Town of Huntsville

Agenda

Development Services Committee Meeting
Monday, February 25, 2019 @ 1:00 PM
Partners Hall, Algonquin Theatre

Page

1. CONVENE

2. ADOPTION OF THE AGENDA

3. DISCLOSURE OF PECUNIARY INTEREST

4. PREVIOUS BUSINESS

4.1. Kirstin Maxwell — 2 - 390
Re: Report Number DEV-2019-35 (amended)
Official Plan Review - February 25, 2019 Draft

4.1.1. Hidden Valley Resort Recreational Lifestyle Area — 391 - 392
Proposed Clublink Designation
Amended Schedule B-2

5. NEW BUSINESS

6. ADJOURNMENT

Town of Huntsville Staff Report

Meeting Date: February 25, 2019 **To:** Development Services Committee

Report Number: DEV-2019-35 (amended) **Confidential:** No

Author(s): Kirstin Maxwell, Manager of Planning

Subject: Official Plan Review - February 25, 2019 Draft

Report Highlights

Further to the public meeting on the second draft of the Official Plan, this report provides an overview of the comments received to date and recommended changes.

Recommendation

THAT: Council pass a by-law to adopt the February 25, 2019 draft of the Official Plan.

AND THAT: Upon the passage of the adoption by-law by Council, a record, including a copy of the February 25, 2019 Official Plan be forwarded to the District of Muskoka for consideration of approval.

AND FINALLY THAT: The Development Services Committee be delegated authority to approve staff comments/recommendations in response to any modifications to the Plan proposed by the District staff.

Background

The Official Plan project started in 2015. To date, numerous open houses, public meetings, and consultation opportunities have been held for a full public engagement process. In February 2016, the vision, goals and objectives, as determined through the consultation process, were approved by Council. In 2017, Council delegated authority to the Planning Committee to oversee the preparation of Policy Background Papers, a preliminary Policy Directions Report, an updated Official Plan, as well as a public engagement process.

In response to comments received prior to, during and after the statutory public meeting held in August 2018, a second draft of the document was prepared, and in November 2018, Planning Committee directed staff to proceed with additional public and agency consultation (DEV-2018-205). A second round of public consultation, including two open houses and a Special Council meeting was held in January, 2019 (DEV-2019-18). An updated project timeline is attached as Appendix 1.

All of the comments received on the second draft of the Official Plan, including those received since the most recent public meeting, are attached as Appendix 2.

Discussion

Appendix 3 provides a summary of all of the comments received on the second draft, staff's analysis thereof, as well as recommendations as to whether a policy change is warranted. Upon review of those comments, the following themes appear:

Lake Specific Policies: Several lake associations provided requests to establish lake specific policies, which in some cases would be more restrictive that the proposed Waterfront policies. Proposed Official Plan policies which affect a broader lake community should go through a public consultation process during the summer months to ensure that affected residents can be engaged. In view of this, the proposed lake plan policies should be considered for addition to the Official Plan by way of an amendment.

Natural Environment: Some of the comments indicated that the environmental policies were not restrictive enough. As insufficient information exists on the location and extent of natural features, a textual policy approach, which is used in the current Official Plan and commonly used in Muskoka was taken. The proposed policies are much more comprehensive than those found in the current Official Plan and prohibit development in some cases and where it is permitted, a technical study, prepared to the satisfaction of the Town, must be completed. The policies also indicate that where a technical study includes recommendations to protect features and their functions, such recommendations would be implemented through appropriate planning tools as outlined in Section F of the Plan.

Growth: As required by updated Provincial and District policy, the proposed Official Plan articulates more detail respecting directing growth to settlement areas. Concerns were raised that the growth targets for urban areas were too high, while for community and rural areas the targets were too low. A target is a desired state to be achieved. The plan contains monitoring policies requiring data collection to identify trends. If it is determined that the targets are unachievable, or being surpassed, they can be revisited.

Smart Value Housing: To ensure that Council's vision for the provision of smart value housing is achieved, the policies were drafted to facilitate the creation of smart value housing and secondary residential units in all forms of housing types and all areas (except the Waterfront). Concerns were raised by the development community that a target of 10% of all new housing include a smart value component was not reasonable, and that it was not appropriate in all circumstances. Attainable, affordable housing is recognized as a key factor in a resilient community. As current policies have not been effective in achieving the affordable housing development that Council wished, these policies were included, and a target approach taken, to ensure that the discussion occurred when larger residential development proposals were submitted to the Town. We understand that members of the development community have reached out to Council expressing concerns with this approach. At their most recent meeting Committee discussed a potential cash in lieu approach, whereby if a developer did not wish to or could not meet the target, they would contribute to a fund to assist the Town with affordable housing development. Through initial research it appears that the Town is not currently authorized by any legislation to utilize such an approach. While staff would continue to recommend the inclusion of this policy as worded, an alternative approach has been developed for Committee's consideration.

Boundary expansions: Expansions to the boundaries of the Hidden Valley Resort Recreational Lifestyle Area and Novar Community Settlement Area designations were proposed. The draft Muskoka Growth Strategy has updated the growth projections and documented that there are significant amounts of designated and available (undeveloped) lands to accommodate anticipated growth within the existing boundaries. Therefore, an expansion to the boundaries of these designations would not appear to be necessary or required. As noted above, the Plan contains monitoring policies requiring data collection to identify trends and if necessary during the next Official Plan update, or where appropriate, through a District Official Plan amendment, the boundaries could be revisited. Additional information would need to be provided to demonstrate the need for more lands for additional residential growth, as well as studies to ensure compatibility with the sewage treatment plant, and details on how such growth would be phased. As the growth strategy is updated and monitored, staff would be happy to review any future OPAs.

The District of Muskoka provided comments in regards to consistency with the Provincial Policy Statement and conformity to both the adopted but not yet in force Muskoka Official Plan (OPA#47) and the existing MOP.

Next Steps

If Committee approves of the proposed changes to the February 25, 2019 draft of the Official Plan, a resolution, recommending that the document be adopted by Council should be passed. This resolution would be considered at the next Council meeting. Once the Official Plan has been adopted by Council, staff would prepare a record, which includes the adopted Plan, and forward it to the District of Muskoka for consideration of approval. District of Muskoka planning staff would review the Plan, and determine if modifications to policies or schedules are required, prior to forwarding it for consideration of approval by Muskoka District Council. If modifications are necessary, staff are recommending that Development Services Committee be delegated authority to approve the Town's response to any proposed modifications to the Official Plan requested by the District of Muskoka planning staff. Once approved, the Official Plan would be subject to appeal to the Local Planning Appeal Tribunal. If no appeals were lodged, the Plan would then be in effect.

Council Strategic Direction / Relevant Policies / Legislation / Resolutions

Strategic Plan

Vision: A vibrant, inclusive, healthy community which inspires innovation and growth, celebrates the arts, culture, and heritage, promotes recreation while developing a resilient economy founded on social caring and environmental stewardship.

Health Care and Wellness Goal #3: Ensure Huntsville is seen as a safe, welcoming and inclusive community

Natural Environment & Sustainability Goal #2: Integrate sustainability principles into planning and development policies and processes.

Unity Plan

Economic Considerations

Goal 11: Economic Development: Huntsville will promote a diverse and prosperous economy by attracting innovation, growing a knowledge-based economy, providing adequate training, developing green jobs, and offering sustainable year round employment to retain Huntsville’s youth.

Social Considerations

Goal 6: Social well-being: The community will encourage and support social diversity and personal sense of well-being by improving accessibility, promoting volunteerism, striving to reduce poverty, and maintaining a healthy, safe, friendly community to live, work, and play for all ages, cultures and abilities.

Relevant Policies/Legislation/Resolutions
Provincial Policy Statement
Planning Act, R.S.O. 1990, cP.13
Muskoka Official Plan
Town of Huntsville Official Plan

Attachments

Appendix 1: Official Plan Review Timeline
Appendix 2: Comments Received (amended)
Appendix 3: Staff Response to Comments Received (amended)
February 2019 Draft of the Official Plan (amended)
Schedule A - Land Use (Revised)
Schedule B-1 - Land Use - Urban Settlement Area (Revised)
Schedule B-2 - Land Use - Community Settlement and Hidden Valley Areas (Revised)
Schedule C - Natural Constraints (Revised)
Appendix 1 - Wildland Fire Hazard Risk (Revised)
Appendix 6 - Human Constraints (Revised)

Consultations

Respectfully Submitted: Kirstin Maxwell, Manager of Planning

Manager Approval (if required): _____

Director Approval: Derrick Hammond, Director of Development Services

CAO Approval: Denise Corry, Chief Administrative Officer

Appendix 1: Official Plan Review Timeline

	Venue	Date	Topic
Background	Planning Committee	15-Apr-15	RFP for OP consultant selection
	Council	22-Jun-15	Hire consultant
	Council	27-Jul-15	Hire consultant, establish OPRWG
	OPRWG	14-Oct-15	kick off meeting
Vision	Council	14-Oct-15	OP review kick off, SWOT, close your eyes, vision and exercise
	Open House	16-Oct-15	vision workshop
	Open House	16-Oct-15	vision workshop (2 separate locations/open houses)
		Oct-15	On-line survey, pop-up booths set up at Summit Centre and in front of Town Hall
	OPRWG	24-Oct-15	vision discussions
	OPRWG	08-Dec-15	vision discussions
	OPRWG	17-Dec-15	vision discussions
	Council	21-Dec-15	vision summary
	OPRWG	12-Jan-16	vision
	OPRWG	26-Jan-16	vision
	Open House	02-Feb-16	vision presented to public
Policy Review	OPRWG	03-Mar-16	growth analysis
	OPRWG	14-Apr-16	MOP
	Planning Committee	12-Oct-16	OP review status update, revised work plan
			Aurhority delegated to Planning Committee to approve Policy Background Papers, a preliminary Policy Directions Report; as well as a first and second draft of a revised Official Plan; as well as authority to authorize public consultation on the preliminary Policy Directions
	Planning Committee	12-Apr-17	Report; and the draft Official Plan.
	OPRWG	02-May-17	Update working group on progress and work plan moving forward
	OPRWG	16-May-17	review Healthy Community background papers
	OPRWG	30-May-17	review Sustainable Natural Environment background papers
	OPRWG	13-Jun-17	review Natural and Human Hazards and Contraints background papers
	Planning Committee	14-Jun-17	review and approve background papers
	OPRWG	27-Jun-17	review transportation, Infrastructure and Utilities background papers
	OPRWG	11-Jul-17	review Growth/Designation background papers
	Planning Committee	12-Jul-17	review and approve background papers
	OPRWG	25-Jul-17	review Community Resiliency/Access to Water background papers
Preliminary Directions	Public	01-Aug-17	preliminary directions circulated to agencies and stakeholders for comment
	Planning Committee	16-Aug-17	preliminary directions - Joint meeting with OPRWG
	Open House	09-Sep-17	present preliminary directions
	Open House	28-Sep-17	present preliminary directions
Draft Official Plan	Planning Committee	11-Oct-17	RFP to write OP
	Planning Committee	15-Nov-17	final policy directions
	Planning Committee	16-Jan-18	award RFP to SGL
	Planning Committee	14-Mar-18	RFP OP schedules
	Planning Committee	13-Jun-18	Commercial policy background paper
First Draft of the Official Plan	Planning Committee	25-Jul-18	First draft of OP - out for public consultation
	Open House	09-Aug-18	Pt Sydney
	Open House	11-Aug-18	Huntsville
	Public Meeting	29-Aug-18	First draft of OP
	Various	Aug-Sep	Staff met with groups such as Rotary (North Muskoka), Peninsula Lake Assoc, Save our Muskoka Lakes
Second Draft of the Official Plan	Planning Committee	28-Nov-18	2nd draft of OP for review
	Open House	07-Jan-19	Pt Sydney
	Open House	09-Jan-19	Huntsville
	Public Meeting (Council)	16-Jan-19	Public meeting on 2nd draft

Appendix 2: Comments Received - Amended

i) Comments Received Prior to the January 16, 2019, Special Council Meeting

From: Mike Harrower
To: Kirstin Maxwell; Nancy Alcock
Cc: Joel P. Harrower; kevin
Subject: OP
Date: January-11-19 3:40:09 PM

It was great to chat with both of you again last evening.

As mentioned I am leaving tomorrow morning for 10 days to Guatemala on a hospital construction project, so I will not be able to attend the next public meeting for the OP.

As you both are aware, my remaining concern is the ability to incorporate some residential component(s) into a possible creative mix of uses on the lands that we own on Crescent Road (1,3 and 16).
My main interest is to see if we can develop some “live-work” space or cooperative housing that would compliment the non-profit and cooperative efforts already happening at 1 Crescent and/or some smart value housing (possible zero land cost if we can make the commercial uses carry the cost of land and services).

I am not looking for a “carte blanche” to do residential on these lands just the freedom to get creative and intensify the use go the land without having to go through an OP amendment.

I don’t have specific wording but I assume your consultant can draft something?

I will have access to internet while away at certain times of day so if you want to forward any thoughts I will respond when I can.

Thank you both for all your work and especially your collaborative approach!

MIKE HARROWER

Harrower Properties Inc.
President
o. (705) 784-0957 / c. (705) 571-1488
Box 13 - Suite 201 - 1 Crescent Road
Huntsville ON P1H 1Z6

From: doug millman
To: Kirstin Maxwell
Subject: OP REVIEW #2
Date: January-13-19 11:18:41 AM

Hello Kirstin,

I have now spent a significant amount of time reviewing the first 100 pages of the OP in detail. I don't know how I could have possibly missed the notice of the initial review, however, I could write a book about suggested changes in the material that I have covered to date.

The problem is that I'm sure that I've exceeded any implied mandate: How should I proceed (if at all)? My problem is that I have been both a paid and an unpaid proofreader at many times in my life; including OP's.

I would not feel comfortable presenting the OP (in its present iteration) to a developer. I quite realize that you have so many controls beyond the OP, but many of the loopholes therein, you could drive a truck through. Essentially, it's a very fine document, but it requires tightening up in most areas where "will" (and other weak, ambiguous words are used) by substituting "shall". Several regulations are qualified by "weasel words", e.g. "generally", so that they become non-regulations. The defined words should be indicated by more than italics; as some words in the backgrounds require definition, and several words, e.g. "fetch" are not defined.

The previous paragraph contains some of my more generic suggestions, but I have many more which are specific to one small section.

I don't wish to be a pain in the butt (too late, I know), nor do I wish to continue my review if it is all for naught. I have ignored spelling and syntax errors in all but the most jarring instances.

All I need is a little direction.

With apologies,

Rob Millman

Kirstin Maxwell

From: Jacquie Godard [redacted]
Sent: January 15, 2019 3:40 PM
To: Kirstin Maxwell
Cc: Kelly Zytaruk; Jack; Pat Sims-Eastwood; Jim Miller; Adrianne Wedgewood; Marisa Di Monte; [redacted] Venton, Scott R.; Ron Peddicord; Saul Sigulim; [redacted] Wilkie, David; Earle Steve; Bonnie Peebles; Dennis Wilks; Ken Karakashian; Ian S Milne; Bucknell, Tom; Jack Bucknell
Subject: Draft Official Plan...

Good afternoon Kirstin.

In reference to the Official Plan Draft 2 I did attend the Open House and also plan on attending tomorrow's public meeting.

As a property owner near the small park at 4066 South Portage Rd. in a community of a 'growing number' of full-time residents and seasonal residents the use of this park is of grave concern and as worded in the OP:

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.

I believe that there is a bylaw in place prohibiting the use of this park for commercial purposes, but I feel this needs to be written up in the OP to better protect this park from misuse and unsafe access with signs posted. Therefore, can we add to the Official Plan Draft 2 that this park be used for the public only, as a safe place to swim and boat launch with absolutely no commerical use. Please advise on how this can be addressed. The Town of Huntsville only offers up one public park at 4066 South Portage on Lake of Bays. We have very few safe waterfronts for the public to enjoy. Commerical use for any development that requires mainland access to Lake of Bays within the Town of Huntsville or Twp. Lake of Bays should be by commerical marinas or public access points that are set up for commercial purposes. This one is not.

Thank you Kirstin.

Jacquie Godard

Skeleton Lake
Cottagers Organization

Mayor Aitchison and Council
Town of Huntsville
37 Main Street East,
Huntsville, Ontario
P1H 1A1

January 15, 2019

Dear Mayor Aitchison and Council;

Re: Proposed Official Plan Update

I have prepared this letter on behalf of the Skeleton Lake Cottagers Organization (SLCO) to request a number of additional policies to be added to the draft Official Plan that will be considered by Council in the near future. At the outset I apologize for providing this detailed level of comment at this stage in the process and will work quickly and efficiently with your staff to ensure that both parties can achieve their objectives with respect to policies that relate to Skeleton Lake.

Section 7.5 of the draft Official Plan deals with Lake Plans. Section 7.5.3 states:
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.

The Skeleton Lake and Stewardship Program was approved by the SLCO in August 2014 after four years of extensive consultation with the community. In the spring of 2015 I provided copies of the Plan and did a brief presentation of the Plan to Council. At that time we were assured that it would be considered when the Town of Huntsville Plan was updated. Sadly, we see no reference to the Plan in the draft document. Attached to this letter are a series of proposed additions to the draft Town of Huntsville Official Plan that would assist in implementing the Skeleton Lake Plan in accordance with Section 7.5.3 above.

The following is a summary of the matters that we believe need to be included in the Town of Huntsville Official Plan;

1. Consistent policies and regulations throughout the shoreline would assist in maintaining the character of the waterfront. It is therefore recommended that the Town of Huntsville and Township of Muskoka Lakes policies and regulations affecting future development on the lake be harmonized, including:

P.O Box 108, Utterson, ON, P0B 1M0

- minimum lot frontage of 90 metres for new lots
- The Zoning By-law should permit a maximum building size of about 700 sq m.
- The Zoning By-law should permit a maximum maximum lot coverage 8% within 60 m (200 ft) of shoreline

2. The water from Skeleton Lake is the clearest and cleanest in the Muskoka Watershed. It is a Source Water for over 300 permanent and seasonal residences and should be recognized as such in the Official Plan. As such land uses such as waste disposal, commercial or industrial storage of fuels or chemicals and aggregate processing operations should not be permitted in the watershed

3. Skeleton Lake was created as an impact crater left after a meteorite fell to earth during the Paleozoic Era, 541 - 252 million years ago. The bathymetry (topography beneath the water line), forms a nearly circular depression 3.6 km in diameter with very steep sides plunging down to 70m depth. There are at least four cliffs in excess of 30 metres high on the shoreline. While the District Official Plan recognizes the breccia (fractured rock) on the shoreline and the Beaumont Bay carbonates (both in Muskoka Lakes) as an Earth Science Area of Natural and Scientific Interest, the SLCO believes that the Town should recognize the shoreline of lake as a Muskoka Heritage Area due to the unique geologic history and cultural landscape that has resulted from the geologic history.

4. The Lake Plan contains detailed mapping of natural heritage and cultural heritage features within the watershed. This mapping should be included in the Town of Huntsville Official Plan. The cultural landscapes that are valued by the community and described in the Lake Plan include;
    - Devil's Face
    - Elephant Rock,
    - Gull Rock,
    - Shanty Is.
    - Hogs Back,
    - One Tree Island,

Skeleton Lake
Cottagers Organization

- High Lake Portage and
- The weir at only Lake outlet

5. Protection of water quality in Skeleton Lake is critical to maintaining the character of the lake. Clarity in the lake has been measured at up to 13 metres. To ensure this quality, it is necessary to protect the inflowing streams that feed the lake and all of the wetlands in the Skeleton Lake watershed that contribute to the exceptional water quality. Section 2.2.7 appears to provide this level of protection to all wetlands. Specific reference to the Skeleton Lake watershed in Section 7.5 may assist to confirm this approach.

I would be please to work with the Town and it's consultants to ensure that Section 7.5.3 of the Official Plan is implemented in the final draft of the document. To assist the Town I have provided proposed modifications to implement these proposed modifications to the draft Official Plan.

Sincerely,

Jim Dyment BES
Director of Stewardship,
Skeleton Lake Cottagers Organization
jim@skeletonlake.ca
c. (705) 733-5310

c Scott May, President SLCO

Skeleton Lake
Cottagers Organization

Appendix 1 – Proposed modification to Town of Huntsville Official Plan
Skeleton Lake Cottagers Organization

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;
b) Menominee Lake: 120 metres;
c) Skeleton Lake: 90 metres

Skeleton Lake

7.5.19 The Waterfront Area of Skeleton Lake is comprised largely of a meteorite impact crater and is therefore recognized Natural Heritage Area. Zoning regulations shall be implemented to ensure that the human built form on the shoreline does not detract from the unique natural landscape features. The implementing By-law shall place limits on maximum building size for residential buildings and boathouses and lot coverage in a manner that is consistent with the zoning regulations affecting those portions of the lake within the Township of Muskoka Lakes.

7.5.20 Water quality and clarity in Skeleton Lake is the best in the District of Muskoka. In order to protect this unique quality the following policies shall apply within the Skeleton Lake watershed:

a) all wetland and watercourses flowing into the lake shall be considered significant natural heritage features and areas for the purposes of this Plan; and,
b) land uses that may be restricted include, but are not limited to: asphalt and concrete batching plants and aggregate processing, 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.

7.5.21 The steep slopes and cliffs on the shoreline of the lake and small island outcrops in the lake are valued as cultural landscapes. Development in proximity to these features shall ensure that the legacy of the formation of the lake and those significant landscape feature identified below are protected. Specific cultural landscape features that have been identified by the community include:

- Devil's Face
- Elephant Rock,
- Gull Rock,
- Shanty Island
- Hogs Back,
- One Tree Island

P.O Box 108, Utterson, ON, P0B 1M0

- High Lake Portage and
- The weir at only Lake outlet

15 January 2019

Kirstin Maxwell
Manager of Planning, Town of Huntsville
37 Main St. East
Huntsville ON P1H 1A1
By Email: opreview@huntsville.ca

Regarding: Town of Huntsville Official Plan review

Dear Ms Maxwell;

Please receive and accept this letter commenting on the Town of Huntsville Official Plan (OP).

1. **Coordination Across Municipal Boundaries**
   Lake of Bays and surrounding lands are shared between multiple municipalities. Provincial Policy Statement 1.2, speaks to the policy of Coordination across municipal boundaries. Furthermore, Recommendation 66 in the *Final Policy Directions* report (Part C, Growth, page 55) states; "In order to harmonize applicable policies and regulations on waterbodies with shared jurisdiction, policies should be consistent with those of adjacent municipal official plans".

   Ideally there would be a specific policy in the Official Plan to this effect. We would suggest wording such as:

   > *The Town will ensure that lakefront development standards for properties in the Town that front on Lake of Bays (including islands) are similar or the same as standards imposed by the Township of Lake of Bays in that area of the Lake. This will reinforce the community character of the area and provide for a consistent development pattern.*

2. **South Portage Park Access point**
   The Huntsville Council recently passed a By-law prohibiting commercial use (i.e. barging) at the South Portage Park access point. Section 7.6.17 in Part C of the draft Official Plan seems to contradict this; "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."

   If decisions resulting from the LPAT hearing allows this development to proceed, the wording in the OP should be changed to exclude the South Portage Park access point.

…/2

3. **Restrict Development of Excessively Long Docks on Lake of Bays shoreline**
   Part B Section 3.1.8 speaks to "Buildings, structures or works extending beyond the normal or controlled high water mark or located at the shoreline …". We would like to see wording that limits the length of docks to what is specified in the applicable By-law **regardless of water depth.**

   Part D Section 4.1.2 (g) defines Open Space as "lands that form the bed of any waterbody". We suggest wording such as this be added to the appropriate section:

   Extensive shallow waters bordering waterfront lots are Open Space and should be considered as unsuitable for developing docks and boathouses that extend far out into the lake to reach deeper waters.

4. **Shoreline Activity Area Coverage**
   Part C Section 7.2.13 speaks to Shoreline Activity Areas. Section 7.2.17 speaks to a 15-metre "natural vegetative buffer". We would suggest adding a limitation as to how much development could occur not only within the shoreline area but also within the entire 20-metre shoreline setback. The coverage area of the docks, boathouses and other shoreline structures would be added to the coverage area of other structures within the 20-metre shoreline setback area (i.e. gazebos, marine storage facility, decks, encroachments, etc.). For instance, 15-metre linear activity area and a 20-meter setback total 300 M^2 area. If using a 40% maximum, then the total area of all structures within the shoreline area and setback area would be limited to 120 M^2. This would help with *Protecting the Waterfront Character.*

5. **Prohibit the Use Of Fertilizers, Pesticides And Herbicides On Waterfront Lots**
   Water quality is highly valued in the Official Plan. Landscaped waterfront lots lacking a naturalized vegetated buffer can overload the water with nutrients that promote the growth of algae and reduce water quality. A landscaped lawn can legally extend across the entire water frontage. The nutrient load from run-off on such waterfront lots may be compounded if the owner uses fertilizers, pesticides and herbicides. Thus we suggest the following wording be included in the Official Plan:

   The use of fertilizers, pesticides and herbicides on waterfront lots is prohibited.

Thank you for your consideration.

Sincerely,



Mary Ann Peden, President

cc.
Tanya Calleja, Clerk, Town of Huntsville
Melissa Markham, Director of Planning, Township of Lake of Bays
Carrie Sykes, Clerk, Township of Lake of Bays
Lake of Bays Association Board of Directors
Lake of Bays Association Members (via Newsflash and website)

THE DISTRICT MUNICIPALITY OF MUSKOKA

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
70 PINE STREET, BRACEBRIDGE, ONTARIO P1L 1N3
Telephone (705) 645-2231 OR 1-800-461-4210 (705 area code) Fax (705) 646-2207
www.muskoka.on.ca

January 15, 2019

Kirstin Maxwell
Manager of Planning
Town of Huntsville
37 Main Street East
Huntsville, ON P1H 1A1

VIA EMAIL ONLY

Dear Ms. Maxwell:

Re: District of Muskoka Comments – Second Draft of Huntsville Official Plan

We have had the opportunity to review the second draft of the Huntsville Official Plan, dated November 2018. We have also met with Town staff on a number of occasions to discuss our comments on the first draft as well as to work through the additional comments outlined in the attached table. We understand that a third draft of the Official Plan will be prepared to address these outstanding matters as well as all other feedback obtained through the recent open houses and tomorrow's public meeting. We look forward to reviewing the final version of the document prior to its adoption.

As always, please feel free to let me know if you have any questions about these comments or you would like to meet to discuss anything in more detail.

Yours truly,

Melissa Halford, B.A. (Hons), Eco. Mgt. (Dipl), MCIP, RPP
Manager of Planning

Appendix "I"
District of Muskoka Additional Comments on the second draft of the Town of Huntsville Official Plan (HOP) dated November, 2018

Consistency with the Provincial Policy Statement (PPS), 2014

HOP Draft 2 Policy Reference	PPS Policy Reference	Comment
B.4.1.7	3.1.4 a)	• Confirmation as to whether this area has been approved by MMAH and MNRF as a Special Policy Area is required to permit development if it is within an identified floodplain.
C.3.9	1.3.2	• The identification of "employment lands" in all Area Municipal Official Plans as per Section 1.3.2 of the PPS is required by the adopted MOP. Therefore, the Town should identify appropriate employment lands and include policies to protect these lands from conversion.
C.8.4.3	2.5.2.4/2.4.2.5	• This policy appears to be more permissive that permitted in the PPS . To ensure consistency, subsections a) and c) should be deleted.

Conformity with the current Muskoka Official Plan (MOP, 1991)

HOP Draft 2 Policy Reference	MOP Reference	Comment
C.7.4.6	C.29	• Staff note that this policy would permit new waterfront commercial uses, including resort development, to proceed by a zoning bylaw amendment. However, the current MOP requires a local official plan amendment for new resort development. Therefore, an amendment to this policy is necessary to conform to the MOP. • In addition, the criteria against which a new resort development would be evaluated, as outlined in Section C.29.c) of the MOP is also required to be included or cross referenced in the HOP.
C.7.4.6	C.29.b)	• In addition to the comment above, the commercial tests for resorts, as outlined in C.29.b) of the current MOP also appear to be missing.
C.8.2.16	H.28.1 and H.28.2	• While the majority of development is anticipated to be serviced by private individual on-site water and wastewater systems, resorts are permitted on the

		basis of private communal services, where the property has been registered as part of a condominium description, as well as private individual services. In this regard, the HOP policies as drafted are more restrictive than the MOP.
Definition of the term "Backlot"	D.25	• The definition for the term "Backlot" does not conform to the definition of this term in the MOP and should be amended.

Conformity with Official Plan Amendment 47 (adopted Muskoka Official Plan (MOP))

HOP Draft 2 Policy Reference	Adopted MOP Policy Reference	Comment
B.3.1.4 and B.3.1.5	C.2.6.4.1	• These policies do not conform to the Lake System Health setback requirements of OPA 47. One option would be to cross reference the MOP policies.
B.3.2.1	C.2.6 and C.2.6.7	• Staff would encourage the use of a place-holder policy for the Lake System Health policies contained in OPA 47 which could then be amended once OPA 47 is approved by the Province (see approved Town of Gravenhurst Official Plan).
C.3.2.18 and C.7.2.20	K.5	• Although it has been clarified that condominium roads must front on and gain access from a public road, and must be built to Town/District standards, the access hierarchy in Section K of OPA 47 should be clearly stated in the HOP.
C.3.3.3	E.4	• OPA 47 states that the Area Municipalities "shall" specify the target split between medium and high density housing types. In the case of the Town of Huntsville, the HOP must reflect a target of 25% and 15% respectively.
C.6.2.4	D.15.3.c)	• In order to ensure that this transition area is not intended to develop in the same manner or at similar densities as those within a serviced settlement or proposed recreational lifestyle area, this policy should state that the area is to contain development of a rural or waterfront nature.
C.8.8.2 and C.8.8.6	D20.7 and J.3.5.d)	• In addition to the criteria listed, the following are also required for consideration of estate residential development: -Conformity to District of Muskoka Growth Strategy and other applicable

		policies of the MOP to demonstrate long-term environmental, **social** and fiscal sustainability -A sustainability report in accordance with D20.7 of the MOP. • Further, it should be noted that OPA 47 does not provide a numerical lot limit for estate residential development, however the Town may wish to be more restrictive.
D.7.3.3	D.15.7 (H.14 and H.15 of current MOP)	• Additional setback requirements from water/wastewater facilities are included in the HOP. Therefore, the Town policies are more restrictive than OPA 47.
D.7.5.2	I.3.4	• Unless the Town is choosing to establish more restrictive setbacks than those of OPA 47, this policy should be amended by adding the words "or other potential influence area distance as determined by the Province and/or District of Muskoka" after the words "500 metres".
E.1.1.3	C.4	• To employ consistent language with OPA 47, the word "comprehensive" should be deleted and replaced with the word "major".
E.2.1.8	D.15.2	• Although this policy has been revised to address previous District comments, it should be further revised to cover instances where existing lots within the Single Service Area are vacant as the policy currently only appear to cover lots that are developed and connected to a single service
E.2.1.12	D.15.2.h)	• As worded, this policy does not conform to OPA 47 as it relates to the circumstances when the extension of services beyond an urban boundary would be considered. Additional policies or cross references to the MOP are required.
E.2.4.5	D.15.5	• In the case where more than five lots are proposed, subsection a) should be amended to clarify that a hydrogeological assessment is only required where all or some of the lots are less than one hectare (unless the Town has chosen to be more restrictive than OPA 47).
E.3.13.3	K.5	• The reference to "economic viability" in this policy should be removed to ensure conformity with the MOP.

E.4	I.3.4	• Policies addressing Provincial Guideline D4 appear to occur in two different Sections of the HOP (D.7.5 and E.4). Subject to the revisions outlined in this letter, Section D.7.5 would conform to the MOP. Therefore, Section E.4 should either be deleted or updated to reflect the same policies and terminology as Section D.7.5

General

E.3.11 and E.5.2
Staff would continue to encourage that consideration be given to adding a policy that restricts the sale of road allowances to only those with abutting property and that the District of Muskoka shall be consulted related to potential District interests prior to the sale of these lands, as it is our understanding that the Municipal Act no longer covers these matters.

F.1.4
Although an official plan amendment would be required prior to implementation, consideration could be given to including reference to the use of Inclusionary Zoning in this section, or the Housing section, to set the foundation for the use of this for the provision of attainable housing

F.1.8.4
This policy should be expanded (or an additional policy added) that would enable the flow of funds to/from the District and the Town of Huntsville as required under the Planning Act for community improvement plan purposes.

Definition of "Infill"
This definition should be amended to acknowledge that infill can occur in newer areas as well as older established areas of the Town.

Park Model Units
The conversion of former transient trailer parks into more permanent park model units is becoming more common across Muskoka. This trend raises a number of land use policy questions, such as are these trailer parks now considered to be resorts with permanent housekeeping units? Are the park model units actually vehicles under the relevant legislation? Do park model units require building permits? In addition, how is a line to be drawn between a resort commercial and a residential use with the units being built are capable of being occupied year-round and are often owned by a single individual or family through a condominium description? While this last question is being debated before the LPAT, the Town should consider how these types of units may be addressed in the HOP.

Recreational Carrying Capacity
Section J.4.3.n) of OPA 47 requires Area Municipalities to include social/recreational carrying capacity policies in their Official Plans (OPs). Until such time as the District or the Town of Huntsville completes a comprehensive review, Area Municipal OPs shall continue to address social carrying capacity of waterbodies using approaches already in place (e.g. lake character classifications, incorporation of lake plans etc.). Consideration should be given to how best to address this matter in the HOP as an interim step.

Jasmine Last

From: Ronald Peddicord [redacted]
Sent: January-15-19 4:52 PM
To: Kirstin Maxwell
Cc: Jacquie Godard; Kelly Zytaruk; Jack; Pat Sims-Eastwood; Jim Miller; Adrianne Wedgewood; Marisa Di Monte; [redacted] Venton, Scott R.; Saul Sigulim; [redacted]; Wilkie, David; Earle Steve; Bonnie Peebles; Dennis Wilks; Ken Karakashian; Ian S Milne; Bucknell, Tom; Jack Bucknell
Subject: Re: Draft Official Plan...

My cottage is at [redacted]

This small Parkette was severely damaged this past fall when a construction barge started using it (I think is violation of ordinances) I personally witnessed it dredging up the bottom and destroying the shoreline.

It is hard to even call this a boat launch much less a place for commercial barges. Their are two personal docks - one on the North side less than 30 feet away and another about 100 ft away on the South side I am sure these residents have already expressed their displeasure.

Thank you for your consideration.

On Jan 15, 2019, at 3:18 PM, Kirstin Maxwell <Kirstin.Maxwell@huntsville.ca> wrote:

Thank you for the comments Jacquie. They will be provided to Council for consideration.

Kirstin Maxwell | Manager of Planning
(705) 789-1751 ext 2351
www.huntsville.ca

From: Jacquie Godard [redacted]
Sent: January 15, 2019 3:40 PM
To: Kirstin Maxwell
Cc: Kelly Zytaruk; Jack; Pat Sims-Eastwood; Jim Miller; Adrianne Wedgewood; Marisa Di Monte; [redacted]; Venton, Scott R.; Ron Peddicord; Saul Sigulim; [redacted]; Wilkie, David; Earle Steve; Bonnie Peebles; Dennis Wilks; Ken Karakashian; Ian S Milne; Bucknell, Tom; Jack Bucknell
Subject: Draft Official Plan...

Good afternoon Kirstin.

