

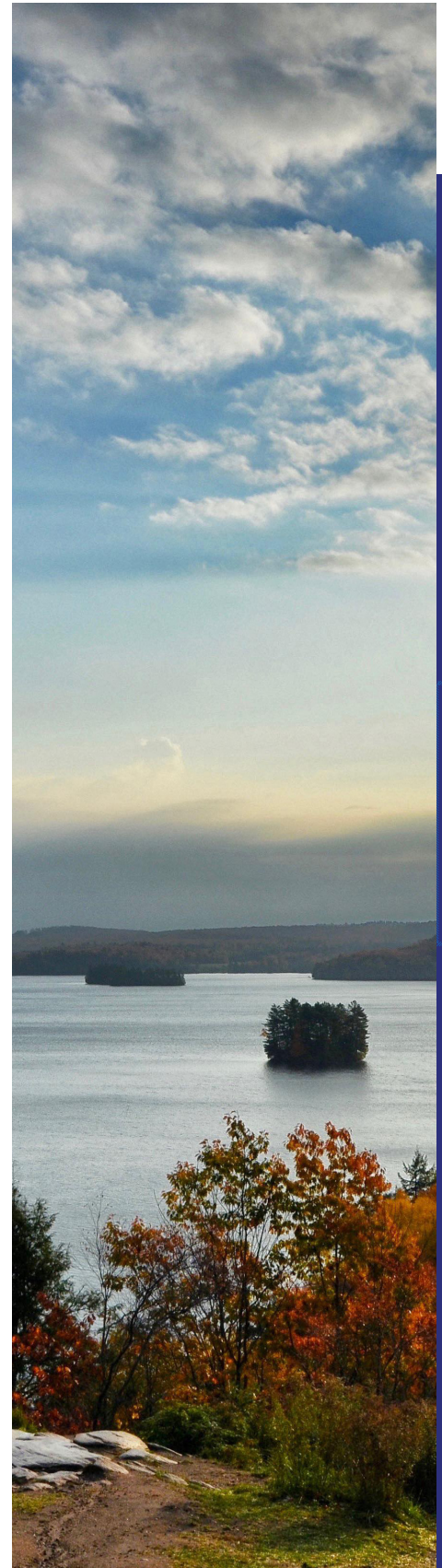


Photo by Dave McDougall



- 7.3.3 *Backlot development* consists of a single detached dwelling on an individual lot, which is physically separated from the shoreline by a legally conveyable parcel of patented land that has *development* potential. *Backlot* lots are usually located in a linear fashion along a road which generally is parallel to the shoreline, but *backlot* lots may also be located on a road which runs perpendicular to the shore.
- 7.3.4 Cluster *development* consists of a group of single detached dwelling lots, vacant land condominium units, or parcels of tied land, which are set back from the shoreline, with the shoreline frontage being maintained as a communal open space block or common element.

Minimum Lot Requirements

- 7.3.5 All lots will be of sufficient size, dimension and configuration and possess terrain suitable to accommodate the proposed use.
- 7.3.6 In determining whether lots have sufficient size, dimension and configuration, consideration will be given to:
- a) environmental and *development* constraints;
 - b) provision of water supply and sufficient land area to accommodate sewage disposal;
 - c) provision of appropriate access and a safe road entrance; and
 - d) provision of a sufficient area to accommodate buildings and structures without substantial alteration of the natural landscape.
- 7.3.7 A variety of lot sizes will be required to address the design principles for the Waterfront designation, among other matters. These matters will be addressed prior to the creation of a lot.
- 7.3.8 Unless otherwise specified, new lots should be no smaller than 1 hectare in area with 60 metres of shoreline frontage.
- 7.3.9 Parking areas on a lot will be located as far back as possible from the shoreline and will not be located between the dwelling and the shoreline.
- 7.3.10 A site evaluation may be required by the Town to determine lot or site suitability, and to identify any necessary mitigation measures.

Shoreline Lots

- 7.3.11 Notwithstanding the minimum required shoreline frontage for new lots, a greater frontage may be required where:



- a) the *character* of a particular lake warrants such increased standard;
- b) *development* or environmental constraints dictate the need for a larger frontage; or
- c) the characteristics of the particular lot require an increased standard.

7.3.12 Notwithstanding the minimum required shoreline frontage for new lots, a reduced frontage may be permitted where a property owner proposes to convey a *significant* portion of shoreline to a land trust or to the Town for conservation purposes in perpetuity. A minimum lot frontage of 45 metres is required for any shoreline lot considered in this instance, as long as an equal minimum 45 metres of shoreline is conveyed for conservation for each residential lot created.

7.3.13 Notwithstanding the minimum required shoreline frontage for new lots, on lakes specified below, new lots will have the following minimum water frontages:

- a) Peninsula Lake: 120 metres; and
- b) Menominee Lake: 120 metres.

7.3.14 Wherever possible, existing, undersized shoreline lots should be merged to create larger parcels. However, *development* of existing undersized lots for residential use may be permitted where it has been demonstrated to the satisfaction of the Town that the lot is suitable for *development* and any other applicable polices of this Plan are satisfied.

Islands

7.3.15 Shoreline *development* will only be permitted on islands, where:

- a) the island is greater than 0.4 hectares in area;
- b) it has been demonstrated to the satisfaction of the Town that the physical and natural characteristics, shape and size of the island make it suitable for the *development* proposed;
- c) site conditions are suitable for the long-term provision of private *individual on-site water services* and *individual on-site sewage services*, and pump-out services are available;
- d) the setback requirements and design principles of the plan will be satisfied;
- e) water quality of the adjacent waterbody will not be compromised; and



- f) the visual impact of *development* will be minimized through maintenance or restoration of vegetation and limits on shoreline structures.

7.3.16 On islands, new shoreline lots will have a minimum lot area of 1 hectare.

Backlot Lots

7.3.17 New residential *backlot* lots will have a minimum lot area of 4 hectares with a minimum of 134 metres of lot frontage on a year-round publicly maintained road.

7.3.18 Wherever possible, existing, undersized *backlot* lots should be merged to create larger parcels. However, *development* of existing undersized *backlot* lots for residential use may be permitted where:

- a) it has been demonstrated to the satisfaction of the Town that the lot is suitable for *development*;
- b) the lot satisfies the applicable requirements respecting lot frontage and access;
- c) the lot is greater than 0.8 hectares in area and has at least 60 metres of lot frontage; and
- d) in the case of a lot in an old reference plan, consideration has been given to the potential cumulative impact on the surrounding area and waterbody.

7.3.19 *Development* on *backlot* lots will be set back from the public road a sufficient distance to provide a vegetated buffer and visual screen from the road. Within the buffer area, vegetation will be substantially retained. Where previously removed, vegetation should be restored using native species.



- 7.3.20 The creation of a new shoreline access by right-of-way over existing waterfront properties to the benefit of a residential *backlot* lot will not be permitted.

Cluster Development

- 7.3.21 Cluster residential *development* may be permitted in suitable locations as an alternative to linear residential *development* where it can be demonstrated that the conservation of shoreline or specific natural features along the shoreline will be enhanced.

- 7.3.22 New residential cluster *development* will proceed by way of plan of subdivision or vacant land condominium and may be permitted where:
- a) a maximum of 25 lots or dwelling units are located in the cluster;
 - b) the land is suitable for the proposed *development*;
 - c) the natural features of the site are maintained and substantial natural vegetation is preserved;
 - d) each cluster incorporates substantial open space so that the gross density of *development* is not greater than 25 lots or dwelling units in 40 hectares, or there is a ratio of 1 lot or unit for every 1.6 hectares of area;
 - e) the property on which the cluster is developed has a minimum shoreline frontage of 150 metres;
 - f) the existing tree line is maintained;
 - g) natural open space surrounds the perimeter of the cluster;
 - h) a continuous open space block with a depth of at least 30 metres will be retained along the entire shoreline;
 - i) the cluster is located adjacent to and has a functional relationship with the shoreline open space block;
 - j) a minimum of 10 metres of shoreline frontage will be required per dwelling unit in a cluster which may result in a larger frontage than required by subsection e);
 - k) single detached dwellings are located on individual lots, vacant land condominium units, or parcels of tied land;
 - l) each lot holds an equal interest in the shoreline open space block or the block is held as a common element in a condominium;
 - m) the shoreline open space block will be substantially maintained in its natural state or re-vegetated if necessary to provide a vegetative



buffer to the lake, but may include a common *shoreline activity area* and common docking facility;

- n) the maximum disturbance area for the *shoreline activity area* meets the requirements in Section C 7.2.13;
- o) the *shoreline activity area*, including a common docking facility, is not located on a *narrow waterbody*;
- p) the impact of the *development* from a boating perspective is no greater than would occur if the property were developed for linear shoreline residential *development*;
- q) the property has direct legal access from a year-round maintained public road or private condominium road;
- r) any internal condominium roads are constructed and maintained in a manner that will accommodate emergency services; and
- s) conservation easements may be required for preservation of the shoreline.

7.3.23 Residential cluster *development*, which is separated from the shoreline by linear shoreline *development* or separate and developable land not tied to the residential cluster, will not be permitted.

Residential Compounds

7.3.24 No new residential compounds will be permitted.

7.3.25 Where more than one dwelling exists on a property in an existing residential compound type situation, the use and the location of the existing *development* may be recognized. However, the addition of any further dwellings on the property should not be permitted unless an appropriate water supply and sewage disposal system location can be provided and the waterfront design guidelines are met.

7.3.26 Expansion of existing buildings or structures or the addition of accessory structures should only be permitted where such *development* is in conformity with the intent and principles of the plan.

7.3.27 Where separation of existing uses is proposed, lot creation will only be permitted where the entire shoreline remains in one parcel and the waterfront design guidelines are met.



7.4 Waterfront Commercial

Background Statement

Resort commercial, private institutional camps and service commercial uses are traditional and important components of the waterfront area. These uses contribute to the heritage, character and diversity of the shoreline community and the economic base of the Town. Marinas and waterfront contractors provide an essential service for new and existing waterfront residential uses. These businesses provide employment, commercial assessment and spin-off benefits in the retail and service sector.

Support for commercial uses in the Waterfront designation is necessary in order to meet challenges such as aging facilities, predominantly seasonal operations, and difficulty obtaining financing. Existing operations must be able to upgrade and expand in order to ensure viability and survival in the market. In particular, resort accommodation must have the ability to upgrade and expand to remain competitive without going through an extensive approval process. However, such expansion must be reasonable so that the character and natural environment of the waterfront area are preserved and impact on abutting properties is minimized.

The existence and health of waterfront commercial uses relies on the natural environment and character of the waterfront. Therefore, these uses must be developed and maintained in a manner which preserves built heritage and character of the Town as well as the natural landscape and water resources of this area.

Permitted Uses

- 7.4.1 Permitted waterfront commercial uses in the Waterfront designation include:
 - a) *tourist commercial uses* and small scale commercial uses that are appropriate in and provides services to the Waterfront Area;
 - b) *marinas*; and
 - c) waterfront contracting access operations.
- 7.4.2 Waterfront commercial uses are recognized for their contribution to the heritage, *character* and diversity of the waterfront area and their important role as economic generators in terms of employment and business assessment for the Town. These uses are traditional and vital components of the waterfront area, which will be retained and enhanced.
- 7.4.3 A balance will be sought between ensuring the health and survival of the tourism sector in the waterfront area and preserving the resources upon which this sector depends, the natural environment, and the *character* of the area.
- 7.4.4 The continued operation, upgrading, expansion and *redevelopment* of existing waterfront commercial properties within the waterfront will be encouraged and facilitated.



- 7.4.5 Appropriate limits for the upgrading, expansion or *redevelopment* of each existing waterfront commercial use will be established in the comprehensive zoning or community planning permit by-law for individual sites. Such limits will ensure:
- a) the location, size, characteristics and capacity of the property will be addressed;
 - b) any increased density of *development* or intensity of use (buildings, structures and facilities, floor area, rooms, boat slips, lot coverage, recreational and leisure facilities, etc.) will be appropriate for the site;
 - c) adequate access and services, including water supply and waste disposal will be available;
 - d) compatibility with surrounding properties will be addressed; and
 - e) the phasing of *development* can be accommodated, where appropriate.
- 7.4.6 New resort commercial establishments will proceed by amendment to this Plan. The establishment of all other new permitted uses will proceed by amendments to the zoning by-law or community planning permit by-law. Such an amendment shall guide the scale, size and density of *development*, and recognize and respond to the characteristics and capacity of that particular site. At a minimum, the consideration of a new waterfront commercial use will ensure:
- a) the intent of the plan will be maintained;
 - b) the site is suitable for the use proposed (appropriate density, intensity of use, location of buildings and structures, and type of facilities);
 - c) the water frontage is adequate and suitable for the use proposed;
 - d) adequate potable water and sewage disposal can be provided;
 - e) access routes are appropriate or can be upgraded to accommodate the additional traffic;
 - f) the proposal will be compatible with surrounding properties
 - g) *development* will be phased, where appropriate;
 - h) shorelines and water quality are protected; and
 - i) the quality of natural and cultural heritage is preserved. *Tourist commercial uses* should incorporate substantial active and passive open space areas, and integrated recreational facilities.
- 7.4.7 Resort commercial uses will operate under a central management for profit, be available to the travelling public, and provide ongoing services, amenities and recreational facilities, that are normally provided in a resort commercial setting.



- 7.4.8 Golf courses may be considered an integral part of a tourist commercial use. New golf courses will be developed in accordance with the recommendations of a technical report. Such report will determine site suitability, environmental impacts, compatibility with surrounding land uses, and identify any necessary mitigation measures.

7.5 Lake Plans

Background Statement

Each lake possesses its own character that is a result of its location, size, physical attributes, access and historic development. The mix of uses, extent of natural features and constraints, and individual historic lot standards all combine to generate the uniqueness of a given lake.

- 7.5.1 Like neighborhood or secondary plans, lake plans provide more detailed land use policy direction for specific lakes in the Town, in order to identify, reflect and respond to the *character*, physical capabilities and social carrying capacity of particular lakes. The more detailed policies of lake plans go beyond the more general policy framework of the Official Plan. A plan for a particular lake is expected to be developed by or with the community affected, have a geographic basis and specific policy, which will be inserted by amendment into this section of the Official Plan.
- 7.5.2 Lake plans may be developed for specific lakes in Huntsville that address different minimum lot standards for new lot creation, regulate *redevelopment* activities, support improved public access to the lake, or recognize special needs (e.g. for *waterfront landings* where there are extensive “water-access-only areas”).
- 7.5.3 The land use planning components of a lake plan are intended to be implemented through policies in this Plan. Other features of a lake plan will be implemented through the efforts of individual ratepayer organizations.
- 7.5.4 It is recognized that environmental, physical and social factors other than recreational water quality may also present limits to the amount of *development* that would be desirable for a particular lake. Therefore, the preparation of specific lake plans in consultation with waterfront communities is strongly encouraged to address these matters on an individual lake basis.
- 7.5.5 The following matters should be addressed where appropriate through a specific lake plan:
- a) definition of the characteristics and *character* of the lake;
 - b) place in the *watershed*, drainage basin and related waterways;
 - c) topography, landscape, shoreline features and hazards;



- d) areas of constraint to *development* such as steep slopes, narrow waterbodies and *wetlands*;
- e) water quality;
- f) cultural heritage and historic *development*;
- g) identification of current land use on lake with distinct areas and neighbourhoods shown and type of vegetation cover around lake;
- h) *sensitive* boating issues/areas;
- i) public and private open space, recreation areas or trails;
- j) public access points;
- k) *development* potential and capacity;
- l) natural areas or landscape features to be preserved; and
- m) specific policies and standards for *development*.

7.5.6 *Development* will be encouraged to have regard for the values, principles and stewardship features of individual lake plans.

Peninsula Lake

- 7.5.7 The retention and restoration of the Canal Lighthouse is encouraged.
- 7.5.8 The preservation of the canal between Fairy and Peninsula Lakes is encouraged.

Lake Vernon

- 7.5.9 The Hoodstown Portage should be restored to public ownership or preserved through conservation easements or land trust.
- 7.5.10 Future *development* should not jeopardize the integrity of cultural and historic sites identified by the Lake Association. These sites include:
 - Big East River Delta (Muskoka Heritage Area and Provincially Significant Wetland);
 - Robinson's Creek and Lake (unique plant species);
 - Eagle Mountain (also known as Tawingo Mountain);
 - Hutcheson Beach (Kinsmen beach);
 - Vernon Mountain;
 - Black Creek;



- Wallington Creek;
- Hoodstown Rapids (historic portage);
- Hudson Bay Trading Post; and
- Menominee Point.

Menominee Lake

- 7.5.11 Permitted uses shall be limited to linear shoreline residential *development* and open space/conservation uses.

Fairy Lake

- 7.5.12 A number of natural and cultural points of interest have been identified on Fairy Lake and should be protected from incompatible *development*. These include:

- The first steamer “Northern” is sunk off shore;
- One Tree Island;
- Canal; and
- Brunel Locks.

Mary Lake

- 7.5.13 The *character* of Mary Lake is defined by a number of prominent waterfront properties, based on their unique location and site characteristics and/or their historic use. Prominent locations and traditional use properties shall be encouraged to:

- a. continue their current use and/or form; and
- b. ensure that any proposal to alter their current use or form is consistent with the traditional lake *character*.

Prominent Locations:	Traditional Use Properties:
Rocky Island Crown Island Raymond’s Bluff (southwest shore) Buckhorn Bluff (northwest shore) Gryffin Bluffs (northeast shore)	Sister of Saint John Convent Clyffe House Camp Mini Yo We Muskoka Baptist Conference Gryffin Lodge Mary Lake Marina Pitman’s Bay



7.5.14 Within the Ridgeline Area, as shown on **Appendix 5:**

- a. All *development*, with the exception of minor expansion or addition, shall be subject to site plan control;
- b. All applications for site plan approval shall address, amongst other matters, specific reference to the impact that the proposed *development* shall have on the “natural” view from the water to the ridgeline;
- c. On prominent barren rock faces adjacent to the water, no *development*, with the exception of limited docking/boathouse facilities, shall be permitted;
- d. Creation of solid shoreline walls or “in water” structures that break the integrity of the waterfront “ribbon of life” are prohibited;
- e. To protect and preserve the “ribbon of life”, the creation of new shoreline land by adding fill is prohibited; and
- f. To avoid further fragmentation and disruption, *development* of new multi-user *waterfront landing* facilities shall require an Official Plan amendment.

Fox Lake

7.5.15 The minimum shoreline frontage for new lot creation shall be 90 metres.

7.5.16 The retention, restoration and preservation of cultural and historic sites shall be encouraged. Future *development* and *redevelopment* should not jeopardize the integrity of these sites:

- Rock pile on the west side of the north-east bay
- Fox Tail and Hoodstown rapids, and
- Three crown islands

7.5.17 The traditional Hoodstown Portage between Fox and Vernon lakes should be restored to public ownership or preserved through conservation easements or land trust.

7.5.18 The traditional Campbell Dam Portage between Fox and Buck lakes shall should be retained and preserved in public ownership or through conservation easements or land trust



7.6 Special Policy Areas

Waterfront Special Policy Area (Gryffin Bluff)

- 7.6.1 The lands subject to this special policy area are shown on **Schedule A** and are comprised of a portion of the following:
- a) Lot 3, Concession II, Part of Lots 1 and 2, Concession II, Part of Lots 1 and 2, Registered Plan M-427, Geographic Township of Brunel, now in the Town of Huntsville, District Municipality of Muskoka.
- 7.6.2 This area 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.
- 7.6.3 Uses permitted will be limited to open space, single detached residential units and accessory uses.
- 7.6.4 No accessory structures will be permitted within the setback between dwellings and lot line parallel to Mary Lake.
- 7.6.5 Areas outside of building and septic envelopes will be retained as a vegetative buffer. Within the vegetative buffer, the selective removal of trees for viewing purposes, or the removal of trees for safety reasons may be permitted.
- 7.6.6 The shoreline area of all properties fronting onto Mary Lake will be used as communal open space, with this entire area remaining in a natural state. Within the communal shoreline open space area, one deck/gazebo and a maximum of two small *shoreline activity areas*, as specifically identified on **Schedule A**, will be permitted. The combined maximum linear frontage for both *shoreline activity areas* will not exceed 30 metres to a maximum depth of 20 metres. Within these *shoreline activity areas*, vegetation removal and *site alteration* will be kept to an absolute minimum. The location of the deck/gazebo will be identified through the zoning by-law and site plan control. No additional *shoreline activity areas* or other accessory structures are permitted in the communal shoreline open space area.
- 7.6.7 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.
- 7.6.8 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.



- 7.6.9 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*.

Waterfront Special Policy Area (Fairview island, Lake of Bays)

Development Policies

- 7.6.10 A Private Institutional Camp as defined in the Town of Huntsville Comprehensive Zoning By-law 2008-66P, as amended, is the only permitted use on Fairview Island. *Development* will occur in accordance with a site specific amendment to, as well as the applicable provisions of, the Town of Huntsville Comprehensive Zoning By-law 2008-66P, as amended.
- 7.6.11 All structures, save and except for permitted shoreline structures, will have a minimum setback of 20m from the normal high watermark. To avoid vegetation removal and maintain the historic developed *character* of Fairview Island, wherever possible, new structures will generally be located in the area of the footprints of those existing structures which are located beyond the minimum 20m water setback.
- 7.6.12 The maximum height of primary structures shall be 9m. The maximum height of a boathouse shall be 4m.
- 7.6.13 The maximum lot coverage of all structures, including docks and boathouses, will be 5%.
- 7.6.14 The natural vegetation and shoreline of Fairview Island will be maintained and re-established. Despite Section 8.3.4 of the Official Plan, all of those areas on Fairview Island outside of permitted building and septic envelopes, internal pathways and staging area and shoreline access pathways shall be maintained in their natural state.
- 7.6.15 The *shoreline activity areas* will be limited to a maximum cumulative width of 80m.

Access and Services

- 7.6.16 No permanent fixed connection from any point on Fairview Island to any point on the mainland, including a bridge or causeway, will be permitted.



- 7.6.17 Mainland construction access to Fairview Island for the Institutional Camp buildings and structures will be from commercial *marinas* and public access points where Municipal (Township of Lake of Bays and Town of Huntsville) User Agreements are available and secured.
- 7.6.18 Mainland access for guests of and services for the Institutional Camp will be from commercial *marinas*. Access to Fairview Island for the accessory residential use may also occur from a *Waterfront landing* located on Nithgrove Road in the Township of Lake of Bays, known as Parts 1 and 2 on Plan 35R-24035, and in compliance with the site specific provisions of the Township's *Development* Permit By-law.
- 7.6.19 The site plan agreement shall recognize that municipal services such as, but not limited to, fire, first response, ambulance, and sanitation are not generally available on an island.
- 7.6.20 Notwithstanding any other policy of this official plan, prior to the *development* of any portion of the lands, a Site Plan Agreement pursuant to Section 41 of the Planning Act will be entered into between the Owner and the Town which will require, among other things, the owner to develop and maintain the lands in accordance with said agreement and:
- a. A Site Servicing and Construction Mitigation Report prepared by Duke Engineering Ltd. dated April 2017, as amended;
 - b. The Site Plan prepared by Duke Engineering Ltd. and Marie Poirier Planning and Associates Inc. dated April 2017, as amended."



8. RURAL

Background Statement

The Rural designation encompasses all lands outside of the Huntsville Urban Settlement Area, the Community Settlement Areas, the Hidden Valley Recreational Lifestyle and Resort Area and the Waterfront designations.

Many of the Town's natural heritage features and areas are located within the rural area. Resource management activities, such as forestry, aggregate extraction and land extensive businesses, as well as outdoor recreation opportunities, which are important to the Town's economy, occur in the rural area. Development in the rural area remains relatively sparse today, offering residents a private and tranquil lifestyle, but fewer services than are available in the settlement areas.

8.1 Function

- 8.1.1 The Rural designation acts as a resource, recreational and low density area for small-scale limited *development*. In addition, this area acts as a conservation area for expansive undeveloped areas and *natural heritage features and areas*.

8.2 General Development Policies

Location and Extent of Designation

- 8.2.1 The Rural Area designation includes those lands located outside of the Huntsville Urban Settlement area, the Community Settlement Areas, the Hidden Valley Recreational Lifestyle and Resort Area and the Waterfront designations, as well as any land which is not the subject of any other designation in this plan.

Character

- 8.2.2 The *character* of the rural area is derived from its physical setting, topography, the form and density of *development*, and the land uses that have established over time. The features of the land present physical and visual characteristics that create local identity and interest and are important elements of the rural *character*.
- 8.2.3 The rural setting in the Town is predominantly a natural, forested landscape typical of the Algonquin Highlands, with a varied topography comprised of hills and valleys, rock ridges, bedrock outcroppings, as well as small, isolated 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. Many *natural heritage features and areas* exist within this designation.



- 8.2.4 *Development* in the Rural designation is 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 coverage are not typical in the rural area. *Development* is generally serviced by private *individual on-site water services* and *individual on-site sewage services* and located in close proximity to existing transportation routes. Overall, the setting is natural, and built form does not dominate the landscape.
- 8.2.5 Land use in the Rural designation includes single detached dwellings located on large lots and rural businesses. Rural business generally includes land extensive resource management activities, such as forestry and *mineral aggregate operations*. Other rural businesses include minor agricultural activities, small-scale businesses, businesses that relate to the rural area, or businesses that would not be appropriate in a settlement area due to their *character* and function. Many home-based businesses are found in the rural area and include occupations such as artisans or home businesses with outdoor storage needs such as fuel wood operations or contractors.
- 8.2.6 The Rural designation is also the location of space-expansive recreational uses and includes trails for snowmobiling, mountain biking, hiking, or Nordic skiing.
- 8.2.7 Important public facilities, such as *waste disposal sites* that serve the greater community, are located in the Rural designation.
- 8.2.8 Large areas that are relatively remote and undeveloped exist within the Rural designation and provide for conservation, resource and remote recreational activities, or small scale eco-tourism resorts.

Protecting Rural Character

- 8.2.9 Rural *character* will be protected by ensuring that the uses permitted are appropriate, maintaining a low density of *development*, and by conserving the basic elements that contribute to the rural *character* in the location and design of *development*.
- 8.2.10 The rural *character* immediately adjacent to the boundaries of designated settlement areas, particularly along road corridors, will be preserved by only permitting rural uses at rural lot standards within this fringe area. In addition, rural uses that would create a conflict with uses within or at the edge of the Huntsville Urban Settlement, Community Settlement and Hidden Valley Recreational Lifestyle and Resort areas will not be permitted.



8.2.11 In order to protect the rural *character*, the following design principles should be implemented for *development* in the Rural designation as is appropriate for the use proposed:

- a) built form should not dominate the natural landscape and visual impact should be minimized;
- b) 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;
- c) vegetation should be maintained on skylines, ridge lines or adjacent to the top of rock cliffs;
- d) building envelopes should be located away from prominent ridge lines and set back from rock faces or cuts to preserve skylines;
- e) additional natural screening should be provided to supplement existing vegetation along the roadways;
- f) rock faces, vistas and panoramas should be preserved;
- g) roads and driveways should, where possible, follow the contours of the land and fit into the landscape;
- h) lot lines should follow existing natural features and terrain;
- i) *development* setbacks from roads will be sufficient to provide a buffer between the road and the *development*, and to address noise and visual impact; and
- j) native species will be used for buffers or vegetation restoration.

8.2.12 In general, structural *development* that would be seen above the tree line will not be permitted.

Access

8.2.13 Unless otherwise specified, all new *development* will front upon and be accessible from a year-round publicly maintained road which is in a condition appropriate for the use proposed, and can accommodate the additional traffic.

8.2.14 Private road access may be permitted for forestry and *mineral aggregate operations* and for internal access within a condominium description.



8.2.15 Legal private road or other unencumbered access may be permitted for remote *tourist commercial uses*, institutional accommodation and recreational facilities, provided that:

- a) public road access is not possible;
- b) the access is appropriate for the type of use proposed;
- c) the road is constructed and maintained to an acceptable standard for use by emergency vehicles; and
- d) the zoning or community planning permit by-law indicates that public services will be limited.

Water and Sewage Servicing

8.2.16 *Development* in the Rural designation will be serviced by private *individual on-site water services* and individual on-site sewer services.

Permitted Uses

8.2.17 The following uses are permitted in the Rural designation:

- a) resource industries such as forestry, and *mineral aggregate operations*;
- b) agriculture;
- c) single detached residential dwellings and secondary residential units
- d) rural businesses, which include industrial, commercial and *tourist commercial camping establishments* that require or rely on a rural location;;
- e) recreational uses, which include hunt and fishing camps, that rely on a rural location;
- f) communication and energy *infrastructure* and facilities;
- g) open space; and
- h) conservation.

Minimum Lot Requirements

8.2.18 All lots will be of sufficient size and dimension, and possess terrain suitable to accommodate the proposed use. Consideration will be given to the following matters when evaluating new lots:

- a) *natural heritage features and areas* and *development* constraints;



- b) provision of water supply and ability to accommodate on-site 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.

8.2.19 Lot sizes in the rural area will generally be greater than those in the other designations and a variety of lot sizes will be required 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 designation.

8.2.20 Unless otherwise specified, new rural lots should be a minimum of 4 hectares in area with 134 metres of road frontage.

8.3 Rural Resource Industries

Background Statement

The rural resource industry sector supports local business, particularly the construction industry, and provides employment in the Town. Resource industries primarily operate in the rural area, but can be found in the Waterfront designation and in isolated cases, within Settlement Area designations. It is essential to ensure that these activities are undertaken in a responsible manner so that these resources are conserved over time, and land use conflicts and environmental damage are prevented.

- 8.3.1 Resource industries, including *mineral aggregate resources* and forestry, will be encouraged in appropriate locations within the Rural designation, subject to appropriate management techniques and regulations, and in accordance with the other policies of this Plan.
- 8.3.2 Resource industries will only be permitted and expanded in a manner that mitigates *negative impacts* to the natural environment and land use conflicts with surrounding land uses, and in accordance with Provincial requirements.



8.4 Aggregate Extraction

Background Statement

Much of the aggregate supply in the Town is located close to the market and can satisfy local road building and construction needs. This resource industry provides employment and supports the local construction industry and the protection of aggregate deposits and extraction operations is important to the Town. However, the establishment and operation of pits and quarries and associated activities such as blasting, crushing, screening, washing, rock-cutting, stockpiling, and hauling, must be carefully managed to avoid negative environmental impacts and land use conflicts. Although the Town permits mineral aggregate uses through zoning or a community planning permit or a pit or quarry by-law, the Province regulates these operations through a license issued under the Aggregate Resources Act by the Ministry of Natural Resources and Forestry.

- 8.4.1 The Town recognizes the contribution of the aggregate resource industry to the local economy and as much of the *mineral aggregate resources* as is realistically possible shall be made available as close to markets as possible.
- 8.4.2 Primary and secondary *mineral aggregate resources* as identified in the Muskoka Official Plan or through site analysis, and are located within the rural designation will be protected for extraction by only permitting compatible land uses to occur on or in proximity to those resources once it has been demonstrated that they would not prevent or hinder future extraction.
- 8.4.3 Uses other than industrial extraction of aggregates may be permitted within areas of, or in close proximity to, primary and secondary aggregate resources, where a technical report demonstrates that:
 - a) extraction would not be feasible; or
 - b) the proposed use would serve a greater long-term public interest (e.g.) incompatible, long-term uses have previously been established); and
 - c) Issues of public health, public safety and natural heritage impacts are addressed.
- 8.4.4 The continued operation of existing *mineral aggregate operations* with potential for further extraction will be recognized and protected from incompatible uses. Licensed pits and quarries are shown on **Appendix 6**.
- 8.4.5 The expansion of existing, or the establishment of new, *mineral aggregate operations* will be permitted through an amendment to the zoning or community planning permit by-law, based on a technical report that addresses the following matters, to the satisfaction of the Town:
 - a) appropriateness of the location;
 - b) identification of the quality and extent of the resource;



- c) protection of surface and ground water;
- d) protection of environmentally or aesthetically *sensitive* areas or features;
- e) impact on the surrounding uses and properties;
- f) impact on transportation routes and access to the site; and
- g) identification of the limits of extraction.

8.4.6 *Mineral aggregate resources* operations are regulated by the Province through applicable legislation.

8.4.7 All *mineral aggregate operations* will be required to be progressively rehabilitated to a natural state, unless an alternative land use has been specifically identified.

8.4.8 *Wayside pits and quarries* and portable asphalt plants will be permitted uses in all designations and do not require a zoning by-law amendment.

8.5 Forestry

Background Statement

The rural area of the Town is characterized by a forested landscape which provides economic benefits through the forest industry, the tourism and recreation sectors. Forests also benefit the active lifestyle of the Town's residents, contain natural heritage features and areas and assist in the maintenance of quality of water resources. Management of forests and proper forestry practice is important in the preservation of these benefits and the Town's economic well-being.

8.5.1 The forested landscape in the Town is a resource which will be preserved for its role in supporting tourism and recreation, wildlife and natural heritage and the forestry industry which includes both timber and fuel wood operations.



- 8.5.2 The sustainable management of the forest as a resource will be encouraged in order to maintain the forested appearance of the landscape, to protect water resources and natural habitat, and to support the forestry industry.
- 8.5.3 An active and responsible forest industry will be promoted in order to sustain both the forest and the industry in the long term and to avoid land use conflicts.
- 8.5.4 Forestry related uses, such as sawmills, fuel wood operations and other such value added resource uses are permitted to locate in the Rural designation provided land use conflicts are avoided and mitigated.

8.6 Agriculture

Background Statement

Isolated farms and small pockets of farmland contribute to the character and landscape of the rural area. Therefore, agricultural uses in the rural area should be retained and encouraged where they will not have a negative impact on the environment or abutting properties.

Alternate agricultural operations based on use of the natural landscape can be a positive economic generator, provided that they are undertaken in a manner, which will prevent negative environmental impact.

- 8.6.1 Agriculture is recognized as a traditional rural use, which contributes to the *character* and landscape of the rural designation. For the purpose of this Plan, 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 and aqua-culture. Uses which service farm operations, as well as *on-farm diversified uses* are also permitted.
- 8.6.2 The preservation of existing *agricultural uses* will be supported and *sensitive* uses should not be permitted adjacent to existing agricultural operations unless potential impacts can be mitigated.
- 8.6.3 New agricultural operations will be encouraged in the rural area where:
 - a) they are on a parcel of land which is of sufficient size;
 - b) they will be compatible with the existing uses in the area;
 - c) environmentally *sensitive* areas and natural heritage areas and features will be protected;
 - d) there will not be a negative impact on ground or surface water quality;



- e) they will not have a negative impact on native species; and
- f) there is a sufficient supply of water.

8.6.4 Adequate setbacks and buffers will be established and maintained on agricultural properties along shorelines and watercourses to protect water quality.

8.6.5 Adequate setbacks and buffers will be established and maintained on new non-agricultural properties to ensure compatibility with abutting *agricultural uses*.

8.6.6 New non-agricultural land uses and lots, and new or expanded livestock operations will comply with the provincial minimum distance separation formulae.

8.7 Rural Residential

8.7.1 Rural residential *development* is comprised of single detached dwellings located on large lots which front on existing year-round maintained and publicly owned roads.

8.7.2 Home-based businesses may be permitted in the dwelling or an accessory building. Outdoor storage may be permitted for a home-based business on a rural residential lot, provided that it will be buffered from the roadway and there will be no negative impact on abutting properties.

8.7.3 Rural residential *development* should be encouraged to locate in areas where: there is existing rural residential *development*, fronting on year round municipally maintained roads; access is readily available to *community facilities* such as schools and demand on public services such as fire, police and home care can be optimized. Rural residential *development* should not be located in remote, undeveloped areas, or in close proximity to:

- a) primary or secondary *mineral aggregate resources* deposits;
- b) *mineral 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 or which does not meet the minimum distance separation formulae;
- e) incompatible public uses or facilities;
- f) hazards or *development* constraints; or
- g) *significant* natural heritage features or areas, where the policies of Part B will not be satisfied.

8.7.4 Unless otherwise specified, the minimum requirements for a new rural residential lot will be 2 hectares in lot area with 134 metres of road frontage.

8.7.5 Notwithstanding Section C 8.7.4, a maximum of three new rural residential lots may



be severed from an existing lot of record, in existence as of June, 2006.

- 8.7.6 Rural residential *development* that requires the construction of new public roads is not permitted, with the exception of minor extensions of an existing public road, generally less than 100 metres in length.

8.8 Estate Residential

- 8.8.1 Estate residential *development* is a cluster of residential lots or units for single detached dwellings located on a new internal roadway in the rural area, and created by a plan of subdivision or condominium description.
- 8.8.2 The *development* of new estate residential subdivisions will generally not be permitted, except through an official plan amendment that demonstrates that the *development* meets the following criteria:
- a) that there will be no negative impact to the long term fiscal health of the Town;
 - b) that the lands can be efficiently and adequately serviced;
 - c) that a substantial portion of the lands can be maintained in its natural state;
 - d) it be demonstrated how any *negative impacts* to the environment can be mitigated.
 - e) How the proposal addresses the climate change goals of the plan.
 - f) that the lands are within reasonable proximity to municipal and emergency services;
 - g) that the lands are within reasonable proximity to employment and commercial services; and
 - h) that the proposed *development* reflects the District of Muskoka Growth Strategy and conforms to applicable policies of the Muskoka Official Plan to demonstrate long-term environmental, social and fiscal sustainability.
- 8.8.3 Estate residential *development* will be directed to areas where residential *development* exists rather than be located in remote, undeveloped areas where services are difficult to provide, or where it will place a financial burden on the Town. Estate residential *development* should not be located in proximity to:
- a) primary or secondary *mineral aggregate resources* deposits;
 - b) *mineral 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 or which does not meet the minimum distance separation formulae;
 - e) incompatible public uses or facilities;



- f) roads which are extensively used by heavy traffic, or a road where there will be an adverse effect on traffic movement;
- g) hazards or *development* constraints;
- h) *significant natural heritage features and areas*, where the policies of Part B will not be satisfied; or
- i) abutting other rural estate *developments* or within two concession lots of a designated Settlement Area.

- 8.8.4 Estate residential *development* should be located in forested areas, with a varied terrain, rather than open fields.
- 8.8.5 Estate residential clusters should preserve the natural features of the site and retain substantial vegetation, so that a natural rather than a man-made *character* will be maintained.
- 8.8.6 Each estate residential cluster will include a variety of lot or unit sizes, which reflect the terrain and natural features of the site. The minimum lot or unit size will be 1 hectare with 60 metres of road frontage.
- 8.8.7 Hydrogeological assessment will confirm that an adequate supply of potable water exists for an estate residential subdivision and that the subdivision will be sustainable over time.
- 8.8.8 A natural vegetative buffer area should surround the perimeter of each estate residential cluster.
- 8.8.9 A condominium property or each of the lots in a plan of subdivision will front on and have access from a year-round maintained, public road. Individual condominium units may be provided with private road access which forms part of the *development* and is constructed and maintained in a manner that will accommodate emergency services.
- 8.8.10 The internal road of an estate residential cluster should be looped, rather than including dead end roads.

8.9 Recreational Uses

- 8.9.1 In appropriate locations, a private hunt camp may be permitted on privately owned lands with specific standards established for such uses in the zoning by-law. Such uses will not be used as full time or seasonal residential accommodation or for commercial accommodation.
- 8.9.2 Hunt camps, which are used only as a temporary base for hunting or trapping activities, may be permitted on *Crown land* within the Rural



Area designation. A hunt camp will not be required to front on a public road and may be serviced by any type of sewage disposal system approved under the Ontario Building Code.

8.10 Rural Business

8.10.1 Rural business includes commercial and industrial uses that are:

- a) rural resource related;
- b) related to outdoor recreation;
- c) tourist commercial and cultural arts industry uses;
- d) space extensive and would not be appropriate in the Huntsville Urban Settlement Area, Community Settlement Area or Hidden Valley Recreational Lifestyle and Resort Area designation; or
- e) functionally related to, or serve, the rural area.

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

8.10.3 The minimum requirements for a new rural business lot will be 2 hectares in lot area with 134 metres of road frontage.

8.10.4 New rural businesses will be established through an amendment to the zoning or community planning permit by-law, which will address the appropriateness of the *development* for the specific location, site circumstances, proposed road access as well as access to emergency and municipal services.

8.10.5 Rural businesses which consume or generate large quantities of water or wastewater, or otherwise contribute noxious effluent, emissions, noise or vibrations to the natural environment in any quantity will not be permitted unless mitigating measures are provided to the satisfaction of the authorities having jurisdiction.

8.10.6 Large-scale, non-resource-related rural businesses are not permitted in the Rural designation. Such uses are considered large scale where the form of *development*



proposed constitutes a multi-tenancy 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.

- 8.10.7 Adequate buffering between rural businesses and the adjacent road and *sensitive land uses* is required. The degree to which commercial uses will be separated and the adequacy of buffer planting or screening will depend on the nature of the use.
- 8.10.8 Open storage will only be permitted where adequate screening of the storage area is provided or where open storage is aesthetically acceptable as related to the use.

8.II Highway II Rural Corridor

- 8.II.1 A number of the Highway II 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 of the limits of the interchange.
- 8.II.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.



PART D

CARING HUNTSVILLE - ACHIEVING SOCIAL RESILIENCY





PART D: A Caring Huntsville – Achieving Social Resiliency

Background Statement

Social resiliency involves the balanced provision of needs for housing, education, health care, employment, food, safety, security and cultural and recreational opportunities. Individual needs vary with age, income, ability, skills, background and interests. As communities change and grow, it is important to provide for these needs and ensure that a high quality of life is maintained, contributing to a socially resilient community.

This part of the Official Plan focuses on the broad community elements that contribute to social resiliency in Huntsville:

- **Healthy Community:** Healthy communities are sustainable and resilient in the long term through diversity in their natural, social, and built environments;
- **Smart Value Housing:** *Smart value housing* is all-inclusive – not only applying to low-income populations, but also recognizing the rising costs of housing affecting all demographics;
- **Active Transportation:** Active transportation addresses the provision of pedestrian and cycling routes in Huntsville as an alternative to automobile use and to improve health and well-being; and
- **Cultural Heritage:** The Town's cultural heritage resources are an important link to our past, play a key role in Muskoka's identity and contribute to its economic prosperity by enriching the cultural experience for both residents and visitors.

Each of these chapters includes policies to guide and ensure the balanced provision of services and facilities in Huntsville that contribute to the social resiliency of the Town. Part D of the Official Plan also includes chapters addressing land use policies for parkland and open spaces, institutional uses and ensuring land uses are compatible.

Goals

1. Protect and enhance outdoor recreation opportunities in the Town.
2. Identify and protect the Town's arts, culture and heritage resources.
3. Provide diverse housing opportunities, including *smart value housing* both ownership and rental, to meet the diverse needs of everyone.
4. Work with the appropriate agencies to ensure there is access to local, high quality health care.



5. Promote and expand/implement opportunities for active transportation.
6. Promote equal access to goods, services and employment provided by the Town.
7. Promote accessibility for everyone in all public and private environments.