In reference to the Official Plan Draft 2 I did attend the Open House and also plan on attending tomorrow's public meeting.

As a property owner near the small park at 4066 South Portage Rd. in a community of a 'growing number' of full-time residents and seasonal residents the use of this park is of grave concern and as worded in the OP:

7.6.17 Mainland construction access to Fairview Island for the Institutional Camp buildings and structures will be from commercial marinas and <u>public access points</u> where Municipal (Township of Lake of Bays and Town of Huntsville) User Agreements are available and secured.

I believe that there is a bylaw in place prohibiting the use of this park for commercial purposes, but I feel this needs to be written up in the OP to better protect this park from misuse and unsafe access with signs posted. Therefore, can we add to the Official Plan Draft 2 that this park be used for the public only, as a safe place to swim and boat launch with absolutely no commerical use. Please advise on how this can be addressed. The Town of Huntsville only offers up one public park at 4066 South Portage on Lake of Bays. We have very few safe waterfronts for the public to enjoy. Commerical use for any development that requires mainland access to Lake of Bays within the Town of Huntsville or Twp. Lake of Bays should be by commerical marinas or public access points that are set up for commercial purposes. This one is not.

Thank you Kirstin.

Jacquie Godard

Ron Peddicord
[redacted]

[redacted]

January 16, 2019

Kirstin Maxwell
Manager of Planning
Town of Huntsville

Via e-mail

Re: Draft Official Plan, Town of Huntsville

Dear Ms Maxwell:

I would like to thank you for the opportunity to participate in the review of the most recent draft Official Plan for the Town of Huntsville. I know you have spent considerable time and effort on this important planning document and appreciate that there has been extensive involvement by the Official Plan Working Group, Council and the public.

I wish to limit my comments to the following specific areas of the Plan, namely Sections A 1.3 (Towards a Resilient Huntsville), Section A 1.5 (Purpose) and Part D:7 (Land Use Compatibility).

A 1.3 Towards a Resilient Huntsville
I have been concerned for some time now that the town that I have called home for almost 50 years has progressed at such a rapid rate I barely recognize it. A good friend recently said that when she drives through urban Huntsville it's similar to a small city and not the Huntsville that has been valued by so many. Section A 1.3 b) states, "recognize and celebrate its strong sense of belonging and history by retaining Huntsville small rural town feel". As Huntsville grows, in all directions, it continues to lose more and more of that "small town feel". Some would argue that we're a tourist town, we've always been a tourist town, and that component has not changed. I agree. However, development in particular areas of our town, in the name of progress, has changed dramatically that "small town feel" that many once treasured. I am old enough to remember dairy farmers who stopped in the middle of main street to chat on their morning run to the dairy.

A 1.5 Purpose
Section 1.5 d) states, "protecting and enhancing the various contributing elements to community character", and Section 1.5 g) states, "preserving the quality of life in the Town". Both of these statements are part of the former Official Plan and planners have argued on both sides about community character and quality of life. I believe there is an expectation that we can enjoy a quality of life when we leave the large cities and move to smaller, supposedly quieter towns and communities. However, as our town continues to grow and prosper, I believe we will continue to see less and less "quality" and more and more dissatisfaction on the part of residents who "bought in" to the concept of community character and quality of life promise.

We use these buzz words and phrases so commonly that they have lost their true meaning. Quality is defined as a standard, a characteristic, a trait. How do we define Huntsville's character in 2019?

Part D.7 Land Use Compatibility
The residents in the Muskoka Rd. 3 North area have argued for many years that non-compatible uses have continued to erode the quality of life that residents came to expect over time. Of course, the most recent being the approval of a rock splitting/cutting operation. The stress that many of the residents have experienced during the application processes and then the ultimate approval, has been significant. Then there are the residents who bought in to subdivisions that were approved by the town and felt betrayed when heavy industrial uses were permitted on lands close enough to impact their quality of life.

Section D.7 is a significant improvement on those in the old plan and I would suggest they were borne out of some difficult planning applications that the Town has grappled with over the years. I am grateful that more stringent policies are being proposed and would suggest that much of the language is a result of the recent Muskoka Rock application. One only needs to read the Background Statement to see that residents' concerns were heard and not taken lightly. Thank you.

I could expand on the specific policies in this section but ask instead that the Town take greater care to ensure that policies related to compatibility are given the attention and credence they deserve. I would summarize my comments by saying that our municipal leaders need to think carefully about future development and "progress" for the sake of progress. We must protect the heritage, the history, the values that the residents of Huntsville cherish.

Yours truly,

Nancy LeBlanc

CC:
Derrick Hammond
Director of Development Services
Town of Huntsville

Mayor & Councillors
Town of Huntsville

WAYNE SIMPSON & ASSOCIATES

Planning and Development Consultants

January 16th, 2019

Councillor Nancy Alcock, Chair
and Development Services Committee
Town of Huntsville

Dear Madam Chair,

Re: Second Draft: Town of Huntsville Official Plan – Comments

As per our on-going discussion on the Draft Town of Huntsville Official Plan, we stand by our previous comments on the First Draft, but would like to highlight additional comments on the following sections of the Second Draft of the Official Plan.

Comments – Part B: Natural Huntsville – Achieving Environmental Resiliency

Our Comment – First Draft	Town of Huntsville Response	Additional Comments
Objective 8 (p. 15): Will there be sustainability measures implemented? • We recognize the District may release a Sustainability Plan to support this; however, will a Sustainability Statement be required for all new development proposals (i.e. outlining what energy, water and waste conservation measures will be included in design and construction of site and buildings to meet Provincial, Regional and Town policies)? – This also pertains to Part B, Section 5: Energy Conservation	Environmental sustainability would refer to conformity of a proposal to the environmental and other related policies of the plan. The policies of Part B, Section 5: Energy Conservation, are intended to ensure that climate change is considered through the creation of development plans. To use an encourage approach as suggested would not	How do you "ensure" a development is environmentally sustainable? – using the word "ensure" creates a challenge in regards to enforcing this policy. How is this measured, what are the tests?

3-76 King William St., Huntsville, Ontario P1H 1E4 Tel: (705) 789-9092 Fax: (705) 789-9094

• How is all new development to have consideration for reduction of greenhouse gas emissions? All development will ultimately contribute to emissions in some way ○ Environmentally sustainable development should be encouraged, but revise the wording accordingly • Discussed at the meeting	facilitate achieving resilience.	
Climate Change Adaptation – 1.9 (p. 17): Are all of these stormwater management requirements applicable to every development? – Seems excessive	As we are experiencing more significant weather events, all development needs to address/consider stormwater management impacts.	Are all applicable in every situation? – perhaps just revise wording to "such measures as..."
Fish Habitat – 2.3.7 b) (p. 22): Is the 15 metre vegetative buffer to be along the entire shoreline or just the portion that contains the Type 1 Fish Habitat? • It should not apply to the entire shoreline	This policy applies specifically to lots abutting Type 1 fish habitat, however, the 15m buffer requirement along 75% of a shoreline as notes in 3.1.6 applies to all shoreline lots.	Proximity of development to Type 1 Fish Habitat is the important aspect to protect. Therefore, this policy should not apply to the **whole** lot. Revise wording of 2.3.7 to "development **abutting** Type 1 Fish Habitat on existing lots may be permitted..."

Comments – Part C: Business-Friendly Huntsville – Achieving Economic Resiliency

Our Comment – First Draft	Town of Huntsville Response	Additional Comments
Huntsville Urban Settlement Area 3.2.8 (p. 55): Revision of policy wording (i.e. in regards to requiring new development to reflect existing built form) was discussed at the meeting	Amend Subsection C3.2.8~~5~~ by inserting the words "in height, density, massing and setbacks, etc." immediately after the	We stand by our original comment that the policy should read something to the effect of "development should be designed to be

• Remove "transition" and replace with something to the effect of "should be designed in a way that is appropriate to the area"	words "either a transition"	**compatible/complementary** to existing built form..." The wording "in height, density, massing and setbacks, etc." also creates a challenge – for example, for areas in need of redevelopment, if a small house is on a lot, the adjacent lot cannot be redeveloped with higher density.
Huntsville Urban Settlement Area 3.2.9 (p. 55): How are these established/evaluated? • What is meant by view/vista?	A view or a vista can refer to a natural or manmade features and the views to or from such feature.	Not all views and vistas are worth preserving – what is the intention of this policy? Take the example of the view of Home Depot from Lake Vernon development, is this to be preserved?
Urban Residential 3.3.7, 3.3.8, and 3.3.9 (p. 60): Concerns regarding minimum densities were raised at the meeting • Low density minimums are high in comparison to existing developments – i.e. this minimum is twice the gross density of Settlers Ridge of 7.25 units/ha • Are these minimums attainable and appropriate? • Minimum densities should be removed	A requirement to include a minimum average density target of 17/ha is included in Section E3 of the MOP. In order to ensure the HOP is in conformity with the MOP, this needs to be retained.	The MOP policy states a minimum <u>average</u> density target of 17 units per net hectare. Therefore, the Town should not have minimum density requirements for each property. District "target" is based on "net hectare" – how do you define "gross density"? Do you calculate based on uses, zones, or by boundary of subdivision? Perhaps provide illustrations how gross densities are to be determined/what it looks like?
Urban Residential 3.3.10 (p. 60): Concerns surrounding this policy were discussed during the meeting as this policy is effectively reducing the current maximum	This comment requires clarification. The common definition of gross density for residential	Example: development of small condo cluster on a lot/block on Plan of Subdivision, density would equal x. However, in the

	development is the number of units including infrastructure like roads and parks.	context of a whole development (i.e. more roads, parks, etc.), density on a single lot or block would have to be 2x or 3x, etc.
Urban Shoreline Residential – 3.4.8 (p. 63): Remove or reword – The challenges of requiring 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" were discussed during the meeting	Staff recognize that his is challenging, however, it is a desirable objective, and was successfully implemented through the redevelopment of Huntsville Long Term Care.	Requirement for a public walkway was not successfully realized in the redevelopment of Grandview and Deerhurst – we stand by our original comment.
Recreational Resort Residential – 5.4.4 (p. 91): How/why is there a minimum of 15 units per gross hectare? • Minimums are unworkable	If a minimum density requirement was removed, it would not allow for an efficient use of municipal services nor roads, and would not conform to Section H of the MOP.	The objective of this policy should not be so narrowly focused on efficient use of municipal infrastructure. The policy should ensure density of development is reasonable and appropriate to the site. It should be clearly demonstrated how the wording of the OP policy will be implemented in the Zoning By-law and how it will be enforced through phasing.
Highway 60 Transition Corridor – 6.3.1 (p. 101): Small commercial operations should also be permitted in the Highway 60 Transition Corridor if they are compatible and complementary to the surrounding area • Permitted uses should not be limited to low density residential and open space/conservation uses adjacent to the highway	Although municipal services exist within the Highway 60 Transition Corridor, this area is not intended to be built out like an Urban Centre. As such, Rural and Waterfront uses should apply to lands within this area.	We are not suggesting this area to be built out like an Urban Centre, just that small commercial operations have historically operated in this area, and we are suggesting that such operations on the same/similar scale of historical development should be permitted.
Rural – 8.2.16 (p. 126): Why are private communal services not	Private communal services would service	Because the District chooses to be inconsistent with the

permitted (i.e. for institutional uses)? – This was raised during the meeting • PPS policy 1.6.6.1 ranks communal services as second to municipal in servicing options, and permits private communal services if municipal services are not available	multiple separately owned unit developments. This is not permitted in the current or the proposed MOP.	PPS, we do not believe the Town should do the same. It might be better for the Town to be silent on the issue.
Rural Residential – 8.7.4 (p. 131): The requirement of 2 hectares in lot area with 134 metres of road frontage is too large • Should be 1 hectare in size with 60 metres of frontage	Provisions requiring minimum area and frontage requirements ensure development is sustainable and maintains appropriate spacing for safe access to roads. This also contributes to the establishment and maintenance of character. As noted in Sections C8.2.3 and C8.2.4, the Rural area is, by its very nature, meant to have very low density development. Accordingly, the intent of Section C8.7.4 is to establish larger lot sizes and separation between dwellings, and with large areas of undeveloped land. Section E3.7.1 recognizes that on District roads the minimum lot frontage requirement may be larger than those specified in this section.	We are not saying strip development should be permitted; however, each lot is created by way of consent and the municipality has the right to evaluate each development on its merits (i.e. traffic, compatibility, etc.). The reality is that the policy does not create a right, it creates an opportunity where an owner may be granted privilege of creating a lot depending on the merits of the application.
Rural Residential – 8.7.5 (p. 131): Why limit to three?	Rural residential development must be limited to be consistent with the	What is the relevance of the three?

• Does this policy have no regard for size of the existing lot? • This is an inefficient use of road frontage and does not allow affordable housing/alternative lifestyle housing in the rural area where land values are much less than in the urban area • Discussed at the meeting	PPS 1.1.5.2. Further, the policies of the MOP (J3.5.1) limit rural residential development and discourage strip development that detracts from the rural area. The draft policies are intended to provide additional tools to try and limit linear strip development on rural roads. In addition, the policies would permit the development of estate residential subdivisions.	This policy could have the effect of penalizing someone who has never subdivided their property prior to this policy, and granting additional rights to someone who has – how is this fair? If the Town deems it otherwise reasonable to permit more than 3, an OPA would be required – this seems unreasonable.
Estate Residential – 8.8.6 (p. 132): Why is a maximum of 20 lots or units included when the District has removed maximums through OPA#47? – The maximum number of lots in the District Official Plan 2014 is even 30 • Woodland Heights is much larger than this maximum and is successful • Why at least two concession lots away? • Discussed at meeting	Maximum numbers have been established to ensure that substantial and significant growth occurs in fully serviced areas. Growth management must be regulated, and the MOP has included policies when considering estate residential development J3.5.1. Limitations on development adjacent to fully serviced municipal lands (D15.7), to ensure that it will be far enough away from urban service boundaries that no extension of the	Remove numbers – there should not be a maximum to be consistent with OPA#47. The number of lots should be based on the merits of the application and context of the proposal.

	serviced areas is anticipated	
Estate Residential – 8.8.8 (p. 132): The ratio of 1 lot or unit for every 2 hectares of area is too precise – Change from "there is a ratio of 1 lot or unit for every 2 hectares of area" to "there is a ratio of not more than 1 lot or unit for every 2 hectares of area"	No estate residential development should be proposed on small rural parcels. With limitations on the maximum number of units permitted within a cluster, and to provide enough area to maintain large natural buffers, a ratio of units/area needs to be established. With a smaller lot size being proposed, there is no rationale to amend this requirement.	This is not an efficient use of land – the number of units have to be sufficient to support necessary infrastructure (i.e. roads). Natural buffers can still be accomplished without the use of a strict maximum/ratio.

Comments – Part D: A Caring Huntsville – Achieving Social Resiliency

Our Comment – First Draft	Town of Huntsville Response	Additional Comments
Smart Value Housing – 2.2.1 (p. 142): Concerns regarding the target of 25% of all new residential units to be smart value housing units (i.e. through development approvals) • This is too strict a policy – Discussed as the meeting • Insert "Town-wide" before "target of 25% of all new residential units"	To ensure that Council's vision for the provision of Smart Value Housing is achieved, the target needs to be maintained. Inserting an additional reference to Town-wide would allow too much flexibility and not require that each development proposal include 25% smart value housing.	Cannot make a target a requirement until it is clear what tools will be applied, whether they will be effectual (i.e. will the development even happen), and whether they will be sufficient to encourage/support development. The definition of a target under the District's Growth Strategy Phase 2 is: "like a target, a forecast provides a future estimate of population, households and/or employment, based on reasoned expectations;

		however, a target also represents a desired state, expressed as a policy objective" – cannot **require** this target.
Smart Value Housing – 2.2.2 (p. 142): Wording of "will include" is too strict and unreasonable to require – Revise wording • Discussed at the meeting	The establishment of a 10% target for smart value housing where development of 10 or more units is proposed is not unreasonable. To ensure that Council's vision for the provision of Smart Value Housing is achieved, the target needs to be maintained.	Cannot make a target a possibly unachievable scenario. How will this be implemented in the Zoning By-law?
Smart Value Housing – 2.2.3 (p. 142): Concerns regarding requirement of a minimum of 25% of all new ground-related housing in each application of 10 or more units to be constructed to accommodate future secondary residential dwelling units – This may not be reasonable/attainable and a needless expense • Discussed at the meeting	To ensure that Council's vision for the provision of Smart Value Housing is achieved, the target needs to be maintained. This policy is a key way to provide smart value housing and allows owners to rent out a second unit, and provide additional choices.	This policy increases costs of housing development – requiring this minimum when secondary residential dwelling units are not going to constructed is unreasonable. If the Town wants to encourage this, should instead be implemented through such measures as bonussing provisions. If an owner doesn't have interest in building a secondary dwelling unit, this extra requirement may deter someone from building.
Active Transportation – 3.13 (p. 147): What does this mean? Does this apply to condominium roads? – This policy should not apply to condominium roads serving a single development as these are privately maintained • Discussed during the meetings	Sidewalks should be provided for all development, be it on public or private condominium roads.	This should not be a requirement on a private condominium roadway.

Comments on additional policies added in Second Draft

- **Part B – Climate Change Adaptation 1.11 (p. 17):** change "settelement" to "settlement"
- **Part B – Natural Heritage System 2.1.2 (p. 18):** "shall" is too strict, change back to "may"
- **Part C – Population and Employment Growth 2.2.8 (p. 53):** Is this a requirement?
- **Part C – Community Settlement Areas 4.2.5 (p. 79):** why add "minor rounding out" here when removed from C2.2.8 (as per our previous comments)?
- **Part C – Highway 60 Transition Corridor 6.2.4 (p. 100):** Why prohibit new development (only permitting infill and redevelopment)?
- **Part C – Waterfront 7.2.13 (p. 105):** Why "defined contiguous area of the shoreline frontage" in regards to shoreline activity areas?
- **Part D – Condominium Ownership Rental Housing Conversion 2.4.4 (p. 144):** How will this be enforced?
- **Part D – Waste Disposal Sites 7.5.2 (p. 163):** Change "will" to "may at the discretion of staff…" – setbacks from waste disposal sites are guidelines, and under the District there is even flexibility in this requirement
- **Part F – 1.12.2 a) (p. 204):** Why 2 additional public consultation methods required as part of an applicant-developed public consultation strategy, where the Regulations under the *Planning Act* only requires "a proposed strategy for consulting with the public"?
    - "at a minimum" and "generally" are contradicting one another
- **Schedule B-1:** Are the locations of Intensification Corridors appropriate?

If you have any questions or concerns or require additional information, please do not hesitate to contact our office.

Yours Truly,
WAYNE SIMPSON AND ASSOCIATES

Wayne Simpson, MCIP, RPP
Principal Planner

April Best-Sararas, BES
Planner

Cc: Kirstin Maxwell

JAN 1 6 2019

Town of Huntsville
OFFICIAL PLAN REVIEW

What do you like about the draft official plan policies?

Do you disagree with any of the policies?

YES: THERE IS NO REALISTIC AND MANDATORY PROVISION FOR PARKS, RECREATION, ACTIVE TRANSPORTATION OR INFRASTRUCTURE PROVISIONS AND IMPROVEMENTS.

Is there anything missing from the draft official plan policies that you were hoping would be addressed?

SEE ABOVE.

If you could add or change one thing or issue in the draft official plan policies, what would it be?

MANDATORY GREEN SPACE/ RECREATION AND INFRASTRUCTURE CONTRIBUTIONS IN ALL NEW DEVELOPMENTS.

Please provide any other comments or feedback about the draft policies.

MY PERSONAL INTEREST IS THE NEW DEVELOPMENT PROPOSED FOR SOUTH MARY LAKE ROAD IN PORT SYDNEY. AT THE "NEW" PROPOSED DENSITY, IT OFFERS INCREASED TRAFFIC WITH NO IMPROVEMENT TO INFRASTRUCTURE RECREATION OR COMMUNITY WHATSOEVER!

Your comments may be provided anonymously or you can leave us your contact information to preserve your appeal rights or to allow staff to respond to your feedback.

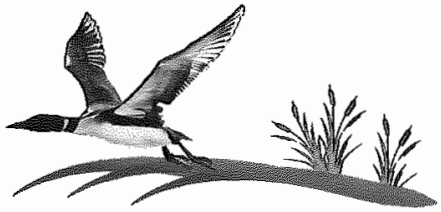
Optional:

Name: MERRILL PERRET

Mailing Address: [redacted]

Email: [redacted]

Personal information on this form is collected under the authority of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and will be used for the purposes of the Official Plan review. Questions regarding the collection of this information should be directed to: Manager of Planning, Corporation of the Town of Huntsville, 37 Main Street East, Huntsville, Ontario, P1H 1A1, (705) 789-1751 or planning@huntsville.ca.



LAKE WASEOSA RATEPAYERS' ASSOCIATION
www.lwra.net
c/o 21 COTTAGE LANE, RR#3
HUNTSVILLE, ONTARIO
CANADA
P1H 2J4

January 16, 2019

Good evening. My name is Dwayne Verhey, and I am here representing the Lake Waseosa Ratepayers' Association, [redacted]

In 2002 the Town, in concert with the Huntsville Lakes Council asked local lake associations to produce a Lake Plan as part of the groundwork for a new Official Plan. We were given various guidelines and a deadline for submission of September 2006.

The LWRA formed a committee, commissioned some studies, held public meetings, wrote several drafts, held more meetings and finally managed to produce a final version which we submitted to the town a week before the deadline.

At which time we were told "oops, there was a mixup, the final vote is next week, your deadline was a month ago".

We were offered the choice of paying $2,500 to apply for an Offical Plan Amendment, or waiting for the next scheduled OP review in 5 years. We're not a rich association, so we opted to wait.

In the interim, we reviewed our Lake Plan, tweaked it and held a public meeting of our own, advertising in the Forrester, on our community announcement boards, e-mails and lettermail to every property owner in the area before adopting the 2011 edition in time for the anticipated 5 year review.

But during that time, Planning had to deal with the G8, Unity Plan development, Active Transportation plan development and when the Official Plan open house finally came, the new Director of Planning was telling us he was swamped and had to put off any changes for a year or two.

Two became 3 and so on. During this period, our representative, Brian Gray met with Chris Marshal and his staff to ensure our lake plan was consistent with the Town's vision, that version was presented to and approved by the area landowners and the 2016 edition was submitted to the town for inclusion in this revision of the Official Plan.

To say we were disappointed to discover it was not included in this draft plan would be putting it mildly.

Our lake plan, in it's various editions, has been in existence for almost 13 years now. Our web server records show the 2006 version was viewed 5,840 times, the 2011 edition almost 8,000 and

this current edition 1,672 times. It has been introduced into evidence at OMB hearings and even the Ontario Divisional Court. Reviewed, voted on, accepted repeatedly and quoted by residents the LWRA Lake Plan may be the best known Lake Plan in Huntsville! It's few, simple requirements were drafted with the guidance of the Town's own planners in accordance with the Town's own principles, submitted well before any deadlines and they deserve to take their rightful place with the other lake-specific provisions of the new Official Plan.

After consulting with Kirsten Maxwell and reviewing new provisions that would apply to the Town as a whole, we propose the following be included as lake-specific requirements for Ripple, Palette, Jessop (aka Jingo) and Waseosa:

a) Lakefront properties shall be developed only for residential use except for Camp Huronda. The continued institutional camp use by Huronda is encouraged and protected. Subject to MOE approval and monitoring of the required septic system, the construction and modification of buildings, where required to accommodate the target of 136 campers plus support staff, shall be permitted.

b) New lot creation will require a minimum lakefront frontage of 120m.

c) If the phosphorus level in any lake is more than 150% of its background level (50% above background level), or such other threshold as may be established by the District of Muskoka, then new lot creation will be suspended until the level returns to less than the allowable threshold.

d) Existing, undeveloped waterfront lots can be developed for residential use, subject to a minimum setback of 30m from the high water mark.

e) Redevelopment may be completed within the footprint of an existing habitable construction that does not meet the required zoning setback, subject to an absolute minimum setback of 10m from the high water mark, and provided a minimum of 75% of the shoreline is vegetated to a depth of 15m.

f) Where redevelopment outside existing footprint or additions to existing structures cannot meet the required zoning setback, the resulting structure must be no closer to the shoreline than the existing structure, subject to an absolute minimum of 20m from the high water mark.

Thank you for your time and attention.

WAYNE SIMPSON & ASSOCIATES

Planning and Development Consultants

January 16, 2019

Councillor Nancy Alcock, Chair
and the Development Services Committee
Town of Huntsville
37 Main Street East
Huntsville ON P1H 1A1

Dear Madam Chair and Committee,

Re: Request for changes to the (Draft) Official Plan the Land Use Designation applied to part of the North Granite Ridge Golf Club property in Lot 21, Concession 5, former Stephenson, in the Community Settlement Area of Port Sydney.

The North Granite Ridge Golf Club property lies between South Mary Lake Road and Muskoka Road #10, with access afforded from the former. On Schedule B-2 in the draft official Plan (copy attached) the land use designation to be applied to almost the entirety of the property is 'Open Space'. We suspect that designation is more a reflection of the existing golf course use (and property ownership) than a conscious intent to preclude alternative land uses on parts of the property suitable for development and not required by the golf operations.

Attached is an aerial view of the property showing the layout of the golf course. The Committee will see that the golf course occupies the central, eastern and northerly portions of the property. However, there are 75 acres of vacant, forested lands to the west of golf holes #10, 11 & 12 that are not used by the golf club and, given the poor state of the golf industry in Canada, it is reasonable to assume that the golf course will never be expanded into this acreage.

Accordingly, the owners of North Granite Ridge request that the golf club property in Lot 21, Concession 5, be re-designated from 'Open Space' to 'Community Residential'. To support the fairness of the change, we wish to point out to the Committee that the land use designation proposed for the two hundred acres immediately to the west (i.e. Lots 19 & 21) is 'Community Residential'. This is a change from the present 'Restricted Rural' designation applied to the same lands; a designation that effectively precluded all but very minor development. Attached is the current land use schedule for Port Sydney showing only a ribbon of residential development being permitted along the north side of South Mary Lake Road.

3-76 King William St., Huntsville, Ontario P1H 1E4 Tel: (705) 789-9092 Fax: (705) 789-9094

In my professional opinion, applying the 'Community Residential' designation to part of the golf course property will best achieve the policy objectives for Community Settlement Areas, including Port Sydney.

The intent of the new official plan is stated on page 78 as strengthening and supporting the vitality, growth and prosperity of the Community Settlement Areas through "intensification, redevelopment and regeneration". The primary function of the communities is "residential settlement".

Section D4.2.2 states that "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". The golf course property is centrally located within the boundaries of the Port Sydney community settlement area.

Because the subject property within Lot 21 has limited frontage on South Mary Lake Road, the Town can be confident that any residential development on the property will proceed only by a plan of subdivision and/or a plan of condominium. Such would be consistent with section 4.2.12 in the draft official plan. Therefore, during the comprehensive planning approvals process all the matters to be addressed under Section 51(24) of the *Planning Act* and those stated in section 4.2.11 of the draft official plan will be given consideration to ensure that the character of the Settlement Area is maintained. Any residential development on the subject lands will have to proceed with private individual on-site water and individual on-site sewage services, and so demonstrating the sustainability of the services will be two of the matters reviewed.

My clients ask that the land use designation on that part of their property in Lot 21, Concession 5, be changed from 'Open Space' to 'Community Residential', in recognition of the fact that the lands will not be developed for an open space use and that the residential designation will better achieve the community objectives. By the new Official Plan, the Town is already proposing that the same designation be applied to the adjacent two hundred acres (220 ac.) to the west owned by others. In fairness the same designation should be applied on the Golf Club property.

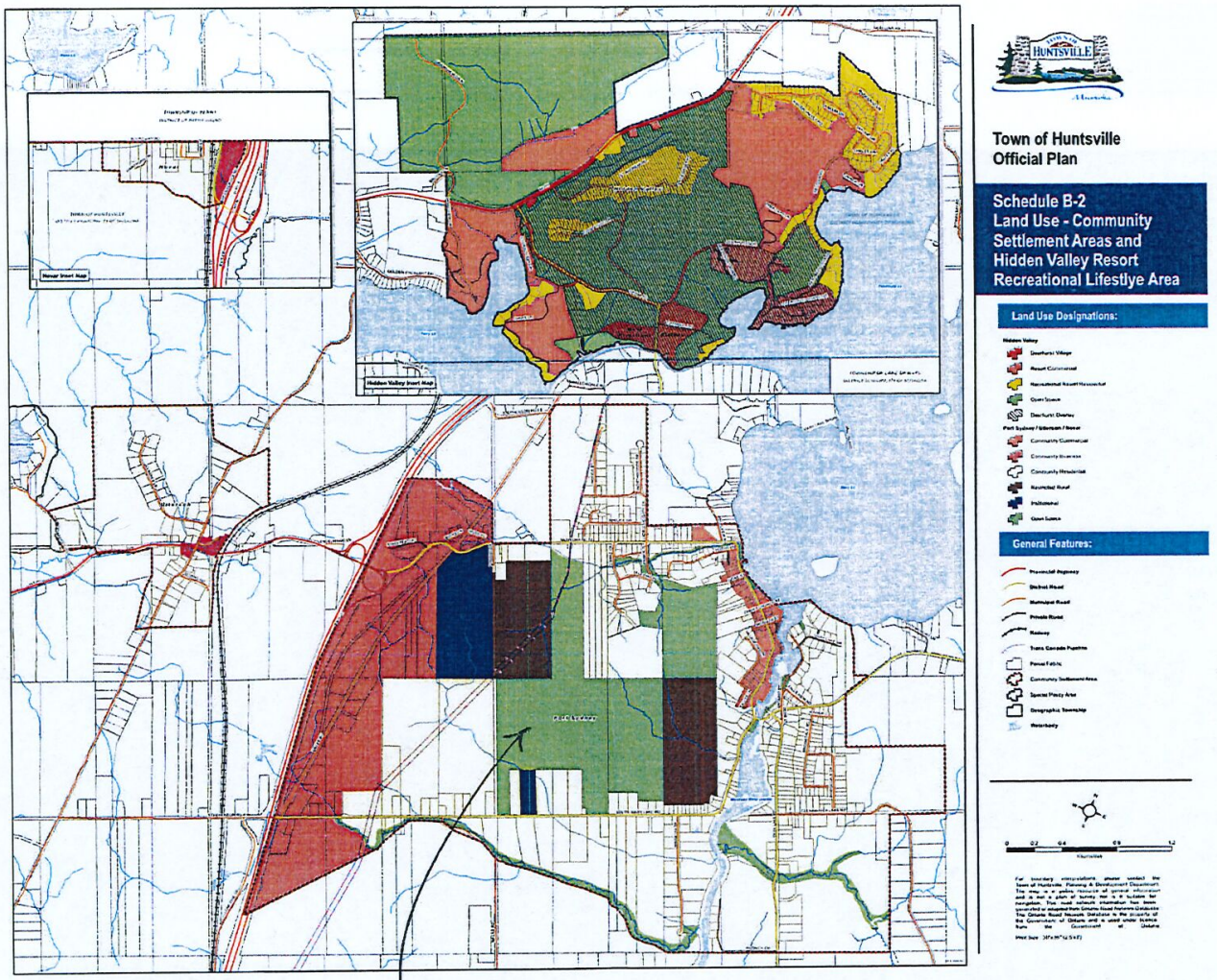
If you have further questions, concerns or require additional information, please do not hesitate to contact me.

Yours Truly,
WAYNE SIMPSON AND ASSOCIATES



Wayne Simpson, MCIP, RPP
Principal Planner

Cc. Kirstin Maxwell, MCIP, RPP, Manager of Planning
Brian Hough, NGR
Dave Hough. NGR


Town of Huntsville
Official Plan
Schedule B-2
Land Use - Community Settlement Areas and Hidden Valley Resort Recreational Lifestlye Area
Land Use Designations:
General Features:
Lot 21, Concession 5, Stephenson
to be designated "Community Residential"

North Granite Ridge - Aerial

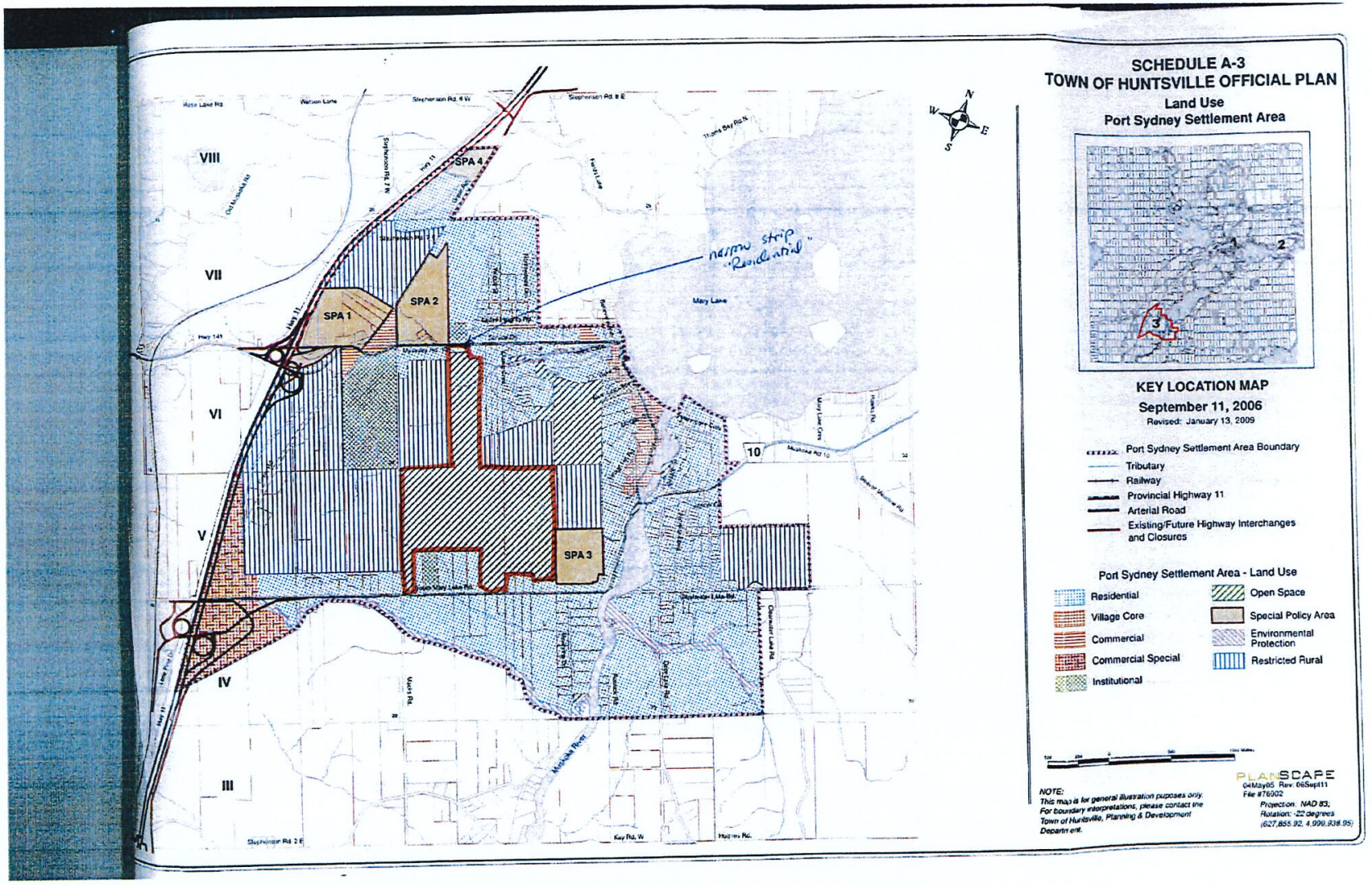


Provincial — Municipal — Parks

District - - - - - Private

UTM Zone 17 NAD 83

Town of Huntsville
Airphoto Data Captured: Spring 2013, 2008
This map may not be reproduced, photocopied, scanned or redistributed in any form without written permission from the Town of Huntsville. Information may not necessarily an exact and/or current reproduction of official documents. In case of discrepancy, official documents are correct. The map is a public resource of general information and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is the property of the Government of Ontario and is used under licence from the Government of Ontario.


SCHEDULE A-3
TOWN OF HUNTSVILLE OFFICIAL PLAN
Land Use
Port Sydney Settlement Area
SPA 1
SPA 2
SPA 3
SPA 4
narrow strip "Residential"
Mary Lake
VIII
VII
VI
V
IV
III
10
KEY LOCATION MAP
September 11, 2006
Revised: January 13, 2009
Port Sydney Settlement Area Boundary
Tributary
Railway
Provincial Highway 11
Arterial Road
Existing/Future Highway Interchanges and Closures
Port Sydney Settlement Area - Land Use
Residential
Village Core
Commercial
Commercial Special
Institutional
Open Space
Special Policy Area
Environmental Protection
Restricted Rural
NOTE:
This map is for general illustration purposes only. For boundary interpretations, please contact the Town of Huntsville, Planning & Development Department.
PLANSCAPE
04May05 Rev: 06Sept11
File #76902
Projection: NAD 83;
Rotation: -22 degrees
(627,855.92, 4,999,938.95)

WAYNE SIMPSON & ASSOCIATES

Planning and Development Consultants

January 16, 2019

Councillor Nancy Alcock, Chair
and Development Services Committee Members
Town of Huntsville
37 Main Street East
Huntsville, ON P1H 1A1

Dear Councillor Alcock:

Re: Comments on 2nd Draft of new Huntsville Official Plan
(Halmont Properties Corporation)

This is to formally request changes to the 2nd draft of the new Official Plan as it pertains to the "Resort Commercial" designation applied to the former Grandview Inn property, part of which is being redeveloped by Halmont Properties Corporation. This letter is further to the initial comments from this office made on October 23rd, 2018.

Specifically, the primary concern is with Section C.5.3.4 which reads:

> ***"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."***

In our initial comments, concern was expressed about:

- **The impracticality and ambiguity of the phrase** *"...50% of the units that are existing or have been approved in a zoning by-law or site plan."* In this instance, Phase 1 of "The Waterfront at Grandview" project is currently under construction and the development will add thirty-three (33) residential units to the one-hundred and fifty-four (154) units at Grandview. If we conservatively assume that a maximum of 62% of the existing units are used for residential purposes (while 100% is permitted under the zoning by-law) then none of 33 units under construction could be used for residential purposes, despite that being the clear intention of the project. If we assume that the application of this 'policy' is avoided for the time being because of the lengthy approvals process, the same might not be the case for the next phases planned for 'The Waterfront at Grandview' development. If a simple majority of the then existing units (e.g. 94 units of 187 units) are used for residential purposes, then no new significant capital investment can be expected.

3-76 King William St., Huntsville, Ontario P1H 1E4 Tel: (705) 789-9092 Fax: (705) 789-9094

development. If a simple majority of the then existing units (e.g. 94 units of 187 units) are used for residential purposes, then no new significant capital investment can be expected.

- **The policy would be contrary to the demands of the marketplace** which dictate that purchasers be given the freedom to choose how they use their units (whether for residential purposes, commercial purposes or a combination of the two). Between 1954 and 2011 the number of resort properties in Muskoka dropped by almost 85%, from 554 to approximately 87. So, history has demonstrated that the long-term sustainability of a resort property cannot be achieved by narrowly focusing attention on commercial accommodation for the travelling public. Will allowing a maximum of 50% of the accommodation units to be used for residential purposes solve the problem? In my professional opinion, no! If 50% of the units must be used for commercial purposes, then a minimum of 50% of the owners will be put into an economically unsustainable position due to the nature of tourism in Muskoka. The freedom to choose whether to use the unit for residential and/or commercial purposes, might give the other 50% of the owners justification for their investment.

- **Enforcement and giving effect to the policy through the zoning by-law is not plausible.** The zoning by-law must either give owners the right to choose how to use their units, or the by-law must specify how each unit must be used (i.e. commercial or residential). The zoning by-law cannot be structured in such a way as to give the owners flexibility of use and at the same time give the municipality the opportunity to conduct 'spot checks' (as inferred by the '*at no time*' provision in Section C.5.3.4) to see how each unit is being used and whether the maximum 50% residential provision is being exceeded. If there is an exceedance, who is charged with failing to comply with the By-law? Certainly not all the owners, but how can the contravention be blamed on the one or more owners who 'tipped the scale to the wrong side of the equation'? How would those owners have any prior knowledge that an exceedance would result? And how could their 'right to choose' be treated differently than that of their neighbours? Even when almost all the units at Grandview were supposed to be used for commercial accommodation purposes only, the Town demonstrated its reluctance to enforce the zoning by-law then in effect.

The response of the Planning Department to the above concerns was:

> ***"The wording in this section can be reviewed once MOP [Muskoka Official Plan] resort commercial policies have been updated, however, the policy is in conformity with the existing MOP policies".***

I respectfully disagree with the inference that the 50% provision is necessary to ensure conformity to the Muskoka Official Plan. The only reference to "50%" in the MOP is found in the policies unique to the community of Minett where, in section D.95 e) it states that *"multiple unit, mixed use resort development which includes commercial accommodation and residential accommodation shall only be permitted where municipal piped water and sanitary sewer services are available...i) a minimum of 50% of the units will remain in commercial use..."* This policy was added to the MOP by OPA #31 in 2008 and only applies to Minett.

As to when the resort commercial policies in the MOP will be updated is unknown. The topic is so contentious that in this past election year the District Council chose to leave the current policies in place; not because the policies are 'good' but because it was expedient to do so. The current focus of the District is on the policies uniquely applied to the community of Minett. Once any changes to the Minett policies are adopted and approved (if necessary, by the LPAT) the District might reasonably be expected to re-address the resort commercial policies broadly applied across Muskoka. Incorporating the 50% provision into the Huntsville Official Plan on the assumption that the MOP might include a similar policy sometime in the future is, in my opinion, premature and without foundation.

My clients are also concerned with Section D2.2.2 in the revised draft of the Official Plan, which reads:

> ***"A minimum target of 10% of all new units, where development of 10 or more units is proposed through residential intensification or greenfield development, will include smart value housing units."***
>
> (Smart Value Housing units are later defined in the draft Official Plan as being priced such that the annual accommodation costs do not exceed 30% of the gross annual household income for low and moderate-income households.)

Establishing a 10% minimum target for smart value housing may be reasonable and appropriate in some circumstances; but it is not reasonable to expect that smart value housing be accommodated in every development consisting of 10 or more units. Some projects (including "The Waterfront at Grandview") are simply too costly to sell or rent units at, or below, the 30% annual cost ceiling for low- and moderate-income households. And even if smart value housing is offered by a developer, how can the continuance of the 'smart value units' be assured in a free marketplace. The policy should not require that all projects include smart value housing, whether 10% or less.

The Town's consideration by amending sections C5.3.4 and D.2.2.2 would be appreciated.

Yours truly,
WAYNE SIMPSON & ASSOCIATES



Wayne Simpson, MCIP, RPP
Principal Planner

Cc. K. Maxwell, MCIP, RPP, Manager of Development Process
G. Cockwell, Halmont Properties Corporation
C. Doughty, Claudex Inc.

WAYNE SIMPSON & ASSOCIATES

Planning and Development Consultants

January 16, 2019

Councillor Nancy Alcock, Chair
and the Development Services Committee
Town of Huntsville
37 Main Street East
Huntsville ON P1H 1A1

Dear Madam Chair and Committee,

Re: Request for changes to the (Draft) Official Plan including the Land Use Designations and Selected Policies to be applied to the ClubLink property, known locally as the 'Mark O'Meara Golf Course' Lands being Pt. Lots 26 & 27, Conc. 1; Pt. Lot 24, Lots 25 & 26, Conc. 2; Lots 25 & 26, Conc. 3; Former Township of Chaffey

In a letter to the Manager of Planning on October 22nd, 2018, and on behalf of ClubLink, we requested some changes to the draft official plan, including:

1. a re-designation of part of the property in order to permit recreational resort residential development in certain areas nestled into the forested landscape within the boundaries of the Mark O'Meara Golf Course;

2. the removal of the minimum gross density provisions pertaining to the Recreation Resort Residential designation because the minimum standard is far in excess of what is reasonable for the landscape;

3. the restoration of the current Hidden Valley Community and Open Space designation applied to part of the property and not so shown in the draft official plan; and

4. a modest expansion of the Hidden Valley boundary to include and designate as 'Open Space' some of the property currently occupied by about five (5) of the golf holes.

A copy of the above letter is included in the staff report presented to the Committee on November 28th, 2018. None of the above are reflected in the current draft or proposed after consideration by staff.

The purpose of this letter is therefore not to repeat the planning rationale for each of the originally requested changes but to emphasize why changes # 1 and 2 (above) are reasonable,

3-76 King William St., Huntsville, Ontario P1H 1E4 Tel: (705) 789-9092 Fax: (705) 789-9094

appropriate and worthy of inclusion in the new official plan. Changes # 3 and 4 above are relatively inconsequential and of less importance to ClubLink should the Town choose to deny them.

When the Mark O'Meara golf course was designed, six (6) potential development nodes were identified close to Grandview Drive North and within the limits of the Golf Course. These are nodes shown on the attached sketch. **Request #1 - My client again asks that these sites be added to Schedule B-2 to the Draft Official Plan with the 'Recreational Resort Residential' land use designation applied.** This will permit the introduction of recreational resort residential units on the ClubLink lands, possibly like those found adjacent to the 'Deerhurst Highlands Golf Club'.

The subject areas: total about 25.5 ha (63 acres); can be accessed from Grandview Drive North; and are serviceable with municipal piped water and the sanitary sewage system. Through sensitive and strategic design, ClubLink can ensure that the aesthetic and playability of the golf course is not compromised, and appropriate measures are put in place to protect the residences.

The **minimum gross density provisions proposed in sections C5.4.4 and C5.4.5 pertaining to the Recreational Resort Residential designation greatly exceed what is be reasonable and in my professional opinion they should be deleted (Request #2).**

Attached is a sketch showing three clusters of residential development adjacent to 'Deerhurst Highlands'. The total number of lots within the clusters is sixty-six (66). If the minimum gross density of 15 lots or units per gross hectare was applied to these same clusters, the **minimum** number of lots conservatively required would total two hundred and forty-six (246). Which is almost four times (4x) the actual number of lots. I expect most on the Committee recognize and appreciate how the existing development is appropriate to its physical and social context. If the proposed minimum density requirements had been applied in these instances the forested landscape would have decimated or no development would have occurred.

In reply to our letter of October 22nd, it seems municipal staff may have mistakenly understood our request that the boundaries of the Hidden Valley Resort Recreational Lifestyle Area be changed on the draft Official Plan so the Resort Recreational Residential could be applied to the development nodes mentioned above. To clarify, the two boundary adjustments requested (changes #3 and 4 above) were made so:

- the current boundaries of the Hidden Valley Community would be reflected in the new Official Plan and thereby conform with the settlement area boundaries shown in the newly adopted Muskoka Official Plan; and

- the limits of the Open Space designation would correspond to the actual limits of the existing golf course.

The purpose of the boundary adjustments was not to rationalize the appropriateness of designating the development nodes for resort recreational development. That is, it is not a

matter of adding more land designated 'Open Space' so some of the existing 'Open Space' lands could be re-designated for residential development. **No changes to the boundaries of Hidden Valley are necessary to accommodate the first request by ClubLink.**

Staff then commented that 'no growth justification had been provided' to support 'the need for additional seasonal growth'. Staff added that only 160 new dwellings for seasonal growth (such as would occur in the Waterfront and Hidden Valley areas) are projected to the year 2036 and that 'there are significant amounts of designated lands [*available for seasonal growth and so*] the rationale to permit more growth is not supported.' I respectfully disagree with the notion that it is incumbent upon the development community to quantify the seasonal residential growth opportunities currently presented in the Town and to either demonstrate:

- that additional lands must be set aside to accommodate the '160 dwellings' projected between now and 2036; **or**
- that the number of new seasonal dwellings currently projected is understated and that additional lands need to be designated to accommodate the higher number of seasonal dwellings that might be realized.

In my professional opinion the Town should be anticipating more than '160 seasonal dwelling units' over the next 17 years and the Town should not be trying to direct that growth to certain locations, at the expense of other sites that are equally, or better, able to properly accommodate the development.

Staff further remarked that studies are required to ensure the compatibility of any new development with the sewage treatment plant that is situated on the adjacent lands to the west. Both section 3.24.1 in the Town's Zoning By-law 2008-66P and Section D15.7 in the District of Muskoka Official Plan Amendment 47 provide for a setback of 200m between a residential use and the sewage treatment plant (or the footprint of the facility with a reasonable future expansion considered).

On this matter, the Committee might first note that an exchange of property was completed by Muskoka and ClubLink years ago so the buffer around the sewage treatment site could be increased on both the east and west sides of the District site. ClubLink also constructed golf holes to the east of the sewage plant. The effect of these measures is that the distance between the closest proposed residential cluster development and the footprint of the sewage treatment plant is approximately 360m (1,181 feet), or about 80% further than stated in the District Official Plan and the Zoning By-law. If a compatibility study is required, it is only reasonable that the study be undertaken when the form, nature and location of the sensitive land use is known. A study should not be required at the Official Plan stage.

Staff also commented that 'details on how such growth would be phased' should be provided at this time. I do not agree. I can confirm that a Consulting Engineer examined the serviceability of each of the development nodes and concluded that all can be serviced with municipal water and

sanitary sewage services. The Consulting Engineer described how the phasing of the development will depend upon which routes are selected for the extension of the municipal infrastructure.

On ClubLink's **request #2** that the minimum density requirement be deleted in section 5.4.4, staff commented that 'the minimum density is required for an efficient use of municipal services, or roads. And without the minimum density the Huntsville Official Plan would not conform to Section H in the District Official Plan'. In my professional opinion the quality and appropriateness of a development should not be measured simply on how efficiently the municipal infrastructure is used. The minimum density provision is misguided, as noted in the above examples at Deerhurst Highlands and by my previously shared observation that the proposed standard would have required a minimum of 303 dwelling units in 'Settlers Ridge', where the actual number is only 160.

The form and density of each development should be a function of (among other things) the site features and market demand, but not the arbitrariness of policies prescribing minimum densities. Therefore, it is requested that the minimum densities be removed from the Official Plan.

Your consideration of these requests to change the land use designation on certain lands and to remove the minimum densities in the recreational resort residential designation would be appreciated. If you have further questions or concerns or require additional information, please do not hesitate to contact me.

Yours Truly,
WAYNE SIMPSON AND ASSOCIATES

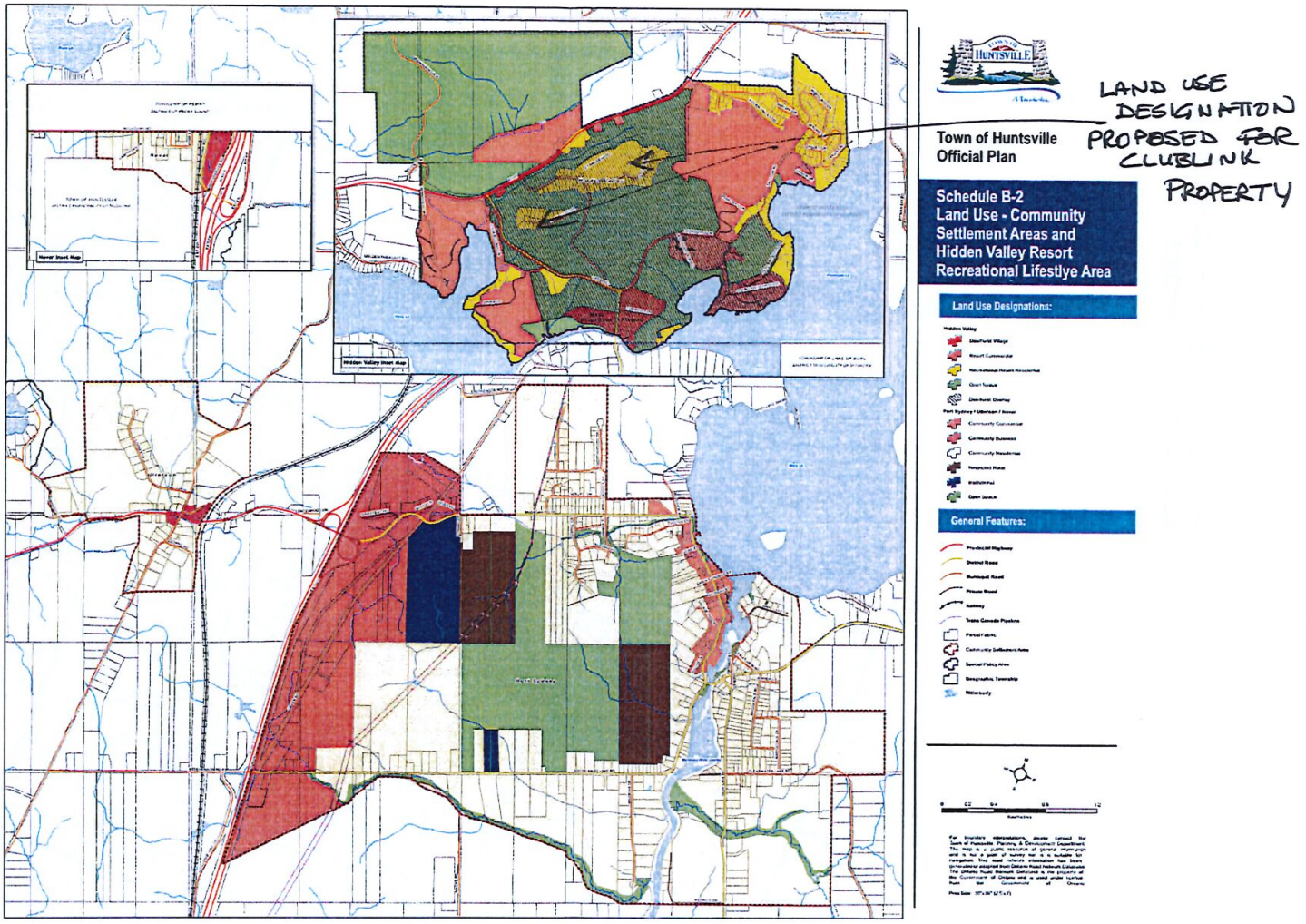


Wayne Simpson, MCIP, RPP
Principal Planner

Cc. Kirstin Maxwell, MCIP, RPP, Manager of Planning
Robert Visentin, ClubLink

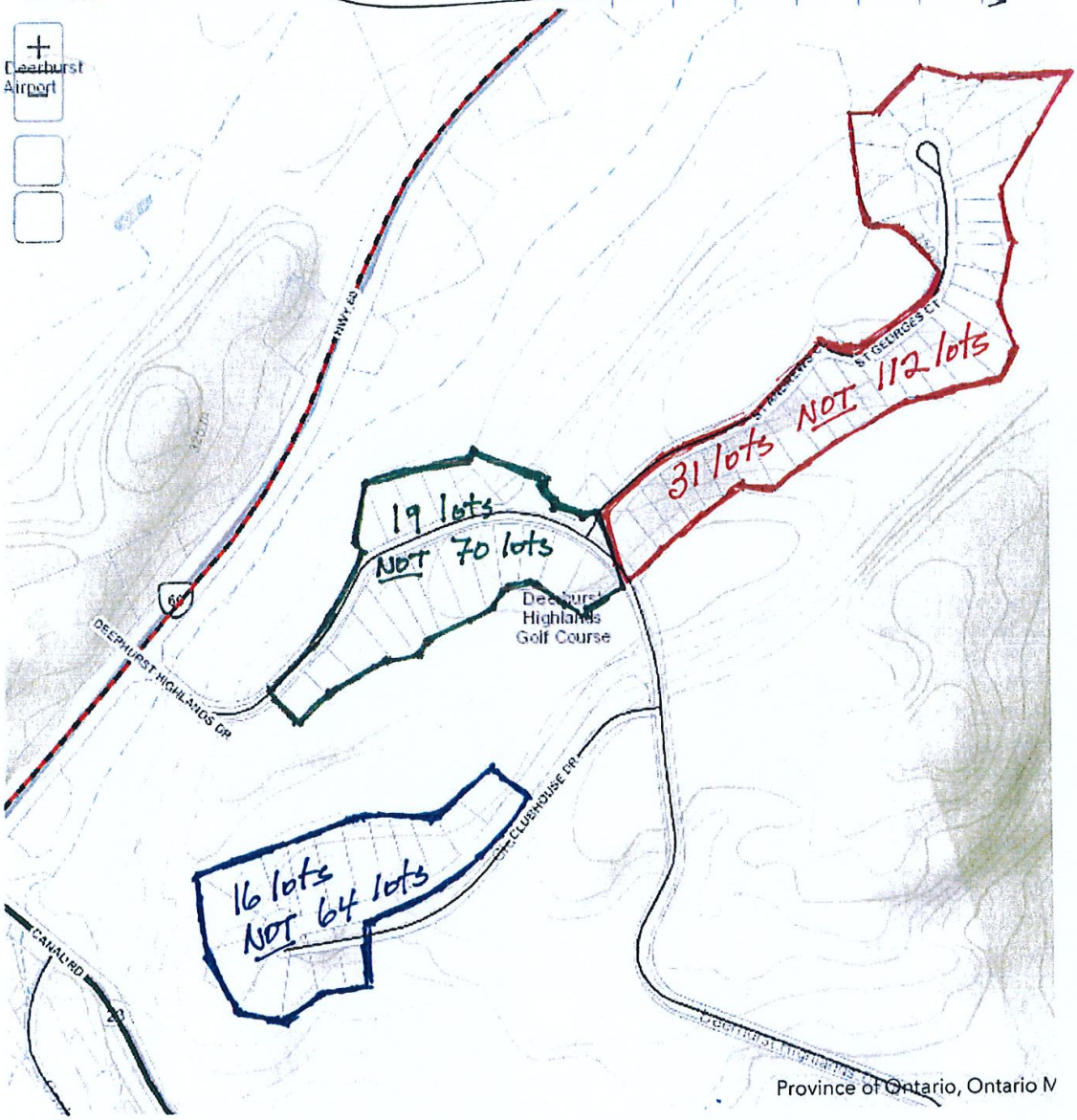
GRANDVIEW GOLF COURSE





LAND USE DESIGNATION PROPOSED FOR CLUBLINK PROPERTY

DEERHURST RESORT RECREATIONAL RESIDENTIAL



Actual lot # versus required minimum of 15 lots/units per gross hectare.

200m

45 346 -79 142 Degrees

Mercury in lake sediments of the Precambrian Shield near Huntsville, Ontario, Canada

P. E. Rasmussen · D. J. Villard · H. D. Gardner · J. A. C. Fortescue · S. L. Schiff
W.W. Shilts

Abstract Long sediment cores (>1 m) were collected from eight Precambrian Shield lakes in southern Ontario, Canada and analyzed for mercury (Hg), loss-on-ignition (LOI), and a suite of 36 other elements. Results indicated at least 100-fold variation in sediment Hg concentrations between lakes in close proximity (from 450 ppb), comparable to the variation reported for lakes across the whole of Canada. Strong areal correlations between Hg concentrations and LOI ($r^2=0.77$), between Hg and other trace element concentrations (Pb, Zn, Cd, Sb, As, Br), and similarities in the vertical concentration profiles of Hg and LOI, all point to the importance of organic matter in the release, transport and redistribution of metals in watershed systems. The spatial pattern of Hg concentrations in deep, precolonial sediments (>20 cm) was found to mirror the pattern of Hg concentrations in modern surface sediments, an observation that was confirmed in a follow-up survey ($r^2=0.85$; $n=25$ lakes), indicating that natural processes govern the unequal distribution of Hg among these lakes. Between-lake differences in surface sediment Hg concentrations normalized to organic carbon (Hg/C) were also reflected by Hg concentrations in smallmouth bass normalized to 35 cm length ($R^2=0.63$; $n=15$ lakes). The latter relationship suggests that smallmouth bass and lake sediment indicators provide mutually supportive information regarding Hg loading to the lacustrine environment from geological sources in the watershed system.

Key words Mercury · Fish · Natural sources · Sediment profiles

Received: 31 October 1996 · Accepted: 27 May 1997

P. E. Rasmussen (✉)
Geological Survey of Canada, 499–601 Booth Street, Ottawa K1A 0E8, Canada

D. J. Villard · J. A. C. Fortescue
Ontario Ministry of Northern Development and Mines, Sudbury, Ontario P3E 6B5, Canada

H. D. Gardner
Ontario Ministry of Natural Resources, Kemptville, Ontario K0G 1J0, Canada

S. L. Schiff
Department of Earth Sciences, University of Waterloo, Waterloo, Ontario N2L 3G1, Canada

W.W. Shilts
Illinois State Geological Survey, 615 East Peabody Drive, Champaign, Illinois 61802, U.S.A.

Introduction

Long sediment cores (>1 m) were collected from eight lakes near Huntsville, Ontario, Canada (Fig. 1) to investigate the distribution of Hg and related elements in precolonial and modern lake sediments. This area is characterized by anomalously high Hg concentrations in fish in some lakes (Fig. 2), an anomaly confirmed by surveys repeated over two decades (B.P. Neary, Ontario Ministry of Environment and Energy, OMEE , pers. comm.). In many lakes, fish Hg concentrations exceed consumption guidelines of 0.5 ppm (OMEE/OMNR 1990), and in some lakes (Vernon and Fairy) fish Hg concentrations can be as high as in lakes affected by direct point-source discharges. In contrast, neighboring lakes such as Peninsula have low fish Hg concentrations (Fig. 2). Previous investigations have determined that there are no local industrial sources that would explain the anomalous Hg concentrations in the fish of the Huntsville area lakes (OMEE, unpub. data; Reguly 1991).

The chief objective of the present study is to document the distribution pattern of Hg in modern sediments and in deep, precolonial sediments (deposited since the last deglaciation) to gain insight into processes influencing the distribution of Hg between lakes. The study was also designed to investigate possible correlations between Hg and other elements that have a known geological association with Hg. The application of these data to the quantification of Hg loading rates is the subject of a separate study (Bonham-Carter and others 1996) and is not within the scope of this paper.

McMurtry and others (1989) reported that Hg concentrations in smallmouth bass in 90 lakes in Ontario are inversely correlated with variables that reflect water hard-

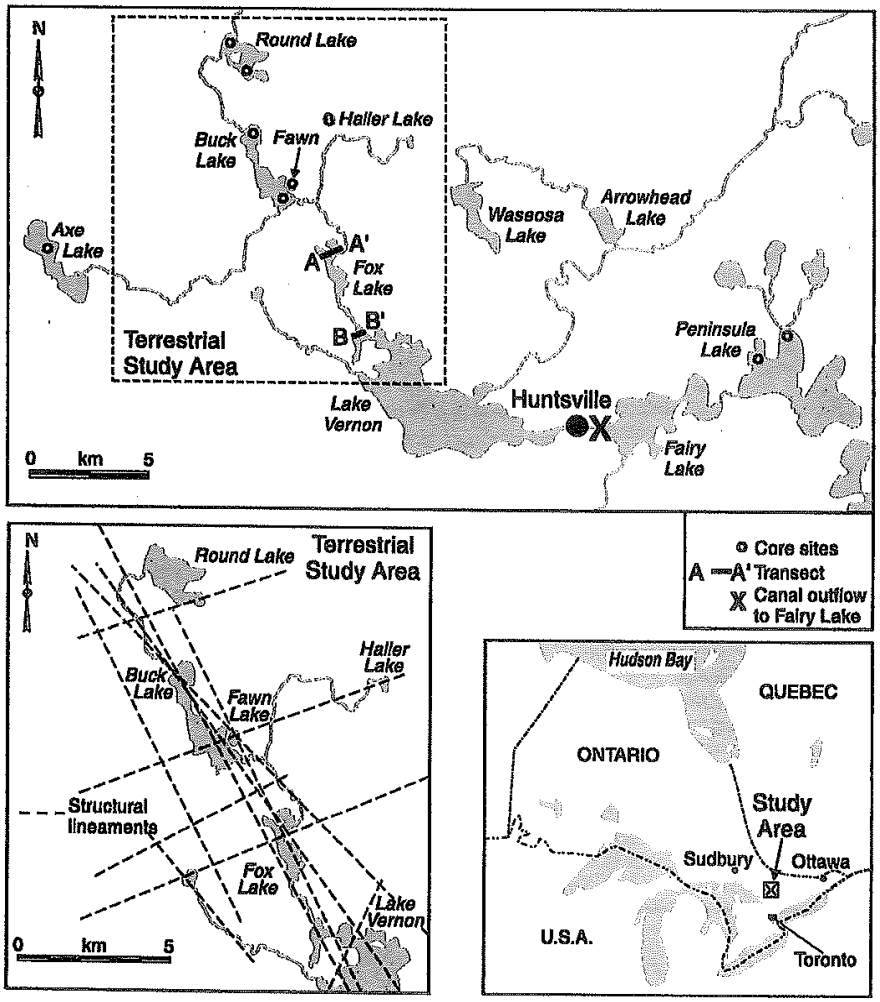


Fig. 1
Location of study area; locations of long sediment core sampling sites for preliminary survey (details of individual vertical profiles illustrated in Rasmussen 1991); close-up of linear structural features controlling the configuration of streams and lakes upstream from the town of Huntsville

ness (especially Ca concentration in water) and are positively correlated with variables that reflect acidity. However, Rasmussen (1993a) found that the distribution of anomalous Hg concentrations in smallmouth bass in the Huntsville lakes is not explained by Ca concentration, pH or alkalinity, based on water chemistry survey data for 47 lakes in this region (Hornbrook and others 1984; Hornbrook and Friske 1989). Thus, the Huntsville area lakes do not appear to be representative of the lakes studied by McMurtry and others (1989). This raises the question of possible geological controls, particularly since there are numerous areas where Hg concentrations are elevated in glacial deposits (>200 ppb in the <2-μm fraction) in this region and in other parts of Ontario (Kettles 1988; Kettles and Shilts 1994; Coker and others 1995). Conversely, others have concluded that long-range atmospheric transport is the chief source of the Hg in this general area (Mierle 1990; Mierle and Ingram 1991), a conclusion that is based on the assumption that natural contributions of Hg from weathering of glacial deposits or bedrock sources are negligible.

Natural causes for elevated concentrations of Hg in fish have been documented in other areas, for example geothermal zones (Weissberg and Zobel 1973; Dunnette 1988) and watersheds influenced by volcanogenic sulfide mineralization (Rannie and Punter 1987) and Proterozoic black shales (Loukola-Ruskeeniemi 1990; Shilts and Coker 1995). Thus, geological processes and pathways need to be considered as potential sources of Hg for the aquatic food chain as well as anthropogenic sources. Detailed biogeochemical surveys have indicated that there are numerous localized Hg anomalies in the Huntsville watershed system, characterized by concentration ratios ranging from 2 to 12, in vegetation, soils, and stream sediments (Rasmussen 1993a, 1993b). Some of the anomalous Hg contents are associated with linear structural features that control the configuration of the Round-Buck-Fox-Vernon chain of lakes (Fig. 1), and others are associated

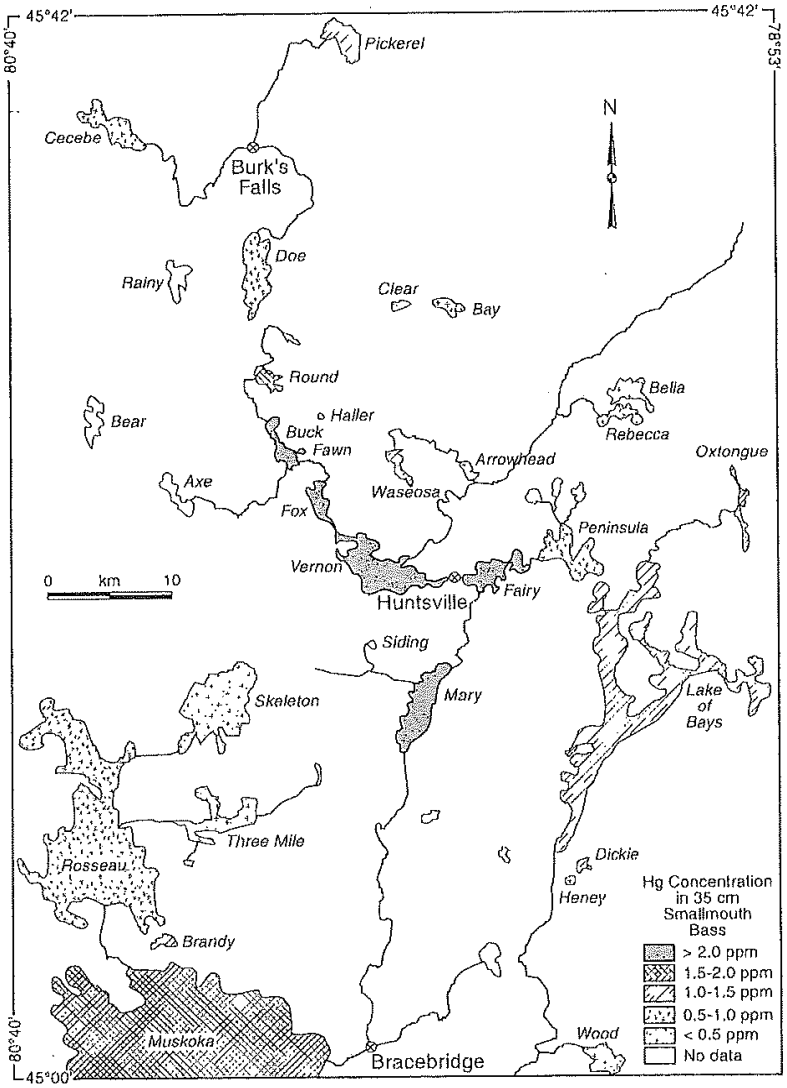


Fig. 2
Spatial distribution of Hg concentrations in smallmouth bass (*Micropterus dolomieui*) in Huntsville area lakes, from the OMEE/OMNR Sport Fish Contaminants Program (Neary, OMEE, pers. comm.). The Hg concentrations are reported for dorsal tissue (wet weight), normalized for 35 cm, based on concentration-length regressions of a minimum of 20 samples per lake (Neary and others 1980 for sampling procedure)

with elevated Hg concentrations in the underlying glacial till (Rasmussen 1993a). These terrestrial studies suggest that both fault-related Hg dispersion halos and weathering of glacial deposits are potentially significant sources of Hg in this system (Rasmussen 1993a, 1993b).

Sampling and analysis

Sample location and collection

Huntsville (long. 79°12′, lat. 45°20′) is located about 250 km north of Toronto in the Grenville Structural Province near the southern margin of Ontario's Precambrian Shield region (Fig. 1). Direction of water flow in the Huntsville system is from Round Lake to Fairy Lake, from Peninsula Lake to Fairy Lake, and from Fairy Lake south to Mary Lake. The largest proportion of the popu-

lation (11 000) resides in the town of Huntsville, between Vernon and Fairy Lakes, with resort development along the shore of Peninsula Lake, and fewer residences and cottages distributed around the upstream lakes.