Objectives

1. Connect residential, employment, commercial and recreational hubs within the Town's active transportation routes.
2. Promote *redevelopment*, revitalization and repurposing of existing buildings and properties.
3. Encourage and support a local food system including the cultivation of food throughout the Town in appropriate locations.
4. Enhance and preserve opportunities for continued public access to water.
5. Encourage the use of universally accessible design in all new and renovated Town facilities, outdoor public spaces and all *development*.
6. Provide facilities to satisfy the social, health, education and leisure needs of existing and future residents.
7. Support older persons and the aging population in obtaining housing, recreation, transit, health and social services to meet their changing needs.
8. Work with the other levels of government to stimulate private sector *development of smart value housing* through funding grants to developers, builders and landlords.
9. Recognize the importance of the Town's cultural heritage, inclusive of indigenous culture, and identify opportunities to enhance and celebrate it.





I. HEALTHY COMMUNITY

Background Statement

The definition of a healthy community as adopted by the World Health Organization is “one that is continually creating and improving those physical and social environments and expanding those community resources which enable people to mutually support each other in performing all the functions of life and developing to their maximum potential”.

Healthy communities are places where people can live, work, play and learn in an accessible and safe environment. Communities that provide a strong sense of belonging and identity contribute to a high quality of life, health and well-being. Healthy communities provide their residents access to local food, access to clean air, access to the natural environment, smart value housing choices, a good transportation network including transit and active transportation routes, health care and other human services, schools, recreation opportunities, public spaces and local amenities.

This chapter includes policies to address the broad, community-wide elements that contribute to a healthy community in Huntsville.

I.1 Health and Well-Being

I.1.1 Planning for a healthy community is focused on the achievement of a well-designed, compact, vibrant Town that involves:

- a) an appropriate mix of employment opportunities and a range of housing options;
- b) access to local food;
- c) maintaining and celebrating arts, culture and heritage, community infrastructure including *smart value housing*, *community facilities* and open space;
- d) avoiding land use conflicts; and
- e) public transportation and options for safe, non-motorized travel.

I.1.2 This Plan recognizes that components of land use planning influence human health, activity and social well-being. The policies of this Plan are collectively aimed at retaining *natural heritage features and areas*, as well as designing a built environment, in a manner that will promote sustainable, healthy, active living.

I.1.3 While policies addressing the provision of employment opportunities and a range of housing options are predominantly addressed in Part C (Economic Resiliency) of this Plan, policies addressing access to local food, maintaining and celebrating arts, culture and heritage and community infrastructure is contained in

the balance of the chapters of this part of the Plan. Policies addressing access to public transportation and options for safe, non-motorized travel are located in Part E (Infrastructure Resiliency) of this Plan.

1.2 Local Food

Background Statement

Providing opportunities for local food production and sales to local residents contributes to a healthy community and a resilient community. It also reduces the need to transport food, which reduces costs to the consumer and the environmental costs of transportation.

- 1.2.1 In addition to agriculture and complementary uses being permitted in the Rural designation, *neighbourhood agriculture*, including community gardens, may be permitted in all other land use designations, except in *natural heritage features and areas*, unless otherwise limited by the provisions of this Plan, and will be subject to Town by-laws and guidelines.
- 1.2.2 The Town is supportive of a local food system that includes access to healthy foods at a neighbourhood level, the Huntsville Farmers' Market, temporary farmers' markets and community gardens.
- 1.2.3 The Town promotes the use of underutilized sites and long-term *development* parcels in Settlement Areas and the Hidden Valley Recreational Lifestyle and Resort Area for *neighbourhood agriculture* where appropriate and feasible, without limiting the potential for future *development*. Locations for community gardens may be identified as part of the *development* approvals process.
- 1.2.4 The Town encourages commercial and multi-unit residential *development* to provide space for community gardens and/or roof top gardens.
- 1.2.5 The Town will encourage the establishment of community kitchens and food co-ops within Huntsville's commercial areas.

1.3 Aging Population

Background Statement

The Town's population base is aging more rapidly than the most typical urban municipalities in Central and Southern Ontario. As a result, there is an increased need for seniors to age in place and in their community. As these households tend to be smaller, an emphasis on flexible and alternative housing arrangements, mixed use areas, connected neighbourhoods and local access to community and health services are needed.



- 1.3.1 As provided for in Part C of this Plan and Chapter D2, the Town will permit a variety of housing forms and tenure to accommodate ageing in place.
- 1.3.2 *Flexible housing* and alternative housing arrangements will also be encouraged to accommodate ageing in place.
- 1.3.3 As an essential component for improving physical and mental health and well-being, the Town will continue to improve its active transportation network, as well as provide spaces for both active and passive recreational activities in parks and through access to publicly owned natural areas, as provided for in Chapters D3 and D4 respectively.
- 1.3.4 As outlined in Chapter D5, to ensure that there is local access to community and health services, the Town will permit and promote the provision of institutional uses within *community facilities* within the Huntsville Urban Settlement Area.
- 1.3.5 To encourage the provision of community and health service uses for an aging population, the use of density bonusing under Section 37 of the Planning Act will be considered for multiple-unit residential and mixed use *development*.
- 1.3.6 The Town encourages the physical form of *development* to facilitate social interaction, including orienting building entrances towards the public realm and encouraging a mix of uses.



- 1.3.7 To improve the level of accessibility to new and existing *development*, accessibility standards and designs will be implemented through and in accordance with the Accessibility for Ontarians' Disability Act and the Ontario Building Code.
- 1.3.8 The Town will design and provide municipal infrastructure and set *development* standards that promote the provision of a universally accessible environment.
- 1.3.9 In accordance with Chapter D7, the Town will consider potential noise, vibration and air quality impacts on the community health of its residents, including vulnerable populations, such as children and seniors, when reviewing *development* applications.
- 1.3.10 Crime Prevention Through Environmental Design (CPTED) principles will be considered in the evaluation of *development* applications.



2. SMART VALUE HOUSING

Background Statement

The need for shelter or housing is a basic human need. Due in part to household incomes in Huntsville being significantly lower than the provincial average, as well as the Town’s population aging faster than the provincial average, there is not enough small units (bachelor and one-bedroom units suitable for a one-person household or couple without children) to rent or buy to meet the affordability needs of smaller households. This lack of available primary rental supply makes it difficult for people to find affordable rental housing. The range of housing options available in Huntsville is not fully meeting the affordability needs of low- and moderate-income households.

This results in an immediate need to increase the supply of “smart value”, also known as “attainable” or “affordable”, housing in our community. “Smart value” housing refers to a supply and type of market housing that is readily available, affordable and meets peoples’ needs, meaning housing that is adequate in condition, appropriate in size, and geographically located near social and community services.

Figure 1 presents a housing continuum with homelessness at one end of the spectrum and home ownership at the other end.

Figure 1- The Affordable Housing Continuum



source: MMAH, Municipal tools for affordable housing, summer 2011

The left side of the continuum recognizes the forms of non-market housing that are the responsibility of the District of Muskoka. As the provincially designated Service Manager in administering the Housing and Homelessness Plan, the District has the lead role in the provision of non-market housing through social housing and income programs. The Town’s responsibility, and therefore the scope being addressed through the policies of this Official Plan, is market housing. It is important that all stakeholders work together to address the entire housing continuum, recognizing the roles, responsibilities and tools available.



As a vibrant, caring and welcoming community, it is important to ensure that housing is provided for all who live in the Town. This chapter includes policies to ensure the adequate supply of smart value housing in appropriate locations in Huntsville.

2.1 Retention of Existing Housing

- 2.1.1 The Town's existing housing stock represents a *significant* component of *smart value housing*. To promote its retention, in instances where it is not required for *intensification* efforts, the housing should be maintained and updated to reflect current building standards and energy conservation efforts.
- 2.1.2 The retention of the existing rental housing stock will be promoted as an important *smart value housing* source providing choice for residents who prefer to rent rather than own.
- 2.1.3 The Town will use the provisions of the property standards by-law under the Municipal Act and demolition control provisions of the Planning Act to protect and promote the continued useful life of existing housing.

2.2 Smart Value Housing Targets

- 2.2.1 In order to increase the supply of *smart value housing* units on a Town-wide basis, the Town will work with the District of Muskoka through the use of various planning tools (e.g., planning policy, *development* approvals, financial incentives, partnerships, community education and monitoring) to encourage the *development* community to partner in achieving a *smart value housing target* of 25% of all new residential units.
- 2.2.2 The Town will support the District of Muskoka in the achievement of the *development* of *social housing*.

2.3 General Policies

- 2.3.1 To ensure an adequate supply, range and geographic distribution throughout the Town and in order to make efficient use of and provide access to employment services, amenities and transportation routes, it is anticipated that the majority of the *smart value housing* will be provided in the Huntsville Urban Settlement Area, the Community Settlement Area and the Hidden Valley Recreational Lifestyle and Resort Area designations. *Smart value housing* will also be provided in the Rural designation through the provision of *secondary residential dwelling units*.



- 2.3.2 *Smart value housing* is being encouraged to locate in the settlement areas because they are served by transit and other services, such as shopping, parks and other *community facilities*. Housing proposed in the *built-up area* of the Huntsville Urban Settlement Area and the Downtown and Mixed Use designations, in particular, is strongly encouraged because of the availability of nearby services and opportunity to support an affordable lifestyle.
- 2.3.3 Within existing residential neighbourhoods of the *built-up area* of settlement areas, *smart value housing* will occur through residential *intensification* and *infill development*, in conformity with the policies of this plan.
- 2.3.4 Where appropriate, the Town may consider alternative *development* standards for *smart value housing*, residential *intensification*, *redevelopment* and new residential *development* which minimize the cost of housing and facilitate compact urban form. This may include setting maximum unit sizes or reducing parking requirements.
- 2.3.5 The Town may consider incentive measures to ensure the provision of *smart value housing* including, but not limited to, the following:
- i) prioritizing and fast-tracking of *development* approvals;
 - ii) reduced application fees; and
 - iii) deferred *development* charges.
- Where the Town considers such incentives, it will link the incentives to agreements on specific smart value rents or housing prices.
- 2.3.6 The implementing zoning or community planning permit by-law will identify the provisions for which *secondary residential dwelling units* will be permitted in the Huntsville Urban Settlement Area, Community Settlement Areas, Hidden Valley Recreational Lifestyle and Resort Area, and the Rural Area. The zoning by-law may establish regulations for *secondary residential dwelling units* including matters such as:
- i) compliance with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code, Ontario Fire Code and Ontario Electrical Code;
 - ii) compliance with the natural hazard and natural heritage policies and provisions of the Provincial Policy Statement;
 - iii) parking requirements for both residential units and maximum size and number of driveways;



- iv) requirements regarding the exterior appearance of the primary dwelling and/or *secondary residential dwelling unit*;
- v) yard, lot size, setback and/or landscaping requirements;
- vi) servicing requirements as set out in section E.2;
- vii) entrance and access to the *secondary residential dwelling units*;
- viii) minimum outdoor amenity areas; and
- ix) maximum density and distribution of *secondary residential dwelling units*.

2.3.7 Varied size, density and tenure of housing will be encouraged to provide housing, which has a reasonable cost.

2.3.8 The Town will encourage the provision of *smart value housing* by proactively identifying surplus municipally owned lands that can be built up to accommodate smart value rental or ownership housing.

2.3.9 The Town will work with other agencies and partners to develop programs and opportunities to create *smart value housing*.

2.4 Condominium Ownership Rental Housing Conversion

2.4.1 A condominium ownership conversion will refer to any change in the tenure status of an existing residential housing *development* from rental to condominium ownership. Existing rental housing refers to projects containing any dwelling units occupied by residential tenants or last occupied by residential tenants and currently vacant.

2.4.2 The conversion of rental accommodation to condominium ownership will be considered on the merits of each proposal.

2.4.3 Conversion of rental accommodation to condominium ownership may only be permitted where a technical report has been submitted demonstrating to the satisfaction of the Town that no adverse impacts will result on the supply or range of rental housing provided, including its geographic distribution. Applicants may include a supplementary vacancy rate survey supplementing the vacancy rates reported by the Canada Mortgage and Housing Corporation.

2.4.4 The Town will discourage the conversion of existing rental units to condominium ownership when the vacancy rate for rental accommodation is at or above 3% for the proceeding two year period, and the existing market rents of the units proposed for conversion are at or above the average market rent levels for the corresponding CMHC survey area.



2.4.5 The Town will utilize agreements setting out the specific conditions and standards for a condominium ownership housing conversion.

2.4.6 When considering applications for condominium housing conversion, Council will have regard for:

- a) The number of units included in the conversion application;
- b) The number of rental units under construction at the time of application for conversion; and
- c) The impact of the conversion on the rental housing market (i.e., anticipated changes in vacancy rates).

2.5 Monitoring

2.5.1 The Town will annually monitor:

- a) the number and types of *smart value housing* produced through new residential *development* and *intensification* efforts;
- b) the number and types of *smart value housing* lost through demolition and condominium conversion;
- c) ownership and rental house prices;
- d) rental vacancy rates; and
- e) achievement of the *smart value housing targets* of this Plan.



- 2.5.2 The information collected may be used to inform the *development* of priorities in Town's Strategic Plan.

2.6 Social Housing

- 2.6.1 The Town recognizes that *social housing* is not within the jurisdiction of the Town's administration, however, coordination between the Town and the District of Muskoka is necessary to help identify priorities and needs within the Town.

3. ACTIVE TRANSPORTATION

Background Statement

Active transportation can be defined as any form of human-powered transportation such as walking, jogging, running, cycling, in-line skating, skateboarding, non-mechanized wheelchairs, snowshoeing, skiing, kayaking, and canoeing used for either recreational or essential travel.

Research indicates how communities that support active transportation can improve the physical and mental health of its citizens, contributing to social resiliency. When the health of a community is improved, there are subsequent cost savings in the healthcare sector and efficiencies in the workforce.

The Town of Huntsville supports, encourages and promotes safe active transportation, and will ensure that infrastructure to support these activities is convenient and accessible for all. Through these measures, Huntsville will act to lower dependency on automobiles and reduce negative impacts on the environment.

This chapter includes policies to ensure the adequate provision of active transportation facilities, as well as supporting active transportation initiatives.

- 3.1 The Town's active transportation network encompasses bike lanes and sidewalks in road corridors, as well as trails on other public or private land.
- 3.2 As outlined in Part E – Servicing Our Residents – Achieving Infrastructure Resiliency of this Plan, the active transportation network is an important part of the Town's *transportation system*. The Town will endeavour to complete the active transportation network by:
 - a) adopting a complete roads approach when reviewing the design of new roads, or the improvement of existing roads, where a section of the active transportation network is identified as being desirable within a portion of a Town's road corridor; and
 - b) securing new lands for the active transportation network through land purchases, land exchanges, land leases, dedication of lands through the *development* approvals process, and other suitable means.
- 3.3 Complete roads will provide for the safety and ease of use of multiple means of transportation including vehicular, pedestrian, bicycle and transit.
- 3.4 The Town will consider winter maintenance of multi-use trails, particularly along routes that connect pedestrians to public and institutional uses.
- 3.5 Through the *development* approvals process, the Town will consider the dedication of lands or cash-in-lieu for parkland purposes to



contribute to the completion of an active transportation network.

- 3.6 The Town will require the provision of supporting amenities such as signage, seating, washrooms, lighting, parking and other facilities forming part of the Town's active transportation network. Attractive signage will be used along the active transportation network to improve wayfinding through Town and to encourage public safety.
- 3.7 The Town will identify and prioritize the implementation of the cycle routes component of the active transportation network that can be provided within existing right-of-ways.
- 3.8 Where appropriate, through the *development* approvals process, the Town may require the provision of active transportation amenities including bicycle parking and racks, lockers, showers, change rooms, Wi-Fi and other end-of-trip facilities.
- 3.9 The Town will, in consultation and partnership with the other road authorities, coordinate the location, design and *development* of safe pedestrian crossings of District/Provincial roads at key points along the active transportation network.
- 3.10 Where pedestrian trails and walkways are located adjacent to residential areas or commercial areas, a buffer or landscaped screening may be required.
- 3.11 Utility corridors, municipal easements and former rail lines will be incorporated into the active transportation network, where meaningful and feasible connections and linkages can be established.
- 3.12 The Town may require the provision of off-road multi-use trails through the *development* approvals process.
- 3.13 On all new roads within the Huntsville Urban Settlement Area, Community Settlement Areas and the Hidden Valley Recreational Lifestyle and Resort Area, sidewalks will be required on one side of the street. Sidewalks on both sides of roads may be required in the vicinity of schools to ensure the safety of students.
- 3.14 Internal pedestrian connections will be provided within private condominium *developments*, which connect pedestrians to the public realm. Such connections may be used as an alternative to the provision of sidewalks to the satisfaction of the Town.
- 3.15 To most efficiently manage land, improve the quality of the built form, improve active transportation, reduce burdens on local business expansion and *infill development*, and reduce the effects of ineffective parking requirements, the comprehensive zoning or community planning permit by-law requirements for parking will be regularly updated to current best practices. This will include an overall “park once” strategy for business areas; bicycle parking requirements; reduced vehicle parking requirements; and contemporary parking requirement calculations.



4. OPEN SPACE DESIGNATION AND PARKLAND

Background Statement

Part of the appeal for residents of, and visitors to, Huntsville is the proximity of open space and the positive benefits it adds to their quality and life and well-being. Very broadly, open space includes not only active and passive parkland and active transportation infrastructure, but also access points to the water and water corridors, as well as environmentally and culturally important sites and areas. Arrowhead and Algonquin Provincial Parks, along with the Town's parks, water access points and historic and cultural sites, allow for quiet solitude or opportunities for social interaction, and therefore make an important contribution to social resiliency. Some of these open spaces are active and vibrant places with programs and complementary uses, which lends them to function as destinations within Huntsville.

4.1 Function

- 4.1.1 Open space areas enable the residents of and visitors to Huntsville to recreate. Large tracts of undeveloped land also provide connectivity between *natural heritage features and areas*. Open space areas are important to the image, vision and economic vitality of the Town.
- 4.1.2 The Open Space designation includes lands used for passive parkland or natural open space, as well as for active outdoor recreation and may include:
 - a) passive and active parks, or cemeteries;
 - b) active transportation trails
 - c) recreational, educational or interpretive facilities;





- d) historic and cultural sites and features;
- e) access points to water;
- f) water corridors or routes and portages; and
- g) lands that form the bed of any waterbody.

4.1.3 To the extent possible, Open space areas in the Town have been identified on **Schedules A, B-1 and B-2**. As additional lands are zoned for this use, the schedules will be consolidated without the need for an amendment to this Plan.

4.2 Permitted Uses

- 4.2.1 Permitted uses in the Open Space designation include passive and active recreational uses, educational, interpretive and conservation uses.
- 4.2.2 Complementary uses are also permitted and include uses that are normally associated with the permitted use, are compatible with, and do not detract from or restrict, the primary function of the permitted use.

4.3 General

- 4.3.1 Open space uses are permitted in any land use designation in this Plan.
- 4.3.2 Golf courses are considered open space uses. The establishment of new golf courses will require approval of an official plan amendment, unless they are developed as an integral component of an existing tourist commercial facility.



- 4.3.3 Golf courses *significantly* alter the natural landscape. Supporting impact assessments, such as an environmental impact study, 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.
- 4.3.4 Where any lands under private ownership are designated as Open Space, this Plan will not be construed to imply that such lands will necessarily be purchased by the Town. If at any time, proposals are made to develop any such lands, and the Town does not wish to purchase the lands in order to develop or maintain the Open Space designation, then an application for the redesignation of such lands for other purposes will be given due consideration by the Town.
- 4.3.5 Lands designated as Parkland and Open Space may be used for municipal utilities provided that structural coverage of the land is minimized, and screened in such a way so as to maintain the open space *character* of the designated area.

4.4 Design

- 4.4.1 All new *development* within the Open Space designation will contribute to an attractive and inviting public realm.
- 4.4.2 Parks will be designed for a range of uses for all ages and for all seasons and will function as hubs of neighbourhoods and communities.
- 4.4.3 Parks may include recreational facilities as well as elements such as community mailboxes, tables, benches, street furniture, games, pedestrian lighting and other design elements and activities to enhance social interaction.
- 4.4.4 In locating new parks, The Town will take into consideration the active transportation network to encourage and support active and safe pedestrian and cycling travel.
- 4.4.5 Parkland and open space uses should be distributed throughout the Huntsville Urban Settlement Area and Community Settlement Areas in such a way that all types of recreational areas are available within a reasonable distance of all residential neighbourhoods.
- 4.4.6 In designing new parks, the Town will consider the *development* of natural playgrounds and introduce indigenous and naturalized plantings.



- 4.4.7 Where possible, municipal lands adjacent to water bodies will be kept in a natural state.

4.5 Parkland Dedication

- 4.5.1 Public parkland should be provided or supported in the following locations and situations:

- a) to expand or enhance existing open space or parkland;
- b) to enhance, extend, or provide linkages with existing trails and/or active transportation facilities;
- c) to protect portages;
- d) to protect scenic areas or points of natural beauty;
- e) to preserve historic sites or special landmarks or features;
- f) to provide eco-tourism opportunities;
- g) to improve the open space network and recreational facilities or opportunities, as may be defined in the open space strategy; and
- h) to provide land for community gardens.

- 4.5.2 *Natural heritage features and areas*, hazard lands, stream valleys, and *significant* ridges will be set aside as permanent open space but will not constitute part of the statutory dedication for public open space use. The Town may consider acquiring such areas where it is in the public interest to do so and where such lands contribute to the *character* of the area.

- 4.5.3 Lands to be conveyed as part of the parkland dedication related to *development* will only be considered acceptable as public open space if the topography, shape, location and function of the lands are deemed suitable by the Town for public recreational purposes.