Sample locations were selected using government bathymetric maps and fishing maps (OMEE and Ontario Ministry of Natural Resources, OMNR, respectively), subbottom acoustic profiles (GSC), and in some places an echosounder. In the preliminary survey, 22 long sediment cores were collected from undisturbed basins of eight lakes to obtain vertical concentration profiles extending from the sediment surface to the glaciolacustrine clay (3–5 m below the sediment-water interface). Core sample locations within the eight study lakes of the preliminary survey are indicated on Fig. 1. Each of the two transects A–A′ and B–B′ (Fig. 1) consists of a series of six core samples spaced 200 m apart in Fox Lake and 70 m apart in Lake Vernon. The western chain of lakes is aligned along prominent linear structural features trending in a NW–SE direction (Fig. 1), visible on satellite images of the area (Rasmussen and Gardner 1992). The sampling transects intersect this structural trend at approximately 90°.

The lake sediment cores were collected in clean 5 cm-diameter acrylic sleeves inside stainless steel core barrels. Coring was performed by Metaprobe Inc. (Guelph, Ontario) during February and March 1991, using a mobile "vibracore" coring system which operates from the ice surface and is capable of penetrating 5 m of lake sediment in water depths of 20 m or less. The concept of obtaining long sediment cores in order to verify short core work was first tested using traditional winter coring methods (Fortescue 1986) and later improved using the vibracore system (Fortescue 1988). The device operates with a hydraulically driven high-frequency vibratory head designed to minimize sample compaction and yield an undisturbed sediment core, with the sediment-water interface preserved intact. Sample contamination is avoided because (1) the sediment sample contacts only the clean acrylic inner sleeve, and (2) no drilling lubricants are required.

In the follow-up survey (February 1993), the study area was expanded to include an additional 17 lakes located between longitudes 79°00′–80°40′ and latitudes 45°00′–46°45′ (Fig. 2). Organic sediment cores were collected in duplicate from profundal basins of each lake, with each core reaching a depth of at least 1 m below the sediment-water interface. In this second survey, cores were collected manually using a modified piston core sampler and clean plastic core barrels, with the assistance and guidance of Dr. J. McAndrews, Department of Botany, Royal Ontario Museum (ROM), Toronto.

Sample preparation

For the preliminary survey, the top interval of each core (0–20 cm) was sectioned into 20 samples of 1-cm thickness. The next interval (20–100 cm) was sectioned into 8 samples of 10 cm thickness. The remaining interval (100 cm to the bottom) was sectioned into samples of 25 cm thickness. The interval from 40 to 100 cm was sectioned at 10 cm intervals, and the remainder was sectioned at 25 cm . Qualitative descriptions of each sample interval are recorded in Rasmussen (1991). The follow-up survey cores were sampled at 10 cm intervals from the sediment-water interface to a depth of 1 m (11 samples per core).

Samples submitted for Hg determination were treated differently from samples submitted for determination of the other 36 elements, as described below. Counting from the sediment-water interface, every other sample was sent to Bondar Clegg Ltd. (Ottawa) for determination of Hg and loss-on-ignition (LOI), while the remainder were sent to Chemex Ltd. (Mississauga) for multielement analysis and LOI measurement. In order to provide enough material for multielement analysis, it was necessary to combine all samples from the top 20 cm of some cores.

In several cores collected in the preliminary survey, some disruption of sediment layering occurred in the top few centimeters due to freezing. As the sediment froze from the outside, inside particles from the waterlogged strata at the top of the cores tended to migrate upwards. This displacement caused a thin, cone-shaped spike of sediment particles (10–15 cm in height) to develop above the sediment-water interface in a few cores. These sediment particles were not included in the analysis. Such disruption of sediment layering would be expected to affect the resolution of the geochemical profiles in the more porous material near the sediment-water interface. No cores were allowed to freeze in the second survey. A comparison of geochemical profiles from cores collected in the same location in the first survey (frozen) and in the second survey (unfrozen) indicated that freezing had no observable effect at the macroscopic scale of observation in this study.

Chronology

Analysis of ragweed pollen (*Ambrosia*) and carbon-14 dating provided a chronological framework for data interpretation, permitting a definition of the surface samples (collected from 0–15 cm interval) as "modern" or "postcolonial" and the deep samples (collected from depths greater than 20 cm below the sediment-water interface) as "precolonial". Pollen analysis of cores from Axe Lake and Fawn Lake was performed at the Department of Botany, Royal Ontario Museum, and carbon-14 dating was performed on 12 deep core samples from six lakes by the Brock University Earth Sciences Department Radiocarbon Laboratory. Sedimentation rates based on C-14 dating averaged 17 year/cm (SD year/cm) for the six lakes, and varied from 28 year/cm (Peninsula) to 12 year/cm (Fairy), estimated on the assumptions that sedimentation rate is constant and that zero centimeter depth equals zero time.

Watershed and lake areas

Watershed boundaries and lake boundaries were digitized on topographic maps of two scales (1:50 000 and 1:250 000), and areas were calculated using Geographic Information Systems software (ARC/INFO). A compari-

son with area data provided by government fishing maps (OMNR) indicated that error was within 4%. Watershed to lake area ratios were calculated using only the surface area of the lake water (islands were excluded) for the denominator and the remaining area of the drainage basin, including islands, for the numerator. Thus, where lakes occur in chains, the numerator includes all water and land surfaces within the remaining area of the drainage basin.

Mercury determination

Samples were oven-dried on aluminum foil drying boats, a technique previously demonstrated not to significantly affect Hg concentrations (Rasmussen and others 1991). The dried samples were double-bagged using Zip-Loc plastic bags, and shipped for analysis. The analytical method consisted of concentrated HNO_3–HCl digestion, $SnCl_2$ reduction and cold vapour AAS determination at a detection limit of 5 ppb. Loss on ignition (LOI) was determined at 500 °C for the remainder of each sample. A bulk sediment standard was prepared by homogenizing a large sample thoroughly for 4 h in a bucket of distilled water, and then dividing it into 15 replicates which were subjected to the same handling procedures as for regular sample preparation. The mean Hg concentration was 39 ppb (SD 4.9 ppb; RSD 12.5%). In addition, 24 samples were analyzed in duplicate for Hg. The Hg contents of the duplicates ranged from below the detection limit to 142 ppb, and RSD averaged 3.7% and ranged from 0 to 12%. The follow-up samples were analyzed by ACME laboratories (Vancouver, Canada) for total Hg using the same analytical method and for organic carbon using a LECO analyzer. Accuracy of Hg determination was within 13% based on nine blind replicates of provisional standard LKSD-2 and six blind replicates of provisional standard LKSD-3 (Lynch 1990).

Multielement determination

The samples were dried pulverized to approximately -150 mesh using a ceramic ZrO_2 pulverizer, and digested using a perchloric-nitric-hydrofluoric acid mixture by Chemex Ltd. (Mississauga). Atomic absorption spectrophotometry (AAS) was used for the determination of Ag and Pb. Inductively coupled plasma-atomic emission spectrometry (ICP-AES) was used for the determination of Al, Ba, Be, Bi, Ca, Cd, Co, Cr, Cu, Fe, K, Mg, Mn, Mo, Na, Ni, P, Sr, Ti, V and Zn. Neutron activation analysis (NAA) was used for the determination of Au, As, Br, Hf, La, Lu, Sb, Sc, Ta, Th, U, and W. The raw data, detailed quality assessment data, and error assessment for the individual elements have been reported elsewhere (Rasmussen 1991).

Results

Areal distribution of Hg in sediments

In the Huntsville area, Hg concentrations vary widely from lake to lake, ranging from minimum values in Peninsula Lake (near or below the detection limit of 5 ppb) to maximum values in Axe Lake (477 ppb at 8 cm below the sediment-water interface). It is noteworthy that the lake sediment with the lowest Hg concentrations (Peninsula Lake) is located within the most populated zone of the study area, while the lake sediment with the highest Hg concentrations (Axe Lake) is found in an isolated watershed with only a single cottage near the shore. This suggests that factors other than proximity to human settlement influence the Hg distribution in these lakes. The 100-fold variation in sediment Hg concentrations among lakes in the Huntsville area (Fig. 3) is comparable to the amount of variation found across the entire country. The National Geochemical Reconnaissance (NGR) database maintained by the Geological Survey of Canada contains Hg concentration data for 69,884 lake sediment sites as of 1995, for which the median is 60 ppb and the 5th and 95th percentiles are 20 and 175 ppb, respectively (Friske and Coker 1995). In fact, Hg concentrations as high as 320 ppb (at 40 cm) were observed in deep sediment samples from Axe Lake, exceeding the 99th percentile of the NGR database which is 250 ppb (P.W.P. Friske, Geological Survey of Canada, pers. comm.). Note that surface sediment concentrations in this study cannot be directly compared with the NGR database as the NGR samples were generally collected at depths greater than 30 cm below the sediment-water interface (Friske and Coker 1995).

Areal correlation between shallow and deep sediments

Results of the preliminary survey showed a very strong areal correlation ($R^2 = 0.85$; $n = 8$ lakes) between Hg con-

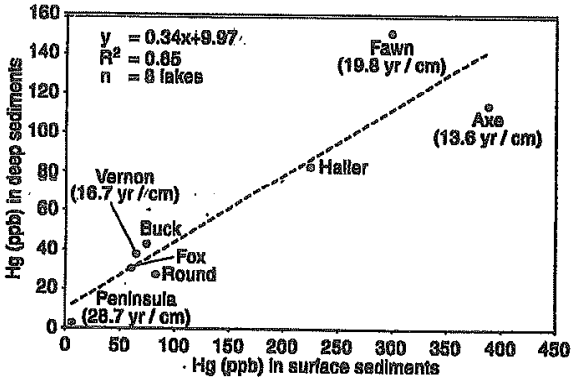


Fig. 3
Relationship between Hg concentrations in deep and surface sediments in the preliminary survey. "Surface" refers to modern *Ambrosia* horizon 0–15 cm; "deep" refers to greater than 20 cm (>240 years B.P.). Sedimentation rates are based on C-14 dates. Average concentrations were calculated for each lake using all data for the respective deep and surface intervals from all cores. Typical variation between sampling sites within a lake is 26% RSD for surface sediments and 21% RSD for deep sediments

centrations in surface and deep sediments (Fig. 3), indicating that the between-lake variation in the Hg content of surface sediments matches the between-lake variation in deep sediments. Similar surface-to-deep sediment correlations were observed for LOI (R^2=0.89) and Br concentrations (R^2=0.86), suggesting that the correlation in Fig. 3 is related to the strong affinity between Hg and sediment organic matter. Such correlations were not observed for surface and deep concentrations of other trace metals, probably due to differences in their behaviour during postdepositional diagenesis compared to Hg, in particular their weaker affinity for organic matter.

As this surface-to-deep sediment relationship has significant bearing on the interpretation of the history of these lakes, a follow-up survey was conducted to determine if the relationship holds for a larger dataset. Results confirmed that an areal correlation (R^2=0.85; n=25) exists between total Hg concentrations in modern and precolonial sediments of unperturbed lakes (Fig. 4). An anomalously high surface-to-deep concentration ratio (Fig. 4) was observed in the site located at the west end of Fairy Lake, which is the receiving basin for the canal waters flowing east through the town of Huntsville (Fig. 1). As this is the only sampling site located in the receiving waters of a settlement or other potential point source, this anomaly appears to reflect human perturbation of the natural spatial variation, perhaps related to the construction and dredging of the Huntsville canal. The sediment samples collected at this site were also anomalously enriched in Ag, but not in other elements that show strong areal correlations with Hg in unperturbed sediments (e.g., Pb, As, Sb, Cd, total C; discussed later).

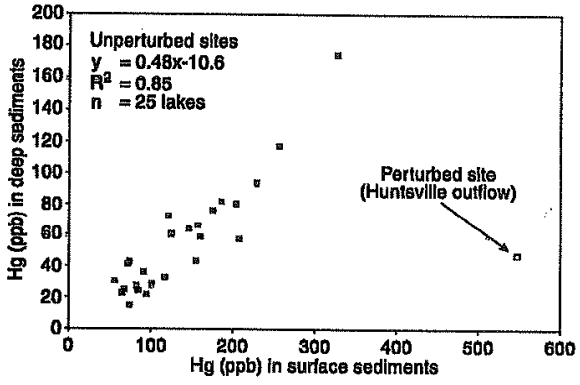


Fig. 4
Confirmation of relationship between Hg concentrations in deep and surface sediments in the follow-up survey. "Surface" refers to 0–15 cm modern *Ambrosia* horizon; "deep" refers to 70–100 cm interval (>840 years B.P.). Each data point represents average Hg concentrations calculated using all data for the respective depth intervals for each lake (min. two cores per lake). See Fig. 1 for location of the perturbed canal outflow site; this outlier was confirmed in repeat sampling (three cores total). Cores from two distal basins in Fairy Lake fall within the trend of unperturbed lakes

Relationship between Hg, organic matter, and watershed morphology

One important influence on sediment Hg concentrations is the variation in organic content between lakes, as indicated by the strong areal correlation (R^2=0.77) between LOI and Hg in deep sediments (Fig. 5). Thus, the difference in Hg concentrations between Axe Lake and Peninsula Lake sediments may be partly attributed to differences in the organic content of the sediment. The higher organic content of Axe Lake sediment reflects the fact that the lake drains a large expanse of low, wet land. Results for the larger dataset (n=25 lakes) of the follow-up survey indicate that the correlation between Hg concentration and organic C (by LECO analysis) remains moderately strong in precolonial sediments (R^2=0.51) and in surface sediments (R^2=0.54). The NGR database also shows a positive relationship between Hg and LOI, at LOI contents of less than 50% (Garrett 1996). These observed relationships between Hg and organic matter are consistent with results of many previous studies that show dissolved and particulate organic matter to be an important control on the release and transport of Hg and other metals from geological sources in the watershed to the lake bottom (Jonasson 1976; Coker and others 1979; Rasmussen 1994).

As watershed morphology is considered to be an important factor in atmospheric source models (Swain and others 1992), relationships between sediment geochemistry and watershed morphology were also investigated. According to Swain and others (1992) the ratio of watershed area to lake area is critical as it explains most of the variation in Hg accumulation in lakes of their study area (upper Midwest USA). They report that their model also accounts for the effect of dissolved organic matter on Hg transport, based on observations of Engstrom (1987) that the humic content of a lake is related to the relative size

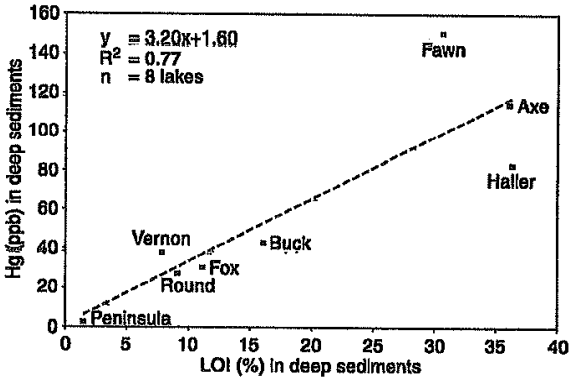


Fig. 5
Mercury versus loss on ignition (LOI) in deep lake sediments (20 cm to bottom of core; >240 years B.P.) from preliminary survey. Average concentrations were calculated for each core using all data from the deep interval; average variation between sampling sites within a lake was 26% RSD for Hg and 7% RSD for LOI

A PRIMER ON THE GEOLOGY OF SKELETON LAKE AND ENVIRONS
Unraveling the Complexities

The geological history of the Skeleton Lake area, similar to the rest of Ontario, spans billions of years. In general the basement package of rocks which form the Precambrian Shield are approximately 1 to 4.6 billion years old, are very complex in nature and poorly understood. In this area the rocks were formed over a long and complex geologic record in the Mid-Precambrian, spanning 2 billion years and culminating in a period of intense deformation about 1 billion years ago.

The most recent map of the area is regional in nature and was produced back in 1963, a time when plate tectonics was finally being recognized. The common concept that the rocks in the vicinity of Skeleton Lake are all "granites" is most likely incorrect; rather they are comprised of metamorphic rocks, rocks that have been heated, partially melted and recrystallized again under varying degrees of temperature and pressure. The resultant rocks are primarily banded gneisses (pronounced nice-es) characterized by bands of light coloured, fine grained quartz and feldspar, alternating with darker bands composed of biotite and amphibole. Minor minerals in this suite include mica, magnetite and garnet. In general the metamorphism has obliterated any clues as to the actual original rock type, although in places a few thin remnants of metamorphosed sedimentary rocks have been mapped. The varying degrees of temperature and pressure are related to depth of burial, which could be many kilometres of depth and are most likely related to plate tectonics, similar to but much earlier than, the relatively recent spreading of the Atlantic plate. Upward plate thrusting or downward subduction of huge rock sheets by plate tectonics may be the driving forces creating these significant depths of burial.

The Precambrian rocks were overlain much later by sedimentary rocks of the Ordovician age (435 to 500 million years). These rocks are comprised of approximately a 500 metre thick sequence of limestones and shales which probably extended across all of Ontario; however north of Severn River they have all since been eroded away by natural forces of erosion, re-exposing the Precambrian rocks.

Now fast forward to the recent geological history. Numerous continental style glacial events spread out over Ontario over the last 1 million years. The last event, the Wisconsinan started about 100,000 years ago and finally retreated about 10,000 years ago. Strong glacial scouring is clearly evident on the present surface of the Precambrian rocks suggesting that all the Ordovician limestones may have been eroded prior to the last glaciation. The latest glacial episodes have scoured the Precambrian rocks helping to create the linear northwest trending ridges and valleys in the region. Post glacial lakes and drainage patterns have left behind vast areas of well washed sand and gravel deposits.

Unlike other lakes in the area, Skelton Lake is superimposed on this geologic history as a distinctive bowl and is thought to have originated from a meteorite impact crater based on four primary lines of evidence: topography, airborne magnetic surveys, rock types and gravity data.

The **topography**, or rather the bathymetry (beneath the water line) forms a nearly circular depression 3.6 kilometres in diameter with very steep sides plunging down to 70 metres depth. This circular shape is similar to a crater that cuts across the otherwise undisturbed linear ridge and valley topography of the Precambrian basement, which itself has a topographic relief of approximately 30 metres above the water line.

The area has been mapped by **airborne magnetic surveys** to produce contour maps which show the general distribution of rock types according to their iron content. Similar to the topography, the linear

magnetic high and low patterns beyond the lake mimic the ridge and valley of the Precambrian basement; in contrast the Skeleton Lake bowl is characterized by a round, uniform and low magnetic signature.

Geologic mapping in the vicinity has uncovered two **rock types** pertinent to this hypothesis. First, along the north shore is a narrow band of relatively low density breccia (a fragmented rock zone) that appears to have formed in *situ* from the older surrounding rocks; this may be characteristic of the walls and floor of an impact structure. Second, south of the lake in the down-ice glacial direction, cobbles of limestone have been identified in glacial deposits (now a gravel pit); this most likely represents glacial scouring and re-deposition of preserved remnants of the Ordovician limestone from at depth beneath the lake.

Similarly a **gravity survey** (measures the density) has identified a gravity low that coincides with the shape of Skeleton Lake. These data have been mathematically modelled using the densities of local rock types to suggest that there are approximately 730 metres of limestone beneath Skeleton Lake, which are underlain in turn by another 400 metres of "impact" breccia lining the crater. Given the age of the limestones, it is suggested that the impact probably occurred sometime during the early part or slightly prior to the Ordovician period.

The result of this long and varied geologic history, encompassing incredible physical forces and clues of past environments, has been left on our doorstep for us to ponder and enjoy.

Written by Charles Barrie

References:

Waddington, E.D. and Dence, M.R.: Skeleton Lake, Ontario – evidence for a Paleozoic impact crater. Can. J. Earth Sciences, Vol 16, No 2, 1979

Hewitt, D.F.: Rocks and Minerals of Ontario. Ontario Department of Mines and Northern Affairs, Geol. Cir. 13, 1978, 136 p.

Hewitt, D.F.: Parry Sound – Huntsville Area, Geol. Map 2118, Ontario Department of Mines, 1963 (this is a regional compilation map based on geological maps from 1943)

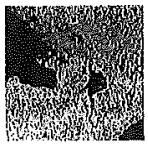
Odale-Articles-Skeleton

From OttawaRasc

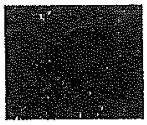
IMPACT CRATER EXPLORATIONS

by: Charles O'Dale

Skeleton Lake (possible) Impact Structure



- AGE (ma): ~800 Ma (from geological analysis - **[Note 1]**.
- Diameter: ~3.5 km.
- Location: Ontario, Canada N 45° 16' W 79° 27'.
- Shock Metamorphism: Intrinsic breccia outcrops that are associated with the formation of the structure occur at Tomelin Bluffs and Opal Island on the north shoreline.
- Dating Method: No reliable age, the age estimate is based on the high degree of erosion **[Notes 1, 2]**.



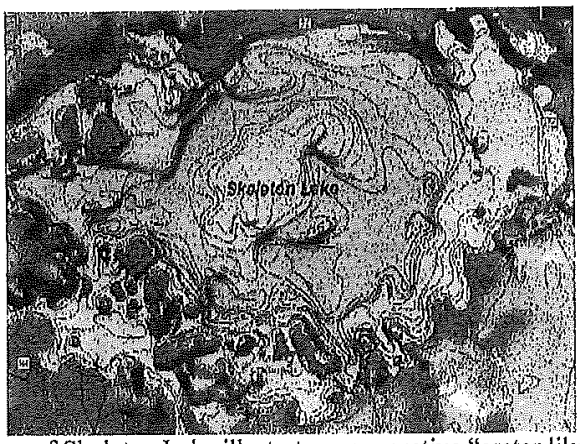
Skeleton Lake, highlighted in the Landsat image, is a generally circular lake provisionally classified as a simple meteorite crater. It is located in the Muskoka District of Ontario on the Canadian Shield slightly east of Georgian Bay. It is the largest open body of water within the Muskoka Lakes. I initiated my study of the Skeleton Lake structure based on an article in the February 1975 issue of the *Journal of the Royal Astronomical Society of Canada* [the full text of this article regarding Skeleton Lake is quoted in **Note 3**]. Skeleton Lake is believed to have been given its name when the bones of an Ojibwa woman and her son were found on an island in the lake.



The following features imply that the basin which Skeleton Lake now fills is an impact structure (meteorite crater remnant):

1. The type of magnetic field change (a negative magnetic anomaly of ~80nT centered over the crater) **[Note 5]** is consistent with that found at other impact sites. The model suggests it is 3.4 km wide and the undisturbed bedrock is at ~750 m (Unpublished geomagnetic and electrical survey report Energy Mines and Resources, Earth Physics Branch (GSC) by J.F. Clark). **[Note 6]**.
2. A negative gravity anomaly of -3 mgal is interpreted to indicate the presence of low density brecciated rocks in [or under] the crater. (1979 *Canadian Journal of Earth Sciences* paper by Waddington and Dence, v.16, p.256-263). The text of this article is in **[Note 4]**.
3. Breccias are present around the lake **[Note 4]**.

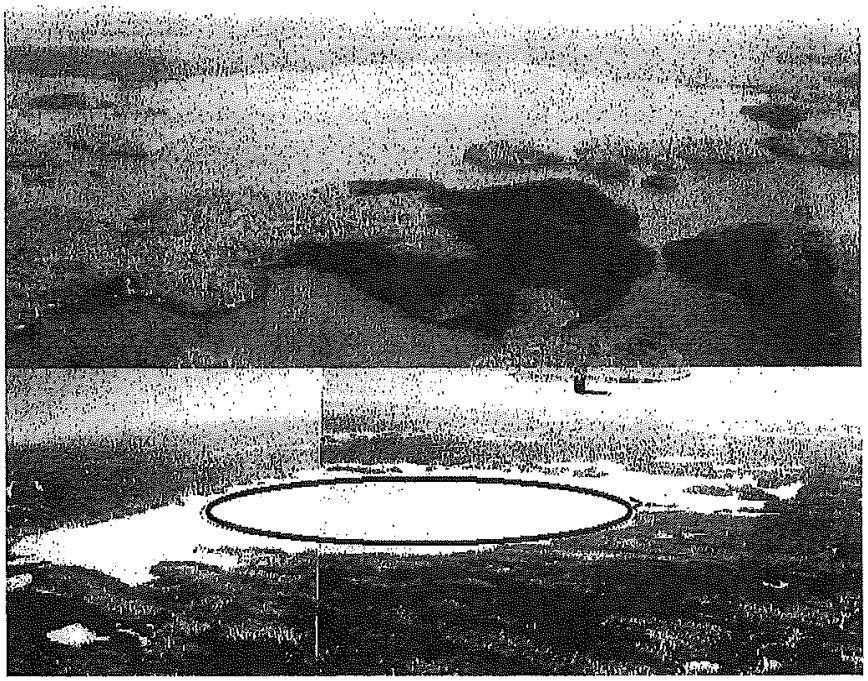
4.

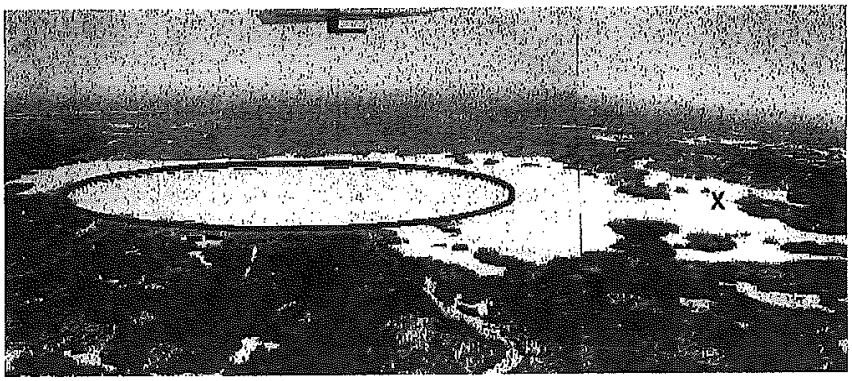


Bathymetry documentation of Skeleton Lake illustrates a suggestive "crater like" form on the lake bottom. The shape of the bottom of Skeleton Lake is similar in shape to the Brent impact structure as it has been highly modified by glacial action **[Note 7]**. Note Opal Island positioned on the lip of the "crater" wall at the North West corner of the lake. This island was the destination of my ground exploration of the structure. I hoped to find a breccia outcrop there.

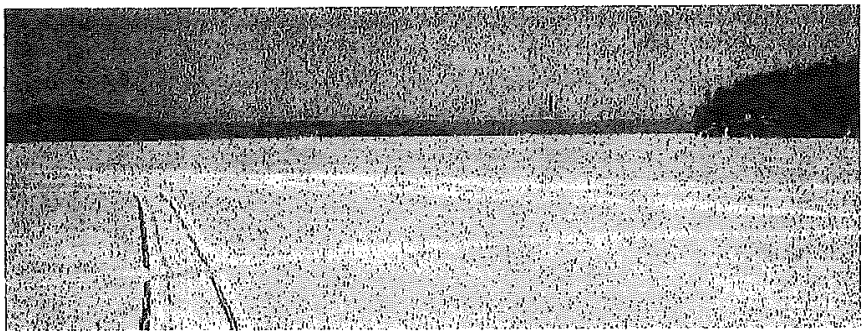
There is also a large piece of Ordovician limestone glacial float on the south area outside of the structure. These large pieces of sedimentary rock were deposited on the lake bottom and then scooped out by the passing glacier.

The following images document the structure from approximately 2000 feet above ground (summer and winter from south-west to north-east and to north-west respectively). The superimposed circles on the images represent the approximate position of the proposed impact structure. I took these images of the structure during some of my aerial explorations of the area.





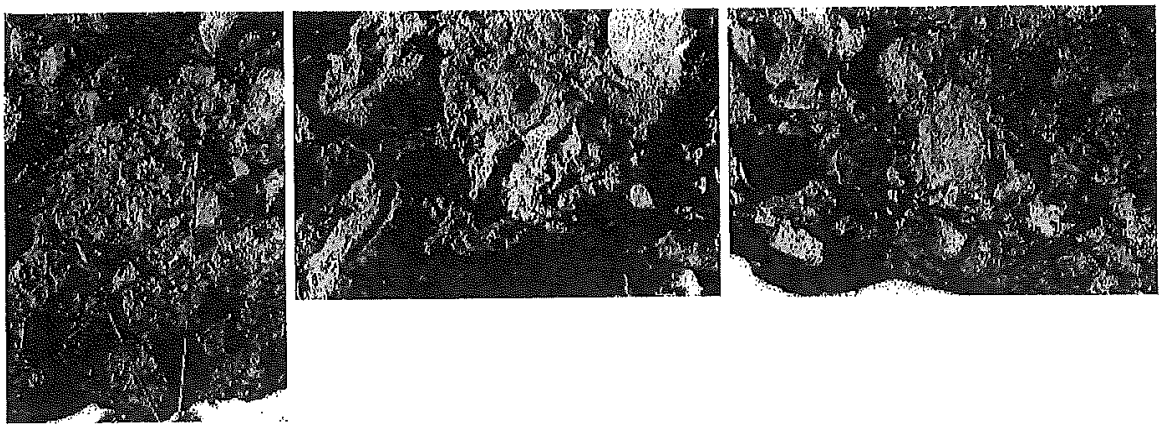
In the "middle" aerial image the ">" indicates the position of Opal Island, my destination for my ground exploration trip. The report that "intrinsic breccia outcrops that are associated with the formation of the crater occur at Tomelin Bluffs and Opal Island on the north shoreline", gave me a ground destination point of interest. I wanted to get a sample of the breccia rock from that island that might be impact related. The **"X"** on the right of the above image indicates where I was standing on the ice when I took the following ground image.



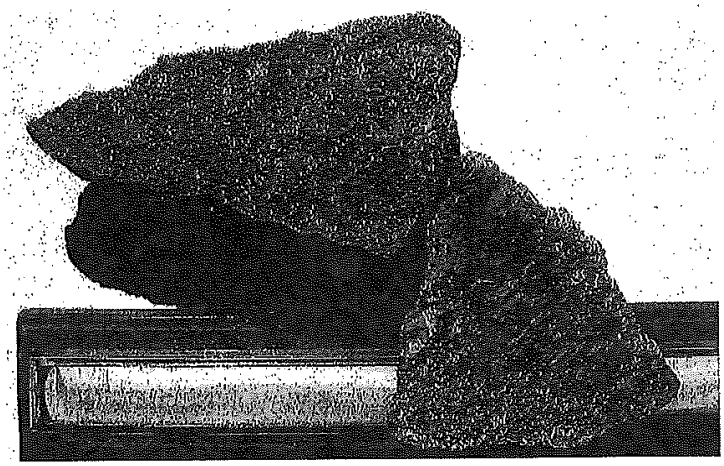
After about a 5 kilometer ski, here I am just entering the structure from the south (the **"X"** in the previous image). Opal Island, my destination, is indicated in the distance. This picture illustrates the immense dimension of the structure. It's a good thing I love cross country skiing!



A very pleasant ski that followed the crater rim from the south brought me to my destination at Opal Island. Standing here on the ice I am just inside the lip of the crater wall (at depth under the ice).



Impactite breccias that form by the shattering and pulverizing of target rock, typically form irregular bodies tens to hundreds of meters in size. The rocks at the target site are melted, shattered, and mixed during the impact explosion. When the site finally settles and cools, a new composite rock - impact breccia - is the result. These images illustrate a breccia deposit on Opal Island that may have been formed as the result of this process.



These are the breccia samples I had recovered from Opal Island. I cut and polished them for this image. Breccias are composed entirely of rock and mineral fragments in a matrix of smaller, but similar, fragments. The fragments are derived from local target rocks.

The breccia deposit on Opal Island stands in stark contrast to the surrounding target rock in the Central Gneiss Belt. The country rocks comprise of parautochthonous gneisses overlain by northwest-transported allochthonous terraines originating from the pre-Grenvillian Laurentian margin or from farther outboard as inferred for the Parry Sound allochthon.

Whenever I fly near the area of Skeleton Lake I divert to have a closer look to see the effect of the different sun angles on the cliffs that circle the lake. Future geologic research in the area, which would include drilling through the "crater" floor, might give specific confirmation that the Skeleton Lake structure is in fact the result of an impact event.

Notes

1. [Personal correspondence from Dr. Nick Eyles] Very little is known of Skeleton Lake or even if it is an impact crater. I can't claim special knowledge of Skeleton Lake but it sits on Grenville rocks that are no older than 1.5 to 1.3 billion [years] and the whole area was peneplained and eroded to low relief (when any crater would have been lost) by c. 800 million years ago. What is seen now could be either the deep uneroded portions of a structure or the more shallow part of a crater formed *after* 800 Ma and not subjected to much erosion.
2. *Ontario Rocks*, Three billion years of environmental change; Dr. Nick Eyles – page 114 – (contains a brief description of Skeleton Lake).
3. "IMPACT STRUCTURES IN CANADA" by P.B. Robertson and R.A.F. Grieve. February 1975, *Journal of the Royal Astronomical Society of Canada*. Skeleton Lake - although the general outline is somewhat irregular, the semi-circular northern shore partly outlines a circular region, 3.2 km in diameter, where water depths average 50m. Breccias occur in shoreline outcrops of Precambrian rocks but have not been deformed to the level of shock metamorphism. The degree of fracturing and brecciation of the country rock resembles that around the Brent crater and is consistent with the position of the breccias at the margin of an eroded crater, beyond the distance where clearly defined shock effects occur. Ordovician limestone float recovered from the southern shore does not occur in outcrop within approximately 65 km of the lake, and may represent a portion of the Palaeozoic sedimentary cover which has been preserved from erosion in the crater basin, as is the case at several other Canadian impact sites. A 3 milligal negative gravity anomaly over the lake supports an impact origin (E. Waddington and M.R. Dence, personal communication).
4. SKELETON LAKE – A PALEOZOIC IMPACT CRATER IN CENTRAL CANADA; E.D. Waddington, M.R. Dence; 1979 *Canadian Journal of Earth Sciences.* Skeleton Lake is an approximately circular depression of four kilometres diameter in central Ontario. The structure appears to truncate the regional geological and physiographic trends. The country rocks are Precambrian gneisses and migmatites. There are no volcanic or sedimentary rocks in the region, yet outcrops of breccia are found on the lake shore, and erratic boulders of Ordovician limestone occur along the south shore, evidently scoured from the lake bottom by glaciation. Aeromagnetic data indicate low uniform magnetization intensity under the lake, in contrast to the variable regional pattern. A detailed gravity survey has revealed a circular 3.3 milligal negative gravity anomaly which has been modeled by bowl-shaped distributions of low density brecciated rocks similar to those found at other meteor impact sites. These observations all imply that the Skeleton Lake depression is the eroded remnant of an impact crater from Paleozoic time, which has been preserved until the tertiary by a covering of Ordovician sediments.
5. The Aeromagnetic Chart was researched and forwarded to me by fellow RASC member Eric Briggs.
6. Courtesy of Dr. James Whitehead, Planetary and Space Science Centre, University of New Brunswick. http://www.unb.ca/passc/ImpactDatabase/.
7. [Personal correspondence from Dr. Michael Dence – to clarify for me the causal process that created the shape of the Skeleton Lake bottom] … The presence of a hill in the centre is not necessarily evidence for a central uplift as Brent has much the same topography and, as our abundant drilling has shown, is a simple bowl shape filled with post-impact sediments. Glaciation has partly excavated the Ordovician sediments and the moving ice has been deflected at the margin of the crater so that it has scooped out more of the relatively soft sediments there than in the middle. Thus the consolidated sediments are more deeply excavated at the edges forming kidney shaped depressions and leaving a central hill.

   This does not prove that a central uplift is not present. It could be under the Ordovician sediments. We are not likely to have the answer until we drill it, just as we lack evidence of shock metamorphism in the absence of material from the centre as the breccias at the edges, such as your sample from Opal Island, are too far from the centre to show evidence of shock effects.

   ….. two further points. One is that the same general topography is found in other craters where there has been erosion by continental glaciation. The ones that come to mind include Deep Bay and East

Clearwater Lake. In both cases the lake bottom has been carved out of post- impact sedimentary rocks leaving a more or less central hill with kidney shaped depressions on each side. The long axis of the "kidneys" is aligned with the direction of glaciation and one kidney tends to be deeper than the other, as is also the case at Brent.

However Deep Bay is about 9km across and East Clearwater twice that size and both have central uplifts as demonstrated by drilling. In the case of Deep Bay the drill holes suggest that the central uplift has almost no topographic expression and the crater profile when the sediments are removed is virtually flat, i.e. a flat floored crater. At East Clearwater the central uplift rises (from memory) about 100m above the floor of the crater but this is masked by the later sedimentary rocks, though the lowest points in the northern "kidney" depression are lower than the top of the central peak.

The second point is that in all these cases and others not mentioned there are thin deposits of glacial debris covering the more consolidated sedimentary rocks. These are typically 5-10m thick but can be >20m in some cases. They tend to be thickest where the ice sheets entered the crater depression and thinnest on the opposite side, though this may not always be the case. They modify the topography carved in the consolidated sedimentary rocks to some extent and can make drilling difficult.

Back to the main CRATER page.

Retrieved from "http://ottawa-rasc.ca/wiki/index.php?title=Odale-Articles-Skeleton"

- Modified 20 June 2010 14:04
-

SCHEDULE "G"



Skeleton Lake Under Siege

If you were to take a drive around some of the beautiful scenic hills of Muskoka, you might come across one of the most sought after and desired lakes in this region. Known to be one of the clearest and deepest lakes in Muskoka, Skeleton Lake is famous for its dramatic landscapes and rugged natural beauty.

Located in the municipalities of Huntsville and Muskoka Lakes about seventeen kilometres west of Huntsville, it is the only Muskoka Lake which is Mercury free. This is due to its creation before the last glacier, which makes it older than the human race. A meteorite struck the Earth and left a very deep hole in the Earth's crust which not only filled with water but created a protective limestone shell. Mercury seeps into all of our lakes from the Earth's crust, but not into Skeleton Lake. The limestone filters the water and keeps the Mercury out. This is an ANSI designated lake, part of the Muskoka region that is now internationally known for its pristine air and water and many of the people living near and around its shores, would like to keep it this way.

The Primary economic engine for Muskoka is the influx of tourists during the summer months. The economic prosperity is connected to this important influx. Visitors come for the tranquility of outdoor living, clean air and water. Summers draw thousands of cottage owners, tourists and children to the many camps in the area. The children are introduced to a rural and natural setting and taught to respect this environment, especially the woodlands and its little creatures. But despite its peaceful setting and idyllic location, a fear is permeating among residents of this area that their peaceful way of life may soon be shattered.

An application has been submitted to open and operate a gravel pit and stone quarry 1.7 km north of Skeleton Lake. The proposed area of 130 acres has some Crown Land and Protected Wetlands to the north and the other three sides are private property where people have lived for years despite it being described as 'uninhabited land' in the quarry application. The rural home owners, cottage owners and visitors who will live within a short distance from the quarry do not feel that the land is uninhabited.

The granite aggregate which is sought will be open pit mined, blasted and crushed before transported out of the area. The proposed pit is to operate from May until November, 7 days a week starting at 6:00 am until 11:00 pm with an open ended clause stating, earlier to later if needed. The proposal is to remove up to 200,000 tons per summer and put up to 100 aggregate hauling vehicles a day on the road.

The applicant says that the aggregate is needed to satisfy a local demand but residents in the area, question that. Current quarries both east and west of the proposed quarry have enough aggregate to satisfy area needs for over 100 years.

Despite this, the applicants have already excavated roads with 20 metre cutbacks over Crown Land and protected wetlands and have dammed water courses to re-direct watersheds. The crushers will require 250,000 litres of water per day to wash the dust from the crusher and eliminate the largest particles of silicon dust, while the very fine particles will be airborne for months, carried by the wind over thousands of people.

In June 2017, the Muskoka Lakes Council, with 200 plus residents in attendance, unanimously voted NO to the application and a month later, the Huntsville Council endorsed the Muskoka council and voted NO as well. In February 2018, the applicant took the application to the Ontario Municipal Board (OMB) in an attempt to overturn the Councils decisions.

If the OMB rules in favour of the quarry the residents will lose on several fronts. The proposed pit is to be allowed to excavate well below the water table. The concern is that the blasting will send vibrations through the dense granite under the lake shattering the brittle limestone shell. This will let the Mercury from the Earth's crust into the lake from below. The blasting and subsequent crushing will also release toxic silicon dust into the atmosphere. This dust contrary to the proposed studies will not be filtered out by a few metres of bush around the pit. Trucks carrying the aggregate and silicon dust will spread it over 14 km to Hwy 11 and over 34 km for Hwy 400. The watering from the crushing process will remove the larger particles which will be dewatered into a local creek and pumped towards Skeleton Lake. The water containing Mercury, Arsenic and Phosphorous which was sealed in the Granite will be released into the lake. The winds which blow from the northwest will carry more of the same toxicity to settle in the lake, over the population of Muskoka and beyond for months. The water from Skeleton Lake, which was pure, will now carry Mercury and other heavy metals to increase the contamination downstream, raising the level of pollutants in Lake Rosseau, Lake Joseph, and accumulating in Lake Muskoka. The process of throwing your waste downstream for others to deal with, was stopped by municipalities more than half a century ago. Why would anyone want to bring this back again?

In conclusion, it seems that there are many unanswered questions as to why the need to open another quarry when there are several in the area. Of specific concern is the future of the clear, uncontaminated water of Skeleton Lake. For many decades people have enjoyed the peace, outdoor fun and a little step back in time at this oasis nestled among the Muskoka Hills. We will be left to wonder, after the OMB hearing, will the waters of Skeleton Lake continue to be preserved in pristine condition for future generations to enjoy or will the modern sounds of progress shatter the quiet solitude of this ancient wonder.

Attention - Save the Date
The OMB hearing is coming up

It is important to show a strong opposition at these OMB hearings as it has a significant impact. They need as many people as possible to attend the **July 13, 2018 Preliminary Meeting.**

Please visit the website - **www.stopmuskokapit.ca** and sign the petition against the pit. Any support will be appreciated.

Date: Friday, July 13, 2018
Time: 10:00 a.m.
Where: Recreation Centre next to the Council Chambers
Address: 3 Bailey Street, Port Carling

If you need more information call: 705 646 3848

Thank you to all our supporters

NOV

26

Submission to Town of Huntsville – Official Plan Review
January 16, 2019

Submitted by Tom Newman, [redacted]

Topic: Aggregate Extraction (Section 8.4)

My name is Tom Newman, and my extended family has owned waterfront property on the northeast corner of Skeleton Lake since the 1930's.

Over the last two years, members of my family, and many other cottagers on Skeleton Lake, have been fighting against a proposed quarry development, with a site that is close to the north shore of the lake. If it were to proceed, this proposed quarry could have a number of very negative impacts on the quality of our cottage experience, with noise from blasting, crushing and trucks, with pollution of streams flowing into Skeleton Lake by releasing phosphorous, and with pollution of the air by releasing toxic silica dust.

Fortunately, the Township of Muskoka Lakes, where the proposed quarry site is located, has a policy that limits new rock-crushing operations to "areas farther than two kilometres from the Waterfront designation" (Township of Muskoka Lakes, Official Plan, Section E-14.2).

I want to see a comparable policy in the new Huntsville Official Plan. Quarries, especially those that include rock-crushing operations, are not compatible with the Waterfront areas that are so valuable to Huntsville. The cottagers and permanent residents on Peninsula Lake have fought long and hard, and at great expense, to stop a quarry development, and they should be applauded for their efforts. Huntsville needs to have clear policies to protect all Waterfront areas from the negative impacts of quarry operations. A buffer zone of at least 2 kilometres is needed, and it is not enough to leave this to the discretion of the Planning Department. It needs to be included in the Official Plan in a clear, unambiguous policy statement, such as,

New quarry developments are limited to areas at least two kilometres from the Waterfront designation.

Sincerely

Tom Newman

iii) Comments Received after the January 16, 2019 Special Council Meeting

Jasmine Last

From: Jacquie Godard [redacted]
Sent: January-28-19 8:38 AM
To: Kirstin Maxwell
Subject: Fish Spawn

To: Nancy Alcock; kristen.maxwell@huntsville.ca
Cc: steve.scholten@ontario.ca; scottaitchison@huntsville.ca; Dan Armour; Kelly Zytaruk
Subject: Fish Spawn

Good morning.

Just thought you should have the attached on file and hopefully this can be added as a Natural Contraint to the Official Plan Final Phase in the area of 3393 and 3925 South Portage Rd.
Steve Scholten from MNR has been contacted and hopefully will at some point be able to support this.

Thank you.

Jacquie Godard
[redacted]

From: Jack Stewart [redacted]
Sent: January 21, 2019 9:32 PM
To: [redacted]
Subject: Fish Spawn

opentext™ | HIGHTAIL

Jack Stewart

has shared 1 file.



1 file

•

37.6 MB total

•

Expires 01/28/2019

All the pictures I have + movie. The reason the movies is titled Mullock is that is what my brother called them. I did not know what they were. These have been seen here even when we were building back in 1988-89. The contractor said he was going to get his fishing rod and catch some (never happened) Jack

ZIP Fish Scans.zip 37.6 MB

VIEW ALL FILES

Share large files securely through Hightail. Sign up for a free account.

Terms | Privacy

Jasmine Last

From: Jacquie Godard [redacted]
Sent: January-18-19 11:18 AM
To: Kirstin Maxwell; Nancy Alcock
Subject: Official Plan Public Meeting...

Good morning.

I just wanted to share with you my feelings in reference to Jim Dyment's 'ask' at the OP Draft Public Meeting to accommodate protection, etc. on Skeleton Lake where he cottages.

I find it ironic, as he is the very same person, partner at MHBC Planning, hired by Langmaid's Corp. who has no trouble working for Langmaid's Corp. towards the destruction of Langmaid's Island, which is a Designated Natural Area and two mainland properties in our community. http://www.mhbcplan.com/jim-dyment

Thus, Jim Dyment appears to be a 'not in my backyard' type person and we need to look long and hard at this. Private Consultants need to show more compassion and respect for our communities while, in this case, he and his partners/employees are not.

Don't get me wrong, as we do need to focus on protecting all lakes, rivers and wetlands in Muskoka, but this is just not sitting right with me, this type of person, and I pray that the next wave of planners are more compassionate and caring with consideration of the environment, designations, etc. when taking on a job such as the above-mentioned.

Have a great weekend.

Jacquie Godard

WAYNE SIMPSON & ASSOCIATES

Planning and Development Consultants

February 1, 2019

BY EMAIL

Councillor Nancy Alcock, Chair
and Development Services Committee Members
Town of Huntsville
37 Main Street East
Huntsville, ON P1H 1A1

Dear Councillor Alcock:

Re: Supplementary Comments on 2nd Draft of new Huntsville Official Plan (Halmont Properties Corporation)

This letter has been prepared at the request of Halmont Properties Corporation to provide additional comments on the 2nd draft of the Official Plan.

Part C – Recreational Resort Residential

The phrase "recreational resort residential" is uniquely found in Section 5 – Hidden Valley Resort Recreational Lifestyle Area. Are we correct to understand that in Hidden Valley a residential dwelling unit functioning as the primary residence of a household would be included within the "recreational resort residential use" descriptor?

Part C – 5.2.2 Historic Character of Hidden Valley

We recommend that section 5.2.2 be amended to recognize that the Hidden Valley Resort Recreational Lifestyle Area is also adjacent to 'Fairy Lake'.

Part C – 5.2.6 and 5.2.8 Architectural Design

The above sections include references to 'Muskoka architecture', 'Muskoka vernacular', and 'Muskoka character', with the intent of the policies being that *the architectural design of all buildings (in Hidden Valley) evoke a meaningful and convincing harmony of traditional Muskoka character*. My clients correctly understand that the purpose of the official plan should not be to dictate the architectural styling of all buildings to be constructed in Hidden Valley (or elsewhere in the Town for that matter). The principle of freedom of architectural expression has served Muskoka well for more than a century.

3-76 King William St., Huntsville, Ontario P1H 1E4 Tel: (705) 789-9092 Fax: (705) 789-9094

Building styles are evolving over the decades and as an 'official policy document' the plan should not place artificial constraints that interfere with that freedom of expression. To implement the 'policy' requires that what is deemed to be acceptable must be rigidly codified and universally applied, otherwise the application of the 'policy' would have to be left to staff (and Council) to subjectively adjudicate what architectural design would be appropriate (or not appropriate) in the circumstance. Either approach would be a daunting, frustrating and contentious task.

New trends and styles in architectural design and construction should be encouraged, as beneficially promoting the region.

The location and size of buildings is highly regulated through the zoning by-law and there should be no need to delve into more subjective constraints.

Part "F" – Design Guidelines

While architectural and site plan design 'guidelines' may normally be helpful, the recent trend of municipalities to apply 'guidelines' as if they are 'policy' or 'regulation', calls into question the appropriateness of including any reference to them in the official plan. If 'guidelines' are prepared by the municipality their application must be understood as entirely at the discretion of the owner/builder and not as a constraint on the architectural style of buildings. This principle should be made clear in section 1.7.1

The Town's consideration of these supplementary comments is appreciated, and we look forward to the opportunity to review the 3rd draft of the official plan.

Yours truly,
WAYNE SIMPSON & ASSOCIATES

Wayne Simpson, MCIP, RPP
Principal Planner

Cc. K. Maxwell, MCIP, RPP, Manager of Development Process
G. Cockwell, Halmont Properties Corporation
C. Doughty, Claudex Inc.

[redacted]

[redacted]

From: Julie A. Roden [redacted]
Sent: February 3, 2019 4:26 PM
To: Nancy Alcock
Cc: Kirstin Maxwell
Subject: Do NOT Remove C.5.3.4 from Huntsville's Official Plan AND Do NOT Allow Height Exemptions for Waterfront Condos at Grandview

Dear Ms. Alcock,

I am the property owner at [redacted].

Huntsville must stop giving in to the wiles of property developers and do much more to protect the purity of our lake, our rocky views from 4 story condos, prevent overpopulation and pollution and not allow boat traffic to get any more out of control than it already is.

At the moment, there are not enough people who are making intelligent choices about the future of this town and where all this over development along the lake will lead. It will be a long term disaster for some short sighted immediate gain for a few developers.

I am also strongly against allowing a 24 boat slip marina built in tiny Cookson Bay, to accommodate Phase 1 of The Waterfront at Grandview. (I am fearful what will be proposed in phase 2 and 3.)

In the summer, the lake is already filled with reckless boaters speeding shockingly close to our dock. For this reason, we don't allow the children to swim beyond the dock.

We need to preserve the beauty of Huntsville as it's magic is in its natural, rocky beauty which is being destroyed by meaningless over development.

Regards,

Julie A. Roden

[redacted]

[redacted]

[redacted]

[redacted]

From: Martha Kashap [redacted]
Sent: February 5, 2019 11:05 AM
To: Kirstin Maxwell; Nancy Alcock
Subject: We want you to keep section c.5.3.4 in Huntsville's Official Plan

1. Height restriction exemption, to allow for 4 stories, instead of 3 on current 33 units under construction, setting a precedent for future proposed Phase 2 and Phase 3 units, of “Grandview’s Luxury Waterfront Condos”, and possibly many more such developments.

2. Taking out section C.5.3.4 of Huntsville’s Official Plan which states that 50% of development on “Resort Commercial” property should be available to the travelling public, for 52 weeks of the year. (This allows developers to build “residential” units on “resort commercially” zoned properties at a much higher density than is allowed for “residential” zoning, therefore increasing their profits from sales, and leaving us with densely populated areas, always... waterfront lands).

Dear Ms. Alcock,

Fairy Lake Association (comprised of 3 members) seems not to be concerned about the over development. *We are not sure why?*

We pose this question to you, for you must know the answer to it. Why isn't the Fairy Lake Association concerned about over development?

First, Ms. Alcock, the people of Huntsville need to know that their elected Councillors are abiding by the Official Plan and not letting un-planned development occur as you look the other way.

If you do, the Public will have no reason to trust you on any matter that comes before council. Already there is a large credibility gap between Council and the Public. Any accommodation of developers over the interests of the Public will be seen as a complete disconnect between you and us, between you, who we elected to protect and represent, and us. Of course, the disaster of the Bala Falls destruction has already confirmed our suspicions that rules and protections for the people and the beautiful natural places we call home do not matter when a wad of cash is being held like a carrot in front of your noses.

If this continues, your job as a Councilor will be obsolete. Instead we will just have a board of developers running the town, padding their own pockets as the only motivation for being alive.

Please do the right thing, Ms. Alcock. Do not throw Huntsville's Official Plan out the window without seriously thinking why it was put there in the first place.

Sincerely,

Mrs. Martha Kashap
[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Shirley & Leo Dorig [redacted]
Sent: February 5, 2019 11:26 AM
To: Nancy Alcock; Kirstin Maxwell
Subject: development restrictions

Councillor Nancy Alcock, Chair,
and Development Services Committee Members,

I grew up in Muskoka, and am now retired and living just north of Muskoka in Parry Sound district. I am most concerned about the over-development of the Muskoka lakes,and am seeing the same situation creeping north into Almaguin's lake country. I urge you to "hold firm" on your restrictions as to height and density of any new developments. Densely packed high rises and over-sized marinas endanger the health of the environment, especially with regard to waste systems in this area where bedrock is always close to the surface.
As well, the unique ambience of Muskoka would be destroyed by such developments.

Please keep Muskoka in character !

Sincerely,
Shirley Dorig

[redacted]

[redacted]

[redacted]

[redacted]

From: Natalie Edgar [redacted]
Sent: February 5, 2019 9:44 AM
To: Nancy Alcock
Cc: Kirstin Maxwell
Subject: Lakefront building concerns

Good morning.

I am writing to express my concern and disagreement with

1. A height restriction exemption, to allow for 4 stories, instead of 3 on current 33 units under construction, setting a precedent for future proposed Phase 2 and Phase 3 units, of "Grandview's Luxury Waterfront Condos", and possibly many more such developments.

2. Taking out section C.5.3.4 of Huntsville's Official Plan which states that 50% of development on "Resort Commercial" property should be available to the travelling public, for 52 weeks of the year. (This allows developers to build "residential" units on "resort commercially" zoned properties at a much higher density than is allowed for "residential" zoning, therefore increasing their profits from sales, and leaving us with densely populated areas, always... waterfront lands).

And with the possibility of
a 24 boat slip marina built in tiny Cookson Bay, to accommodate Phase 1 of The Waterfront at

Grandview.

Waterfront property is a privilege and should be protected at all costs.

Please reconsider these changes to our beautiful waterfront land.
Natalie Edgar

Sent from my iPhone

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Ron Darrach [redacted]
Sent: February 5, 2019 2:35 PM
To: Nancy Alcock
Cc: Kirstin Maxwell
Subject: Fwd: URGENT: Lakes are being overdeveloped. Your help is needed!!!

Sent from my iPad

[redacted]

Subject: URGENT: Lakes are being overdeveloped. Your help is needed!!!

Dear Friends and Neighbours,

We are writing to you with the hopes that we will have your much needed support and **active participation.** This is needed immediately!

As predicted, Halmont Properties/Claudex Inc. (developers of the land formerly known as Grandview Inn property on Fairy Lake) currently building "The Waterfront at Grandview", is requesting changes to Draft #2 of Huntsville's Official Plan, currently in its final stages of public input before being printed. These changes are being requested to allow the following:

1. A height restriction exemption, to allow for 4 stories, instead of 3 on current 33 units under construction, setting a precedent for future proposed Phase 2 and Phase 3 units, of "Grandview's Luxury Waterfront Condos", and possibly many more such developments.

2. Taking out section C.5.3.4 of Huntsville's Official Plan which states that 50% of development on "Resort Commercial" property should be available to the travelling public, for 52 weeks of the year. (This allows developers to build "residential" units on "resort commercially" zoned properties at a much higher density than is allowed for "residential" zoning, therefore increasing their profits from sales, and leaving us with densely populated areas, always... waterfront lands).

One other thing to mention is that, along with the high density build, there will be a 24 boat slip marina built in tiny Cookson Bay, to accommodate Phase 1 of The Waterfront at Grandview. Keep in mind that Phase 2 and Phase 3 have yet to be built!!! (After letting our concerns be known, this MAY change to 12, but we have no written proof, yet.) However, 12, with the potential of more, is still of GREAT CONCERN.

Just to further clarify, we are not alone in this concern. An organization, "Friends of Muskoka", to which we have an affiliation, has been protesting this further destruction of waterfront lands and high density development, all across Muskoka. To name a few, there are:

- Legacy Cottages (The Rosseau Group)
- Touchstone (MIST)
- Villas of Muskoka
- Moody Bay Developments (Gull and Silver Lake)

Several others, are awaiting the decision from LPAT, an appeal board, to do just the same thing. So you see, this is a regional concern. If we do not stand up for our beautiful land and lakes, they will be lost to overpopulation and pollution.

" Friends of Muskoka" have gained prominence and the attention of the media, and social media province wide. People have joined forces to let their voices be heard, "stop over developing waterfront lands, destroying our views of beautiful outcrops of rock, natural forests and increasing the recreational capacity of watercraft on our **soon to be** overcrowded and polluted lakes". (**For more information** and/or to join forces contact: http://www.friendsofmuskoka.ca or email at: savemuskoka.ca)

Municipal and Regional governments have listened, and have put section C.3.5.4 in place in both in the Muskoka Official Plan and in local plans such as the Huntsville Official Plan, in order to have developers play by the same rules as everyone else. **If they are building residential complexes, not commercial resorts, they must abide by the density that is allowed for residential building, far reducing the number of units allowed.**

Sadly, unlike **MANY** other lake associations, Lake of Bays Association, Muskoka Lakes Association, Mary Lake Association, Peninsula Lake

Association, just to name a few, **Fairy Lake Association (comprised of 3 members) seems not to be concerned about the overdevelopment. *We are not sure why?*** They refuse to send this information to their contacts, paying members of the association. If this at all concerns you, you need to tell them so. We, as association members, should at least have the opportunity to make our own decision about lands bordering the waterfront we share, based on the facts.

What we need you to do by Wednesday February 6th at the latest, write a letter to:

Councillor Nancy Alcock, Chair
and Development Services Committee Members
Town of Huntsville
37 Main Street East
Huntsville, Ontario
P1H 1B2

(for expedient delivery, this letter could be sent via email: nancy.alcock@huntsvillecouncil.ca)
Please cc. Kirstin Maxwell MCIP, RPP, Manager of Planning :kirstin.maxwell@huntsville.ca

In your letter, refer to the above 2 bullets and your reasons why you are against removing C.5.3.4 from Huntsville's Official Plan and against allowing height exemptions for Waterfront Condos at Grandview.

Also, please attend the public meeting in Town of Huntsville Council Chambers on Wednesday February 13th at 1:00 pm. Let your concerns be heard!

We are also asking that you send this letter to AT LEAST 2 (or more) other people who you think care about overpopulation and /or pollution of lakes and the destruction of the natural beauty of Muskoka. Spread the word!!!!

Yours in Concern,
Brenda St. John
Ron Darrach
On behalf of Save Our Muskoka Lakes



[redacted]

[redacted]

[redacted]

[redacted]

From: Beverly Chevalier [redacted]
Sent: February 5, 2019 3:30 PM
To: Nancy Alcock
Cc: Kirstin Maxwell
Subject: C.5.3.4 of Huntsville's Official Plan

It has been brought to my attention that a development currently underway “The Waterfront at Grandview”, on the former Grandview Inn property is requesting changes to the requirement of 50% of the units being available to the traveling public for 52 weeks of the year, also there be the potential of four stories rather than the three currently under construction, is this what you want for our lakefront? Cookson Bay appears to be small, I am aware of algae blooms in the past, how will multi slip docking facilities (increased boat traffic) for the development impact the water quality?

Thank you for protecting the natural beauty of the Muskoka shoreline with carefully thought out regulations that apply to individuals as well as development companies. Everyone should be treated the same, if you are building a condominium complex were a certain % of units do not have to be available to the travelling public call it what it is, have the same requirements on the “lakefront” that developers adhere to on property not zoned “Resort Commercial”.

Respectfully submitted

Beverly Chevalier

[redacted]

[redacted]

[redacted]

[redacted]

From: Chris Gutierrez [redacted]
Sent: February 5, 2019 11:28 PM
To: Kirstin Maxwell
Cc: Patrick Lumbers
Subject: Fwd: Waterfront Grandview Development

Sending to your correct email address, please see my message below.

Sent from my iPhone

Begin forwarded message:

> **From:** [redacted]
> **Date:** February 5, 2019 at 11:08:15 AM EST
> **To:** nancy.alcock@huntsvillecouncil.ca
> **Cc:** Patrick Lumbers [redacted], Kirsten Maxwell <kirsten.maxwell@huntsville.ca>
> **Subject: Waterfront Grandview Development**
>
> Dear Councillor Alcock,
>
> I am writing to you today regarding The Waterfront at Grandview Development.
>
> I discovered yesterday that there has been a request to alter Draft #2 of the Huntsville Official Plan. This is extremely alarming as it effects additional noise, increased lighting on the lake and overall size of Development.
>
> This project was green lighted for three storey's only. I'm shocked that a a

Service Development Committee would even entertain the thought of changing the goal posts midway through a build. Of course increased density will be a negative result.

In addition, a 24 slip marina in a small bay is a safety hazard as we currently have a very busy thoroughfare going to Penn Lake via the canal.

Please note my opposition to increased density - 3 storey's to 4.
Obviously, if this is passed then the subsequent phases will follow suit. Cottage life should be enjoyable and somewhat tranquil that is why we get out of T.O in the first place. I do not want to hear an additional storey of voices and music at midnight! Sound is seriously amplified at night, this truly defeats cottage living.

Thank you,
Chris Gutierrez + Patrick Lumbers
Sent from my iPhone

[redacted]

[redacted]

[redacted]

[redacted]

From: Ryan Lumbers [redacted]
Sent: February 5, 2019 8:06 PM
To: Kirstin Maxwell
Subject: Fwd: URGENT: Waterfront Grandview Development

Resending due to email address error.

---------- Forwarded message ---------
From: **Ryan Lumbers** [redacted]
Date: Tue, Feb 5, 2019 at 8:03 PM
Subject: URGENT: Waterfront Grandview Development
To: <nancy.alcock@huntsvillecouncil.ca>, <kirsten.maxwell@huntsville.ca>

Dear Councillor Alcock and Ms. Kirstin Maxwell,

I am writing to oppose ANY alternations to draft #2 of the Huntsville Official Plan, including but not limited to, an additional building level of the Grandview Development. As it stands, the Grandview development was already given an overly generous approval of their initial design.

This additional density will negatively impact the lake, overbuilding lakes affect the safety of cottagers, the wildlife and the lake's fragile ecosystem. It also dramatically affect the quality of life for cottagers and fairy lake residents who have supported the Town of Huntsville for decades and in some cases centuries.

I also oppose the 24-slip marina, which will create an overflow of boat traffic at a narrow point in the lake. Again this is dangerous to the safety of boaters and the fragile marine ecosystem.

I appreciate your serious consideration in this matter and I strongly encourage you to oppose any request to alter Draft #2 of the Grandview Development Plan.

Sincerely,
Ryan

[redacted]

[redacted]

[redacted]

[redacted]
www.huntsville.ca

From: Mary Lynn Bastian [redacted]
Sent: February 6, 2019 7:16 PM
To: Nancy Alcock
Cc: Kirstin Maxwell
Subject: Changes to the Official Plan

Dear Councillor Alcok,
It has come to my attention that the Town Council is planning changes to the Town's official Plan and this is of great concern to me.

- I am strongly opposed to the change in the height restriction exemption to allow 4 stories, instead of the 3 on the current 33 units under construction at Grandview's Luxury Waterfront Condos and setting a precedent for the future proposed Phase 2 and Phase 3 units. This will dramatically alter the landscape of our lakes and essentially destroy what Muskoka really is.

- I am equally opposed (but keep an open mind after more information) to taking out Section C.5.3.4 of the official Plan which states that 50% of development on Resort Commercial property should be available to the travelling public for 52 weeks a year.

Yours truly

Mary Lynn Bastian
[redacted]

Brenda St.John
[redacted]

February 6, 2019

Dear Councillor Alcock,

Re: C.5.3.4 of Huntsville's Official Plan and D.2.2.2

This is to formally support the wording of the 2nd draft of the new Official Plan, and to be sure that C.5.3.4 and D.2.2.2 remain part of the permanent plan.

As residents of Huntsville and Muskoka, we greatly appreciate the time the Planning Council and Planning Department of Huntsville has dedicated to informing the public about Huntsville's Official Plan and allowing us to give our well thought out and well researched input, regarding changes to the Official Plan. The group, "Save Our Muskoka Lakes" took the time to hold a public meeting to discuss changes to the Official Plan. We invited all council members and candidates, and also asked Kirsten Maxwell to make a presentation. We went to great lengths to put together a document examining the wording of the Official Plan and how it measured up to current development plans and practices, and ultimately how this affects our town and environment. Again, several members of our group attended many of the town's meetings regarding public input and information regarding the Huntsville Official Plan. This has certainly been a lengthy, but very valuable process. It is satisfying to know that the voices of the residents of Huntsville are being heard.

My concern with removing section C.5.3.4, which reads,

"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",

...is that this allows developers to essentially build subdivisions, usually on waterfront property, and because of the "resort commercial" zoning, at a higher density that would be allowed for a residential development. It seems unfair to me that they do not have to abide by the same guidelines as residential developers.

My other great concern is that Muskoka's landscapes, clean water, outcroppings of the Canadian Shield are truly gems and sights to behold. They are our best assets for sure. Is it fair that we continue to blast the rock, alter the landscapes, overpopulate the shores and increase exponentially, the recreational carrying capacity of our lakes, all in the name of development? What about our tourism industry, the industry that provides jobs to many of our local residents? In several cases, the developers have hired construction companies from the GTA, so we aren't even benefitting from that. And as these properties are no longer "commercial", again we suffer the loss of potential jobs. Should these properties NOT be available to the travelling public on a rental basis? What then are we doing to stimulate and sustain Muskoka's economy? Is it fair that these beautiful lands be only available to private owners? That seems rather greedy, to me.

I also disagree with removing section D.2.2.2 from the draft. Huntsville has a limited number of affordable housing units. We know from following this issue in the media and from the extensive studies that have been conducted, that we NEED housing that is not in the range of $600 000-$2 000 000, which is the price of some of the units in developments currently being constructed, such as "The Waterfront at Grandview", on Fairy Lake. We should not be outpricing the average resident of Huntsville, making these properties out of reach. We need only to look at similar situations in places such as Vancouver, where the locals have been locked out of their own real estate market, as only foreign investors could afford the pricing. Huge areas are left abandoned, as they are so infrequently being used. A sad state. Huntsville needs affordable housing and D.2.2.2 will help to create that.

Phase One of "The Waterfront at Grandview" development of the former Grandview Inn property broke ground sometime in the time span of June/July 2018, around the time the Huntsville OP draft was being released, knowing full well that public consultation was following and initially expected the final draft to be released in 2018, just after the municipal election. Therefore, they began construction on 33 units, adding to the existing 154 units, with the intention of a further Phase Two and Phase Three of the development, knowing that the wording in the Official Plan reads:

"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."

This means that they were going ahead with their plans of Phase 1, (already with residential units far exceeding the allowable limit, with plans for Phase 2 and 3, which

we could reasonably expect to be an additional 99 units) bringing the total number of units for this small piece of land and shoreline to bare. Again, knowing that this wording was going to be included in Huntsville's Official Plan and already in Muskoka's Official Plan, why would they have done so? This, in my opinion is very brazen. To me, it shows a complete lack of respect. And NOW they want to challenge the wording?? Do they feel that their personal and financial agendas are far superior and more important than the rules agreed upon by all?

I also worry about the strain of our current sewage infrastructure. Can it really sustain the addition of 99 Units, with the intention of installing an additional type of "infinity pool" and hot tubs? What about the roads; the transportation upgrades that may be required? Who would bear the cost of updating the infrastructure...taxpayers?

Section C.5.3.4, was included for the benefit of our "tourism economy" in Muskoka. Do developers want to change the wording in the Official Plan, so that they don't have to abide by rules that restrict their personal gain? To me, this seems like a strong arm bullying measure with only self serving interests at heart.

This very same situation has been occurring all across Muskoka during the past 2 years, most notoriously with the situation in Minett, particularly in Wallace Bay,Lake Rosseau. The Muskoka Official Plan, superceeding the Huntsville Official Plan, I am to believe, clarified that the,

> " resort commercial property must have 50% of the units available to the travelling public, for 52 weeks of the year."

As a result, several developers' projects ar on hold, as this clause, C.5.3.4, is currently being challenged with LPAT.

Therefore, I respectfully request that sections C.5.3.4 and D.2.2.2 NOT be removed from our official plan, and that all developers abide by them.

Most Sincerely Yours,
Brenda St.John

Cc. Kirsten Maxwell, MCIP, Manager of Development Process
Cc. Elizabeth Reimer, Senior Planner

Jasmine Last

From: Marti and Roy Dahl [redacted]
Sent: February-06-19 4:03 PM
To: Nancy Alcock; Kirstin Maxwell
Subject: Grandview development

Councillor Alcock, Chair of Development Services
Kirstin Maxwell, Town Planning Department

We are Huntsville residents, living at [redacted].
We have been made aware that there is a proposal moving forward to a meeting on the 13th of February. We are 6 month residents, who winter in Florida and cannot make the meeting, but feel strongly that we should make you aware of our opposition to the proposal regarding the Halmont Properties/Claudex development at Grandview.

This development has been through the approval process and now the developers want to make changes. They originally wanted 4 stories and were denied, but now they are requesting to go from 11metres to 15 metres, which suggests to me that they want 4 stories of residences, not 3. The building is already very imposing and will be an eyesore from the lake, adjacent cottages and obstruct the view of the condos behind them. Not good idea!!

We are aware that they plan to build phase two and three in the next few years. If
we grant them an exception to build higher now, then it will be an automatic that they be allowed to do so as well in those next phases.

The developers also would like the Town of Huntsville to change bylaw C.5.3.4, which has to do with density of residential units on commercial properties.
This was put in for a good reason, after much thought and debate.
If you allow this, it opens a door for future developments to build as many units as they want on former resorts. Please thank about the future of our lakes.
Our beautiful lakes are what makes Huntsville and Muskoka attractive to so many.
Once you open that door, you can't go back.