- 4.5.4 In order to increase the amount of publicly owned waterfront lands, the Town will acquire waterfront land where appropriate as part of the 5% parkland dedication rather than requiring a cash-in-lieu contribution in order to maximize public access to the water. As an alternative to this requirement, particularly in more remote areas or where limited parcels would be created, consideration may be given by the Town to taking a cash-in-lieu contribution and/or a lake front conservation easement.

- 4.5.5 In order to enhance the potential for a network of linked multi-use recreational trails throughout the Town, all *development* applications will be reviewed and evaluated on the extent to which the creation,



expansion and preservation of such a network can be accomplished as part of that *development* application, and whether it is appropriate to acquire such facilities as part of a parkland dedication.

4.6 Crown lands

- 4.6.1 Arrowhead Provincial Park and a *significant* amount of *Crown land* are located in the Town. These large tracts of natural public open space should be preserved over the long term. The Town recognizes and supports provincial parks, conservation areas and other protected areas for their recreational and conservation attributes.
- 4.6.2 Although the management of *Crown land* is beyond the direct jurisdiction of this Plan, all *Crown land* will be considered to be open space. The authority having jurisdiction, in its review of *Crown land* use activities, will have regard for the policies of this Plan.
- 4.6.3 The release of *Crown land* for private *development* within the Town will be discouraged. However, where such land is to be released by the Province, it should only occur in consultation with the Town and in conformity with this Plan.





5. INSTITUTIONAL DESIGNATION

Background Statement

Institutional uses in Huntsville include buildings and structures that are important gathering places where services that are integral to the social, health, educational, cultural and recreational needs of the community are provided. These services contribute to the quality of life for existing and future residents and visitors of all ages, abilities, interests, cultural background or income level. It is the intent of the Official Plan to encourage the maintenance, enhancement, and development of new public institutions and facilities as community hubs that promote community well-being and social resiliency within Huntsville.

Institutional uses are permitted in all designations. However, some lands within the Port Sydney and Huntsville Urban Settlement Areas, as well as some lands throughout the Rural Area may be designated Institutional, particularly larger institutional properties.

5.1 Function

- 5.1.1 Institutional uses are important gathering places where services that are integral to the social, health, educational, cultural and recreational needs of the community are provided. These services contribute to the quality of life for existing and future residents and visitors of all ages, abilities, interests, cultural background or income level.
- 5.1.2 To the extent possible, institutional uses in the Town have been identified on **Schedules B-1 and B-2**. As additional lands are zoned for this use, the schedules will be consolidated without the need for an amendment to this Plan.

5.2 Permitted Uses

- 5.2.1 Institutional uses with the primary purpose of serving the health, educational or social needs of the community may be permitted in any land use designation, subject to the detailed policies of this plan; and may include uses such as:
- a) educational facilities;
 - b) places of worship and retreats;
 - c) facilities for service clubs and non-profit organizations;
 - d) public health care centres, long-term care homes, child care facilities, counselling centres or emergency centres;
 - e) *community facilities*;
 - f) fire, ambulance and police stations;



- g) cemeteries; and
- h) municipal, provincial and federal buildings or facilities.

5.3 Community facilities

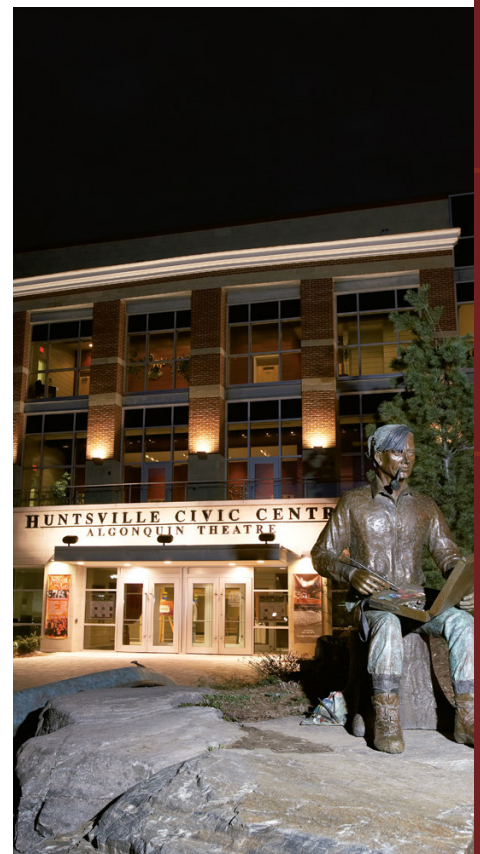
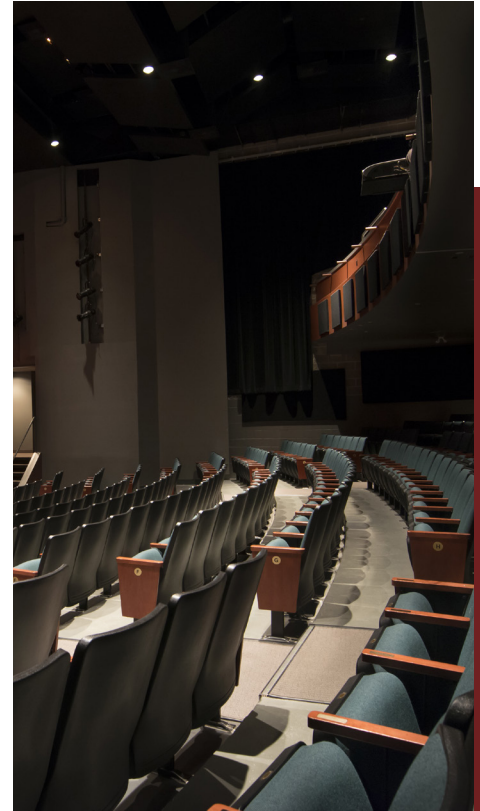
- 5.3.1 *Community facilities*, including recreation, performing arts facilities, and managed historical sites are supported as an integral part of the social and cultural fabric of the Town.
- 5.3.2 New *community facilities* that serve the Town or larger region are encouraged to locate in the Downtown of the Huntsville Urban Settlement Area.
- 5.3.3 The Town may consider the upgrading of its existing, or the provision of new, *community facilities* in conjunction with new residential growth.
- 5.3.4 *Community facilities* have been located to support the effective and efficient delivery of community and emergency management services. Where feasible, *community facilities* should be co-located to promote cost-effectiveness and facilitate service integration.
- 5.3.5 The Town will develop a Recreation Master Plan that clarifies the Town's role in providing and facilitating access to community recreational and cultural facilities and experiences.
- 5.3.6 The Town will explore opportunities with other levels of government and local service providers, to expand on the range of community and health programs and services offered in *community facilities* so that they can serve as enhanced community hubs.
- 5.3.7 The Town will identify and promote other opportunities where necessary to create community hubs including through the repurposing of public spaces, former places of worship and school buildings or in association with a commercial *development*.
- 5.3.8 A number of *community facilities* located within the Town are not within the jurisdiction of the Town's administration. Coordination between the Town and public boards and agencies is essential. This Plan promotes dialogue and informed decision making between all agencies and boards active within the Huntsville community.
- 5.3.9 Regarding the provision of school facilities within the Town, this Plan promotes the adequate distribution and supply of school spaces to meet the community's educational needs.



- 5.3.10 The Town may require residential *development* proposals to be phased where it is determined, in consultation with the school board(s) there is not an adequate supply of school spaces within the community.
- 5.3.11 Growth and *development* will be integrated with efficient and cost-effective infrastructure, public services and utilities and sustainable private services, particularly *individual on-site water services* and *individual on-site sewage services*.
- 5.3.12 Public services and infrastructure owned and operated by the municipality will be installed, operated and maintained having regard to the life-cycle costing and asset management plan and associated financial strategy for the replacement of infrastructure.

5.4 Design

- 5.4.1 Structures containing institutional uses will be designed and arranged so as to blend in with the *character of adjacent lands* and uses.
- 5.4.2 Adequate buffering between institutional uses and residential, open space or recreational uses will be provided. The degree to which such uses will be separated and the adequacy of buffer planting or screening will depend on the nature and intensity of the use.
- 5.4.3 Institutional uses will be designed in accordance with the active transportation policies of Chapter D3.
- 5.4.4 Institutional uses should be located at visual focal locations to promote their function as cultural hubs in the life of the community and visual landmarks in neighbourhoods.
- 5.4.5 In general, open storage is discouraged on institutional properties unless adequate screening of the storage area is provided or where open storage is aesthetically acceptable as related to the use.
- 5.4.6 New large-scale Institutional uses will be:
 - a) located on collector or arterial roads in order to provide adequate vehicular access to individual sites;
 - b) located centrally within the service area;
 - c) located adjacent to or in combination with other institutional uses where appropriate and possible;



- d) appropriately sited to accommodate demands with regard to parking facilities, servicing or other similar matters.

5.5 Other Institutional/Public Uses

- 5.5.1 All existing electric power, or similar facilities and the *development* of any new facilities including renewable energy projects, works such as transmission lines, transformer stations and distributing stations, may be permitted within all designations, provided that such *development* has been subject to the provisions of the Environmental Assessment Act and/or other applicable legislation.



6. CULTURAL HERITAGE

Background Statement

Huntsville's cultural history dates back thousands of years. The Town is rich in built heritage resources including the iconic Town Hall, the Hart House, Howland House, Pursers Cabin, and other designated buildings.

Cultural heritage resources include built heritage resources (e.g. buildings, structures or monuments); known archaeological sites or areas of archaeological potential; cultural heritage landscapes; significant landscapes and scenic vistas, roads, trails, portages, geological and biological features; as well as Indigenous community sites.

The Town's cultural heritage resources are an important link to our past, play a key role in Muskoka's identity and contribute to the Town and District's social resiliency by enriching the cultural experience for both residents and visitors.

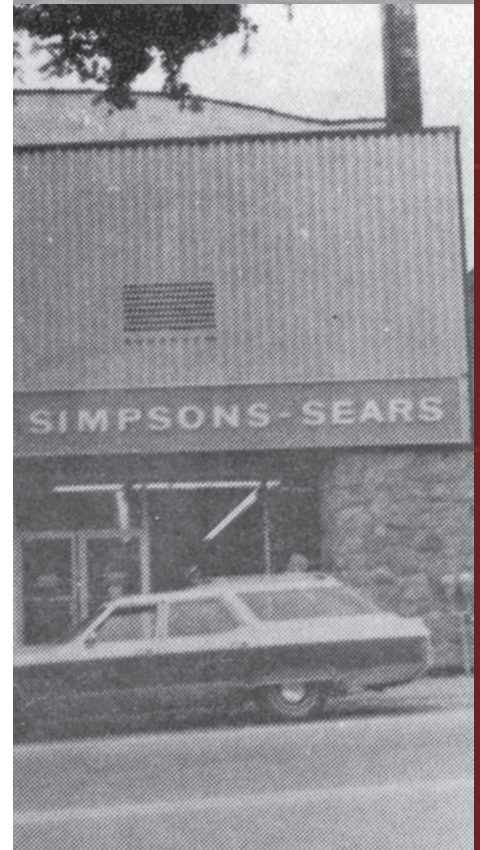
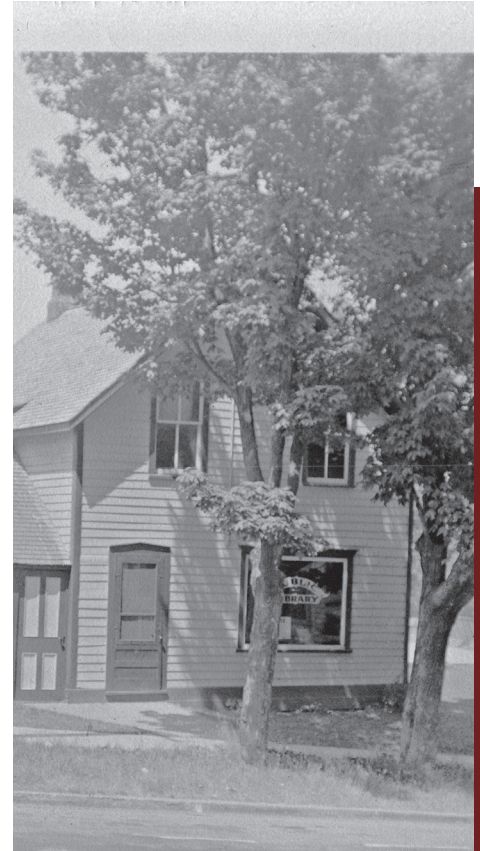
The Town's heritage is a valuable legacy to pass onto the future.

This chapter includes policies to address cultural heritage in Huntsville.

6.1 Cultural Heritage Resources

6.1.1 Cultural heritage resources include both *built heritage resources* and cultural heritage landscapes and generally fall into one of two categories: those of historic value and those of architectural value.

- a) Cultural heritage resources of historic value can be described as follows:
 - i) those that serve as an example of the Town's past social, cultural, political or physical *development*, including cultural heritage landscapes such as landscaping, hedgerows, and natural features;
 - ii) those that serve as an example of outstanding work by a local or national personality; and
 - iii) those that date from an early or *significant* period in the Town's *development*, as determined to be *significant* by the Town.
- b) *Built heritage resources* of architectural value can be described as follows:
 - a) those that serve as a representative example of style, design or period of building;
 - b) those that serve as a representative example of a method of construction which was used during a certain time period or rarely used today;



- c) those that serve as an important Town landmark; and
- d) those that make an important contribution to the area composition or streetscape of which it forms a part.

6.1.2 *Built heritage resources* and cultural heritage landscapes may also include property or areas that are recognized by the Province as being archaeologically *significant*.

6.1.3 Cultural heritage resources shall be *conserved* in accordance with this Plan and all other relevant legislation.

6.2 Heritage Designation

6.2.1 A Municipal Heritage Committee may be established pursuant to the Ontario Heritage Act to advise and assist Council on matters related to the Act. In addition, the Municipal Heritage Committee may be requested to assist Council on other matters of cultural heritage conservation.

6.2.2 Pursuant to the Ontario Heritage Act and in consultation with the Municipal Heritage Committee, the Town may, by by-law:

- a) designate properties to be of historic and/or architectural value or interest;
- b) define the municipality, or any area or areas with the municipality, as an area to be examined for designation as a heritage conservation district; and
- c) designate the municipality, or any area or areas within the municipality, as a heritage conservation district.

6.2.3 The Town will establish and maintain a register of all properties of heritage interest designated by the municipality or by the Minister, including *built heritage resources* and heritage conservation districts that are of cultural heritage value or interest. The register will be kept by the Town and will contain, with respect to each property:

- iv) legal description of the property;
- v) the name and address of the owner;
- vi) statement of cultural heritage value or interest; and
- vii) description of the heritage attributes of the property.

6.2.4 The register may also include *built heritage resources* that have not been designated, but that Huntsville Council or Municipal Heritage Committee believes to be of cultural heritage value or interest.



- 6.2.5 A technical report will be required as part of *development* applications affecting cultural heritage resources in Huntsville. The assessment and conservation of any *significant* cultural heritage resources identified through the assessment may be a condition of approval or incorporated into a *development* agreement.
- 6.2.6 The Town may require, as a condition of approval of a *development* proposal within which a cultural heritage resource is situated or which is adjacent to a protected heritage property, the provision of one or more performance assurances, performance security, property insurance and/or maintenance agreements, in a form acceptable to the Town, in order to *conserve* the cultural heritage resource.
- 6.2.7 Council will ensure that it has access to accurate and adequate architectural, structural and financial information to determine the feasibility of rehabilitation and re-use versus demolition when considering applications to demolish designated or identified heritage buildings.

6.3 Development of Lands Adjacent to Cultural Heritage Resources

- 6.3.1 Where possible, new *development* in older established residential areas of historic, architectural or landscape value will be encouraged to develop in a manner consistent with the overall *character* of these areas.
- 6.3.2 Residential *infill development* in areas of historic architectural or landscape merit will be *sensitive* to the existing scale and pattern of those areas and consistent with existing landscape and streetscape qualities. Where *development* is anticipated in an area with *significant* cultural heritage resources, a heritage impact analysis including potential mitigation measures will be required to ensure that any impacts on cultural heritage resources are minimized.
- 6.3.3 The Town will have regard for cultural heritage resources in the undertaking of municipal public works. When necessary, the Town will implement satisfactory measures to mitigate any *negative impacts* on *significant* heritage resources.

6.4 Archaeological Resources

- 6.4.1 Except for separation of existing uses, the potential for discovery of *archaeological resources* on individual lots will be identified by the Town at the time *development* is proposed, and will be based on the Archaeological Master Plan prepared for the District of Muskoka. Technical reports may be required in support of a *development* application where areas of specific, moderate to high, or high to very



high archaeological potential, would be affected.

- 6.4.2 Known archaeological sites will be protected. *Development* and *site alteration* may be permitted on lands containing *archaeological resources* or *areas of archaeological potential* if *significant archaeological resources* have been *conserved* by removal and documentation or preservation on site. Where *significant archaeological resources* must be preserved on site, only *development* and *site alteration* that maintains the heritage integrity of the site will be permitted.
- 6.4.3 The Town will provide an opportunity for Indigenous communities, to review and comment on any archaeological assessment submitted to the Town and will encourage *development* proponents to allow Indigenous monitors on-site during archaeological assessments.
- 6.4.4 Archaeological assessments will consider and investigate archaeological sites identified by Indigenous communities.
- 6.4.5 **Appendix 7** lists identified cultural heritage resources.



7. LAND USE COMPATIBILITY

Background Statement

Proposed, current or past land uses, public infrastructure or other situations can impose a constraint to development through adverse effects such as noise, dust, odour, ground water contamination, traffic, pests, litter, methane gas, or visual impact. These adverse effects may cause a hazard to health, safety or negatively impact the use or enjoyment of property, particularly for sensitive land uses. Sensitive land uses include residential uses, institutional uses, parkland and open spaces, which should be protected from incompatible uses in order to ensure social resiliency. Consequently, sensitive uses need to be protected from industrial and public facilities, which may cause adverse effects.

Conversely, the location of sensitive uses in proximity to industrial uses or public facilities may require that business or facility to implement mitigation measures in accordance with the applicable legislation. The need for, and cost of, mitigation measures may reduce the viability of that operation and its potential for expansion. As industrial operations often provide an important contribution to the economy of the Town, they should be protected from sensitive uses. Similarly, where there is substantial public investment in waste disposal sites, sewage treatment facilities, or significant roadways, these uses should be protected from sensitive uses to ensure their continued viability and avoid public expense to mitigate a conflict.

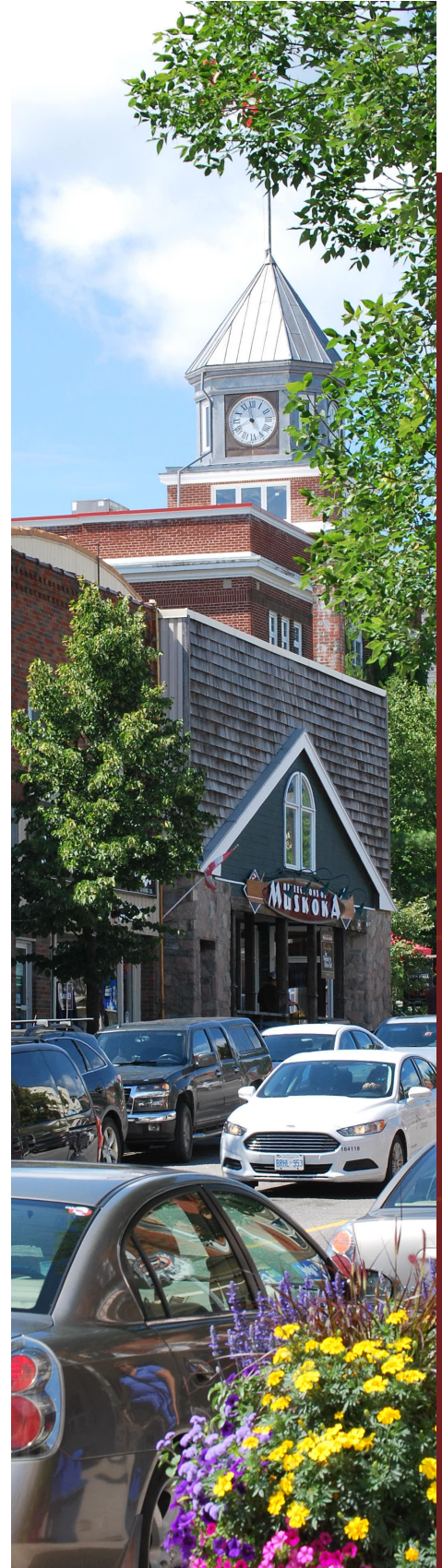
Within the Town, contaminated areas and old non-active waste disposal sites may exist on private land, which could affect any development proposed in the area. Adverse effects can often be prevented or mitigated by location and design of development, specifically through the use of setbacks and buffering.

Typically, compatibility is addressed in the context of noise, vibration, odour and emissions. This chapter addresses policies related to this.

7.1 General

7.1.1 Uses, including renewable and alternative energy projects, which contribute noxious effluent, noise, emissions, vibrations, or pose a danger will not be permitted, unless satisfactory mitigating measures are provided. Applicable legislation and implementation policies will be considered in the evaluation of land use compatibility. The Town may require one or more technical studies prepared by a qualified professional to be undertaken in support of an application for development.

7.1.2 Sensitive land uses include buildings and amenity areas or outdoor spaces, which may experience adverse effects from an abutting use. Such land uses may include residences, day care centers, parks or recreational areas, and educational and health care facilities.



7.1.3 Essential public facilities such as sewage treatment facilities and *waste disposal sites* will be protected from *sensitive land uses* and other incompatible uses.