Thirdly, the developers have been given approval to build 24 boat slips in Cookson Bay. We would like you to re-consider that. It is a very small body of water and has an entrance to it that is narrow and has cottages on the east side that are already overwhelmed with boat traffic. There are already, a number of slips in the bay.
More importantly, where does it end? The new owners of units in phase 2 and 3 are bound to expect more docking for their boats. The little bay cannot sustain it.

We know it is attractive for the Town of Huntsville to have more development and increased tax revenue, but we urge you to think about the long term health of our lakes and our environment.

Sincerely
Roy & Marti Dahl
[redacted]

The developers are also wishing for the Town of Huntsville

Appendix 3: Staff Response to Comments Recieved - Amended

	Name	Draft Official Plan Section Reference	Subject of Comment or Issue Raised	Staff Response	Recommended Policy Change	Options	Amendments to address Committee's direction
1.	Mark Brennan	C7.6.17	1) Remove the words "public access points" and restrict access only to Commercial Marinas or 2) Provide a special exception in the Official Plan to recognize our parket as a swimming access point and do not permit any construction or commercial access use.	The policies regarding Fairview Island that have been included in the draft are exactly those included in the Official Plan Amendment adopted by Council and under appeal to the LPAT. They were included in the draft as a placeholder, and will be removed or updated once the LPAT renders a decision on the amendment. It is noted in the draft that these policies specifically are under appeal and in this manner they will be maintained/replaced/removed as determined by the LPAT. Council also passed an amendment to the Parks By-law at the end of October that removed the ability for anyone to use the boat launch for commercial purposes unless it was specifically authorized by Council. Access points to water are considered Open Space designated lands, and Section D4.2 limits the uses that can occur.	No change recommended.		
2.	Skyline Deerhurst	Schedule B-2	Redesignate area on golf course from Open Space to Resort Recreational Residential to allow for construction of staff housing.	The lands are located within the Hidden Valley Resort Recreational Area, and appeared to have been designated Open Space in 2015 by way of OPA #9 as part of the Deerhurst Village approvals. As the lands are zoned to permit residential dwelling units, and the intent of the Official Plan is to support tourist commercial use development, consideration could be given to changing the Open Space designation to Resort Commercial which would	Amend Schedule B-2 to redesignate a portion of Part of Lot 30, Con. 2, Chaffey, from Open Space to Resort Commercial.		

				permit staff housing as an accessory use to the resort.			
3.	Pat Dube	Schedule B-2	Expand proposed Port Sydney boundary to include lands adjacent Hwy 11 up to Stephenson Rd 7E and designate as Community Business.	The current Official Plan includes this area within the boundary and the lands abut Highway 11 and are zoned Highway Commercial. Staff were originally proposing that this area, together with the pits to the east, be removed from the boundary, however, this would create an awkward boundary delineation. Section C1.21 provides direction to the inclusion of these lands within the boundary. Ultimately the pits would cease to exist. If there were any new sensitive land uses proposed within the area, they would be subject to the D7 compatibility policies. It is a logical extension of the Community Business designation to include this parcel.	Amend Schedule B-2 to include lands Part Lot 20 Con. 7, Stephenson within the Port Sydney community boundary, and specifically designate Part Lot 20, Con. 7 Stephenson Community Business.		
4.	Jim Dyment - Skeleton Lake Cottagers Association	C7.5	Include some lake plan policies in OP.	Official Plan policies which affect a lake community such as the lake plan policies proposed should go through a public consultation process during the summer months to ensure that affected residents can be engaged. In view of this, the proposed lake plan policies should be considered for addition to the Official Plan by way of an Official Plan Amendment, with no associated fee payable to the Town.	No change recommended.		
5.	Lanny Dennis	C3.10.2	Section 3.10.2 should say approximately, and the number of units changed to 730.	The density of each of the secondary plan areas was established through an Official Plan Amendment which went through a rigorous public consultation process. Without additional public consultation and supporting technical	No change recommended.		

				reports, no changes to the densities are recommended.			
6.	Lanny Dennis	C3.10.7	Section 3.10.7 removes reference to the Huntsville Highlands North lands, but it goes on to state that a comprehensive development plan is required. Question is required for what part of the Huntsville Highlands Secondary Plan lands. The same can be said for section 3.10.15. It now reads like Huntsville Highlands North and the Rock Ridge lands can move forward now at the same as Huntsville Highlands. This is not the case. Huntsville Highlands has submitted all their studies and gained approvals to move forward with their project. There needs to be significant detailed studies completed for these lands to proceed with development and it was clearly articulated that way under the existing policy regime.	Mr. Dennis indicates that development on Rock Ridge and Huntsville Highlands North subdesignations may only proceed upon submission of a comprehensive development plan and the requisite technical background reports. Section C3.10.7 should be amended to ensure the need for a comprehensive development plan is clear. As to technical background studies, the policies in the balance of the Official Plan would ensure they are submitted.	Amend C3.10.7 with the insertion of the words "New development shall require the submission of a" at the beginning of the policy. Further amend C3.10.7 with the deletion of the words "will be submitted"		
7.	Lanny Dennis	Appendix 2	Replace with new master plan.	No additional or updated plan information was provided in this regard. A new master plan to ensure appropriate designation terminology which is used in the draft Official Plan is required.	Appendix 2 be updated to reflect the designations appropriately.		
8.	Lanny Dennis	C3.10.13-3.10.15	Eliminate clauses as no golf course is now proposed.	Staff have no objections to the removal of the clauses regarding the development of a golf course.	Amend subsection C3.10.13, C3.10.14, and		

					C3.10.15 by deleting all 3 clauses. The remainder of the subsections in this section shall be renumbered accordingly.		
9.	Lanny Dennis	Schedule B-1	Redesignate all lands from open space to residential.	The principle of development through the Official Plan Amendment was based on extensive background environmental studies to ensure that environmental integrity of these lands was maintained. The principle of use was established on this basis. The intent of this area was to develop with extensive natural areas. As there are sufficient lands designated to accommodate all of the residential growth anticipated for more than the horizon of this plan, no changes to the amount of land designated residential is recommended.	No changes recommended.		
10.	Lanny Dennis	C3.10.6	Could remain and refer to minor deviations.	This matter is addressed in policy F2.1.9, so does not need to be duplicated in this location.	No changes recommended.		
11.	Larry Ross	Schedule A, Schedule B-2	Expand proposed Novar community boundary to include lands to the south, and designate them Community Residential.	It is not clear if the request to expand the Novar community boundary was submitted on behalf of the land owners in question by Mr. Ross. In addition, the lands proposed to be included in the community boundary do not have direct frontage and road access on a publically year round maintained road, and are therefore landlocked. It is not clear how access is intended to be provided. Section 1.1.3.8 of the PPS requires background	No change recommended. It is also noted that the proposed boundary in the second draft of the Official Plan includes approximately 8ha of vacant land, and the potential for 20	Amend Schedule A-1, by extending the boundary southerly to include approximately 8ha on Part of Lots 18 and 19, Con 14, Chaffey, and designate the lands Community Residential.	

				justification for a boundary expansion of a Settlement Area. No such background justification information, respecting population projections or the potential of the lands to support residential development (environmental studies), has been submitted by the property owner.	residential lots. The DMM growth strategy notes that the Town's unserviced communities (as per the MOP OPA47 schedules) currently contain the potential for the creation of approximately 3700 units. In view of this, it does not appear that additional designated lands in Novar would be required to accommodate the projected growth for the next 20 years.		
12.	LWRA	C7.5	include lake plan policies in OP: a) Lakefront properties shall be developed only for residential use except for Camp Huronda. The continued institutional camp use by Huronda is encouraged and protected. Subject to MOE approval and monitoring of the required septic system, the construction and modification of buildings, where required to	Official Plan policies which affect a lake community such as the lake plan policies proposed should go through a public consultation process during the summer months to ensure that affected residents can be engaged. In view of this, the proposed lake plan policies should be considered for addition to the Official Plan by way of an Official Plan Amendment, with no associated fee payable to the Town.	No change recommended.		

			accommodate the target of 136 campers plus support staff, shall be permitted. b) New lot creation will require a minimum lakefront frontage of 120m. c) If the phosphorus level in any lake is more than 150% of its background level (50% above background level), or such other threshold as may be established by the District of Muskoka, then new lot creation will be suspended until the level returns to less than the allowable threshold. d) Existing, undeveloped waterfront lots can be developed for residential use, subject to a minimum setback of 30m from the high water mark. e) Redevelopment may be completed within the footprint of an existing habitable construction that does not meet the required zoning setback, subject to an absolute minimum setback of 10m from the high water mark, and provided a minimum of 75% of the shoreline is vegetated to a depth of 15m. f) Where redevelopment outside existing footprint or additions to existing structures cannot meet the				

			required zoning setback, the resulting structure must be no closer to the shoreline than the existing structure, subject to an absolute minimum of 20m from the high water mark.				
13.	Mary Lake Association	C7.5.13	Add Port Sydney Rapids and Park to prominent locations, Remove Gryffin Lodge from list of traditional use properties.	Although the proposed changes may have the appearance of being minor in nature, the impact on the property owners should require a public consultation process during the summer months to ensure that affected residents can be engaged. In view of this, the proposed amendment to the lake plan policies should be considered for addition to the Official Plan by way of an Official Plan Amendment, with no associated fee payable to the Town.	No change recommended.	Amend the Prominent Locations column of the table contained within C7.5.13 with the addition of the words "Port Sydney Rapids and Park". Further amend the Traditional Use Properties column of the same table by the deletion of "Gryffin Lodge".	
14.	Ross Earl	B2.6	Need to recognize unique geological formation of Skeleton Lake and its watershed. Should be classified as an ANSI.	The Province of Ontario is the authority which identifies areas of land as constituting ANSIs. The province has not identified, nor does it appear they are intending to identify this area as an ANSI. If there is a desire for the Lake Association to include this type of an approach as part of their lake plan, the request submitted by Mr. Dyment (row 5) should be amended to include this matter. Official Plan policies which affect a lake community such as the	No change recommended.		

				lake plan policies proposed should go through a public consultation process during the summer months to ensure that affected residents can be engaged. In view of this, the proposed lake plan policies should be considered for addition to the Official Plan by way of an Official Plan Amendment, with no associated fee payable to the Town.			
15.	Darren Vella	C3.8.1	Under Section 3.8.1, consideration should be given to not only permitting Office Uses accessory to a permitted retail and personal service but to also consider office uses such as real estate, dental and medical offices as primary permitted uses.	Each of the Central Business District, Regional Commercial and Business Employment designations allow a variety of commercial uses. Uses permitted in the regional commercial designation are intended to operate at a larger scale, and serve as a regional commercial hub. The proposed additional uses are not traditionally found in this area. The proposed additional uses are more appropriately located in the other commercial or mixed use designations.	No change recommended.		
16.	Darren Vella	C3.8.3	Under Section 3.8.3 the maximum gross leasable area for an enclosed mall shall not exceed 23,132 m2 (249,000 ft2). This provision exists within the current Official Plan and we agree that this number should not be exceeded without the submission of a site specific Official Plan Amendment application.	No response required.	No change recommended.		

17.	Darren Vella	C3.8.4	This policy needs to be reconsidered to facilitate greater flexibility and redevelopment opportunities. Suggest that the maximum gross floor area located outside of the enclosed shopping centre but on the same site shall not exceed 18,580 m2 (200,000 ft2).	This request would represent in excess of a threefold increase in the maximum gross floor area for buildings located on the same lot as the existing mall. The effect of such an increase would be to permit a second building of the same size as the existing mall. Given the physical constraints of the site it is not clear how this would be feasible. This is a major change that would require substantial review and consideration and would require a full market study.	No change recommended.		
18.	Darren Vella	C3.8.7	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 zoning by-law amendment. Council may require preparation of a market impact report in support of such zoning by-law amendment. This once again is a carry over from the existing Official Plan. Recommend that this policy be increased to permit up to	Although this designation is meant to permit a large-scale retail hub, the request represents a major change that requires substantial review and consideration. A full market study to review the impact on the Central Business District (CBD) is required to maintain and encourage its viability.	No change recommended		

			ten (10) DSTM retail stores to allow for the future redevelopment of the mall to take place.				
19.	Dennis Wilks	C7.6.17	Request for more information.	No response required.			
20.	Kelly Zytaruk	C7.6.17	The inclusion of the wording “public access points” is too broad and far reaching. 1) Remove the words “public access points” and restrict access only to Commercial Marinas or2) Provide a special exception in the Official Plan to recognize our parket as a swimming access point and do not permit any construction or commercial access use.	The policies regarding Fairview Island that have been included in the draft are exactly those included in the Official Plan Amendment adopted by Council and under appeal to the LPAT. They were included in the draft as a placeholder, and will be removed or updated once the LPAT renders a decision on the amendment. It is noted in the draft that these policies specifically are under appeal and in this manner they will be maintained/replaced/removed as determined by the LPAT. Council also passed an amendment to the Parks By-law at the end of October that removed the ability for anyone to use the boat launch for commercial purposes unless it was specifically authorized by Council. Access points to water are considered Open Space designated lands, and Section D4.2 limits the uses that can occur.	No change recommended.		
21.	Lake of Bays Association	C7	The Town will ensure that lakefront development standards for properties in the Town that front on Lake of Bays (including islands) are similar or the same as standards imposed by the Township of Lake of Bays in that area of the Lake. This	The Town has reviewed and revised its Waterfront policies so that any inconsistencies with the Township of Lake of Bays policies have been removed. Therefore, the development standards are similar or the same as those applicable to Lake of Bays.	No change recommended.		

			will reinforce the community character of the area and provide for a consistent development pattern.				
22.	Lake of Bays Association	C7.6.17	Part C contradicts the amendment to the parks by-law. "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." If decisions resulting from the LPAT hearing allows this development to proceed, the wording in the OP should be changed to exclude the South Portage Park access point.	The policies regarding Fairview Island that have been included in the draft are exactly those included in the Official Plan Amendment adopted by Council and under appeal to the LPAT. They were included in the draft as a placeholder, and will be removed or updated once the LPAT renders a decision on the amendment. It is noted in the draft that these policies specifically are under appeal and in this manner they will be maintained/replaced/removed as determined by the LPAT. Council also passed an amendment to the Parks By-law at the end of October that removed the ability for anyone to use the boat launch for commercial purposes unless it was specifically authorized by Council. Access points to water are considered Open Space designated lands, and Section D4.2 limits the uses that can occur.	No change recommended.		
23.	Lake of Bays Association	B3.1.8	Part B Section 3.1.8 speaks to "Buildings, structures or works extending beyond the normal or controlled high water mark or located at the shoreline …". We would like to see wording that limits the length of docks to what is specified in the applicable By-law **regardless of water depth.**	The Town has reviewed and revised its Waterfront policies so that any inconsistencies with the Township of Lake of Bays policies have been removed. Therefore, the development standards are similar or the same as those applicable to Lake of Bays. Section 3.1.8 contains a series of tests that would be implemented through a community planning permit or zoning by-law. If a	No change recommended.		

				site specific amendment or variance to any zoning provision is required to permit development, all of the tests of the Official Plan would be applicable.			
24.	Lake of Bays Association	D4.1.2g)	Part D Section 4.1.2 (g) defines Open Space as "lands that form the bed of any waterbody". We suggest wording such as this be added to the appropriate section: *Extensive shallow waters bordering waterfront lots are Open Space and should be considered as unsuitable for developing docks and boathouses that extend far out into the lake to reach deeper waters.*	Lake and river beds are designated Open Space. Development of abutting lots would be subject to the policies of the appropriate land use designation under Part C and the environmental policies of Part B.	No change recommended.		
25.	Lake of Bays Association	C7.2.13, C7.2.17	Part C Section 7.2.13 speaks to Shoreline Activity Areas. Section 7.2.17 speaks to a 15-metre "natural vegetative buffer". We would suggest adding a limitation as to how much development could occur not only within the shoreline area but also within the entire 20-metre shoreline setback. The coverage area of the docks, boathouses and other shoreline structures would be added to the coverage area of other structures within the 20-metre shoreline setback area (i.e. gazebos, marine storage	The Waterfront designation policies make reference to the protection of waterfront character, providing a series of design guidelines and policies to ensure the natural appearance of shorelines. The level of development standards requested would typically be found in an implementation document such as a community planning permit or zoning by-law.	No change recommended.		

			facility, decks, encroachments, etc.). For instance, 15-metre linear activity area and a 20-meter setback total 300 M2 area. If using a 40% maximum, then the total area of all structures within the shoreline area and setback area would be limited to 120 M2. This would help with Protecting the Waterfront Character.				
26.	Lake of Bays Association	new policy	Water quality is highly valued in the Official Plan. Landscaped waterfront lots lacking a naturalized vegetated buffer can overload the water with nutrients that promote the growth of algae and reduce water quality. A landscaped lawn can legally extend across the entire water frontage. The nutrient load from run-off on such waterfront lots may be compounded if the owner uses fertilizers, pesticides and herbicides. Thus we suggest the following wording be included in the Official Plan: *The use of fertilizers, pesticides and herbicides on waterfront lots is prohibited.*	This request deals with a matter that cannot be implemented or regulated through planning policy or any type of planning related document or instrument.	No change recommended.		

27.	DMM	B.4.1.7	Confirmation as to whether this area has been identified by MNRF as a Special Policy Area may be required to permit development if it is within an identified floodplain.	It is our understanding that the DMM is doing floodplain mapping in the urban centre, and a two zone approach may be applicable. If that study does not address this location, discussions with the Province to establish a special policy area may be required.	No change recommended.		
28.	DMM	C.3.9	The identification of “employment lands” as per Section 1.3.2 of the PPS is required in the adopted MOP. Should Business Employment lands or any other employment-related lands be considered as such in the HOP, this should be clarified and policies related to the conversion of these lands should be included.	To be consistent with Section 1.3.2 of the PPS, the background statement of Section C3.9 should be amended to ensure that the business employment designation is intended to act as an employment land designation. Further, a new policy is proposed to be added to Section C3.9 which addresses the conversion of employment lands.	The background statement of Section C3.9 is further amended by the insertion of the words "is intended to provide opportunities for employment generating activities. This designation permits a" immediately after the word "designation" and the deletion of the words "provides for". Section C3.9 is further amended by the insertion of a new subsection as follows: "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". The remainder of the subsections shall be renumbered accordingly.		
29.	DMM	C.8.4.3	This policy appears to be more permissive than permitted in the PPS. To ensure consistency, with Section 2.4.2.2 of the PPS, subsection C8.4.3 should be amended by deleting subsections a) and c).	To be consistent with Section 2.4.2.2 of the PPS, subsection C8.4.3 should be amended by deleting subsections a) and c).	Section C8.4.3 is amended by the deletion of subsections a) and c). The remainder of the subsections within C8.4.3 shall be renumbered accordingly.		
30.	DMM	C.7.4.6	Staff note that this policy would require that new waterfront commercial uses, including resort development, to proceed by a zoning bylaw amendment. However, the current MOP requires a local official plan amendment for new resort	The policies regarding commercial development in the shoreline have been structured so that a series of tests must be met to permit development. As OPA 47 did not update/amend these policies, in order to comply with the MOP, an OPA would be required for resort commercial establishments only, not	The first sentence of Section C7.4.6 is amended with the deletion and replacement of the words "waterfront commercial uses" with the words		

			development. Therefore, an amendment to this policy is necessary to conform to the MOP. · In addition, the criteria against which a new resort development would be evaluated, as outlined in Section C.29.c) of the MOP is also required.	all waterfront commercial uses. The policies of Section C.29.b) of the MOP are all reflected in C7.4.6 and no changes are proposed in this regard.	"resort commercial establishments". In addition, the first sentence is further amended by the insertion of the words "this Plan. The establishment of all other new permitted uses will proceed by amendment to" immediately after the word "to".		
31.	DMM	C.7.4.6	In addition to the comment above, the commercial tests for resorts, as outlined in C.29.b) of the current MOP also appear to be missing from the first draft of the HOP.	In order to ensure conformity with the MOP, a new subsection to address the requirements of the MOP C.29.b) should be added to C7.4.	Section C7.4 is amended by the insertion of a new subsection C7.4.7 as follows: "7.4.7 Resort commercial establishments shall generally include on-site management, and may also include recreational amenities, dining facilities, retail uses and have accommodation units available for lease or rent to the public." The remainder of the subsections in this		

					section shall be renumbered accordingly.		
32.	DMM	C.8.2.16	While the majority of development is anticipated to be serviced by private individual on-site water and wastewater systems, resorts are permitted on the basis of private communal services, where the property has been registered as part of a condominium description, as well as private individual services.	The intent of the policy C8.2.17d) respecting tourist commercial uses was to permit remote tourist commercial camping establishments which are extremely low density and would not require communal water supply and sewage disposal services. This policy should be clarified to ensure that intent is being maintained.	Amend C8.2.17d) by the deletion and replacement of the word "uses" with the words "camping establishments"		
33.	DMM	Definition of "backlot"	The definition for the term "Backlot" does not conform to the definition of this term in the MOP and should be amended.	The proposed revision clarifies the definition of the term backlot. No objections to revision.	Section F2.2: Definition of Backlot be deleted and replaced with the following words "Backlot development consists 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."		
34.	DMM	B3.1.4, B3.1.5	These policies do not conform to the Lake System Health setback requirements of OPA47. One option would be to cross reference the MOP policies.	In order to ensure conformity with the setback requirements of OPA47, subsections B3.1.1-B3.1.4 should be amended.	Subsection B3.1.1 is hereby amended by the deletion of the words "New", "the demolition and rebuilding of existing structures"; the deletion of the words "such as accessory docks, boathouses" the deletion of the words "and excluding any component of any private sewage disposal system". This section is further amended by the deletion of the word "also". Subsection B3.1.3 is amended with the deletion of the words "B3.1.2 or B3.1.3".		

					Further amend B3.1.3c) with the insertion of the words "redevelopment or" immediately following the word "for". Further amend B3.1.3c) with the deletion of the words "or the replacement of a sewage disposal system where the setback is not further reduced". Amend B3.1.3d) with the insertion of the words ""within the Huntsville Urban Settlement Area or Hidden Valley Resort Recreational Lifestyle Area" immediately after the words "building line". Renumber B3.1.3 and move to B3.1.2. Further, subsection B3.1.2 is hereby deleted and replaced with the following: "3.1.3		

					Development in the Huntsville Urban Settlement Area and Hidden Valley Resort Recreational Lifestyle 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 any warm water stream."		
35.	DMM	B.3.2.1	Staff would encourage the use of a place-holder policy for the Lake System Health policies contained in OPA 47 which could then be amended once OPA 47 is approved by the province. (See Town of Gravenhurst Official Plan).	Staff have confirmed that with District staff that the policy does not need amended.	No change recommended.		
36.	DMM	C.3.2.18 and C.7.2.20	Although it has been clarified that condominium roads must front on and gain access from a public road, and must be built to Town/District standards, the access hierarchy in K of OPA 47 should be clearly stated in the HOP.	A hierarchy of access is defined through the structure of the Transportation section, in Section E3.1.1 generally, and the road network hierarchy is further articulated in Section F3.5.1. To provide additional clarity, Section E3.5.1 has been amended to include private roads.	Amend Section E3.5.1 with the insertion of the words "While they are not part of the municipal road system, private roads provide a local access function to a public road"		

					immediately after the words "**Schedule A**".		
37.	DMM	C.3.3.3	OPA 47 states that the Area municipalities "shall" specify the target split between medium and high density housing types. In the case of the Town of Huntsville, the HOP must reflect a target of 25% and 15% respectively.	A distinction between medium and high density housing was not included as no building permit data was reviewed prior to the imposition of this target in OPA47. Staff have no objection to adding the distinction as it is a target and will be reviewed and monitored to ensure that it is not too aspirational.	Amend C3.3.3 by deleting and replacing the words "40% medium and high density" with the words "25% medium density and 15% high density".		
38.	DMM	C6.2.4	In order to ensure that this transition area is not intended to develop in the same manner or at similar densities as those within a serviced settlement or proposed recreational lifestyle area, this policy should state that the area is to contain development of a rural or waterfront nature.	No objections to addition.	Amend C6.1.1 with the insertion of the word "located" after the words "transition area". This clause is further amended with the deletion and replacement of the words "is intended" with the words "has and will develop in a less dense manner than development in those designations, in order".		

39.	DMM	C.8.8.2 and C.8.8.6	In addition to the criteria listed, the following are also required for consideration of estate residential development: Conformity to District of Muskoka Growth Strategy and other applicable policies of the MOP to demonstrate long-term environmental, **social** and fiscal sustainability A sustainability report in accordance with D20.7 of the MOP. Further, it should be noted that OPA 47 does not provide a numerical lot limit for estate residential development, however the Town may wish to be more restrictive.	Section C8.8.2 of the Town's Official Plan provides more detailed tests that address the environmental, social and fiscal requirements of Section D20.7 of OPA47. However, Section C8.8.2 should be amended to ensure the OPA is based on a sustainability report.	Amended Section C8.8.2 by the insertion of the words "based on technical reports" immediately after the word "amendment".		
40.	DMM	D7.3.3	Additional setback requirements from water/wastewater facilities are included in the HOP. The Town policies are more restrictive than OPA 47.	To ensure conformity with Section D15.7 of OPA47, section D7.3.3 should be amended.	Amend Subsection D7.3.3 with the deletion and replacement of the words "within 400 metres of" to "adjacent to". Further amend D7.3.3 with the deletion of the words "within 200 metres of". Insert the words "as identified below" immediately following the		

					word "site". Insert new Table 4.		
41.	DMM	D7.5.2	Unless the Town is choosing to establish more restrictive setbacks than those of OPA47, this policy should be amended by adding the words "or other potential influence area distance as determined by the Province and/or District of Muskoka" after the words "500 metres".	To ensure conformity with Section I3.4 of OPA47, section D7.5.2 should be amended.	Amend subsection D7.5.2 by the insertion after "500 metres" with "or other potential influence area distance as determined by the Province and/or District of Muskoka".		
42.	DMM	E.1.1.3	To employ consistent language with OPA 47, the word “comprehensive” should be deleted and replaced with the word “major”.	To ensure conformity with Section C.4 with OPA 47, section E1.1.3 should be amended.	Amend subsection E1.1.3 by the deletion and replacement of the word "comprehensive" with the word "major".		
43.	DMM	E2.1.8	Although this policy has been revised to address previous District comments, it should be further revised to cover instances where existing lots within the Single Service Area are vacant as the policy currently only appear to cover lots that are developed and connected to a single service.	To ensure conformity with Section D.15.2 of OPA 47, Subsection E2.1.8 of the HOP should be amended.	Amend subsection E2.1.8 by the deletion of the words "have been developed" and insertion of the words "or have access to" before the words "and are presently serviced with".		
44.	DMM	E2.1.12	As worded, the policy does not conform to OPA 47 as it relates to the circumstances when the extension of	To ensure conformity with Section D.15.2h) of OPA 47, Subsection E2.1.12 of the HOP should be amended to address the installation of	Amend subsection E2.1.12 by the deletion and replacement of		

			services beyond an urban boundary would be considered. Additional policies or cross references to the MOP are required.	works that are deemed to be in the public interest.	the words "health hazard or to address an environmental concern" with the words "public health concerns, and facilitate the installation of works deemed to be in the public interest".		
45.	DMM	E2.4.5	In the case where more than 5 lots are proposed, subsection a) should be amended to clarify that a hydrogeological assessment is only required where all or some of the lots are less than one hectare (unless the Town has chosen to be more restrictive than OPA 47).	To ensure conformity with Section D.15.5 of OPA 47, Subsection E2.4.5 of the HOP should be amended.	Amend subsection E2.4.5 by the deletion of the words "for more than 5 lots or units or".		
46.	DMM	E3.13.3	The reference to "economic viability" in this policy should be removed to ensure conformity to the MOP.	To ensure conformity with Section K5 of OPA 47, Subsection E3.13.3 of the HOP should be amended.	Amend subsection E3.13.3 by the deletion of the words "or economically".		
47.	DMM	E4	Policies addressing Provincial Guideline D4 appear to occur in two different Sections of the HOP (D7.5 and E4). Subject to the revisions outlined in this letter, Section D7.5 would conform to the MOP. Therefore, Section E.4 should either be deleted or updated to reflect the same policies and	To ensure conformity with Section I3.4 of OPA 47, Subsection E4 of the HOP should be amended.	Amend Section E4 with the deletion of E4.3 and renumber the remainder of the section accordingly.		

			terminology as Section D7.5.				
48.	DMM	E3.11, E5.2	Staff would continue to encourage that consideration be given to adding a policy that restricts the sale of road allowances to only those with abutting property and that the District of Muskoka shall be consulted related to potential District interests prior to the sale of these lands, as it is our understanding that the Municipal Act no longer covers these matters.	The sale of original road allowances policy would be the appropriate location to include reference to which agencies should receive notification.	No change recommended.		
49.	DMM	F1.4	Although an official plan amendment would be required prior to implementation, consideration could be given to including reference to the use of Inclusionary Zoning in this section, or the Housing section, to set the foundation for the use of this for the provision of attainable housing.	No objection to amendment to include reference to inclusionary zoning.	Amend Section F1.4 by inserting a new subsection "F1.4.15 ***Inclusionary Zoning By-law*** 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." Renumber the remainder of the section accordingly.		
50.	DMM	F1.8.4	This policy should be expanded (or additional policy added) that would enable the flow of funds to/from the District and the Town of Huntsville as required under the Planning At for community improvement plan purposes.	To ensure conformity with Section M7.3 of OPA 47, subsection F.1.8.4 should be amended.	Amend subsection F1.8.5 by the insertion of the words "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." before the word "the".		
51.	DMM	Definition of "infill"	This definition should be amended to acknowledge that infill can occur in newer areas as well as older established areas of the Town.	No objections to revisions.	Amend the definition of Infill development with the deletion of the words "older".		
52.	DMM	Park model units	The conversion of former transient trailer parks into more permanent park model units is becoming more common across Muskoka. This trend raises a number of land use policy questions, such as are these trailer parks now considered to be resorts with permanent housekeeping units? Are the park model units actually vehicles under the relevant legislation? Do park model units require building permits? In addition, how is a line to be drawn between a resort commercial and a residential use with the units being built are capable of being occupied year-round and are often owned by a single individual or family	The definition of "tourist camping establishment" would permit park model units. It is anticipated that the majority of tourist camping establishments will occur in the Waterfront. The means of addressing the issues raised by District staff would be through the comprehensive zoning by-law or development agreements with provisions that restrict the timing of occupancy. These tourist commercial camping establishments are also permitted in the Rural area. To ensure that a large scale park model camping establishment does not occur in remote locations, revisions to Section C8.10.4 should occur.	Amend C8.10.4 with the deletion and replacement of the policy with the following: "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		

			through a condominium description? While this last question is being debated before the LPAT, the Town should consider how these types of units may be addressed in the HOP.		access to emergency and municipal services."		
53.	DMM	Recreational carrying capacity	Section J.4.3n) of OPA 47 requires Area Municipalities to include social/recreational carrying capacity policies in their Official Plans (OPs). Until such time as the District or the Town of Huntsville completes a comprehensive review, Area Municipal OPs shall continue to address social carrying capacity of waterbodies using approaches already in place (e.g. lake character classifications, incorporation of lake plans, etc.). Consideration should be given to how best to address this matter in the HOP as an interim step.	Section J4.3.1n) states that Area Municipal Official Plans shall continue to address social carrying capacity of waterbodies using the approaches already in place (e.g. lake character classifications, incorporation of lake plans, etc.). Unlike the existing HOP, the proposed draft Plan recognizes waterfront character throughout Section C7. Further, Section C7.5 allows lake associations to include lake plan policies that respond to the specific character and physical capabilities of a particular lake. However, as an interim step, Section C7.5.1 could be amended to address this matter.	Amend C7.5.1 with the insertion of the words "and social carrying capacity" after the word "capabilities". Further amend C7.5.1 with the deletion of the word "and" immediately preceding the word "physical".		
54.	Jacquie Goddard	C7.6.17, Schedule C	Add provision that 4066 S Portage Road be used for the public only, as a safe place to swim and boat launch with absolutely no commercial use. Commercial use for any development that requires mainland access to Lake of Bays within the Town of Huntsville or Twp. Lake of Bays should be by	The policies regarding Fairview Island that have been included in the draft are exactly those included in the Official Plan Amendment adopted by Council and under appeal to the LPAT. They were included in the draft as a placeholder, and will be removed or updated once the LPAT renders a decision on the amendment. It is noted in the draft that these policies specifically are under appeal and in	No change recommended.		

			commercial marinas or public access points that are set up for commercial purposes. Natural constraint area to be added between 3393 and 3925 South Portage Road as a sensitive fish habitat area.	this manner they will be maintained/replaced/removed as determined by the LPAT. Council also passed an amendment to the Parks By-law at the end of October that removed the ability for anyone to use the boat launch for commercial purposes unless it was specifically authorized by Council. Access points to water are considered Open Space designated lands, and Section D4.2 limits the uses that can occur. In regards to the addition to Schedule C, Section F.2.1.10 notes that any changes to a natural feature approved by MNRF can be incorporated into the Plan without amendment. MNRF is the authority to confirm this information.			
55.	Mike Harrower	C3.9	Concern with ability to incorporate residential component(s) into a possible creative mix of uses on Crescent Road, and develop “live-work” space or cooperative housing and/or smart value housing.	As noted in row 29, to ensure the OP is consistent with Section 1.3.2 of the PPS, the District of Muskoka is requiring the Town to designate "employment areas". To fulfill this requirement, it makes sense that the lands included in the "business employment" designation be identified as "employment areas". The result of this is that employment lands cannot be converted to non-employment uses except at the time of a comprehensive review of the Official Plan. Accordingly, the background statement of subsection C3.9 has been amended to identify lands within the business employment designation as employment areas. In	No change recommended.	Amend the background statement of C3.9 with the addition of the following: "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.	Amend the background statement of C3.9 with the addition of the following: "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

				addition, a new policy has been drafted which would have the effect of amending the permitted uses section to address the conversion of employment lands. Although staff are unable to support this request, a new policy has been drafted which would have the effect of amending C3.9 to allow consideration of Mr. Harrower's request to permit a non-employment area use on a site specific basis.		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	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

						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. Further, insert after C3.9.14 a new heading and the following words "Cairns Crescent Business Employment Area Special Policies"	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. Further, insert after C3.9.14 a new heading and the following words "Cairns Crescent Business Employment Area Special Policies"
56.	Merrill Perret	C4.5	There is no realistic and mandatory provision for parks, recreation, active transportation or infrastructure provisions and	The *Planning Act* allows a municipality to take parkland or cash-in-lieu of parkland, so that a municipality can determine the most appropriate location for a park. This approach	No change recommended.	3.9.15 On Pt. Lot 8, Con. 14, Brunel, and Pt. Lot 8, Con. 1 , Chaffey, designated as Part 1 on 35R-15949, which	3.9.15 On Pt. Lot 8, Con. 14, Brunel, additional permitted uses may include a retail grocery outlet and accessory

			improvements. There should be a mandatory green space/recreation and infrastructure contribution in all new development.	enables municipalities to ensure effective and efficient use of financial resources in regards to maintenance. Requiring a new park in every development would put a significant strain on the current resources of the Town's Parks department.		contains the business employment center commonly known as "The Hub", additional permitted uses may include a retail grocery outlet and accessory residential uses. 3.9.1.6 An accessory residential use must be secondary and accessory to Business Employment uses. Accessory residential uses are permitted in a building on "The Hub" property 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	residential uses. 3.9.16 On Pt. Lot 8, Con. 1, Chaffey, designated as Part 1 35R-15949; and Pt. Lot 7, Con. 1, Chaffey, designated as RCP509 Pt Lot 19, Pts. 6-9, 35R-15105 and Pts. 1-3, 35R-16405, permitted uses may also include accessory residential uses. 3.9.17 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

						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."	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."
57.	Doug Millman	General	Requires tightening up in most areas where "will" (and other weak, ambiguous words are used) by substituting "shall". Several regulations are qualified by "weasel words", e.g. "generally", so that they become non-regulations. The defined words should be indicated by more than italics; as some words in the backgrounds require definition, and several words, e.g. "fetch" are not defined.	As not all circumstances can be covered through a community planning permit or zoning by-law, the policy framework in an Official Plan needs to allow for some flexibility and areas where exceptions can be applied without requiring an Official Plan Amendment. If the policy was more restrictive then an OPA would be mandatory. OPAs should only be required when the type and location of a proposed development necessitates additional policy direction, while still meeting the goals and objectives of the plan. In regards to definitions, only those terms that may be open to interpretation in planning terminology are defined.	No change recommended.		

58.	Nancy Leblanc	A1.3	A 1.3 b) states, “recognize and celebrate its strong sense of belonging and history by retaining Huntsville small rural town feel”. Questions how this is being retained with amount of development in particular areas	The vision statement notes that growth will continue and will be sustainable and balanced with the public interest and the impact to our quality of life. Each designation contains policies which recognize the character of lands within each designation. The policies further recognize that character will change and evolve, however the degree of change should be incremental rather than fundamental. The policy sets are intended to ensure that there are appropriate tests to evaluate change.	No change recommended.		
59.	Nancy Leblanc	A1.5	How do we define Huntsville’s character in 2019?	The background statements for each designation in Part C provide context to Huntsville's character. Further, the policies of each designation regarding "Protecting Character" provide more detail as to how that character is defined. The policies further recognize that character will change and evolve, however the degree of change should be incremental rather than fundamental. The policy sets are intended to ensure that there are appropriate tests to evaluate change.	No change recommended.		
60.	Nancy Leblanc	D7	Asked the Town take greater care to ensure that policies related to compatibility are given the attention and credence they deserve.	Section D7 provides compatibility policies that are considerably enhanced than the current Official Plan.	No change recommended.		

61.	Ronald Peddicord	C7.6.17	Concerns with use of 4066 S Portage Road.	The policies regarding Fairview Island that have been included in the draft are exactly those included in the Official Plan Amendment adopted by Council and under appeal to the LPAT. They were included in the draft as a placeholder, and will be removed or updated once the LPAT renders a decision on the amendment. It is noted in the draft that these policies specifically are under appeal and in this manner they will be maintained/replaced/removed as determined by the LPAT. Council also passed an amendment to the Parks By-law at the end of October that removed the ability for anyone to use the boat launch for commercial purposes unless it was specifically authorized by Council. Access points to water are considered Open Space designated lands, and Section D4.2 limits the uses that can occur.	No change recommended.		
62.	Skeleton Lake Cottagers Association	C7.3.13	Consistent policies and regulations throughout the shoreline would assist in maintaining the character of the waterfront. It is therefore recommended that the Town of Huntsville and Township of Muskoka Lakes policies and regulations affecting future development on the lake be harmonized, including minimum lot frontage of 90 metres for new lots.	Official Plan policies which affect a lake community such as the lake plan policies proposed should go through a public consultation process during the summer months to ensure that affected residents can be engaged. In view of this, the proposed lake plan policies should be considered for addition to the Official Plan by way of an Official Plan Amendment, with no associated fee payable to the Town.	No change recommended.		

63.	Skeleton Lake Cottagers Association	C7.5	The water from Skeleton Lake is the clearest and cleanest in the Muskoka Watershed. It is a Source Water for over 300 permanent and seasonal residences and should be recognized as such in the Official Plan. As such land uses such as waste disposal, commercial or industrial storage of fuels or chemicals and aggregate processing operations should not be permitted in the watershed.	Official Plan policies which affect a lake community such as the lake plan policies proposed should go through a public consultation process during the summer months to ensure that affected residents can be engaged. In view of this, the proposed lake plan policies should be considered for addition to the Official Plan by way of an Official Plan Amendment, with no associated fee payable to the Town.	No change recommended.		
64.	Skeleton Lake Cottagers Association	C7.5	Skeleton Lake was created as an impact crater left after a meteorite fell to earth during the Paleozoic Era, 541 - 252 million years ago. The bathymetry (topography beneath the water line), forms a nearly circular depression 3.6 km in diameter with very steep sides plunging down to 70m depth. There are at least four cliffs in excess of 30 metres high on the shoreline. While the District Official Plan recognizes the breccia (fractured rock) on the shoreline and the Beaumont Bay carbonates (both in Muskoka Lakes) as an Earth Science Area of Natural and Scientific Interest, the SLCO believes that the Town	Official Plan policies which affect a lake community such as the lake plan policies proposed should go through a public consultation process during the summer months to ensure that affected residents can be engaged. In view of this, the proposed lake plan policies should be considered for addition to the Official Plan by way of an Official Plan Amendment, with no associated fee payable to the Town.	No change recommended.		

			should recognize the shoreline of lake as a Muskoka Heritage Area due to the unique geologic history and cultural landscape that has resulted from the geologic history.				
65.	Skeleton Lake Cottagers Association	C7.5	The Lake Plan contains detailed mapping of natural heritage and cultural heritage features within the watershed. This mapping should be included in the Town of Huntsville Official Plan. The cultural landscapes that are valued by the community and described in the Lake Plan include; • Devil's Face • Elephant Rock, • Gull Rock, • Shanty Is. • Hogs Back, • One Tree Island, • High Lake Portage and • The weir at only Lake outlet	Official Plan policies which affect a lake community such as the lake plan policies proposed should go through a public consultation process during the summer months to ensure that affected residents can be engaged. In view of this, the proposed lake plan policies should be considered for addition to the official plan by way of an Official Plan Amendment, with no associated fee payable to the Town.	No change recommended.		
66.	Skeleton Lake Cottagers Association	C7.5	Protection of water quality in Skeleton Lake is critical to maintaining the character of the lake. Clarity in the lake has been measured at up to 13 metres. To ensure this quality, it is necessary to	Official Plan policies which affect a lake community such as the lake plan policies proposed should go through a public consultation process during the summer months to ensure that affected residents can be engaged. In view of this, the proposed lake plan	No change recommended.		

			protect the inflowing streams that feed the lake and all of the wetlands in the Skeleton Lake watershed that contribute to the exceptional water quality. Section 2.2.7 appears to provide this level of protection to all wetlands. Specific reference to the Skeleton Lake watershed in Section 7.5 may assist to confirm this approach.	policies should be considered for addition to the Official Plan by way of an Official Plan Amendment, with no associated fee payable to the Town.			
67.	Tom Newman	C7	Quarries, especially those that include rock-crushing operations, are not compatible with the waterfront areas. Huntsville needs to have clear policies to protect all Waterfront areas with a buffer zone of at least 2 kms. Needs to be clear, unambiguous policy statement. such as: New quarry developments are limited to areas at least two kilometres from the Waterfront designation.	The PPS Section 2.5 notes that mineral aggregate resources should be protected in the long term, while Section 2.5.2.2 notes that extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts. Section H1.2.3 of the MOP provides further direction in this regard. The draft policies of the HOP establish a series of tests (C8.4.5) that would need to be met in order to be considered.	No change recommended.		
68.	Wayne Simpson	Schedule B-2	Request to re-designate Lot 21, Con 4, to Community Residential.	The subject lands are located adjacent to the Port Sydney AOR metal recycling business. Over the past several years, staff have been actively involved in addressing noise concerns/complaints from nearby residents. Permitting development on a site-specific basis in this location should proceed by way of an Official Plan Amendment which would allow	No change recommended.		

				Council to assess whether or not the property should be given the principle of development based on technical studies which have undergone the rigour of review, together with a public process.			
69.	Wayne Simpson	C.5.3.4	Remove reference to 50%.	The designation permits resort commercial accommodation units and residential uses. This policy was included in the plan to ensure that resort commercially designated lands were not completely developed with residential uses. The policy was intended to achieve a balance of the permitted uses. The 50% approach is used elsewhere in Muskoka as it relates to achieving that balance. Accordingly no changes are recommended, however, should Committee not wish to include such a number, staff have revised a policy approach to address residential uses from the Deerhurst official plan amendment. In including this suggestion it is recognized that the District of Muskoka will be conducting further research and potential changes to its resort commercial policies, so Committee may wish to leave the policy as is until such time as the District has had time to revisit and revise their policies.	No change recommended.	Delete subsection C5.3.4. Move policies C5.6.3 to new section C5.4.7 Delete the sentence "To ensure recreational resort residential uses form part of an integrated resort village" and replace with "Recreational Resort Residential uses located on Recreational Commercial designated lands will be integrated to the resort operation as follows:" Amend C5.4.7c) with the deletion of the words "on the lands subject to the Deerhurst Resort Village overlay."	

70.		D2.2.2	The policy should not require that all projects include smart value housing, whether 10% or less.	As current policies have not been effective in achieving the affordable housing development that Council wished, this policy was included, and a target approach taken, to ensure that the discussion occurred when larger residential development proposals were submitted to the Town. We understand that members of the development community have reached out to Council expressing concerns with this approach. At their most recent meeting Committee discussed a potential cash in lieu approach, whereby if a developer did not wish to or could not meet the target, they would contribute to a fund to assist the Town with affordable housing development. Through initial research it appears that the Town is not currently authorized by any legislation to utilize such an approach. While staff would continue to recommend the inclusion of this policy as worded, an alternative approach has been developed for Committee's consideration.	No change recommended.	To ensure that innovative approaches to address this matter continue to be developed in Huntsville, delete and replace D2.2.2 with the following: "To assist in achieving the target of 25% of all new residential units qualifying as smart value , it is encouraged that a minimum target of 10% of all new units, where development of 10 or more units is proposed through residential intensification or greenfield development, include smart value housing units to ensure that innovative approaches continue to be developed."	Further amend Section D2.2.1 by inserting the words "to encourage the development community to partner in achieving" immediately following the word "monitoring". Further amend D2.2.1 by deleting the words "to achieve". Delete and replace D2.2.2 with the following: "To assist in achieving the target of 25% of all new residential units qualifying as smart value, it is encouraged that a minimum target of 10% of all new units, where development of 10 or more units is proposed through residential intensification or greenfield development, include smart value housing units to ensure that innovative approaches continue to be developed." Add in F2.2 new definition for the word "Target - means a desirable goal that the Town will endeavour to achieve."

71.	Wayne Simpson	Schedule B-2	Redesignate 67 acres of golf course to Resort Recreational Residential.	Although a planning report has been provided to elaborate on the rationale of changing the designation of lands from Open Space to Resort Recreational Residential, no growth justification has been provided. The MOP and DMM Growth Strategy differentiate between permanent (urban) growth and seasonal growth, which would occur in the Waterfront and Hidden Valley Areas. At this time there are approximately 880 dwelling units approved and draft-approved through subdivision and condominium applications, on lands already designated. The projected growth over the next 20 years in seasonal dwelling units is 850. As there are significant amounts of existing designated lands, the rationale to permit more growth is not supported. Additional information would need to be provided to demonstrate the need for additional seasonal growth, as well as studies to ensure compatibility with the sewage treatment plant, and details on how such growth would be phased. As the growth strategy is updated and monitored, staff would be happy to review any future OPAs. In addition, with the request by Lanny Dennis of Wayne Simpson & Associates in Row 9 for the Huntsville Highlands development, and our further understanding that the golf course across Hwy 60 to the south is intended to be completely redeveloped, which is the case of	No change recommended.	Amend Schedule B-2 to designate sufficient land Resort Recreation Residential for up to 20 residential units.	Attached is the sketch submitted by Mr. Simpson showing the lands to be redesignated from Open Space to Hidden Valley Recreational Resort Residential.

				many golf courses in southern Ontario, it is not clear that there is a case for integrated golf course residential development.			
72.	Wayne Simpson	C5.4.4, C5.5.5	Remove minimum gross density provisions pertaining to the Recreation Resort Residential designation.	A minimum density requirement is intended to promote a mixture of low, medium and high density development rather than solely low density, and make more efficient use of infrastructure, however, staff have reviewed the minimum density provisions for the Hidden Valley Resort Recreational Lifestyle Area and recognize that due to the terrain and nature of the area, that a minimum density of 15 units per gross hectare may be difficult to achieve.	Amend section C5.4.4 by the deletion and replacement of the word "15" with the word "10".		Insert new clause "C5.4.6 Given the varied terrain within the Hidden Valley Recreational Resort Lifestyle 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."

73.	Wayne Simpson	Schedule B-2	Leave Hidden Valley boundaries as they stand in the current OP.	In the draft OP, Hidden Valley is designated as a Resort Recreational Lifestyle Area and the policies require that development proceed on the basis of full municipal services. There is currently a sufficient land supply designated for anticipated growth. Other lands within the boundary, which are designated as Open Space, could, in the future, be partially or wholly redesignated to accommodate even further growth. Justification would be required as to why additional lands should be included within the boundary of this Resort Recreational Lifestyle Area and designated for recreational residential growth. These comments underscore the need to build in tests to establish the requisite conditions for a boundary expansion.	No change recommended.		
74.	Wayne Simpson	Schedule B-2	Expand Hidden Valley boundaries to include Part of Lot 24, Concession 2, Chaffey, and designate Open Space.	To include additional lands within the Hidden Valley Resort Recreational Lifestyle Area for a golf course is contrary to the direction of Section 1.1 of the PPS. In the draft OP, Hidden Valley is designated as a Resort Recreational Lifestyle Area and the policies require that development proceed on the basis of full municipal services. There is currently a sufficient land supply designated for anticipated growth. Other lands within the boundary, which are designated as Open Space, could, in the future, be partially or wholly redesignated to accommodate even further growth. Justification would be required as to	No change recommended.		

				why additional lands should be included within the boundary of this Resort Recreational Lifestyle Area. These comments underscore the need to build in tests to establish the requisite conditions for a boundary expansion. In addition, the westerly boundary expansion could permit development closer to the sewage treatment plant which is intended to be expanded, and could cause potential issues respecting compatibility. Furthermore, this would also push development further into the Hwy 60 Transition Corridor, which is intended to function as a transition area with very limited waterfront and rural development, and ensure there is a transition between the Huntsville Urban Settlement Area and Hidden Valley Resort Recreational Lifestyle Area.			
75.	Wayne Simpson	Objective 8	How do you "ensure" a development is environmentally sustainable? Using "ensure" creates a challenge to enforcing this policy. How is this measured? What are the tests?	This policy objective will be met through the implementation and satisfying the tests of Part B of the plan.	No change recommended.		
76.	Wayne Simpson	B1.9	Are all applicable in every situation? Perhaps just revise wording to "such measures as..."	The proposed revision adds clarity and flexibility. No objections to revision.	Amend B1.9 with the insertion of the words "such measures as" immediately after the word "through".		

77.	Wayne Simpson	B2.3.7 b)	Proximity of development to Type 1 Fish Habitat is the important aspect to protect. Therefore, this policy should not apply to the whole lot. Revise wording to "development abutting Type 1 Fish Habitat on existing lots may be permitted….."	The policy set is framed in terms of new lot creation, development of existing lots, etc. The proposed approach is not consistent with the manner in which the policies have been established.	No change recommended.		
78.	Wayne Simpson	C3.2.8	Revision of policy wording to "should be designed to be compatible/complementary to existing built form". The wording "in height, density, massing, setbacks etc." creates a challenge for redevelopment.	To provide further clarity, staff added more detail to the transition clause. The important aspect to note in this clause is that design features may also be used to mitigate impacts when it is an increase in density.	No change recommended.		
79.	Wayne Simpson	C3.2.9	Not all views and vistas are worth preserving - what is the intention of this policy?	A view or a vista can refer to a natural or manmade feature and the views to or from such feature. This policy would engender discussion.	No change recommended.		
80.	Wayne Simpson	C3.3.7, C3.3.8, C3.3.9	The MOP states "average" density of 17units/ha. The Town should not have minimum density requirements for each property. The District target is based on net hectare - how do you define gross density? Calculate based on use, zone or subdivision boundary? Provide illustrations to determine how gross density looks.	The common definition of gross density for residential development is the number of units including infrastructure like roads and parks. C3.3.10 provides more detail on gross density.	No change recommended.		
81.	Wayne Simpson	C3.3.10	Development of small condo cluster on a block - density equals X. In the context of a whole development, density	In row 73, Mr. Simpson questions minimum densities, noting that it is too high. In this instance, he is concerned about gross density	No change recommended.		

			of a single lot or block would be 2 or 3 times larger.	producing less units on a parcel. The approach of gross density has currently been used without conflict in the current Official Plan and this is being carried forward.			
82.	Wayne Simpson	C3.4.8	Requirement for a public walkway was not successfully realized in the redevelopment of Grandview/Deerhurst - we stand by our original comment.	An urban shoreline walkway was included for the redevelopment of the Huntsville Long Term Care property on Rogers Cove Drive. The policy applies to the Huntsville Urban Shoreline designation only, and did not apply within Hidden Valley or Grandview specifically. However, Mr. Simpson is incorrect in his statement as a requirement for a trail connection across Grandview lands was incorporated into the most recent approvals, A/19/2018 and SPA/24/2018.	No change recommended.		
83.	Wayne Simpson	C5.4.4	Objectives should not be so narrowly focussed on efficient use of municipal infrastructure. Should ensure density of development is reasonable and appropriate to the site. How will this be implemented in the zoning by-law and enforced through phasing?	See above row 73.	No additional change recommended.		
84.	Wayne Simpson	C6.3.1	Suggestion not to build out like an urban centre, but small commercial operations historically operated in this area and such operations of the same/similar scale should be permitted.	The Highway 60 Transition Corridor, as illustrated on Schedule A-1, located between the Huntsville Urban Settlement Area and Hidden Valley Resort Recreational Lifestyle Area, runs parallel to Fairy Lake and along the south side of Highway 60. The Highway 60 Transition Corridor has	No change recommended.		

				historically operated as a transition area between the Huntsville Urban Settlement Area and the Hidden Valley Resort Recreational Lifestyle Area, in order to protect the distinct character of the Hidden Valley Resort Recreational Lifestyle Area. Development is anticipated to take place at the density of a rural or waterfront nature. New development is to be directed to a settlement area rather than this transitional area, however it is acknowledged that there may be some development of a smaller scale considered.			
85.	Wayne Simpson	C8.2.16	DMM inconsistent with the PPS - believe the Town should be silent on the issue.	Mr. Simpson references that the MOP is not consistent with the PPS. This policy is in conformity with the MOP. To ensure that his concerns are heard, staff would be pleased to facilitate a meeting between Mr. Simpson, and District and Town staff in this regard.	No change recommended.		
86.	Wayne Simpson	C8.7.4	Each lot created by way of consent allows the municipality the ability to evaluate each on its own merits. The policy does not create a right, it creates an opportunity for an owner to be granted the privilege of creating a lot depending on the merits of an application.	The minimum lot area requirements have been reviewed to ensure that the majority of development is being encouraged to locate on full municipal services within the Huntsville Urban Settlement Area. Provisions requiring minimum area and frontage requirements ensure development is sustainable and maintains appropriate spacing for safe access to roads. This also contributes to the establishment and maintenance of character. As noted in Sections C8.2.3 and C8.2.4, the Rural area is, by its very nature, meant to have very low density development. Accordingly, the intent	No change recommended.		

				of Section C8.7.4 is to establish larger lot sizes and separation between dwellings, and with large areas of undeveloped land. Section E3.7.1 recognizes that on District roads, the minimum lot frontage requirement may be larger than those specified in this section. As no convincing planning rationale has been provided as to why the lot area and frontage sizes should be changed, staff maintain our original comment on this matter.			
87.	Wayne Simpson	C8.7.5	What is the relevance of 3? The policy could penalize someone who has never subdivided their property prior to this policy, and granting additional rights to someone who has. How is this fair? If the town deems it resonable to permit more than 3, an OPA would be required. This seems unreasonable.	Rural residential development must be limited to be consistent with the PPS 1.1.5.2. Further, the policies of the MOP (J3.5.1) limit rural residential development and discourage strip development that detracts from the rural area. The draft policies are intended to provide additional tools to try and limit linear strip development on rural roads. In recognition that there is an abundance of existing vacant rural lots to satisfy growth demands for the life of the Plan, with the introduction of the policies that would permit estate residential subdivisions, this policy provides a balanced approach to rural lot creation.	No change recommended.		
88.	Wayne Simpson	C8.8.6	Remove numbers - there shouldn't be a maximum to be consistent with OPA47. The number of lots should be based on the merits of the application and context of the proposal.	To ensure that the majority of development is directed to settlement areas, but allow for some flexibility with estate development in the rural area, these numbers and size of lots were chosen as a compromise.	No change recommended.		Amend C8.8 by deleting clause C8.8.6 and C8.8.8. Amend C8.8.3 with the addition of the words "i) abutting other rural estate developments or within two concession lots of a

							designated Settlement Area." Amend C8.8.7 by deleting the words "2 hectares" and replacing them with "1 hectare"; further amend C8.8.7 by deleting "90" and replacing it with "60". Renumber section C8.8 accordingly.
89.	Wayne Simpson	C8.8.8	This is not an efficient use of land - the number of units have to be sufficient to support necessary infrastructure. Natural buffers can still be accomplished without the use of a strict maximum/ratio.	See above.	No change recommended.		
90.	Wayne Simpson	D2.2.1	Cannot make a target a requirement until it is clear what tools will be applied, whether they will be effectual, and will be sufficient to support/encourage development. Definition of target in the DMM Growth Strategy would not allow requirement.	A discussed in row 71, this policy which has been expressed as a target, was intended to engender discussion with a view to providing more smart value housing in development proposals of 10 residential units or more. One possible implementation approach is the use of a community planning permit by-law for potentially identified affordable housing sites. This would be similar in concept to the zoning that was applied to the Empire Site to ensure flexibility as to its development potential.	No change recommended.		
91.	Wayne Simpson	D2.2.2	Cannot make a target a possibly unachievale scenario. How will this be implemented in the zoning by-law?	See above.	No change recommended.		

92.	Wayne Simpson	D2.2.3	This increases costs of housing development - requiring a minimum when secondary residential units are not going to be constructed is unreasonable. Should instead be implemented through measures like bonussing provisions. This extra requirement may deter someone from building.	To ensure that Council's vision for the provision of smart value housing is achieved, the target needs to be maintained. This policy is a key way to provide smart value housing and allows owners to rent out a second unit, and provide additional housing choices. While staff would continue to recommend the inclusion of this policy as worded, an alternative approach has been developed for Committee's consideration.	No change recommended.	Amend Section D by deleting and replacing subsection D2.2.3 with the following "Through the use of various planning tools (e.g., planning policy, development approvals, financial incentives, partnerships, community education and monitoring), the Town will work with the development community to encourage a minimum of 25% of all new ground-related housing in each application of 10 or more units to be constructed to accommodate future secondary residential dwelling units through such measures as sufficient window sizes, plumbing rough-in, fire/sound separation and other base construction requirements as specified by the Ontario Building Code."	
93.	Wayne Simpson	D3.13	Should not be a requirement on a private condominium roadway.	Mr. Simpson raises a very interesting and important point. Sidewalks should be provided for all development, be it on public or private condominium roads. Committee has seen numerous	Amend D3.13 by the deletion of all instances of the word "local". Further amend D3.13. with the		

				examples when problems arise when no sidewalks are provided on public and private roads. To avoid these issues going forward, revisions to Section D3.13 and D.14 are necessary.	insertion of the words ", and Hidden Valley Resort Recreational Lifestyle Area" immediately after the word "Areas". Further amend D3.13 by deleting the first instance of the word "and". Amend D3.14 with the addition at the end of the policy of the following sentence: "Such connections may be used as an alternative to the provision of sidewalks to the satisfaction of the Town."		
94.	Wayne Simpson	B1.11	change "settelement" to "settlement"	No objections to correction of typo.	Amend B1.11 with the deletion and replacement of the word "settelement" with the word "settlement".		
95.	Wayne Simpson	B2.1.2	"shall" is too strict, change back to "may"	In order to protect natural features and their functions, it is completely appropriate to identify buffers and this should be done through a technical report through part of the review of a development proposal.	Amend B2.1.2 with the deletion and replacement of the word "shall" with the word "will".		

				However, to maintain consistency with the language used within the document, the word shall should be replaced with will.			
96.	Wayne Simpson	C2.2.8	Is this a requirement?	The intent of this question is unclear. Policies within an Official Plan are intended to be used to test the appropriateness of a development proposal.	No change recommended.		
97.	Wayne Simpson	C4.2.5	why add "minor rounding out" here when removed from C2.2.8 (as per our previous comments)?	To ensure that Section C2.2.8 is consistent with C4.2.5, the concept of rounding out should be included in the policy.	Amend C2.2.8 by deleting the first occurrence of the word "and"; and further amending this section by the insertion of the following words "and minor rounding out" immediately after the word "redevelopment".		
98.	Wayne Simpson	C6.2.4	Why prohibit new development (only permitting infill and redevelopment)?	See row 85 above.	No change recommended.		
99.	Wayne Simpson	C7.2.13	Why "defined <u>contiguous</u> area of the shoreline frontage" in regards to shoreline activity areas?	The policies regarding shoreline development are all designed in order to ensure that the water quality of the waterbody is being maintained through the establishment and maintenance of shoreline buffer areas. If multiple areas along a shoreline are disturbed this would not afford the level of protection required. As per the revised Lake Health system monitoring policies of the adopted update to the MOP, Section C2.6.4.2,	No change recommended.		

				The role of naturally vegetated shorelines in buffering waterbodies from erosion, siltation and nutrient migration adjacent to the sensitive littoral zone is critical to the protection of water quality.			
100.	Wayne Simpson	D2.4.4	How will this be enforced?	This policy is required to conform to C.43 of the existing MOP and E.8 of the adopted update to the MOP. As the District of Muskoka has jurisdiction for the approval of subdivisions and condominiums, if such a proposal was submitted, Town and District staff would review CMHC rental housing market survey information and make recommendations on such applications accordingly.	No change recommended.		
101.	Wayne Simpson	D7.5.2	Change "will" to "may at the discretion of staff..." - setbacks from waste disposal sites are guidelines, and under the District there is even flexibility in this requirement.	As noted in row 42, the setbacks imposed by this policy are proposed to be revised in order to ensure conformity with the adopted update to the MOP.	No additional changes above those noted in row 42.		
102.	Wayne Simpson	F1.12.2a)	Why 2 additional public consultation methods required as part of an applicant-developed public consultation strategy, where the Regulations under the *Planning Act* only requires "a proposed strategy for consulting with the public"? "at a minimum" and "generally" are contradicting one another.	The intent of this policy as provided for by the *Planning Act* is to ensure that suitable notification is provided to the public respecting development proposals. Committee has seen a number of examples where insufficient additional notification has been provided in advance of public meetings which has resulted in acrimonious public meetings. These situations could have been avoided or proposals amended to address concerns expressed at the public	Amend Subsection F1.12.2 a) by the deletion of the word "generally"		

				meeting.			
103.	Wayne Simpson	Schedule B-1	Are the location of intensification corridors appropriate?	The intensification strategy policies note that intensification should occur in areas within the Huntsville Urban Settlement Area where existing infrastructure is available, both in the built up area and identified corridors. Policy C3.2.30 also notes that in addition to the corridors identified on Schedule B-2, it is encouraged in areas where it meets the appropriate tests. It is noted that while Mr. Simpson raises the question, no alternative suggestions have been put forth.	No change recommended.		
104.	Brenda St John	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		
105.	Julie A. Roden	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		
106.	Natalie Edgar	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		
107.	Chris Gutierrez	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		
108.	Beverly Chevalier	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		

109.	Martha Kashap	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		
110.	Shirley and Leo Dorig	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		
111.	Ron Darrach	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		
112.	Ryan Lumbers	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		
113.	Marti and Roy Dahl	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		
114.	Mary Lynn Bastian	C5.3.4	Object to any change to this section that would not require a commercial 50% minimum.	As noted in row 70, staff are recommending no change to this policy.	No change recommended.		
115.	Wayne Simpson	C5 Resort Recreational Residential	This phrase is unquely found in Section 5. Are we correct to understand that in Hidden Valley a residential dwelling unit functioning as the primary residence of a household would be included within the "recreational resort residential use" descriptor?	The municipality cannot determine whether or not a residential use is used on a permanent or seasonal basis. The nature of the use would be residential.	No change recommended.		
116.	Wayne Simpson	C5.2.2	Amended to recognize that Hidden Valley Resort Recreational Lifestyle Area is also adjacent to Fairy Lake.	No objection to proposed amendment.	Amend subsection C5.2.2 with the deletion and replacement of		

					the words "Peninsula Lake" with the words "both Peninsula and Fairy Lakes".		
117.	Wayne Simpson	C5.2.6-C5.2.8	References to "muskoka architecture", "Muskoka vernacular" and "Muskoka character", the purpose of official plans should not be to dictate the architectural styling of all buildings to be constructed.	As C5.2.8 allows for an interpretation of modern and traditional design with reference to "Muskoka Vernacular" it would not limit consideration of new and different designs. However, as part of a subsequent design guideline exercise, further discussions should be had. To address the concern and ensure that this flexibility is incorporated in C5.2.6, the policy should be amended.	Amend C5.2.6 with the deletion and replacement of the words "reflect Muskoka architecture" with the words "draw upon a traditional and/or modern interpretation of the Muskoka vernacular architectural design" .		
118.	Wayne Simpson	F1.7.1 Design Guidelines	There is a trend to apply guidelines as if they are policy or regulation, and their appropriateness to include them in an official plan. That their application is at the discretion of the owner should be made clear in this section.	The intent of the policy is to assist with the preparation of building design and site plan and the intent is not to require strict compliance. The use of the word assist notes that strict compliance is not necessary.	No change recommended.		
119.	Staff initiated additional changes	Schedules A, B1, B2	Include pits off Muskoka Road 3 North and in Pt Sydney within settlement boundaries.	These lands are currently located within the settlement area boundaries, and initially staff felt that it may be appropriate to remove them from the boundaries. However, as section C1.21 notes that these uses are anticipated to cease, the areas would then be suitable and available for redevelopment, these lands can remain within the settlement area	Amend Schedule A to include Part of Lots 20, 21, Concessions 3 and 4, Chaffey, and Part Lot 21, Con 7, Stephenson within urban and community boundaries.		

				boundaries. Further it is noted that any new sensitive uses which are proposed in proximity to these uses will need to meet the tests of compatibility in D7.	Amend Schedule B-1 to designate the lands noted Business Employment. Amend Schedule B-2 to designate the lands Restricted Rural.		

Table of Contents

PART A: Introduction 7
1 Huntsville Official Plan **7**
1.1 Snapshot of Huntsville 7
1.2 Huntsville's Vision 8
1.3 Towards a Resilient Huntsville 8
1.4 Regional Context ..... 10~~9~~
1.5 Purpose 10
1.6 Organization ..... 11~~10~~
1.7 How to Read this Plan ..... 12~~11~~
1.8 Scope and Timeframe 12

PART B: Natural Huntsville – Achieving Environmental Resiliency ..... 14~~13~~
1 Climate Change Adaptation ..... **16~~15~~**
2 Natural Heritage System **17**
2.1 Natural Heritage Features and Areas ..... 18~~17~~
2.2 Wetlands ..... 19~~18~~
2.3 Fish habitat ..... 21~~20~~
2.4 Endangered and Threatened Species 23
2.5 Significant Wildlife Habitat ..... 24~~23~~
2.6 Areas of Natural and Scientific Interest ..... 26~~25~~
2.7 Muskoka Heritage Areas ..... 27~~26~~
3 Water Resources **27**
3.1 Land –Water Interface - Shoreline Development and Protection ..... 28~~27~~
3.2 Lake System Health ..... 31~~30~~
3.3 Groundwater ..... 32~~31~~
4 Natural Hazards/Development Constraints ..... **33~~32~~**
4.1 Flood Hazard ..... 33~~32~~
4.2 Wildland Fire Hazards ..... 35~~34~~
4.3 Steep Slopes and Erosion Areas ..... 36~~35~~
4.4 Narrow Waterbodies ..... 39~~38~~
5 Energy Conservation ..... **41~~40~~**

PART C: Business-Friendly Huntsville – Achieving Economic Resiliency ..... 42~~41~~
1 Economy ..... **46~~45~~**
2 Growing Huntsville ..... **50~~49~~**
2.1 Community Structure ..... 50~~49~~
2.2 Population and Employment Growth ..... 51~~50~~
3 Huntsville Urban Settlement Area ..... **54~~53~~**
3.1 Function ..... 54~~53~~
3.2 General ..... 54~~53~~
3.3 Urban Residential ..... 59~~58~~
3.4 Urban Shoreline Residential ..... 62~~61~~
3.5 Lookout Residential ..... 63~~62~~
3.6 Mixed Use ..... 64~~63~~
3.7 Central Business District (CBD) ..... 67~~66~~
3.8 Regional Commercial ..... 70~~69~~
3.9 Business Employment ..... 72~~71~~
3.10 Huntsville Highlands Secondary Plan ..... 75~~72~~
4 Community Settlement Areas ..... **80~~82~~**
4.1 Function ..... 80~~82~~
4.2 General ..... 80~~82~~
4.3 Community Residential ..... 83~~85~~
4.4 Commercial Designations ..... 85~~87~~
4.5 Community Commercial ..... 86~~88~~
4.6 Community Business ..... 87~~89~~
4.7 Restricted Rural ..... 88~~90~~
5 Hidden Valley Resort Recreational Lifestyle Area ..... **89~~91~~**
5.1 Function ..... 89~~91~~
5.2 General ..... 89~~91~~
5.3 Resort Commercial ..... 91~~93~~
5.4 Recreational Resort Residential ..... 93~~95~~
5.5 Deerhurst Village Centre ..... 94~~96~~
5.6 Deerhurst Overlay ..... 97~~99~~
6 Highway 60 Transition Corridor ..... **102~~103~~**
6.1 Function ..... 102~~103~~
6.2 General Development Policies ..... 102~~103~~

6.3 Land Use Policies ..... 104~~105~~
7 Waterfront ..... **105~~106~~**
7.1 Function ..... 105~~106~~
7.2 General Development Policies ..... 105~~106~~
7.3 Waterfront Residential ..... 112~~113~~
7.4 Waterfront Commercial ..... 117~~118~~
7.5 Lake Plans ..... 119~~120~~
7.6 Special Policy Areas ..... 123~~123~~
8 Rural ..... **126~~125~~**
8.1 Function ..... 126~~125~~
8.2 General Development Policies ..... 126~~125~~
8.3 Rural Resource Industries ..... 130~~129~~
8.4 Aggregate Extraction ..... 130~~129~~
8.5 Forestry ..... 131~~130~~
8.6 Agriculture ..... 132~~131~~
8.7 Rural Residential ..... 133~~132~~
8.8 Estate Residential ..... 134~~133~~
8.9 Recreational Uses ..... 136~~135~~
8.10 Rural Business ..... 136~~135~~
8.11 Highway 11 Rural Corridor ..... 137~~136~~

PART D: A Caring Huntsville – Achieving Social Resiliency ..... 138~~137~~
1 Healthy Community ..... **140~~139~~**
2 Smart Value Housing ..... **144~~143~~**
3 Active Transportation ..... **149~~148~~**
4 Open Space Designation and Parkland ..... **152~~151~~**
4.1 Function ..... 152~~151~~
4.2 Permitted Uses ..... 152~~151~~
4.3 General ..... 153~~152~~
4.4 Design ..... 153~~152~~
4.5 Parkland Dedication ..... 154~~153~~
4.6 Crown lands ..... 155~~154~~
5 Institutional Designation ..... **156~~155~~**
5.1 Function ..... 156~~155~~

5.2 Permitted Uses ... 156~~155~~
5.3 Community facilities ... 157~~155~~
5.4 Design ... 158~~157~~
5.5 Other Institutional/Public Uses ... 159~~157~~
6 Cultural Heritage ... 159~~158~~
6.1 Cultural Heritage Resources ... 159~~158~~
6.2 Heritage Designation ... 160~~159~~
6.3 Development of Lands Adjacent to Cultural Heritage Resources ... 161~~160~~
6.4 Archaeological Resources ... 162~~160~~
7 Land Use Compatibility ... 163~~162~~
7.1 General ... 163~~162~~
7.2 Noise and Vibration ... 164~~163~~
7.3 Water and Waste Water Facilities ... 165~~164~~
7.4 Contaminated Lands ... 166~~165~~
7.5 Waste Disposal Sites ... 166~~165~~
7.6 Bulk Energy Storage Facilities ... 166~~165~~
7.7 Renewable Energy Projects ... 167~~166~~

PART E: Servicing Our Residents – Achieving Infrastructure Resiliency .. 168~~167~~
1 Stormwater Management ... 170~~169~~
2 Water Supply and Sanitary Sewer Services ... 172~~171~~
2.1 Municipal Water and Sanitary Sewer Services ... 172~~171~~
2.2 Municipal Water Service – Port Sydney Community Settlement Area ... 175~~174~~
2.3 Private Communal Water Supply and Sewage Disposal Services ... 175~~174~~
2.4 Private Individual Water Supply and Sewage Disposal Services ... 176~~175~~
3 Transportation ... 177~~176~~
3.1 Transportation System ... 177~~176~~
3.2 Active Transportation ... 177~~176~~
3.3 Barrier Free Transportation ... 178~~177~~
3.4 Transit ... 178~~177~~
3.5 Public Road Network and Hierarchy ... 179~~178~~
3.6 General ... 179~~178~~
3.7 Provincial and District Roads ... 180~~179~~
3.8 Town Roads ... 181~~179~~

3.9 Road Widenings ..... 181~~180~~
3.10 Seasonal Roads ..... 182~~181~~
3.11 Road Allowances ..... 182~~181~~
3.12 Private Roads on Road Allowances ..... 183~~182~~
3.13 Private Roads ..... 183~~182~~
3.14 Railways ..... 184~~183~~
4 Solid Waste Management ..... 185~~184~~
5 Public Access to Water ..... 187~~186~~
6 Utilities ..... 188~~187~~
7 Communication Towers ..... 189~~188~~

PART F: The Fine Print – How Policies are Implemented & Interpreted .. 190~~189~~
1 Implementation ..... 190~~189~~
1.1 Official Plan and Monitoring ..... 190~~189~~
1.2 Official Plan Amendments ..... 191~~190~~
1.3 Secondary Plans ..... 191~~190~~
1.4 Zoning and Community Planning Permit By-laws ..... 192~~191~~
1.5 Land Division ..... 197~~196~~
1.6 Agreements ..... 200~~198~~
1.7 Design Guidelines ..... 203~~201~~
1.8 Community Improvement Plans ..... 203~~201~~
1.9 Pre-consultation and Complete Application ..... 205~~203~~
1.10 Environmental Assessment ..... 207~~205~~
1.11 Applications in Progress ..... 208~~205~~
1.12 Public Engagement and Notification ..... 208~~206~~
1.13 Municipal Land Acquisition ..... 209~~207~~
1.14 Dark-Sky Lighting ..... 209~~207~~
2 Interpretation ..... 211~~208~~
2.1 Interpretation and Land Use Designation Boundaries ..... 211~~208~~
2.2 Definitions ..... 212~~209~~

List of Schedules

Schedule A: Land Use – Municipal Wide
Schedule B-1: Land Use - Huntsville Urban Settlement Area
Schedule B-2: Land Use - Community Settlement Areas and Hidden Valley Resort Recreational Lifestyle Area
Schedule C: Natural Constraints

List of Appendices

1. Wildland Fire
2. Huntsville Highlands Secondary Plan
3. Deerhurst Concept and Phasing Plan
4. Deerhurst Master Development Plan
5. Mary Lake Ridgeline
6. Human Constraints
7. Built Cultural Heritage Resources

PART A: Introduction

1 Huntsville Official Plan

1.1 Snapshot of Huntsville

Land Acknowledgement

Huntsville acknowledges that we are on the traditional ancestral territory of the Anishinaabe, specifically the Ojibwa, Chippewa and Algonkian peoples. This territory is covered by the Robinson Huron Treaty of 1850 and the Williams Treaty of 1923.