7.1.4 New *development* or use of land will be compatible with:

- a) the type and *character* of the area in which the use is being proposed; and
- b) other legal land uses in the vicinity in order to ensure the protection of public investment and the continued operation and expansion of such uses, where feasible and appropriate.

7.1.5 *Development* will occur in a manner, which ensures compatibility between uses, and with the surrounding area. In determining compatibility the following will be considered, where applicable:

- a) an adequate separation distance or other suitable mitigation measures will be implemented to protect *sensitive land uses*;
- b) the maintenance of natural vegetative buffers, landscaping using native species or berms should be used where appropriate to mitigate conflicts between uses;
- c) the number and location of vehicular access points should be limited to minimize disruption to traffic flows;
- d) outdoor storage will be appropriate to the use and site, and should be located at the rear of buildings and screened from view through vegetation or fencing;
- e) off street or loading will be located in such a manner as to minimize the impact on *sensitive* adjacent uses with respect to noise, traffic, emissions and visual appearance; and
- f) the use of architectural styles or materials to attenuate noise and vibration.

7.2 Noise and Vibration

7.2.1 Where required by the authority having jurisdiction, potential noise and vibration impacts will be evaluated and addressed when new *sensitive land uses* are proposed adjacent to existing highways, sewage treatment facilities, waste management facilities, industries, other than Class One industries, or any other stationary or line noise sources where noise and vibration are being, or may be, generated. An evaluation will also be required where new generators of noise and vibration are proposed adjacent to existing *sensitive* uses or lands zoned to permit *sensitive land uses*. *Development* proponents will engage a qualified consultant to either confirm a study is not required or to undertake a noise and/or vibration study to assess



the impact on existing or proposed *sensitive land uses* within the minimum distances identified in applicable legislation and related policies. Such studies will demonstrate that impacts will be reduced or can be mitigated to acceptable levels.

- 7.2.2 *Sensitive land uses* proposed within 300 metres of a railway right-of-way, or 1000 metres of a rail yard, may be required to undertake noise studies, to the satisfaction of the Town and authority having jurisdiction in consultation with the appropriate railway, and will undertake appropriate measures to mitigate any *adverse effects* from noise that were identified.
- 7.2.3 *Sensitive land uses* proposed within 75 metres of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the Town and the authority having jurisdiction in consultation with the appropriate railway, and will undertake appropriate measures recommended in those studies to mitigate any *adverse effects* from vibration that were identified.
- 7.2.4 Stationary noise sources include equipment and extended facilities associated with industrial uses and aggregate extraction uses, sewage treatment, ancillary transportation and commercial facilities. Feasibility and detailed noise studies are generally required for new *development* proposed within the influence area of a stationary noise source. The influence area will be determined on a case-by-case basis depending on factors such as the type and scale of the stationary noise source, the intervening topography and other land uses.
- 7.2.5 Where a new *sensitive* land use is proposed within 300 metres of a pit operation or 500 metres of a quarry operation, a technical report



should be prepared and implemented to the satisfaction of the Town. The report will evaluate the presence and impact of any *adverse effects* or risk to health and safety, determine whether the *development* is appropriate and identify any remedial measures that should be taken to mitigate any concerns.

7.3 Water and Waste Water Facilities

- 7.3.1 The location of major municipal water and waste water *infrastructure* is illustrated on **Schedule D** of the Muskoka Official Plan.
- 7.3.2 Where *development* is proposed within 1,000 metres of a municipal water supply intake, well, or municipal sanitary sewage outfall, the District of Muskoka shall be consulted and any concerns resolved to their satisfaction.
- 7.3.3 Where a new land use is proposed adjacent to a municipal sewage treatment plant waste stabilization pond, or hauled sewage lagoon, or a sanitary sewage disposal site, as identified below, the District of Muskoka shall be consulted and any concerns resolved to their satisfaction. In general, uses of land within these areas should be limited to passive recreational and open space uses.

Table 4: Setbacks from Municipal Sanitary Sewage Disposal Facilities

Facility	Minimum Setback
Non-residential uses adjacent to municipal sewage treatment plant	150 metres
Residential uses adjacent to municipal sewage treatment plant	200 metres
All uses from a waste stabilization pond	400 metres

Facility	Minimum Setback
All uses from a hauled sewage lagoon	400 metres

7.4 Contaminated Lands

- 7.4.1 Prior to the *development* of *sensitive land uses* proceeding on land, which is known, or suspected, to be contaminated, the site will be remediated as necessary so that the site is suitable for *development* and would not pose a risk to public health or safety or property damage. A technical report may be required to determine the nature and extent of the contamination and if required, remediation. Where the need for remediation is identified, the site will be restored



in accordance with the remedial plan before *development* occurs to ensure there will be no *adverse effects* on the proposed use or adjacent land uses.

7.5 Waste Disposal Sites

- 7.5.1 No *development* will be permitted within 30 metres of an operating or identified non-operating *waste disposal site*. This setback may be reduced to 20 metres where it has been demonstrated that landfill-generated gases are the only potential off-site impact to adjacent lands..
- 7.5.2 Where new *development* is proposed within 500 metres or other potential influence area distance as determined by the Province and/or District of Muskoka of an operating or identified non-operating *waste disposal site*, a technical report will be prepared to the satisfaction of the Town. The report will evaluate the presence and impact of any *adverse effects*, risk to health and safety; or any other environmental factors that would determine whether the land is unsuitable for *development*. .
- 7.5.3 A technical report may also be required where there is reason to believe that the influence area of a *waste disposal site* extends beyond the 500-metre distance. In the case of operating sites, a modified influence area may be applied where information such as monitoring or a closure plan is available to justify a change in the radius or shape of the 500-metre area of influence.

7.6 Bulk Energy Storage Facilities

- 7.6.1 New *significant* energy storage facilities for flammable or explosive bulk materials or products may only be permitted where a technical report, required by the authority having jurisdiction, demonstrates that the location is appropriate and identifies any measures to satisfactorily address potential hazards.

7.7 Renewable Energy Projects

- 7.7.2 The Town may require a land use compatibility report for commercial scale renewable energy source facilities such as solar farms and wind farms to evaluate the visual, noise and other impacts on adjacent land uses, measures to mitigate impacts, if feasible and the application of planning tools to mitigate the impacts. Where impacts cannot be satisfactorily mitigated or avoided, *development* of these facilities may not be supported.



PART E

SERVICING OUR RESIDENTS - ACHIEVING
INFRASTRUCTURE RESILIENCY





PART E: Servicing Our Residents – Achieving Infrastructure Resiliency

Background Statement

An extensive and efficient system of municipal infrastructure is critical to maintaining the quality of life in Huntsville. Municipal infrastructure includes water supply, sanitary sewage disposal, roads, storm water, solid waste disposal and utilities.

Resilient infrastructure can accommodate environmental changes, such as climate change and pressures from development, while being financially viable over its life cycle.

Within urban centres, connection to municipal water/sanitary services is required in most cases, while other private servicing methods will be considered in rural areas, subject to detailed policies.

Protecting, maintaining and enhancing a functional transportation network throughout the Town is important in order to ensure the efficient movement of goods and people. Also, through the visioning phase of this Plan, a consistent theme was to enhance and preserve opportunities for continued public access to water.

The District of Muskoka is responsible for the provision of waste management services to the Town. In addition, the Town manages residential waste and paper and container recyclable materials through curbside collection program and residential food and yard waste through a green bin program. There are also five operating private waste disposal sites.

Part E of the Plan includes policies related to servicing our residents that contribute to create and maintain a resilient community:

- Section 1 – “Stormwater Management” identifies issues and policy approaches to better manage stormwater runoff in different contexts.
- Section 2 – “Water Supply and Sanitary Sewer Services” considers issues and upper-tier policy requirements regarding the provision of municipal water and wastewater servicing in the Town. It also considers policy requirements for permission of individual on-site water and sewage service systems.
- Section 3 – “Transportation” identifies policy directions regarding a wide range of transportation modes.
- Section 4 – “Waste Management” examines waste management services and facilities, and policy requirements for ensuring land use compatibility and management of these facilities.
- Section 5 – “Public Access to Water” considers the importance of providing a high quality of life for residents and visitors and discusses how access and unopened road allowances to the water may be managed.



- Section 6 – “Utilities” identifies policies regarding both public and private utility networks, including facilities required for transmission of electricity and gas.

Goals

1. Provide efficient and reliable services for residents and visitors to the Town.
2. Direct most forms of *significant* and year-round residential and employment *development* to urban areas where full services are available.
3. Support the efficient use of land and *infrastructure* to meet the needs of present and future residents, visitors and businesses.
4. Ensure that present and future populations are provided adequate and sustainable services and utilities.

Objectives

1. Provide *infrastructure* in an efficient, coordinated, and cost-effective manner that considers the impacts from climate change and accommodates future projected needs.
2. Ensure that the construction of all *infrastructure*, or expansions to existing *infrastructure*, occurs in a manner that is compatible with adjacent land uses and minimizes impacts to *natural heritage features and areas*.
3. Optimize the use of existing *infrastructure* before consideration is given to developing new *infrastructure*.
4. Ensure the planning for *infrastructure* is coordinated and integrated with land use planning so that the *infrastructure* is



financially viable over its life cycle and available to meet current and projected needs.

5. Strategically locate *infrastructure* to support the effective and efficient delivery of emergency management services.
6. Provide a safe, high-quality water supply to meet the needs of residents and businesses, now and in the future, through an emphasis on conservation, protection and sustainable *development*.
7. Promote water conservation and efficiency measures to sustain the Town's valuable water resources.
8. Protect, maintain, enhance and restore the quality and quantity of surface water and groundwater resources through sound stormwater management.
9. Implement stormwater management practices that: maintain the predevelopment hydrologic cycle; maintain or enhance the quantity and quality of stormwater runoff discharged to receiving natural watercourses, *wetlands* and infiltration facilities; and minimize erosion, flooding and impacts on *natural heritage features and areas*.

I. STORMWATER MANAGEMENT

Background Statement

Stormwater is the runoff that results from precipitation events and snow/ice melt. As it flows over the land and its features, the water picks up sediments, nutrients and bacteria, which it transports to nearby waterbodies on its route through the water cycle. In undeveloped areas containing forests, the trees and understory growth help the soil absorb much of the stormwater as infiltration. In developed areas, where there is less infiltration due to less vegetation and more development with hardened surfaces, two issues can arise from unmanaged stormwater: i) flooding, due to increased volume and timing of runoff water; and ii) increased nutrient and bacteria loading into lakes and rivers. Increased sediments cause turbidity, cloudiness in the water, and can destroy fish habitat and damage recreational water quality and the drinking water supply.

Stormwater management involves measures to treat storm water on a comprehensive basis or on an individual property before it reaches any surface body of water. Storm water management measures are designed to detain stormwater and reduce peak runoff rates, as well as to reduce the transport of suspended solids and erosion. The objective is to implement measures that will manage post-development storm water flows so that off-site impacts of development are minimized. Groundwater recharge can be maintained or enhanced, and surface water protected through good stormwater management practices.

I.I.1 To minimize off-site impacts and protect the quality and quantity of surface water and groundwater resources, despite its scale, *development* will have consideration for stormwater management best practices which:

- a) minimize, or, where possible, prevent increases in contaminant loads;
- b) minimize changes in water balance and erosion;
- c) decrease risks to human health and safety and property damage;
- d) maximize the extent and function of vegetative and pervious surfaces; and
- e) promote stormwater attenuation and re-use, and low impact design.

I.I.2 Stormwater management and construction mitigation measures will be encouraged on individual residential lots and for minor *development*. As necessary, the following measures will be considered and implemented in community planning permits, site plans or other agreements:

- a) minimizing the amount of site grading;
- b) minimizing or restricting *site alteration* in areas with steep, rocky terrain;



- c) preserving natural vegetation or encouraging the restoration of vegetation with native deep-rooted vegetation;
- d) using grass swales;
- e) directing runoff from roof tops and paved areas to soakaway pits or grassed areas;
- f) using storm water retention ponds where necessary;
- g) minimizing paved or covered areas;
- h) providing open, grassed drainage ditches along roadways;
- i) using permeable surfaces where appropriate; and
- j) securing contaminants such as fuel oil.

- I.I.3 Stormwater management and construction mitigation (erosion and sediment control) plans will be required by the Town for commercial, industrial, institutional and comprehensive residential *development*. The plans will be prepared by a qualified professional, in accordance with “best management practices” to the satisfaction of the Town, and any affected road authority. The recommendations of such plans will be implemented in community planning permits, site plan, subdivision, or other agreements.
- I.I.4 The Town will require appropriate use of on-site infiltration measures, within the stormwater management design.
- I.I.5 The Town encourages the use of landscape-based stormwater management planning and practices (also referred to as low impact *development*) including rainwater harvesting, green roofs, bioretention, permeable pavement, infiltration facilities and vegetated swales in the design and construction of new *development* where site conditions and other relevant technical considerations are suitable.
- I.I.6 The Town encourages approaches to stormwater management that include a combination of lot level conveyance and end-of-pipe stormwater controls to maintain the natural hydrologic cycle, protect water quality and quantity, and minimize erosion, *site alteration* and flooding impacts.
- I.I.7 Stormwater management facilities are permitted in all land use designations.
- I.I.8 Where practical and feasible, within the Huntsville Urban Settlement Area, Community Settlement Areas and the Hidden Valley Recreational Lifestyle and Resort Area, stormwater management facilities will be designed for open space use and integrated, where possible, into the Town’s open space network.





Photo by Gloria Cassidy



2. WATER SUPPLY AND SANITARY SEWER SERVICES

Background Statement

Municipal water supply and sanitary sewage treatment facilities refer to piped water and sanitary sewer services that are connected to a centralized water or sanitary sewage treatment facility and owned and operated by the District of Muskoka.

In the Town of Huntsville, these systems are located primarily within the Huntsville Urban Settlement Area, as well as the Hidden Valley Recreational Lifestyle and Resort Area. To maximize the public investment in these facilities, their efficient and effective use is a fundamental principle of planning for development within the Town. As a result, it is intended that development within these areas will be connected to full municipal water supply and sanitary sewage treatment services.

In addition, a municipal water supply, which serves approximately 50 homes, is located in the Port Sydney Community Settlement Area. The expansion of this supply to service additional development is not envisioned.

Within the remainder of the Town, the primary servicing method is private individual wells and septic systems.

2.1 Municipal Water and Sanitary Sewer Services

2.1.1 *Development within the boundary of the Huntsville Urban Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area, and the Highway 60 Corridor Service Area, as shown on **Schedules B-1 and B-2**, will proceed on the basis of full municipal water and sanitary sewer services.*

2.1.2 *The availability and extension of full municipal water and sanitary sewer services will be a principal factor in establishing the phasing of *development* within the Huntsville Urban Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area, and the Highway 60 Corridor Service Area.*

2.1.3 *The zoning or community planning permit by-law may prohibit the *development* of land within the Huntsville Urban Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area and the Highway 60 Corridor Service Area where full municipal water and sanitary sewer services are not available or planned to be available.*

2.1.4 *The District of Muskoka will determine the availability and capacity of municipal services within the Huntsville Urban Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area and the Highway 60 Corridor Service Area and will allocate municipal water and sanitary sewer servicing capacity as a condition of approval of new *development*.*

- 2.1.5 Where a zoning by-law amendment would permit uses that require a *significant* allocation of municipal water and sanitary sewer capacity, a holding by-law may be used in order to facilitate phasing of *development* and to defer final allocation until construction is to proceed. The holding provision will be removed upon confirmation of municipal water and sanitary sewer servicing capacity and allocation by the District of Muskoka and appropriate agreements or other approvals have been executed.
- 2.1.6 In cooperation with the District of Muskoka, the Town will promote conservation measures that will result in the efficient use of municipal water and sanitary sewer facilities and will require conservation measures in all new plans of subdivision and multiple residential *developments*.
- 2.1.7 Despite Section E 2.1.1, *development* of existing lots of record, *infill development*, may be permitted within the Huntsville Urban Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area and the Highway 60 Corridor Service Area, where municipal water and sanitary sewer services are not currently or immediately available, and where no present or immediately foreseeable water or sanitary problem would be further compounded. In such circumstances, *development* may be exempted from connection to municipal water and sanitary sewer services, subject to the following:
- a) the uses are restricted to low effluent producing uses which do not generate large quantities of liquid effluent or create discharge which would be an environmental hazard or present a threat to ground or surface water;
 - b) the use does not preclude the eventual connection to full services when they become available and does not preclude future urban *intensification*;
 - c) as a condition of *development* approval, an agreement is entered into with the Town or District of Muskoka to require connection to full municipal services when they become available;
 - d) minimum lot standards for new lot creation shall be double those for the *development* if it were on full or partial municipal services, and the lot shall be designed in such a manner as to be able to be split in the future when full services become available;
 - e) a private waste disposal system (if required) can be accommodated on the lot to the satisfaction of the authority having jurisdiction;
 - f) private *individual on-site sewage services* should be located within the yard adjacent to the street or in the side yard, where possible, in order to facilitate future connection to municipal sewers; and
 - g) subject to such conditions as the District of Muskoka deems necessary respecting servicing.
- 2.1.8 Areas identified in the Muskoka Official Plan as “Single Service Area” include lands that abut or are presently serviced with only municipal water or sanitary



sewer services. Areas identified in the Muskoka Official Plan as “Future Service Area” include lands that abut or which are not presently serviced by full municipal water and sewer facilities. This Plan contemplates the eventual servicing of “Single Service Area” and “Future Service Area” with both municipal water and sewer services. In the meantime, the provisions of Section E 2.1.7 apply to any *development* in this area.

- 2.1.9 As the Muskoka Official Plan identifies “Full”, “Single” and “Future” service areas within the Huntsville Urban Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area and the Highway 60 Corridor Service Area, the extension of full municipal services to existing unserved portions of “Full”, “Single ” or “Future” service areas is anticipated over time. The Town will work with the District of Muskoka to develop a program for service extensions where such extensions are feasible in order to facilitate *intensification* and increased density; and ensure that servicing expansion represents an efficient and fiscally responsible extension of works.
- 2.1.10 The establishment of new single service areas within the Huntsville Urban Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area and the Highway 60 Corridor Service Area will not be permitted.
- 2.1.11 Prior to extending full municipal water and sanitary sewer services to “Single” or “Future” service areas, the Town will collaborate with the District of Muskoka to optimize the use of existing municipal water and sanitary sewer services including optimizing *development* potential in currently serviced areas.
- 2.1.12 The extension of municipal water and sewer services outside the boundary of the Huntsville Urban Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area and the Highway 60 Corridor Service Area will not be permitted except where such works are undertaken to address failed services, to remedy public health concerns, and facilitate the installation of works deemed to be in the public interest, such as public service facilities (i.e. hospitals) but only if other options are determined not to be feasible. A District Official Plan Amendment shall be required to consider such service extensions.
- 2.1.13 The extension of services outside the boundary of the Huntsville Urban Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area and the Highway 60 Corridor Service Area will not confer, or be deemed to confer, *development* rights for abutting properties and further extensions from such services to surrounding properties will not be permitted, except as permitted by this Plan.



- 2.1.14 Notwithstanding anything to the contrary in this Plan, no new *development* is permitted on Scotts Point Road in Lot 16, Concession 1, Chaffey Ward, in Fairy Lake, without full municipal sewer and water services.

2.2 Municipal Water Service – Port Sydney Community Settlement Area

Background Statement

A ground water based municipal water supply system exists in the Port Sydney Community Settlement Area and services a limited number of residential uses.

- 2.2.1 To protect this valuable ground water resource, certain land uses proposed in areas of greatest risk to contamination of groundwater resources in the well head protection zone (WHPZ) of the municipal water supply system will be restricted. Land uses that may be restricted include, but are not limited to: asphalt and concrete batching plants not associated with *mineral aggregate resource* operations, the storage or processing of chemical products, gasoline or oil depots and service stations, and vehicle salvage, maintenance, service yards and other activities identified as *significant* drinking water threats.
- 2.2.2 Where *development* proposed within the well head protection zone (WHPZ) of the municipal water supply system is considered by the Town to pose a *significant* drinking water threat, a technical report, prepared by a qualified professional that assesses the potential impacts of the proposal and considers appropriate mitigation measures will be submitted to the satisfaction of the Town.
- 2.2.3 Where *development* within the well head protection zone (WHPZ) of the municipal water supply system is considered appropriate by the Town, approvals will require, but not be limited to:
- a) protection of *wetlands* and other areas that make *significant* contributions to groundwater recharge;
 - b) that stormwater management systems protect water quality and quantity;
 - c) all storage of petroleum, fuels, solvents, fertilizers and related chemicals are in properly designed and engineered containment areas in accordance with all applicable policies, guidelines, technical standards and legislation; and
 - d) where necessary, risk management measures for specific land uses.
- 2.2.4 It is not envisioned in the foreseeable future that this municipal water supply system will be expanded to service additional *development*, nor will a sanitary sewer service facility be established in the Port Sydney Community Settlement Area.



2.3 Private Communal Water Supply and Sewage Disposal Services

- 2.3.1 Private communal water supply and sewage disposal services will only be considered for resort commercial *development* in the Waterfront and Rural designations where those services form part of a condominium corporation and where the requirements of the authorities having jurisdiction with respect to such services are met.

2.4 Private Individual Water Supply and Sewage Disposal Services

- 2.4.1 In the Community Settlement Area, Waterfront and Rural designations, *development* will be serviced by private, *individual on-site water services* and *individual on-site sewage services* where sufficient treatment capacity for hauled sewage exists.
- 2.4.2 Where *development* is serviced by private, *individual on-site water services* and *individual on-site sewage services*, lots shall have sufficient and suitable area to adequately accommodate such services, and shall satisfy the authority having jurisdiction with respect to the approval of private water supply or private sewage facilities. Holding tanks shall not be permitted except to remedy a problem or situation on an existing developed lot that would be unsuitable for any other system.
- 2.4.3 *Development* serviced by private *individual on-site water services* and *individual on-site sewage services* will be limited to low effluent producing uses, which do not generate large quantities of liquid effluent or create discharge, which would be a hazard to ground or surface water.
- 2.4.4 Private, *individual on-site water services* and *individual on-site sewage services* generally will not serve more than one lot, or more than one unit within a vacant land condominium description, or more than one parcel of tied land.
- 2.4.5 A hydrogeological assessment may be required by the Town in support of a *development* approval 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. A hydrogeological assessment, in accordance with provincial standards, will generally be required where:
- a) private *individual on-site water services* and *individual on-site sewage services* are proposed for *development*, or where there is a need to demonstrate that site conditions are suitable for the long-term provision of such services with no *negative impacts*; and



- b) for any use, which would produce an effluent flow of greater than 5,000 litres per day or would be a high water user and require a water taking permit;
- c) Any use is proposed in areas of known or suspected water shortage or water quality concerns; or
- d) Any *development* is proposed on a lot less than 1.0 hectare in area where cumulative impacts of private water and sewage services in the area are deemed of *significant* concern.



3. TRANSPORTATION

Background Statement

The Town's transportation system includes active transportation, transit, a roads, rail, and water access network. This system facilitates efficient, safe, convenient and energy efficient movement of goods and people throughout the Town. There is a relationship between land use, mode of transportation, energy use and greenhouse gas emissions. A reduction in transportation related energy can be achieved through measures such as promoting transit-supportive development and a compact urban form to reduce auto trips. An integrated transportation system contributes to vibrant streets designed to ensure pedestrians and cyclists comfortably and safely co-exist with motor vehicles, thus improving health and quality of life.

3.1 Transportation System

- 3.1.1 The Town's existing *transportation system* is comprised of an active transportation network, a transit system, a road, rail, aerodrome and waterway network. The Town will endeavor to ensure their continued sustainability while at the same time planning for new *infrastructure development*.
- 3.1.2 Transportation *infrastructure* planning, land use planning and transportation investment will be coordinated and integrated to implement the growth objectives and planned urban structure of this Plan.
- 3.1.3 *Development* may be limited to areas where adequate transportation facilities exist or can be provided without undue financial burden to the municipality.
- 3.1.4 Public transit will be an integral component in planning for *designated growth areas* in the Huntsville Urban Settlement Area.

3.2 Active Transportation

- 3.2.1 Active transportation is a component of achieving the Town's transportation, healthy community, and climate change mitigation objectives.
- 3.2.2 To enhance the connectivity of the components of the *transportation system*, where a section of the active transportation network is identified as being desirable to be located within a road corridor, the Town will adopt or work with the applicable road authority to adopt, a complete roads approach when reviewing the design of new roads, or the improvement of existing roads.



- 3.2.3 Where appropriate, roads will be designed, constructed, or reconstructed as complete roads and will incorporate tree planting, landscaping, sidewalks, cycle lanes, medians and boulevards.
- 3.2.4 The Town may consider incorporating traffic calming measures in areas of high pedestrian and cyclist activity. Traffic calming measures may include special pavers at crosswalks, bump-outs to reduce the width of lanes at intersections, speed bumps to reduce speed of automobiles, as well as other measures as deemed appropriate.

3.3 Barrier Free Transportation

- 3.3.1 The Town's *transportation system* will be developed to be inclusive of the needs of persons with disabilities, seniors, children and those with reduced mobility by:
 - a) ensuring that new transit facilities, transit stops and vehicles are accessible and use universally accessible design principles in accordance with the Accessibility for Ontarians with Disabilities Act;
 - b) ensuring that sidewalks are accessible and accommodate people with impaired or reduced mobility;
 - c) encouraging the use of voice signals at crosswalks;
 - d) modifying existing transportation *infrastructure* over time to enhance accessibility;
 - e) requiring minimum off-street parking spaces for persons with disabilities through the zoning by-law; and
 - f) taking accessibility considerations into account in the design of the *transportation system*.

3.4 Transit

- 3.4.1 The Town currently operates a limited public transit system within the Huntsville Urban Settlement Area. Over the next two decades, as the population increases in this area, there may be a need to consider its expansion.
- 3.4.2 To ensure that the public transit is an attractive, energy efficient and convenient means of travel, the Town will:
 - a) plan for a compact urban form by promoting mixed and transit supportive land uses, *intensification* in *built-up areas* and a strong Downtown, as identified on Schedule B-1;
 - b) consider public transit as a priority for transportation *infrastructure* planning, in addition to active transportation;
 - c) ensure the creation of a road network that permits reasonable walking distances to and from transit stops for a majority of the uses in an area;



- d) ensure that the phasing of new *development* allows for the provision of transit service in the early phases of new *development* so that using transit is a viable option for the first occupants;
- e) require *development* proponents to plan for the provision of transit in an integrated and comprehensive manner including the provision of sidewalks and walkway blocks to provide convenient access to future bus routes, as well as the location of transit routes and facilities, where appropriate; and
- f) consider the impacts on transit when planning the locations for higher density housing, and commercial uses.

3.4.3 In the review of *development* applications that involve major traffic generators and of facilities potentially used by transit riders, the Town may require the provision of on-site or off-site facilities, such as transit user amenities or road improvements that will facilitate public transit service as appropriate.

3.4.4 The Town will work collaboratively with the District of Muskoka and other agencies to promote public transit to link other areas of the Town where it may be desirable to expand the public transit system to service.

3.5 Road Network and Hierarchy

3.5.1 The hierarchy of public roads in the Town ranges from provincial roads to District of Muskoka roads to Town roads and is generally illustrated on **Schedule A**.

3.5.2 The Town will continue to encourage and develop an efficient and connected road network that ensures safe, convenient and efficient movement of all modes of travel including vehicular traffic at a reasonable level of service.



- 3.5.3 Municipally owned and maintained public roads are the preferred form of access for new *development*. The creation of new lots on and/or construction of new private or seasonal roads are discouraged except as outlined in this Plan. Where public road access is not feasible or appropriate, a private condominium road is a reasonable alternative to address municipal interests.

3.6 General

- 3.6.1 Road right-of-ways will be planned, designed and built as complete roads to enable safe and comfortable use by all users including pedestrians, cyclists, motorists and transit riders of all ages and abilities. Where a road is under the jurisdiction of another authority, the Town will work collaboratively with them to improve the network of roads to incorporate active transportation *infrastructure* as part of the design, *development* or *redevelopment* and reconstruction of roads.
- 3.6.2 Every effort should be made to preserve the *character* and scenic amenity of a roadway, while ensuring that the function and safety of that roadway will be maintained. Retention of existing mature trees or planting of a new native species will be encouraged in appropriate locations, and required as conditions of *development* approval.
- 3.6.3 Where new roads are proposed, such roads will be located and designed to coordinate with existing roads in the area, and provide for connection with abutting parcels that have *development* potential. In this regard, roads should be linked, wherever possible and appropriate, and blocks of land should be provided where necessary to facilitate future access to abutting properties.
- 3.6.4 Generally, the design and construction of roads will be in accordance with the Town's or the applicable road authority's road-related by-laws or other applicable policies or requirements. The Town may consider alternate standards in particular circumstances where the function of the road will not be negatively affected.



- 3.6.5 Where new *development* is proposed, the roads providing access will have the capacity to accommodate the additional traffic. The Town will control access, parking, truck routes and traffic signalization and may require a traffic study where applicable on Town roads.
- 3.6.6 Safe and appropriate access to properties, as may be further detailed in specific policies within this Plan, will be provided to the satisfaction of the applicable road authority. Improvements at the expense of the proponent may be required by that road authority, in order to ensure that appropriate access for emergency vehicles is provided as a condition of the use proposed.
- 3.6.7 Roads should generally follow the contours of the land, fit into the landscape and, wherever possible, not run perpendicular directly to the water. Grades should be gradual to facilitate the use of the road by emergency and delivery vehicles.

3.7 Provincial and District Roads

- 3.7.1 *Development* proposed on land that abuts a provincial highway or a District of Muskoka Road will satisfy all of the policies and requirements of those authorities. Access to provincial and District of Muskoka highways is restricted and *development* shall only be permitted where the applicable approvals/permits have been obtained. Greater lot frontages or setbacks than required by this plan, internal roadways or common entrances, road improvements, or road widenings may be required for *development* abutting these roadways. In addition, a community planning permit or site plan approval may be required prior to construction.
- 3.7.2 The Town encourages the *development* of recreational trail crossings at highway interchanges to provide safe and convenient access across the provincial highway right-of-way.

3.8 Town Roads

- 3.8.1 Town Roads are further identified as arterial, collector and local roads.
- 3.8.2 Arterial roads are designed to handle the movement of traffic on as many as four (4) lanes of traffic within or through the Town and provide limited access to abutting properties. Where possible, arterial roads shall have a minimum right-of-way width of 30 metres.
- 3.8.3 Collector roads are designed to collect and carry local traffic to the provincial highways, District roads and arterial roads or distribute traffic to the local roads on two (2) or four (4) traffic lanes and provide some access to abutting properties. Collector roads shall have a minimum right-of-way width of 20 metres.
- 3.8.4 Local roads are designed primarily to provide access to abutting properties and to discourage the movement of through traffic. Except in areas of special *development* requiring reduced *development* standards, local roads shall have a minimum right-



of-way width of 20 metres. Local roads will be connected in a grid-type pattern wherever possible. Cul-de-sacs and dead-ends should be avoided. Where this is not possible or desirable, provision should be made for a functional turnaround on any dead-ended road.

3.9 Road Widenings

- 3.9.1 Where *development* is proposed on land abutting a Town road, the Town may require the dedication of land for road widening purposes, as authorized by the Planning Act, through the approval of an application for plan of subdivision, consent, community planning permit, or site plan.
- 3.9.2 As authorized by the Planning Act, the dedication of a widening of a Town road allowance, to a standard width of 20 metres, may be required along all or part of the abutting or immediately adjacent lot line.
- 3.9.3 The required road allowance width, set out in Section E3.8.3 above, may be increased, as necessary, to 26 metres, in order to address matters such as additional turning lanes, curve alignments, sidewalks, utilities, road cuts and embankment slopes. Dedication of an additional area, free of all charges and encumbrances, may also be required in the following circumstances:
 - a) to achieve the Town road right-of-way standards;
 - b) for additional turning lanes, curve alignments, sidewalks, utilities and road cuts and embankment slopes, to a width of 26 metres;
 - c) for sight triangles and turning lanes primarily at the intersection of public roads, to meet engineering standards or other road related by-laws of the Town or other applicable standards where such dedication would extend beyond the road allowance widths as stated in (b) above;
 - d) to construct grade improvements, separations or road alignments to accommodate traffic volumes or address traffic hazards, which extends beyond the road allowance widths as stated above. Such dedication may only be to the requirements prescribed in the road related by-law of the Town.

3.10 Seasonal Roads

- 3.10.1 Seasonal roads are only maintained by the Town on a seasonal basis. They are usually constructed at a standard that precludes proper year-round maintenance.
- 3.10.2 The year-round maintenance of seasonally maintained public roads is generally discouraged. However, the Town may provide year-round maintenance provided that the road is brought up to the appropriate municipal standard by the affected landowners and is assumed by Council.
- 3.10.3 The establishment of new public seasonally maintained roads will be discouraged.



3.11 Road Allowances

- 3.11.1 *Development* and maintenance of a road allowance will be at the discretion of the Town. There will be no commitment or requirement for the Town to maintain open, undeveloped road allowances. Further, nothing in this section will limit the Town's ability to open, improve or maintain any roadway as part of its capital works program.
- 3.11.2 An amendment to this Plan is not required if the Town opens and improves any portion of an unopened road allowance.
- 3.11.3 Municipal road allowances, which could become a link in a trail system, will not be conveyed out of public ownership.
- 3.11.4 Where application is made to close and convey a road allowance, if the road allowance would not contribute to a trail system, regard will be had for conducting an exchange for alternative land that could become part of a trail system where deemed appropriate.
- 3.11.5 Public land, including road allowances adjacent to the water or abutting existing public lands, should be retained, enhanced or acquired where:
 - a) the property represents the only existing public land providing access to a waterbody;
 - b) the property is appropriate for the open space or recreational use proposed;
 - c) the property is large enough to support the use and facilities proposed;
 - d) any conflicts with abutting properties can be mitigated;
 - e) there would be no negative impact on water quality or to a natural heritage feature or area; or
 - f) adequate road, trail or water access to the site is available.

3.12 Private Roads on Road Allowances

- 3.12.1 The location of private roads on public road allowances for the provision of access to individual properties should not be permitted. However, where such use of a public road allowance is deemed advisable and acceptable by the Town, the affected land owners may be required to enter into an agreement with the Town to cover such matters as financial contribution, liability insurance, road standards, storm water management and construction mitigation measures, and rehabilitation where a temporary use is proposed.



3.13 Private Roads

- 3.13.1 While they provide a local access function, private roads are not part of the municipal road system.
- 3.13.2 Existing private roads may continue to be used but shall not be extended unless a legal right-of-way to a public road has been registered on the title of the lands and the road has the capacity to handle the additional traffic.
- 3.13.3 A minor extension to an existing private road or a new private road may be permitted, provided it facilitates a connection to a public road network, meets appropriate standards for emergency access and maintenance, serves a limited number of lots and where the proposal is *infill development* or represents the last physical *development* feasible. A private road may be considered where the alternative of a public road is not environmentally viable.
- 3.13.4 New private roads should, where feasible, be created by plan of condominium. A private road created by plan of condominium shall front upon and have direct access to a year round publicly maintained road.
- 3.13.5 The provision of public services will be limited where *development* is proposed on the basis of private road access. Such limitations may be recognized in zoning or community planning permit by-laws, site plan control or municipal agreements.
- 3.13.6 Private roads will not be assumed by the Town, unless the Town considers it to be in the public interest. Where the Town deems it appropriate to assume a private road:
 - a) the road will be brought up to an acceptable municipal standard;
 - b) a 20 metre right-of-way width will be obtained; and
 - c) the costs of upgrading the road will be borne by the affected property owners.
- 3.13.7 An amendment to this Plan is not required if the Town acquires and maintains a private road.

3.14 Railways

- 3.14.1 The Town recognizes the importance of the rail system and supports and encourages the enhanced role of rail transportation for goods and passenger movement.
- 3.14.2 The Town will encourage the provision of passenger rail service.



3.14.3 *Development* in proximity to a railway:

- a) must demonstrate, to the satisfaction of the Town, that applicable safety requirements can be satisfied;
- b) meet the requirements of the compatibility-noise and vibration policies of this Plan; and
- c) implement other mitigation and buffering measures such as setbacks, intervening berms and security fencing as may be required as a condition of subdivision or other *development* approval.

3.14.4 Implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms, to the satisfaction of the Town and CN.



4. SOLID WASTE MANAGEMENT

Background Statement

The District of Muskoka provides waste management services to the Town centered on a program of waste minimization, diversion and disposal. The District of Muskoka is responsible for the provision of waste management services to the Town, and operates the Stisted Waste Transfer Station located at 178 Stisted Landfill Road.

*There are a number of non-operating municipal waste disposal sites located within the Town, which are under the jurisdiction of the District of Muskoka. The location of these sites is identified on **Appendix 6**.*

*There are additional operating and closed private waste disposal sites and non-municipal sites. The location of these sites is identified on **Appendix 6**.*

Development proposed within the vicinity of operating and non-operating waste disposal sites is subject to Ministry of the Environment and Climate Change D-4 guidelines in order to protect the health, safety, convenience and welfare of occupants near such facilities.

New municipal solid waste operations and facilities are generally regulated under the provincial Environmental Assessment Act.

- 4.1 There are a number of operating and non-operating *waste disposal sites* located in the Town. Generally, the area within 500 metres of known sites is identified as a potential influence area. The specific assessment area may be larger or smaller as determined by the authority having jurisdiction.
- 4.2 *Development* within a waste disposal assessment area will meet the requirements of the Compatibility- *Waste disposal site* policies of this Plan.
- 4.3 New private tire or hazardous *waste disposal sites* /recycling sites will not be permitted. The establishment of other private *waste disposal sites* or recycling sites, such as salvage yards, dumps, landfilling or recycling facilities, will be discouraged and may only be permitted by amendment to this Plan, in order to address specific location and feasibility, site suitability, traffic and haul routes, and assess impacts as well as to establish specific policy direction for the site. A preliminary technical report, as set out in the Compatibility- *Waste disposal site* policies, will be required for any new proposal.
- 4.4 The Town will work with the District of Muskoka to promote public awareness and encourage waste reduction.



5. PUBLIC ACCESS TO WATER

Background Statement

Huntsville is well known as a nature, recreation and resort destination, and continued access to the waterfront is important, as open waters and rivers characterize many of the natural spaces of Huntsville. Through the visioning phase of the Official Plan Review, a consistent theme was to enhance and preserve opportunities for continued public access to water.

There are numerous road allowances leading to water as well as original shore road allowances that abut the shorelines of many lakes and rivers located within the Town.

- 5.1 The Town will not stop up or sell unmaintained road allowances where there is any possibility that there is a potential future public use for the lands. Road allowances leading to water or leading to an original shore road allowance shall not be sold to abutting property owners unless there are other more usable public access points leading to the water in the immediate area.
- 5.2 The closure and sale of original shore road allowances may be considered by the Town where there are no environmental, cultural, or other public interests that may be affected by the sale of these lands.



6. UTILITIES

Background Statement

Utilities include transmission of electricity, gas and oil and communication/telecommunication services. Utilities are provided by both government agencies and private companies

TransCanada Pipelines has a natural gas corridor that runs the length of Huntsville roughly parallel to Highway 11.

- 6.1 The Town recognizes the importance of the high pressure natural gas pipelines and hydro transmission lines identified on **Schedule A** to this Plan. Any *development* located within 200 metres of a utility corridor may affect the safety and integrity of the line. The Town will require early consultation with TransCanada Pipelines for any *development* proposed within 200 metres of a gas pipeline.
- 6.2 A minimum setback of 7 metres shall be maintained from the limits of the utility right-of-way for all permanent structures and excavations. In the case of a natural gas pipeline, a reduction to the 7 metre setback requirement will only be considered if it can be demonstrated to the satisfaction of the pipeline corporation that it will not compromise the safety and integrity of the pipeline and subject to all necessary municipal approvals being obtained.
- 6.3 Activities located on or within 30 metres of the TransCanada pipeline, such as excavations, blasting and any movement of heavy equipment shall require the necessary approval from the authority having jurisdiction.
- 6.4 In areas of urban *development*, the Town will encourage the *development* of TransCanada Pipelines' right-of-way for passive parkland or open space purposes subject to TransCanada Pipelines' easement rights.



7. COMMUNICATION TOWERS

- 7.1 The Town supports the *development* of broadband communication facilities to the entire Town.
- 7.2 Communication towers should avoid locations that are visually prominent and areas that have historic or cultural significance. Wherever possible, communication facilities shall utilize existing towers and share facilities.
- 7.3 The Town will require public consultation and consideration of the visual impacts of communication towers prior to such facilities being located in the municipality.



PART F

THE FINE PRINT - HOW POLICIES ARE IMPLEMENTED
AND INTERPRETED





PART F: The Fine Print – How Policies are Implemented & Interpreted

Background Statement

This Part of the Official Plan provides a description of the tools that the Town can use to achieve its vision and implement the provisions of this Plan. The Plan will be implemented by means of the authority given to the municipality by the Planning Act, the Municipal Act and any other statutes, where applicable. The implementation tools identified in this section are not all encompassing and are not intended to limit municipal authority. It is important that these policies be read in conjunction with the other policies of the plan to ensure that the principles and intent of the Plan is maintained.

I. IMPLEMENTATION

I.1 Official Plan and Monitoring

- I.1.1 To ensure the continued relevance and practicality of this Official Plan in relation to changes in demographic, economic, social and technological circumstances, the Town will assess the need to review all or parts of the Official Plan in accordance with the requirements of the Planning Act.
- I.1.2 To assess the effectiveness of the Official Plan and to facilitate the updating of this Official Plan, the Town may monitor the various matters including but not necessarily limited to the following:
 - a) population, employment and land use changes, including growth management *targets*;
 - b) rate of *development*;
 - c) housing densities, housing *intensification* opportunities, housing inventory, housing mix, housing needs and conditions, lot inventories and rental housing vacancy rates;
 - d) water, sewage and solid waste capacity utilization;
 - e) changes in federal and provincial programs, legislation and policies;
 - f) capacity of recreation, cultural and other *community facilities*;
 - g) preservation and integrity of *natural heritage features and areas* and cultural heritage resources;
 - h) transportation facilities including pedestrian flow and transit usage rates, traffic volumes and conditions; and
 - i) other issues as required.



I.2 Official Plan Amendments

- I.2.1 This Plan will serve as the basis for managing change in the Town for the next 20 years. As a result, this Plan identifies enough land for residential, commercial and industrial uses to last until the year 2038.
- I.2.2 This Plan should be amended when policies have been found not to address issues or, alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner.
- I.2.3 Requests for site-specific changes to the Official Plan may be considered by Council upon application, and will be evaluated on the basis of the following criteria:
 - a) conformity with the overall intent, philosophy, goals, principles and policies of the Official Plan;
 - b) suitability of the location of the site for the proposed land use;
 - c) compatibility of the proposed land use with surrounding uses;
 - d) the need for and feasibility of the use, where considered appropriate;
 - e) the impact of the proposal on municipal services and *infrastructure*;
 - f) the economic benefits and financial implications to the Town; and
 - g) conformity to the District of Muskoka Official Plan and consistency to the Provincial Policy Statement.

I.3 Secondary Plans

- I.3.1 Secondary plans may be prepared or required for specific areas of the Town where it is considered necessary to provide more detailed planning objectives and policies to guide and direct *development*. Secondary plans may be prepared for established, partially developed or undeveloped areas of the Huntsville Urban Settlement Area, Community Settlement Areas, Hidden Valley Recreational Lifestyle and Resort Area and Waterfront designations.
- I.3.2 Secondary plans shall be incorporated into the Official Plan by Official Plan amendment.
- I.3.3 Secondary plans shall be subject to, and implement the provisions of, the Official Plan. However, where the secondary plan provides more detail, the provisions of the secondary plan shall prevail.



1.3.4 Secondary plans shall generally address the following:

- a) land use designations and density;
- b) an appropriate range and mix of land uses to meet projected needs and density *targets* (where applicable);
- c) connectivity and integration with existing developed or planned *development* areas of the Town;
- d) urban design;
- e) *natural heritage features and areas*;
- f) cultural heritage and *archaeological resources*;
- g) transportation including transit, pedestrian and bicycle connections;
- h) servicing strategy;
- i) policies, including phasing policies and other strategies, to achieve the *intensification targets* of this Plan;
- j) water resources including surface and groundwater and stormwater management plans;
- k) open space system: trails and parks; and
- l) any other matters as deemed appropriate.

1.4 Zoning and Community Planning Permit By-laws

Background Statement

A municipality's comprehensive zoning and community planning permit by-laws are the primary method of ensuring that the policy of the Official Plan has effect. Once the policy of this Plan is implemented in the comprehensive zoning or community planning permit by-law, reference to the Official Plan may not be necessary in the case of straightforward building permit applications. However, consultation with the Town is advised in all cases.

Comprehensive Zoning By-law

- 1.4.1 A comprehensive zoning by-law, prepared in accordance with the provisions of the Planning Act, will be used to regulate the use of land and the *character*, location, and use of buildings and structures in accordance with the objectives and policies of this Plan. The zoning by-law may be more restrictive than the provisions of this Plan. It is not intended that the full range of uses or densities permitted by this Plan will be permitted by the zoning by-law in all locations.



- 1.4.2 Following adoption of this Plan, any amendments to the zoning by-law shall be in conformity with the objectives and policies of this Plan.
- 1.4.3 Until such time as the comprehensive zoning by-law is revised, the existing zoning by-law shall remain in effect. However, any amendment to the existing zoning by-law shall be required to be in conformity with this Plan.

Community Planning Permit System By-law

Background Statement

The community planning permit system is a planning tool that allows for the replacement and combining of the zoning amendment, minor variance and site plan approval processes, as well as the regulation of vegetation removal and site alteration, as well as other types of development. This system also offers opportunities to streamline the planning approvals processes and clearly establish rules and criteria for development within the by-law.

- 1.4.4 Council may by by-law establish a community planning permit system within the Town for any area or areas set out in the by-law.
- 1.4.5 Council will not pass a community planning permit by-law for any area in Town unless, before the passing of the by-law, this Official Plan is in effect.
- 1.4.6 Within an area for which a community planning permit by-law has been enacted, the Town's zoning by-law will not apply, nor will site plan control if applicable.
- 1.4.7 If a community planning permit by-law is enacted, the use and *development* of land must comply with the permitted uses, standards and criteria set out in the community planning permit by-law as demonstrated by the issuance of a community planning permit, unless the proposed use or *development* is expressly exempted from a permit as indicated in the community planning permit by-law. Where existing site plan agreements are already registered on a property, those agreements may be amended as long as such amendments comply with the applicable provisions of the community planning permit by-law.
- 1.4.8 A community planning permit by-law will:
 - a) Contain a description of the area to which the by-law applies,



which must be within the boundaries of the area identified in the Official Plan;

- b) Set out and define permitted and discretionary uses;
- c) Set out *development* standards with specified minimum and maximum standards;
- d) Set out any internal review for permit decisions;
- e) Describe notification procedures for decisions;
- f) Set out criteria for determining whether a proposed use or *development* is permitted;
- g) Describe the process for amending *development* permits, *development* permit agreements and pre-existing site plan agreements;
- h) Outline any conditions of approval that may be imposed;
- i) Set out the scope of delegated authority, including any limitations; and
- j) Include a statement exempting placement of a portable classroom on a school site existing on January 1, 2007, from the requirement for a permit.

Temporary Use By-laws

Background Statement

Temporary use by-laws permit the municipality to recognize or permit a particular use for only a certain period of time.

1.4.9 Council may pass a temporary use by-law to authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the zoning by-law in accordance with the provisions of the Planning Act. Prior to the passing of a temporary use by-law, Council shall be satisfied that the proposed temporary use meets the following conditions:

- a) that it is compatible with neighbouring land uses;
- b) that adequate parking can be provided on-site;
- c) that sufficient services such as water and sewage disposal can be provided;
- d) appropriate access can be provided and an adverse impact on traffic will not be created;



- e) that the construction of a permanent building or structure is not required; and
- f) that the use is in general conformity with the intent and policies of this Plan.

Holding By-laws

Background Statement

Holding by-laws are a type of zoning by-law, which are used when the ultimate use of land is known, but other matters must be addressed prior to development. Holding by-laws can be used to phase development or ensure that servicing is available before development is commenced. To use this type of by-law, an “H” symbol is added to the zone on the zoning schedule and the text of a by-law indicates under what conditions the holding symbol or “H” will be removed.

- 1.4.10 The Town may use the holding symbol (H) or any other appropriate symbol pursuant to the provisions and regulations of the Planning Act where the use of land is definitely established but a specific *development* proposal is considered premature or inappropriate for immediate implementation.
- 1.4.11 The Town may apply a holding (H) symbol in conjunction with the implementing zoning by-law for any land use designation of this Plan in one or more of the following circumstances:
 - a) where municipal services and community *infrastructure* do not exist or have been determined to have insufficient capacity to serve the proposed *development* until necessary improvements are made;
 - b) where the submission and acceptance of technical reports or support studies as required by this Plan are required prior to *development*;
 - c) where it is necessary to require the phasing of an overall *development* to ensure logical and orderly land use, to minimize *negative impacts* or to secure commitments consistent with the policies of this Plan;
 - d) where *development* is contingent upon other related matters occurring first, such as the consolidation of land ownership to ensure orderly *development* and phasing of the project or to secure funding agreements on necessary *infrastructure* or services; and
 - e) where environmental remediation or mitigation measures are required.



- I.4.12 The Town may remove the holding (H) symbol in the implementing zoning by-law where Council is satisfied that all requirements or conditions of the Town have been satisfied to ensure appropriate *development*.

Height and Density Bonusing

Background Statement

The Planning Act allows the Town to consider increases in the height and density of development otherwise permitted on a specific site in exchange for community benefits as set out in the zoning by-law.

- I.4.13 The Town will consider authorizing increases in height and density provided that the *development* proposal:
- a) is consistent with the goals, objectives and policies of this Plan;
 - b) is compatible with the surrounding area;
 - c) provides community benefits above and beyond those that would otherwise be provided under the provisions of this Plan, the Planning Act, Development Charges Act or other statute; and
 - d) provides community benefits that bear a reasonable planning relationship to the increase in height and/or density such as having a geographic relationship to the *development* or addressing the planning issues associated with the *development*.
- I.4.14 Community benefits that may be considered by the Town may include but are not limited to:
- a) *smart value housing, special needs housing or social housing*;
 - b) conservation of cultural heritage resources contained within the Municipal Heritage Register;
 - c) buildings that incorporate sustainable design features;
 - d) energy and/or water conservation measures;
 - e) public art;
 - f) non-profit arts, cultural, or community or institutional facilities;
 - g) public transit *infrastructure*, facilities, and/or services;
 - h) public parking;
 - i) land for municipal purposes;



- j) parkland and improvements to parks in excess of the Planning Act requirements; and
- k) active transportation amenities, such as signage, seating, washrooms, lighting, parking and other facilities.

Inclusionary Zoning By-law

- 1.4.15 The Town may implement inclusionary zoning as permitted by the Province, which would require a minimum *target* of 10% of all new residential units in *developments* of 10 or more residential units to be smart value units. This *target* and the minimum thresholds will be confirmed through a Municipal Assessment Report, according to Provincial requirements for such reports. The Report will form the basis for the inclusionary zoning requirements in the Town's zoning by-law and agreements with applicants

Interim Control By-laws

- 1.4.16 Council may pass interim control by-laws to control the use of land, buildings or structures within designated areas of the Town and in accordance with the provisions of the Planning Act, in order to prevent or limit *development* until detailed planning studies for the subject lands are completed and approved by Council.

Non-Conforming Uses

- 1.4.17 Any land use legally existing prior to the approval of this Plan that does not conform to the permitted uses of this plan should cease to exist in the long term. However, in extenuating circumstances, it may be desirable to permit the extension or enlargement of the non-conforming use in order to prevent undue hardship.
- 1.4.18 Certain uses of land that existed at the date of approval of this Plan may be deemed to conform to the intent of this Plan for the purpose of a zoning or community planning permit by-law. Such uses may be approved specifically for their existing use, provided that the approval will not permit any change of use or regulation that:
- a) will aggravate the existing situation;
 - b) is detrimental to the abutting uses;
 - c) will result in incompatibility;
 - d) will not be in reasonable proportion to the existing use and the



land on which it is located; or

- e) will interfere with the desirable *development* of adjacent areas.

Non-Complying Buildings, Structures and Lots

- 1.4.19 A non-complying building, structure or lot does not comply with the site regulations and performance standards of the implementing zoning by-law.
- 1.4.20 A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:
 - a) does not further increase the extent of non-compliance unless otherwise granted by a zoning amendment, minor variance or the issuance of a community planning permit;
 - b) complies with all other applicable provisions of this Plan and the implementing land use zoning or community planning permit by-laws;
 - c) does not substantially increase the amount of floor area in a required yard or setback area;
 - d) will not pose a threat to public health or safety; and
 - e) does not further impair water quality and an overall net improvement to water quality is achieved.
- 1.4.21 The implementing zoning and community planning permit by-laws shall contain specific provisions regarding the enlargement, repair or renovation of non-complying structures. Performance standards for the enlargement, repair or renovation of non-complying structures shall be contained within the by-laws and may contain standards respecting maximum width of the addition, maximum size of the dwelling or structure, maximum height, and other relevant standards.

Existing Lots

- 1.4.22 Lots which existed as of the date of approval of this Plan, and which do not meet the minimum lot frontage and area requirements of this Plan may be recognized in the comprehensive zoning by-law or the community planning permit by-law, provided that:
 - a) the lot is suitable and of sufficient size to accommodate the use proposed and the necessary water and sewage disposal services;
 - b) the lot is in general *character* with the surrounding lots;



- c) the environmental, water quality and *development* constraints policies of the Plan can be addressed; and
- d) any other specific policies of the Plan respecting the *development* of an existing lot are satisfied.

The Town may require the preparation of a technical report to ensure that these matters can be properly addressed and that the lot is suitable for the use proposed.

- 1.4.23 The adherence to coverage provisions, careful siting of *development* and maintenance or restoration of vegetation on existing undersized lots, particularly in the waterfront and rural areas, will be required and implemented through the community planning permit by-law, conditions of approval for the community planning permits, or through zoning and site plan control to ensure the intent and policies of the plan are satisfied.

1.5 Land Division

Background Statement

The division of land, whether proposed through the consent (severance) process, a plan of subdivision, or a condominium description, must satisfy the policies of this Plan. Proposals to divide land must also satisfy the criteria set out in the Planning Act for the division of land. Design issues are also important. Conditions of approval can be applied to the creation of a new lot or unit in a condominium description, including the execution of a municipal agreement.

Subdivision or Condominium

- 1.5.1 Land division and new lot creation in the Town will be by registered plan of subdivision or condominium description, particularly where one or more of the following applies:
- a) Generally, when the owner is retaining sufficient lands for the *development* of additional lots in accordance with the land use designation and it is desirable for the *development* to proceed in phases over a longer time period;
 - b) the *development* requires the provision of new roads or other municipal *infrastructure* (including parks and hard services);
 - c) The number of lots must be phased in order that the entire land holdings or area is developed in an orderly and efficient manner;
 - d) a number of studies and justification reports are required to determine the suitability of the *development*; and
 - e) long term monitoring and implementation of conditions of *development* are required.



- 1.5.2 The Town will, as a condition of approval pursuant to the Planning Act, require the owner of lands subject to a plan of subdivision or condominium description to enter into one or more agreements, which may be registered against the title of the subject lands.
- 1.5.3 Parkland dedication will be provided pursuant to the Planning Act and lands to be dedicated for park purposes must be acceptable to the Town. Under no circumstances will the Town be obligated to accept parklands being offered in a proposed plan of subdivision or condominium description.
- 1.5.4 The Town may request amendments to an approved draft plan of subdivision at the time an extension to draft plan approval is requested to ensure that the *development* is consistent with the policies of this Plan.
- 1.5.5 Pursuant to the provisions of the Planning Act, if a draft approval of a plan of subdivision or condominium description is not registered within the required timeframe from the date of approval, the Town, upon reviewing the progress being made towards clearing draft conditions, may request the District of Muskoka to withdraw or amend its draft plan approval.

Consent

- 1.5.6 New lots for any permitted use may be created by consent provided:
 - a) it has been determined that a plan of subdivision is not required for the proper and orderly *development* of the land or the surrounding area, and that the Town has determined that a plan of subdivision or condominium description is not necessary;
 - b) the intent and purpose of the Official Plan and zoning by-law or community planning permit by-law are maintained;
 - c) there is no extension of municipal services required, unless addressed through a *development* agreement; and
 - d) the lots can be serviced with an appropriate water supply and sewage disposal system.

Part Lot Control Exemption

- 1.5.7 Where the Town determines that it is appropriate, Council may pass by-laws to exempt properties from part lot control, subject to the provisions of the Planning Act.

Exceptions To Minimum Lot Size



- 1.5.8 Exceptions to minimum lot size requirements may be considered by the Town where more than one primary, free standing, substantive and structurally sound dwelling legally exists, and subject to the general intent and policies of the Plan being satisfied, provided that the water and/or road frontage meets or exceeds the existing lot of record standards found within the implementing by-laws.

Merged Lots

- 1.5.9 Where abutting lots have previously existed as conveyable parcels and have inadvertently merged in title under applicable sections of the Planning Act, the re-creation of the original lots will generally be discouraged, but may be considered provided that:
- a) the parcels have inadvertently merged;
 - b) the property has not been purchased as one parcel;
 - c) evidence is produced which indicates that the lots were previously registered separately;
 - d) the minimum lot requirements cannot be achieved through other methods;
 - e) the re-creation of the parcel would not be in conflict with the environmental policies of the plan particularly that respecting water quality;
 - f) the proposed lots can properly accommodate *development* and related water supply and sewage disposal services;
 - g) there is safe and adequate access to the proposed lots; and
 - h) the proposed lots and uses are compatible with the surrounding lots and uses.

Deeming/Lot Consolidation

- 1.5.10 If a plan of subdivision or part thereof has been registered for eight years or more and does not conform to the policies of this Plan, the Town may use its authority under the Planning Act to deem it not to be a registered plan of subdivision.
- 1.5.11 Where it is in the public interest, other methods of lot consolidation (e.g. through judge's order) may be considered.



I.6 Agreements

Background Statement

Site plan control is a planning tool which is implemented immediately preceding development and deals with specific site design matters such as building and structure location, parking, driveways, lighting, vegetation retention and landscaping, easements, grading and storm water management. This tool is particularly useful in ensuring that as development occurs the environment is protected, aesthetic values are preserved and development is compatible with the surrounding area. A site plan showing items such as the location of buildings, structures, facilities, and vegetation forms part of an agreement with the municipality that can be registered on the title of the property.

Community Planning Permits and Site Plan Control

I.6.1 Community planning permits and site plan control will be utilized by the Town to ensure its compatibility with the vision and principles of this plan and to ensure:

- a) safe, orderly and functional *development*;
- b) safety and efficiency of vehicular and pedestrian and wheelchair/scooter access;
- c) land use compatibility between new and existing *development*;
- d) the provision of functional and attractive on-site amenities and facilities such as buffering, landscaping, fencing and lighting, to enhance the urban design policies of this Plan;
- e) the provision and appropriate placement of required services such as driveways, parking, loading facilities and garbage storage and collection;
- f) the provision of easements or grading and *site alterations* necessary to provide for public utilities and site drainage or storm water management;
- g) the proposed *development* is built and maintained as approved;
- h) ensure that the site is accessible to persons with disabilities and provides facilities to support transit and active transportation;
- i) appropriate protection for *natural heritage features and areas*, including recreational water quality;
- j) best management practices are considered for shoreline *development*;
- k) stick nest sites that are identified at the time of site assessment for birds dependent on existing stick nests are protected; and
- l) the control and minimization of vegetation removal when new buildings, driveways, septic systems and other types of *site alteration*,



as well as accessory activities such as landscaping in deer wintering areas, are proposed.

- 1.6.2 Any area not subject to the community planning permit system is described as a proposed site plan control area, and will be designated as such in a site plan control by-law passed by the Council. All uses in the Town will be subject to community planning permits or site plan control, except the following uses, which may, at the discretion of the Town, be exempted:
- a) low density residential *development* within the Huntsville Urban Settlement Area, the Community Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area and the Rural designations, with the exception of residential *development* located on the shores of a waterbody;
 - b) *agricultural uses*;
 - c) minor renovations or extensions;
 - d) public uses.
- 1.6.3 The Town will not approve a community planning permit or site plan agreement until the District of Muskoka has been advised and afforded a reasonable opportunity to require the owner of the land to meet their applicable requirements where District interests would be affected.
- 1.6.4 Where a proposed *development* is subject to a community planning permit system by-law or site plan control, the dedication free of all charge and encumbrance to the appropriate authority for the following road improvements may be required:
- a) Land for a widening of the road allowance to the respective standards of the authority having jurisdiction along the abutting or immediately adjacent lot line or part thereof. Any road widening obtained under this policy will be taken equally on both sides of the centre line of the existing travelled surface of the road. However, in circumstances where a road widening must be taken unequally, or in its entirety from one side of the road, only one-half will be taken through site plan control.
 - b) A dedication for sight triangles and turning lanes at the intersection of public roads, to meet engineering standards as described in the site plan control by-law, may be required to meet applicable standards of the authority having jurisdiction where such dedication would extend beyond the road allowance widths stated above.
 - c) A dedication may be required for an area necessary to construct



grade improvements or separations where the proposed *development* requires such improvements respecting traffic volume or hazards to the road onto which the proposed *development* abuts or is immediately adjacent to, which extends beyond the road allowance widths as stated above. Such dedication will be to the requirements prescribed to meet applicable requirements of the authority having jurisdiction.

- 1.6.5 The Town will use applicable urban design guidelines and the applicable provisions of this Plan in the review and approval of community planning permits or site plans.

Municipal Agreements

- 1.6.6 The Town may require a proponent to enter into municipal agreements as may be required in this plan and in accordance with the Planning Act, Municipal Act or any other relevant statute.
- 1.6.7 All municipal agreements will conform to this Plan and will be used to implement the policies of this Plan.

1.7 Design Guidelines

- 1.7.1 To ensure that new *development* achieves the vision, goals, objectives, and conforms to the policies of this Plan, in Downtown Area, Highway. 60 Corridor, the Town has prepared “Design Guidelines” to assist in the preparation of site plans and the design of buildings. In other cases such as in the Waterfront and Rural designations, design policies have been created. The Town may establish further sustainable design, aesthetic and functional design guidelines to assist in implementing design policies where necessary.

1.8 Community Improvement Plans

Background Statement

The community improvement provisions of the Planning Act allow municipalities to prepare and adopt community improvement plans for designated community improvement project areas. Once a community improvement plan has been adopted by the Town and has come into effect, the Town may undertake a wide range of actions for the purpose of carrying out the community improvement plan, including but not limited to, the acquisition and development of land and/or buildings and the provision of grants and loans to owners and tenants of land and their assignees.

Community Improvement And Property Standards

- 1.8.1 All lands within the Town are designated as a community improvement area, pursuant to the provisions of the Planning Act.



- 1.8.2 Council may, by by-law, designate part or all of the community improvement area as a community improvement project area and prepare a community improvement plan in order to provide incentives to stimulate or leverage private and/or public sector investments.
- 1.8.3 Where community improvement plans have been established by the Town, community improvement initiatives may be undertaken in order to address:
- a) a deficiency or deterioration in municipal facilities, services, *infrastructure*, buildings and streetscaping;
 - b) land use conflicts between non-compatible uses or underutilized sites which detract from the viability of an area;
 - c) an area exhibiting symptoms of physical, functional and/or economic decline (e.g. buildings in need of rehabilitation, high vacancy rate, decrease in retail sales);
 - d) a demonstrated interest in community improvement by the private sector;
 - e) vacant or underutilized land parcels or properties having future *development* potential;
 - f) an area prone to flooding;
 - g) an area in which the natural environment can be further protected, enhanced or re-established;
 - h) an area in which cultural heritage resources warrant special community improvement initiatives;
 - i) an area with known or potentially contaminated sites;
 - j) an area with *redevelopment* and *intensification* potential; or
 - k) *smart value housing* or an appropriate range of housing types.
- 1.8.4 Community improvement plans and community *development* projects may be undertaken in conjunction with senior levels of government funding assistance programs and will be subject to the eligibility and implementation regulations of such programs and the priorities and availability of municipal funding.
- 1.8.5 Council may make grants or loans to the District Municipality of Muskoka or vice versa, for the purpose of carrying out a community improvement plan that has come into effect, on such terms as to security and otherwise as the Council considers appropriate. The Town will be satisfied that its participation in community



improvement initiatives will be within the financial capabilities of the Town.

- 1.8.6 Community improvements will be phased in order to minimize financial hardship on the residents, business community and the municipality and to establish a logical sequence for implementation of improvements based upon planning and engineering studies reflecting the priorities and funding capabilities of the Town and other agencies.
- 1.8.7 The following measures may be implemented by the Town to help achieve its goals and objectives pertaining to community improvement:
- a) designate community improvement project areas by by-law under the Planning Act;
 - b) provide for the preparation of a community improvement plan for a community improvement project area under the Planning Act;
 - c) where desirable, create Town grant and loan programs available to assist with community improvement and property rehabilitation;
 - d) construct, repair, rehabilitate or improve buildings or land acquired or held by the Town in community improvement project areas in conformity with community improvement plans;
 - e) evaluate *development* applications within community improvement project areas, having regard for the objectives of community improvement in that area;
 - f) enforce the Town by-laws prescribing standards for property, maintenance and occupancy and the Town's zoning by-law to address substandard properties;
 - g) use federal and provincial government programs and District grants or loans that are made available to assist with community improvement and property rehabilitation where appropriate in support of community improvement initiatives in the Town;
 - h) consider the need for community improvement and the need for funding support for District community improvement plans within the Town in the preparation of capital and operating budgets;
 - i) support and co-ordinate with the initiatives of business improvement areas, public utilities, local service clubs, business



associations, community organizations, private enterprises and residents who from time-to-time may carry out improvement projects designed to enhance the quality of their community;

- j) dispose of municipally owned property to private or public sector investors who will undertake projects that the Town deems will be important assets to the Town;
- k) acquire property as a means of achieving specific elements of a community improvement plan;
- l) facilitate the co-ordinated replacement or upgrading of services by major utilities;
- m) support the preservation and restoration of properties identified by the Municipal Heritage Committee as being culturally *significant* by passing by-laws pursuant to the Ontario Heritage Act;
- n) realize a greater degree of protection and enhancement of the natural environment; and
- o) preparation of urban design guidelines.

1.9 Pre-consultation and Complete Application

Background Statement

Having all relevant information and material pertaining to a particular planning application available early in the planning process is essential to making good land use decisions. Requiring this information and material to be provided at the time a planning application is submitted enables the Town to make a well-informed decision within the timeframe provided by the Planning Act and ensures the public and other stakeholders have access to the information early in the process. Understanding the issues related to development and having the appropriate studies completed early in the planning process can avoid delays and provide opportunities to resolve potential differences prior to Council's consideration of the matter.

- 1.9.1 Prior to the submission of an application for an official plan amendment, zoning by-law amendment, consent, draft plan of subdivision or condominium and/or a site plan approval, applicants are required to pre-consult with Town staff. Prior to the submission of any other *development* application, applicants are encouraged to pre-consult with Town staff.
- 1.9.2 The pre-consultation process is intended to set out clear requirements for a complete application by identifying the required studies and scoping the issues associated with a specific *development* proposal and/or change(s) in land use. The form and level of pre-consultation will vary based on application type and context and shall be according to the process described in the Town's Pre-consultation By-law.



1.9.3 Prior to accepting an application for an official plan amendment, zoning by-law amendment, consent, site plan approval, draft plans of subdivision or draft plans of condominium, the following must be submitted to the Town:

- i) a complete application form;
- ii) any information or materials prescribed by statute and regulation;
- iii) a record of pre-consultation;
- iv) the prescribed application fee(s) and required securities/working deposit;
- v) a fees agreement or securities to cover all required peer review costs if necessary as well as all Local Planning Appeal Tribunal costs where the municipality is in favour of the application; and
- vi) all necessary technical reports identified during the pre-consultation meeting.

1.9.4 The following materials and technical reports may be required to be submitted at the time of application to the satisfaction of the Town:

- a) a planning rationale report which evaluates the proposal against the relevant goals, objectives, policies and general purpose and intent of this Plan, the District of Muskoka Official Plan and the Provincial Policy Statement;
- b) a technical report;
- c) an ecological site assessment;
- d) a site assessment by a specialist in or within 1.5 km of areas mapped as Stratum 2 winter deer habitat;
- e) a *fish habitat* assessment;
- f) a wildland fire risk assessment;
- g) a traffic impact study;
- h) a shadow study;
- i) a wind study;
- j) a cultural heritage resource study;
- k) an archaeological assessment;
- l) a municipal water and wastewater servicing study;
- m) a master drainage plan;



- n) a functional servicing study;
- o) a stormwater management study;
- p) a natural hazard study;
- q) a hydrology study;
- r) surface water quality analysis;
- s) a settlement capability study;
- t) an agricultural impact study including a Minimum Distance Separation (MDS) analysis;
- u) environmental site assessment and record of site condition as applicable;
- v) a noise and vibration study;
- w) a dust and/or odour study;
- x) a retail impact study;
- y) a geotechnical study including slope stability;
- z) an urban design study;
- aa) an extractive industrial site *development* plan and rehabilitation plan;
- ab) a community facility analysis;
- ac) a community needs analysis;
- ad) salt management plan;
- ae) an active transportation study;
- af) tree inventory and preservation plan including identification of trees on the site 5 years prior to the application;
- ag) a visual impact study;
- ah) a water conservation plan; and
- ai) boating impact study.

1.9.5 Where a technical report is required, Town staff will identify the particular matters to be assessed at the time of the pre-consultation meeting referenced in Section 1.9.1.

1.9.6 Where any of the reports noted in Section 1.9.4 are required to be submitted with an application, such a report will be undertaken



by one or more individuals whose qualifications and experience demonstrate an expertise in assessing the value or matter of concern, based on accepted protocols and where applicable, conducted at the appropriate time of year.

The report may be:

- a) prepared independently at the direction of the Town, on behalf of, and at the expense of, the proponent, unless otherwise agreed by the Town; or
- b) where submitted by the proponent, subject to a peer review directed by the Town, and at the expense of the proponent, unless otherwise agreed to by the Town.

I.10 Environmental Assessment

I.10.1 Separate technical reports prepared for the Town pursuant to a Planning Act approval generally will not be required for undertakings that have met the requirements of the Environmental Assessment Act.

I.11 Applications in Progress

I.11.1 Subject to the applicable provisions of the Planning Act, any matter or proceeding that was commenced before this Plan comes into force shall be continued and disposed of under the Town Official Plan as it read on the day the matter or proceeding was commenced.

I.11.2 A matter of proceeding will be deemed to have been commenced, in the case of:

- a) an official plan or an amendment to it or a repeal of it, on the day the by-law adopting the Plan is passed;
- b) an application for an official plan amendment initiated by any person or public body, on the day the application was accepted, whether or not the official plan amendment is adopted;
- c) a zoning by-law or an amendment to it, on the day the by-law is passed;
- d) an application for an amendment to a zoning by-law that has been refused or has not been decided before the day this plan comes into force, on the day the application is made;
- e) *development* in a site plan control area, on the day the application for approval of a site plan is made;
- f) an application for a minor variance on the day the application is made;



- g) an application for the approval of a plan of subdivision, on the day the application is made; and,
- h) an application for consent, on the day the application is made.

1.11.3 It is acknowledged that in accordance with section 17 of the Planning Act, this Plan may come into effect in portions. Notwithstanding anything to the contrary, where an application described in section F 1.11.2 is received after a portion of this Plan has come into effect, the portions in effect will apply.

1.12 **Public Engagement and Notification**

1.12.1 Council will follow the public notification procedures regarding planning matters that are contained in the Planning Act and its regulations.

1.12.2 Regulations to the Planning Act, require applicants to provide as part of a complete application to the approval authority, a strategy for consulting with the public related to applications for an amendment to the Official Plan or Zoning By-law.

- a) At a minimum, in addition to the Planning Act requirements, generally two (2) additional public consultation methods should be used as part of an applicant-developed public consultation strategy, depending on the scale and type of the proposal.
- b) A public consultation strategy is to include at minimum a summary of the following elements:
 - i) The scope and objectives of consultation;
 - ii) The methodology to be used;
 - iii) How public comments will be considered;
 - iv) An outline of how the results will be reviewed and documented; and
 - v) A communication plan (if required).

1.12.3 Council may forego notice to the public and a public meeting for an amendment to this Official Plan, the comprehensive zoning or community planning permit by-law, which has the following effect:

- a) changes the number of section(s) or the order of a section(s), but does not add or delete a section(s);
- b) consolidates approved Official Plan amendments in a new document without altering any approved policies or maps;



- c) corrects grammatical or typographical errors which do not affect the intent of the policies or maps;
- d) rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or maps; and,
- e) translates measurements to different units of measure or changes reference to legislation where the legislation has changed.

1.12.4 This Plan may be altered to correct minor errors in text, format, numbering or schedules without an amendment to the Plan provided that the alterations do not change the effect of the policies or schedules in the Plan.

1.13 **Municipal Land Acquisition**

1.13.1 The Town may acquire, hold, develop or dispose of lands for any purpose that implements the Official Plan, in accordance with applicable provincial statutes.

1.13.2 The Town will encourage the use of innovative forms of tenure and ownership of properties to encourage their long-term conservation. These may include conservation easements, property acquisition by a local land trust, use of available tax incentive programs, and potential use of cluster residential *development* on lots where large holdings can then be preserved.

1.14 **Dark-Sky Lighting**

1.14.1 Dark-sky lighting that helps to preserve the nighttime sky is addressed through the Town's outdoor lighting by-law, which applies to all *development*, including residential, commercial, industrial and institutional uses. The provisions of this by-law as it applies to new *development* will be implemented primarily through site plan control.

1.14.2 *Sensitive* lighting of all public roadways is encouraged.



2. INTERPRETATION

2.1 Interpretation and Land Use Designation Boundaries

Interpretation

- 2.1.1 The Plan must be read in its entirety as a comprehensive policy framework to be used in land use evaluation and decision making by Council, committees appointed by Council, and by staff and the public, including the Local Planning Appeal Tribunal.
- 2.1.2 All schedules form part of the Plan and must be read in conjunction with the text of the Plan.
- 2.1.3 Words that are italicized in the text are either defined in the Glossary or are the title of a report, plan, legislation or regulation.
- 2.1.4 This Plan consists of text, tables, figures and schedules. Background Statements, diagrams, appendices and photographs are provided for descriptive purposes and are not part of the Plan.
- 2.1.5 In the event of a conflict between a general and an area-specific policy, the area-specific policy shall prevail.
- 2.1.6 Where numbers or values are specified in the text, such quantities are intended as guidelines. Deviation from these numerical requirements, where they are minor and restricted in nature, may be permitted provided the intent of the Plan is maintained.
- 2.1.7 Where lists or examples of permitted uses are provided in the Plan, they are intended to indicate the possible range and type of uses that are to be considered. Specific uses which are not listed, but are considered by the Town to be similar to the listed uses and to conform to the intent of the applicable land use designation and the plan, may be recognized as a permitted use.
- 2.1.8 Individual policies should not be read or interpreted in isolation. The intent, goal and objectives and all applicable policies must be considered together to determine conformity. Parts A, B, C, D, E and F contain sections which are general in nature and apply in any land use designation. The Plan establishes minimum standards for *development* and is not intended to prevent *development* that exceeds these standards unless they are deemed to conflict with provincial policies, the Provincial Policy Statement and the District of Muskoka Official Plan.



Boundaries

- 2.1.9 The boundaries of the designations on the schedules to the Plan shall be considered approximate, except where they coincide with roads, railways, former township lots and concession lines, major water courses or other well-defined natural or physical features. Where the general intent of the Plan is maintained, minor boundary adjustments will not require an amendment to this Plan.
- 2.1.10 It is recognized that the boundaries of *natural heritage features and areas* identified in **Schedule C** or in the Appendices may be imprecise and subject to change or refinement. Confirmation may require a site inspection by Town staff and/or a technical report. Final determination of exact limits of boundaries or areas of influence will be made by the Town, or other applicable authority as specifically noted in this plan, and will not require amendment to this plan.
- 2.1.11 Where a lot is within more than one designation on the schedules to this Plan, each portion of the lot will be used in accordance with the applicable policies of that designation.
- 2.1.12 The location of roadways and symbols shown on **Schedules A, B-1 and B-2** are approximate.

2.2 Definitions

- 2.2.1 Where terms are defined in the Provincial Policy Statement and other provincial legislation, they shall appear the same within this Plan. While all land use planning decisions are required to be consistent with the Provincial Policy Statement, the inclusion of the defined terms from the Provincial Policy Statement in this Plan is not intended to confer a higher standard of conformity.
- 2.2.2 For the purposes of the Official Plan, the following definitions will generally apply, unless the specific context of the section requires a different interpretation.

Adjacent lands:

means those lands contiguous to a specific natural heritage feature or area where it is likely that *development* or *site alteration* would have a negative impact on the feature or area, or those lands contiguous to a protected heritage property or as otherwise defined in this Plan.

Adverse effects:

as defined in the Environmental Protection Act, means one or more of:



- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Agricultural uses:

means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on- farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Archaeological resources:

includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of archaeological potential:

means areas with the likelihood to contain *archaeological resources*. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork.

Areas of natural and scientific interest (ANSI):

means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Backlot:

means *development* of single unit dwellings on individual lots which are physically separated from the shoreline by a legally conveyable parcel of patented land which has *development* potential. *Backlots* are usually located in a linear fashion along a road which generally runs parallel to the shoreline, but *backlots* may also be located on a road which runs perpendicular to the shore.



Brownfield sites:

means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built-up Area:

the extent of lands within a settlement area that have been previously built upon and identified on **Schedule B-1**.

Built heritage resources:

means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Character:

means the combination of qualities or features that distinguishes one group, or thing from another.

Community facilities:

means facilities that include, but are not limited to such things as municipal recreational facilities, institutional health care facilities, schools, police, fire, library, museum services, religious and educational facilities.

Conserve:

means the identification, protection, management and use of natural feature or *built heritage resources*, a cultural heritage landscape or archaeological resource in a manner that ensures that the feature, its functions or values are protected. This may be achieved by the implementation of recommendations set out in technical reports. Mitigative measures and/or alternative *development* approaches can be included in these reports.

Crown land:

means public lands administered by the Province of Ontario under the Public Lands Act, as amended from time to time.

Development:

means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act but does not include:

- i) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- ii) works subject to the Drainage Act.



Designated growth areas:

means lands within settlement areas designated in an official plan for growth over the long-term planning horizon, but which have not yet been fully developed.

Ecological function:

means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment area:

means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species:

means a species that is listed or categorized as an “*Endangered species*” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

Fetch:

means the maximum open water distance over which waves can build up.

Fish habitat:

as defined in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flexible housing:

means housing that is designed to accommodate aging in place through limited stairs to the ground floor, ground floor bathrooms, large hallways and ground floor rooms that can be converted to bedroom space.

Flood fringe:

for river, stream and small inland lake systems, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the *flood fringe* than those experienced in the *floodway*.

Flood plain:

for river stream, and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.



Flooding hazard:

means the inundation of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water. Along river, stream and small inland lake systems, the *flooding hazard* limit is the greater of:

- a) the flood resulting from the rainfall actually experienced during a major storm such as the Timmins storm (1961), transposed over a specific *watershed* and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over *watersheds* in the general area;
- b) the one hundred year flood; and
- c) a flood which is greater than a) or b) which was actually experienced in a particular *watershed* or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard).

Floodway:

for river, stream and small inland lake systems, means the portion of the *flood plain* where *development* and *site alteration* would cause a danger to public health and safety or property damage.

Where the *one zone concept* is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

Habitat of endangered species and threatened species:

means:

- a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or *threatened species* for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or
- b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or *threatened species*, an area on which the species depends, directly or indirectly, to carry on



its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

Hazardous forest types for wildland fire:

means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous lands:

means property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard*, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard*, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or erosion hazard limits.

Hazardous sites:

means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (*sensitive* marine clays [leda], organic soils) or unstable bedrock (karst topography).

Individual access points:

An access point is defined as a mainland parking and docking facility and serving a maximum of three residential water access properties including islands.

Individual on-site sewage services:

means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services:

means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.



Infill development:

means a form of *development* within an established area of the Town on land that has not previously been built on.

Infrastructure:

means physical structures (facilities and corridors) that form the foundation for *development*. *Infrastructure* includes: sewage and water systems, septic treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional camps:

means a form of tourist commercial activity that contributes to the tourist social and cultural base of the Town and include religious resorts, children's camps or other establishments providing common use of recreational or waterfront facilities.

Intensification:

means the *development* of a property, site or area at a higher density than currently

exists through:

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the *development* of vacant and/or underutilized lots within previously developed areas;
- c) *infill development*; and
- d) the expansion or conversion of existing buildings.

Marinas:

are facilities, building and structures located on the shoreline, which provide docking, mooring, sales, service, repairs and storage of boats and other recreational vehicles (except trailers), and may include accessory convenience and service commercial uses. (8.9.4.1)

Mineral aggregate operation:

means

- a) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land



under agreement with or owned by the operator, to permit continuation of the operation; and

- b) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources:

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Municipal sewage services:

means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

Municipal water services:

means a municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002.

Narrow waterbody:

means a navigable lake or watercourse where:

- a) the distance from shore to shore is 150 metres (500 feet) or less;
- b) in the case of a bay, the length of the bay will also be greater than 100 metres (330 feet);
- c) the mouth of an enclosed bay would be considered a *narrow waterbody*, and the majority of the bay is less than 300 metres (1,000 feet) from shore to shore; or
- d) a portion of a river where the general distance from shoreline to shoreline is less than 30 m.

Natural heritage features and areas:

means features and areas, including *significant wetlands*, *fish habitat*, habitat of *endangered species* and *threatened species*, *significant wildlife habitat*, and *significant* areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.



Neighbourhood agriculture:

means the growing of crops or raising of animals for food at a small scale that is compatible with the surrounding neighbourhood. It may also include small-scale sales of urban agricultural products subject to zoning and other applicable regulations.

Negative impacts:

means

- a) in regard to Sewage, Water and Stormwater policies, degradation to the quality and quantity of water, *sensitive* surface water features and *sensitive* ground water features, and their related hydrologic functions, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to Water policies, degradation to the quality and quantity of water, *sensitive* surface water features and *sensitive* ground water features, and their related hydrologic functions, due to single, multiple or successive *development* or *site alteration* activities;
- c) in regard to *fish habitat*, the harmful alteration, disruption or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity; and
- d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

One zone concept:

means an approach to *flood plain* management where the *floodway* is the entire contiguous *flood plain*.

On-farm diversified uses:

means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.



Redevelopment:

means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

Renewable energy systems:

means a system that generates electricity, heat and/or cooling from a renewable energy source.

Secondary residential dwelling unit:

means a self-contained dwelling unit within a dwelling or within a structure ancillary to a dwelling.

Sensitive:

in regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses:

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Shoreline activity area:

means the portion or cumulative portions of a shoreline frontage of a lot located within the required setback from the normal or controlled high water mark where accessory shoreline structures such as boathouses, docks or other accessory structures such as pump houses are located, and where there is access to the water for activities such as swimming or boat launching.

Significant:

means:

- a) in regard to *wetlands*, coastal *wetlands* and areas of natural and scientific interest, an area identified as provincially *significant* by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the



amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;

- c) in regard to other features and areas in Natural Heritage policies, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;
- d) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Site alteration:

means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Smart value housing:

means:

- a) in the case of ownership year-round residential housing, the least expensive of:
 - 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) in the case of year-round residential housing, the least expensive of:
 - 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Social housing:

sometimes referred to as ‘assisted’, ‘subsidized’ or ‘rent-geared-to income’ housing,

means housing units provided under a variety of federal and provincial housing program by the municipal non-profit housing corporation and



private non-profit and co-operative non-profit housing corporations. Residents in rent-geared-to income units in *social housing* portfolios pay no more than 30% of their annual gross household income in rent. It also refers to housing units within the private rental sector, where rent-geared-to-income subsidy is provided through a rent supplement agreement to the landlord

Special needs housing:

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs housing* may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Threatened species:

means a species that is listed or categorized as a “*Threatened species*” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

Target:

means a desirable goal that the Town will endeavor to achieve.

Tourist commercial uses:

means commercial uses or facilities, such as resort commercial establishments, institutional accommodation and tourist commercial camping establishments, that cater to the traveling or vacationing public. In this regard:

- a) resort commercial establishments provide:
 - i) a range of roofed accommodations with access to range of services, facilities and/or amenities within a vacation-oriented setting;
 - ii) access to a *significant* natural or human-made tourism asset; and,
 - iii) emphasize a recreation experience;
- b) institutional accommodation consists of private and *institutional camps*, retreats and educational or training facilities, where lodging, accommodation, recreational facilities and related services are provided for members or clients; and
- c) tourist commercial camping establishments consist of land used or maintained for the temporary accommodation of camping, with sites rented to and used by the traveling public for tents, trailers or recreational vehicles. Such establishments will not be used for residential purposes except for one accessory residential



unit and may include park model units or mobile homes, or permit accessory structures on campsites, such as porches, decks or sheds.

Transportation system:

means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

Two zone concept:

means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

Universally accessible designs:

means the design of environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Waste disposal site:

means,

- a) any land upon, into, in or through which, or building or structure in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed, and
- b) any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to in clause (a); (Part V of the Environmental Protection Act)

Waste management system:

means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Waterfront landing:

means a mainland parking and docking facility for a commercial property or for four or more residential properties.

Watershed:

means an area that is drained by a river and its tributaries.



Wave uprush:

means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of *wave uprush* is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries:

means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands:

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be *wetlands* for the purposes of this definition.

Wellhead Protection Zones (WHPZ):

means the surface and subsurface area surrounding a water well or well field that supplies a municipal residential system or other designated system through which contaminants are likely to reach the water well or wells.

Wildlife habitat:

means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitats* of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands:

means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of *wildlife habitat*, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest."