As settlers, we are grateful for the opportunity to be here and we thank all the Indigenous Peoples who have been stewards of these lands and waters for thousands of years.

We recognize and deeply appreciate the historic connection of all First Peoples and contributions they have made in shaping and strengthening this community in particular, and our province and country as a whole.

As settlers, this recognition of the contributions and historic importance of Indigenous People must also be clearly and overtly connected to our collective commitment to make the promise and challenge of Truth and Reconciliation real in our communities.

Background Statement

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.

Originally a hunting, gathering and foraging territory of Indigenous people s, Huntsville was named after George Hunt who arrived in 1869 and later became the first postmaster in 1870. 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 Resort Recreational Lifestyle 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 Yorker, 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 active transportation *infrastructure, community facilities* and programming opportunities;
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.

1.4 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.

1.5 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 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.

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 situation.

1.7 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 Timeframe

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

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 polices 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:

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

ii) 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.

1 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.

1.1 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.

1.2 As all *wetlands* act as a carbon sink and mitigate the impacts of flooding, they will be protected from *development*.

1.3 Major employment, commercial and travel-intensive land uses will be directed to the Huntsville Urban Settlement Area to minimize commuting.

1.4 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.

1.5 The Town will promote the use of active transportation between residential areas and the Downtown, *employment areas*, the Waterfront and recreational areas.

1.6 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.

1.7 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.

1.8 *Development* and associated *infrastructure* and amenities should be designed to resist intense weather variations and wildfires.

1.9 New *development* will address stormwater management through such measures as -vegetated corridors and shorelines, permeable surfaces, run-off control, low impact design (LID) and green *infrastructure*.

1.10 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.

1.11 The retention and expansion of the tree canopy throughout the sett~~e~~lement areas is encouraged to increase areas for shade and assist with dissipation of heat.

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 ~~shall~~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* ~~does~~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) 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. 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.

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 ~~New~~ *dDevelopment* ~~or the demolition and rebuilding of existing structures~~ other than permitted shoreline structures ~~such as accessory docks, boathouses~~ or marina facilities (including storage, service and maintenance facilities or parking areas), ~~and excluding any component of an existing private sewage disposal system,~~ will be setback 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 ~~also~~ 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 Where it is not possible to achieve the setbacks required in Sections B3.1.1~~,~~ , and where there will not be a negative environmental or visual impact, a lesser setback may be considered in the following situations, subject to site plan control or the issuance of a community planning permit by-law approval:

a) sufficient lot depth is not available on an existing lot to meet the setback requirements;

b) terrain or soil conditions exist which makes other locations on an existing lot more suitable;

c) for *redevelopment* or 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 within the Huntsville Urban Settlement Area or Hidden Valley Resort Recreational Lifestyle Area, situated no closer than 10 metres to the shoreline.

3.1.~~2~~3 ~~*Development* will be set back from a cold water stream or creek a minimum of 20 metres in the Urban Settlement Area and 30 metres in all other designations. Further, a setback of 20 metres from any cool water stream and a setback of 15 metres from any warm water stream is required, 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~~ Development in the Huntsville Urban Settlement Area and Hidden Valley Resort Recreational Lifestyle 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 any warm water stream.

3.1. ~~3~~4 New Leaching beds or other similar devices for distributing effluent will be setback 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.

~~3.1.4 Where it is not possible to achieve the setbacks required in Sections B3.1.1, B3.1.2 or 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, subject to site plan control or the issuance of a community planning permit by-law approval:~~
~~a) sufficient lot depth is not available on an existing lot to meet the setback requirements;~~
~~b) terrain or soil conditions exist which make other locations on an existing lot 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 may be required to provide or implement compensating measures designed to sustain or enhance the integrity of the shoreline area including:
a) upgrading or installation of a tertiary sewage treatment system or 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 *target*s 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 *one 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) adequate 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 stillwater 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 of a portion or a property:

a) *development* on slopes should blend into the natural landscape without substantial *site alteration*, particularly blasting;

b) *development* will not be permitted on a slope where it is subject to erosion and would represent a potential hazard to life or property;

c) *natural heritage features and areas* will be protected;

d) scenic slope faces and cliffs should be preserved;

e) visual impact of buildings and structures such as massing and height should be minimized;

f) lots will have sufficient frontage and area to accommodate the *development* proposed and should be larger than the minimum lot size permitted;

g) access to the property can be properly provided by road or from the water;

h) 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;

i) where only water access is proposed, suitable access will be provided for construction equipment, and where feasible, construction/access corridors should be provided;

j) a docking location and an access pathway to the dock is available and identified on a shoreline lot; and

k) 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*.

4.4.5 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*.

4.4.6 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.

4.47 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 Resort Recreational Lifestyle Area, wherever possible, *development* will be designed in a compact manner to establish land use patterns which minimize 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

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 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 Resort Recreational Lifestyle 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 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 area*s 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.

1 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle Area;

d) the Waterfront; and

e) the Rural Area.

2.1.3 This community structure and related land use designations of the Town are illustrated on **Schedule A**. While the land use designations each have their own individual function, they also function together in a cohesive manner to contribute to economic resilience in Huntsville.

2.1.4 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.

2.1.5 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

Population and Employment	2016	2041	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

2.2.2 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

Dwelling Type	2016 (units)	2041 (units)	Growth 2016-2041 (units)
Single/Semi	6,630	8,580	+ 1,950
Multiple	380	800	+ 420
Apartment	890	1,210	+ 320
TOTAL	**7,900**	**10,590**	**+ 2,690**

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.

Table 3: Distribution of Projected Year Round Residential Growth

	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	2,905
Source: District of Muskoka Growth Strategy, 2013 Phase 2 Update, January 10, 2014, Watson & Associates Economists Ltd.		

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*. ~~and~~ 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Town Line 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 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 ~~40% medium and high density~~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 *development*s, 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.

3.4.5 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

3.4.6 *Development* shall have a maximum height of 11 metres.

3.4.7 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.

3.4.8 *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

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

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

3.6.7 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.

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

3.6.9 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.

3.6.10 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

3.6.11 Within the Mixed Use designation for Eagle Ridge a home improvement centre, a movie theatre / cinema and a supermarket are not permitted.

3.6.12 Permitted uses will be readily accessible to the passing motorist and visually congruent with the surrounding area.

3.6.13 Development of an enclosed shopping centre with interior common areas is not permitted.

3.6.14 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.

3.6.15 A 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.

Lot and Density Requirements

3.8.3 The maximum gross leasable area for an enclosed mall shall not exceed 23,132 m^2 (249,000 ft^2).

3.8.4 The maximum gross floor area located outside of the enclosed shopping centre but on the same site shall not exceed 5,202 m^2.

3.8.5 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 m^2. Prior to any expansion beyond the first phase, Council shall require the preparation of a market impact report and other supporting studies.

3.8.6 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 m^2.

3.8.7 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 m^2. 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 m^2 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

3.8.8 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.

3.8.9 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.

3.8.10 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.

3.8.11 All lands not required for building coverage, parking, loading or access areas shall be landscaped throughout.

3.8.12 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.

3.8.13 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.

3.8.14 Development, including buildings and landscape design, shall reflect prominence and visibility of sites where appropriate.

3.8.15 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.

3.8.16 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 p~~rovides~~ermits ~~for~~ 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. Further, insert after C3.9.14 a new heading and the following words "Cairns Crescent Business Employment Area Special Policies"

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.~~3~~4 Permitted commercial uses will be directed to arterial roads intersecting with provincial highways.

3.9.~~4~~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.~~5~~6 Commercial uses should be readily accessible to the passing motorist and visually congruent with surrounding uses.

3.9.~~6~~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.~~7~~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.~~8~~9 Employment area uses should, in general, be limited to lots of large size having generous frontage on a major vehicular route.

3.9.~~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.

3.9.1~~0~~1 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.

3.9.1~~1~~2 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.

3.9.1~~2~~3 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.

3.9.1~~3~~4 Automobile parking areas shall be established at a rate that will adequately service proposed uses including parking for employees as well as customers.

3.9.1~~4~~5 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

3.9.15 On Pt. Lot 8, Con. 14, Brunel, permitted uses may also include a retail grocery outlet and accessory residential uses.

3.9.16 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.

3.9.17 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~~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, ~~will be submitted~~ 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%.

~~3.10.13 Prior to any residential, commercial or institutional *development* occurring on Part Lots 9 and 10, Concession 14 on the Huntsville Highlands property, the proposed golf course on Part Lots 7 and 8 shall be designed and constructed to the satisfaction of the Town.~~

~~3.10.14 Prior to the *development* of the golf course, a hydrogeological study, which determines the availability of groundwater for irrigation purposes, as well as any impact on the adjacent features that rely on groundwater (coldwater creek draining to the eastern meadow marsh and nearby Chub Lake that is possibly groundwater fed) shall be completed to the satisfaction of the Town.~~

~~3.10.15 A golf course management plan, including an integrated pest management strategy, shall be prepared with the assistance of a biologist, prior to the establishment of the golf course, and final site plan approval for the property. Such a plan shall demonstrate to the satisfaction of the Town that the irrigation, pest management and fertilization plan will not negatively impact the localized water balance, or the nitrogen or phosphorus budgets of local ponds and streams. The management plan should also address edge treatments, riparian management, encroachment controls and planting guidelines, as well as performance monitoring.~~

Servicing and Access

3.10.~~16~~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.~~17~~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.~~18~~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.~~19~~ 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.~~20~~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.~~21~~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.~~22~~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.~~23~~20 Accessory shoreline structures are prohibited on all waterbodies.

Phasing

3.10.~~24~~21 *Development* shall be phased to facilitate the logical extension and provision of municipal water and sanitary sewer services.

3.10.~~25~~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.~~26~~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:

e) building height, massing and architectural features respect and fit in to the context of the *character* of the immediate area;
f) building overlook and shadowing effects are considered;
g) a transition in height and density is accomplished where appropriate; and
h) 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 *development*s, 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 *development*s 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 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 Commercial 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 hectare 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 Resort Recreational Lifestyle Area

Background Statement

Located east of Algonquin Provincial Park and just west of the Huntsville Urban Settlement Area and Arrowhead Provincial Park, and situated along the picturesque shoreline of Peninsula and Fairy Lakes, the Hidden Valley Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 both Peninsula and Fairy Lakes 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 Resort Recreational Lifestyle 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 ~~reflect~~ draw upon a traditional and /or ~~Muskoka~~ modern interpretation of the Muskoka vernacular architecture~~al~~ 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle Area will ensure that:

i) proposed building(s) fit into the topography of the area and do not project above the tree line;
j) building height, massing and architectural features respect and fit into the context of the *character* of the immediate area; and
k) 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 Resort Recreational Lifestyle 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, and provide ongoing services, amenities and recreational facilities, available to the travelling public, 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 ~~15~~ 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 Resort Lifestyle 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.~~6~~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	366	150	60

- Plateau			
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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle Area, in order to protect the distinct character of the Hidden Valley Resort Recreational Lifestyle 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 Resort Recreational Lifestyle Area, has and will develop in a less dense manner than development in those designations, in ~~is intended to~~order to ensure that the distinct *character* of the Hidden Valley Resort Recreational Lifestyle 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 Resort Recreational Lifestyle Area.

Character

6.2.2 Development in the Highway 60 Transition Corridor designation has traditionally been a mix of residential and open space uses. 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:

a) 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 year-round and recreational-residential dwellings, waterfront commercial and open space uses, 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 Resort Recreational Lifestyle 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 back lots 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.

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 ~~waterfront commercial~~ resort commercial establishments ~~uses~~ will proceed by amendment to this ~~p~~Plan. The establishment of all other new permitted uses will proceed by amendment 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 are protected; and
i) the quality of natural and cultural heritage is preserved.

7.4.7 Resort commercial establishments shall generally include on-site management, and may also include recreational amenities, dining facilities, retail uses and have accommodation units available for lease or rent to the public.

7.4.8 *Tourist commercial uses* should incorporate substantial active and passive open space areas, and integrated recreational facilities.

7.4.~~8~~9 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*, ~~and~~ 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) allocation of water quality capacity;

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

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)
NOTE: These policies are under appeal to the LPAT. Once a decision has been rendered they will be updated accordingly.

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 Resort Recreational Lifestyle 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 Resort Recreational 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 Resort Recreational Lifestyle 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* ~~*uses*~~ *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* that are identified on **Appendix 6** 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) the resource is substantially depleted;~~
~~b~~a) the Town is satisfied that extraction would not be feasible;
~~c) the proposed use would not preclude or hinder future extraction;~~
~~d~~b) the proposed use would serve a greater long-term public interest;
~~e~~c) incompatible, long-term uses have been previously established; or
~~f~~d) 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.

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 based on technical reports, 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; and

g) that the lands are within reasonable proximity to employment and commercial services.

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; ~~or~~
h) *significant natural heritage features and areas*, where the policies of Part B will not be satisfied; or
i) abutting other rural estate *development*s 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 An estate residential cluster will have no more than 20 lots or units, and will be spatially separated from other rural estate *developments* or a designated Settlement Area by at least two concession lots.~~

8.8.~~7~~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 ~~2~~1 hectare~~s~~ with ~~9~~60 metres of road frontage.

~~8.8.8 Estate residential clusters should incorporate substantial open space area, so that the gross density of *development* is not greater than 20 lots or units in 40 hectares, or there is a ratio of 1 lot or unit for every 2 hectares of area.~~

8.8.~~9~~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.~~10~~8 A natural vegetative buffer area should surround the perimeter of each estate residential cluster.

8.8.~~11~~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.

8.8.1~~2~~0 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 Resort Recreational Lifestyle 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 specific~~

~~location and site circumstances as well as *development* and access provisions.~~ 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.

8.11 Highway 11 Rural Corridor

8.11.1 A number of the Highway 11 interchanges have developed over time as the location for a variety of rural industrial and commercial uses. This *development* pattern is encouraged at new interchanges since the interchanges will provide for efficient and convenient access to the transportation corridor. Such areas represent potential nodes for rural industrial and highway commercial uses where the uses require or benefit from a direct link to the Highway. Such nodes will generally be located within 500 metres of the limits of the interchange.

8.11.2 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: 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.

1 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.

1.1 Health and Well-Being

1.1.1 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 s*mart value housing*, *community facilities* and open space;

d) avoiding land use conflicts; and

e) public transportation and options for safe, non-motorized travel.

1.1.2 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.

1.1.3 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 Resort Recreational Lifestyle 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 ~~to~~ achiev~~e~~ing a *smart value housing target* of 25% of all new residential units.

2.2.2 To assist in achieving the *target* of 25% of all new residential units qualifying as smart value , it is encouraged that a minimum *target* of 10% of all new units, where development of 10 or more units is proposed through residential intensification or greenfield development, include smart value housing units to ensure that innovative approaches continue to be developed.~~A minimum target of 10% of all new units, where *development* of 10 or more units is proposed through *residential intensification* or greenfield *development*, will include *smart value housing* units.~~

2.2.3 The Town will require a minimum of 25% of all new ground-related housing in each application of 10 or more units to be constructed to accommodate future *secondary residential dwelling units* through such measures as sufficient window sizes, plumbing rough-in, fire/sound separation and other base construction requirements as specified by the Ontario Building Code.

2.2.4 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle Area, and the Rural Area. The zoning by-law may establish regulations for *secondary residential dwelling unit*s 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 unit*s;

viii) minimum outdoor amenity areas; and

ix) maximum density and distribution of *secondary residential dwelling unit*s.

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 wheel chairing, 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 ~~local~~ roads within the Huntsville Urban Settlement Area, ~~and~~ Community Settlement Areas and the Hidden Valley Resort Recreational Lifestyle Area, sidewalks will be required on one side of the street. Sidewalks on both sides of ~~local~~ 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 *development*s, 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* ~~is~~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:

i) legal description of the property;

ii) the name and address of the owner;

iii) statement of cultural heritage value or interest; and

iv) 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 MOP.

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 us*e* is proposed ~~within 400 metres~~adjacent to ~~of~~ a waste stabilization pond, or hauled sewage lagoon, or ~~within 200 metres of~~ 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
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-metrearea 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

7.7.1 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

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*.

1 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.

1.1.1 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
a) promote stormwater attenuation and re-use, and low impact design.

1.1.2 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.

1.1.3 Stormwater management and construction mitigation (erosion and sediment control) plans will be required by the Town for commercial, industrial, institutional and ~~comprehensive~~ major 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.

1.1.4 The Town will require appropriate use of on-site infiltration measures, within the stormwater management design.

1.1.5 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.

1.1.6 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.

1.1.7 Stormwater management facilities are permitted in all land use designations.

1.1.8 Where practical and feasible, within the Huntsville Urban Settlement Area, Community Settlement Areas and the Hidden Valley Resort Recreational Lifestyle Area, stormwater management facilities will be designed for open space use and integrated, where possible, into the Town's open space network.

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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle 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 Resort Recreational 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 Resort Recreational Lifestyle 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 have been developed or have access to and 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 have been developed and 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 Resort Recreational Area and the Highway 60 Corridor Service Area, the extension of full municipal services to existing unserviced 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 Resort Recreational Lifestyle 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 Resort Recreational Lifestyle Area and the Highway 60 Corridor Service Area will not be permitted except where such works are undertaken to address failed services, to remedy ~~a health hazard or to address an environmental concern~~ public health concerns, and facilitate the installation of works deemed to be in the public interest.

2.1.13 The extension of services outside the boundary of the Huntsville Urban Settlement Area, the Hidden Valley Resort Recreational Lifestyle 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
c) 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* ~~for more than 5 lots or units, 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 Public 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**. ~~w~~**While they are not part of the municipal road system, private roads provide a local access function to a public road**.

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.

3.6 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 ~~or economically~~ 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 in 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 active and inactive *waste disposal sites* located in the Town. Generally, the area within 500 metres of known sites is identified as a waste disposal assessment 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 In some situations, a technical report, as required by the Compatibility-Waste Disposal Site policies, may not be required (e.g. in-water works, open air structures, rights-of-way, land use changes to a less *sensitive* use with no changes to structures, etc.). Each of these situations would be determined on a case-by-case basis through consultation with the authority having jurisdiction.~~

4.~~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.~~5~~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 & 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.

1 Implementation

1.1 Official Plan and Monitoring

1.1.1 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*.

1.1.2 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 *target*s;
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.

1.2 Official Plan Amendments

1.2.1 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.

1.2.2 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.

1.2.3 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.

1.3 Secondary Plans

1.3.1 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 and Waterfront designations.

1.3.2 Secondary plans shall be incorporated into the Official Plan by Official Plan amendment.

1.3.3 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 *target*s (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 target*s 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.

1.4.12 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.

1.4.13 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*.

1.4.14 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

1.4.1~~5~~6 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

1.4.1~~6~~7 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.

1.4.1~~7~~8 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

1.4.1~~8~~9 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.~~19~~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.

1.4.2~~0~~1 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

1.4.2~~1~~2 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.

1.4.2~~2~~3 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.

1.6 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

1.6.1 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 Resort Recreational Lifestyle 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) s*mart 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 ~~CIP~~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;
bb) a community facility analysis;
cc) a community needs analysis;
dd) salt management plan;
ee) an active transportation study;
ff) tree inventory and preservation plan including identification of trees on the site 5 years prior to the application;
gg) a visual impact study;
hh) a water conservation plan; and
ii) 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.

1.10 Environmental Assessment

1.10.1 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*.

1.11 Applications in Progress

1.11.1 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.

1.11.2 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.

1.13 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,*~~*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 polices 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.~~means a form of linear shoreline residential *development*, located along a roadway, but not having direct frontage onto the waterbody~~.

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 ~~older~~ 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.

Target:

means a desirable goal that the Town will endeavor to achieve.

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.

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;

c) **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):

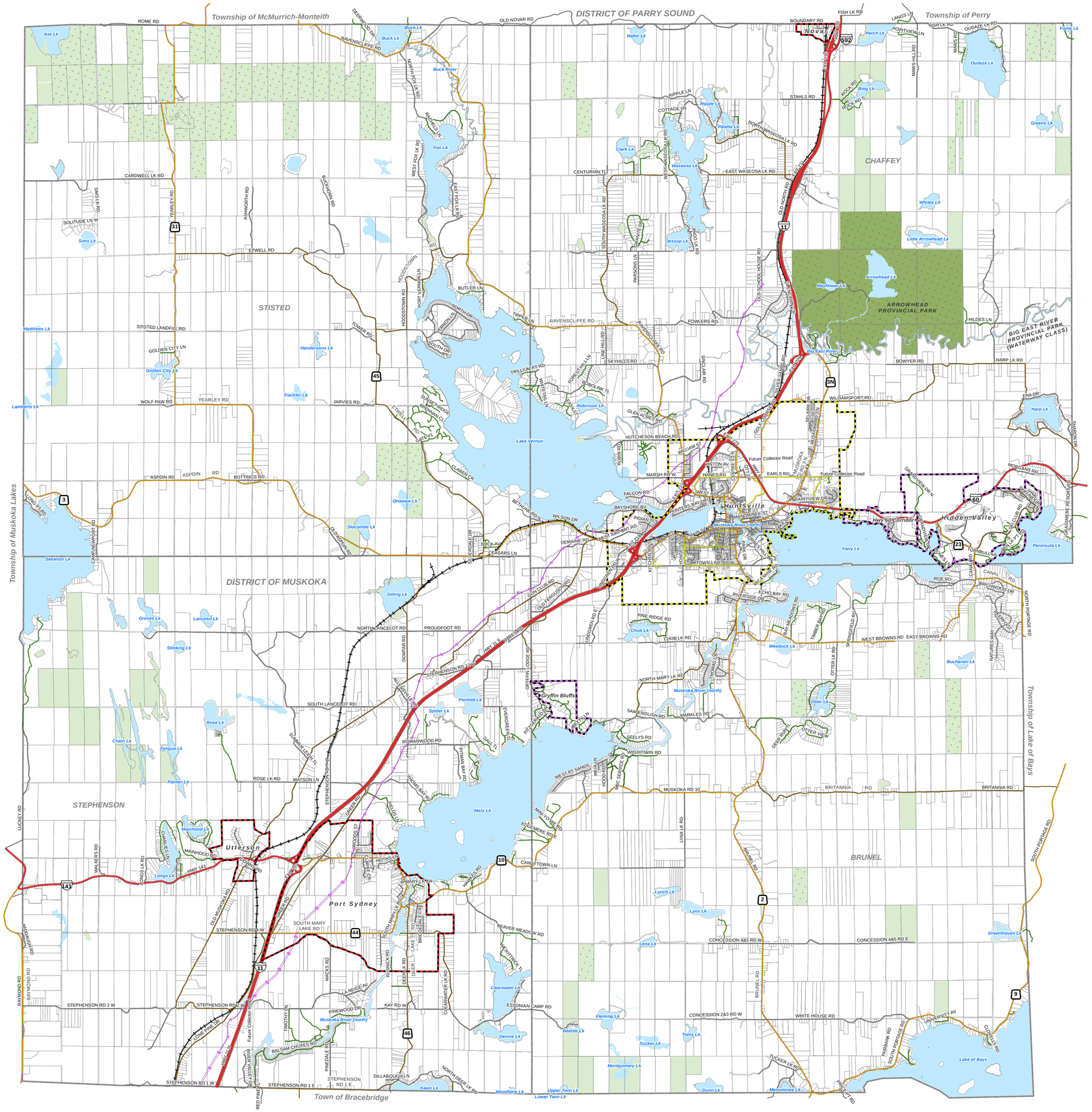
means the surface and subsurface area surrounding a water well or well field that supplies a municipal residential system or other designated system through which contaminants are likely to reach the water well or wells.

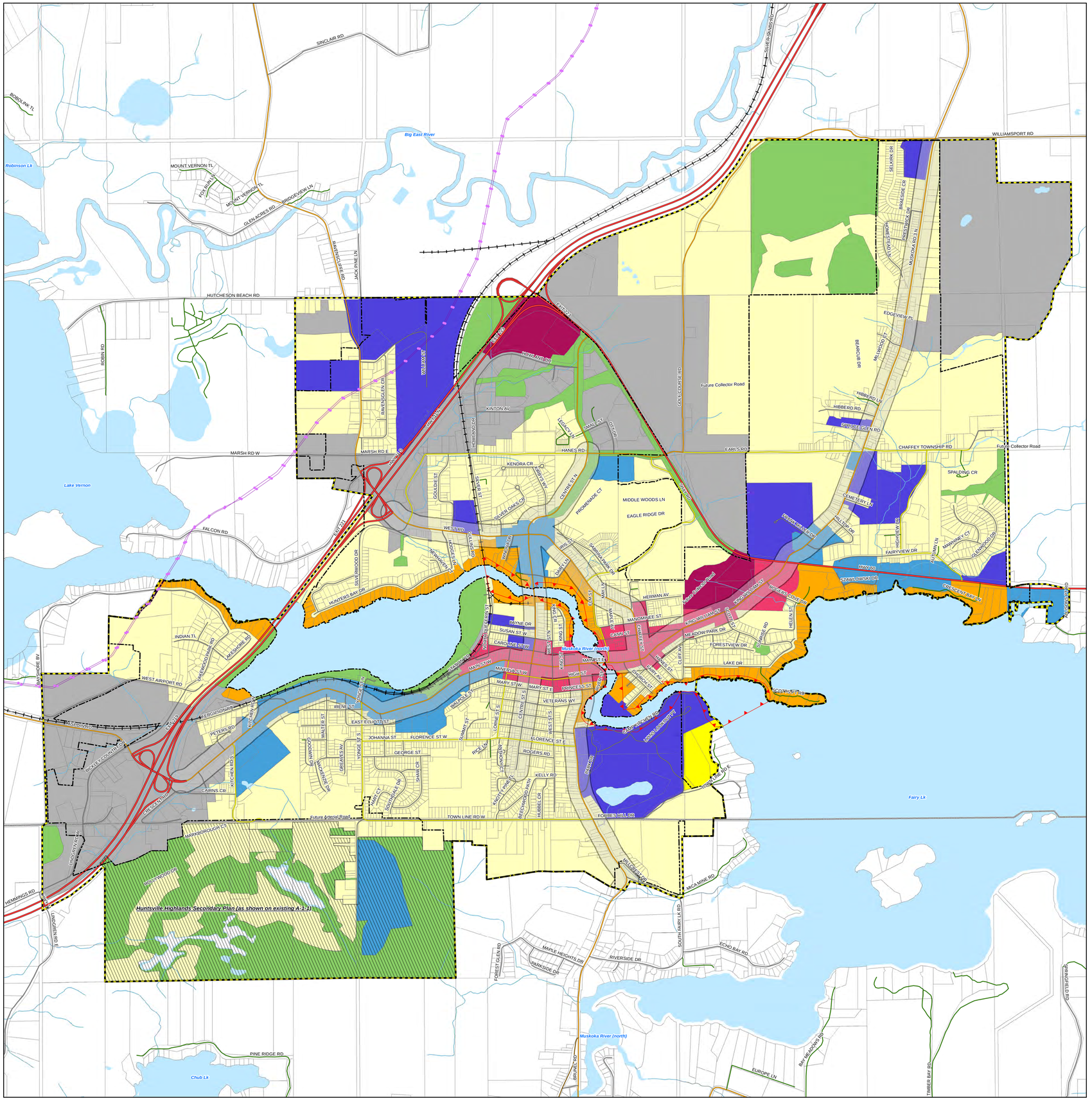
Wildlife habitat:

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."


Township of McMurrich-Monteith
DISTRICT OF PARRY SOUND
Township of Perry
Township of Muskoka Lakes
DISTRICT OF MUSKOKA
Township of Lake of Bays
Town of Bracebridge
STISTED
CHAFFEY
STEPHENSON
BRUNEL
Utterson
Port Sydney
Huntsville
Hidden Valley
ARROWHEAD PROVINCIAL PARK
BIG EAST RIVER PROVINCIAL PARK (WATERWAY CLASS)
Lake Vernon
Fairy Lk
Mary Lk
Big East River
Muskoka River (north)
Gryffin Bluffs
ROME RD
OLD NOVAR RD
BOUNDARY RD
FISH LK RD
RAVENSCLIFFE RD
CARDWELL LK RD
ETWELL RD
STISTED LANDFILL RD
GOLDEN CITY LN
WOLF PAW RD
YEARLEY RD
JARVIS RD
ASPOIN RD
BOTTINGS RD
HUTCHESON BEACH RD
MARSH RD W
EARLS RD
FALCON RD
BAYSHORE BV
WILSON DR
DEMAINE RD
CAESARS LN
ROE RD
CANAL RD
BIRCHWOOD DR
ECHO BAY RD
PINE RIDGE RD
CHUB LK RD
NORTH LANCELOT RD
PROUDFOOT RD
SOUTH LANCELOT RD
ROSE LK RD
WATSON LN
ROWANWOOD RD
SEELYS RD
WIDDIFIELD RD
MARKLES RD
NORTH MARY LK RD
EAST WASEOSA LK RD
CENTURIAN TL
SKYHILLS RD
FOWLERS RD
HILDES LN
BOWYER RD
HARP LK RD
WILLIAMSPORT RD
GLENACRES RD
MUSKOKA RD 10
BRITANNIA RD
CANDYTOWN LN
MARY LK RD
BEAVER MEADOW RD
CONCESSION 4&5 RD W
CONCESSION 4&5 RD E
CONCESSION 2&3 RD W
WHITE HOUSE RD
ESTONIAN CAMP RD
KAY RD W
STEPHENSON RD 2 W
STEPHENSON RD W
STEPHENSON RD 1 W
STEPHENSON RD 1 E
SOUTH MARY LAKE RD 1
MAINWOOD RD
HWY 141
HWY 11
HWY 11B
HWY 60
Future Collector Road
Future Connection
Rose Lk
Chain Lk
Tongua Lk
Palmer Lk
Mainhood Lk
Longs Lk
Matthews Lk
Golden City Lk
Hendersons Lk
Tracker Lk
Lamberts Lk
Onaway Lk
Slocombe Lk
Skeleton Lk
Siding Lk
Groves Lk
Lancelot Lk
Sinking Lk
Penfold Lk
Spider Lk
Chub Lk
Weeduck Lk
Buchanan Lk
Otter Lk
Deer River
Otter View
Mayflower Lk
Arrowhead Lk
Little Arrowhead Lk
Jessop Lk
Clark Lk
Waseosa Lk
Palette Lk
Ripple Lk
Halter Lk
Perch Lk
Oudaze Lk
Bing Lk
Greens Lk
Whites Lk
Pickle Lk
Harp Lk
Dreamhaven Lk
Lena Lk
Lynch Lk
Lynx Lk
Clearwater Lk
Fleming Lk
Beattie Lk
Tucker Lk
Toms Lk
Devine Lk
Montgomery Lk
Lake of Bays
Peninsula Lk
Menominee Lk
Dunn Lk
Woodbine Lk
Upper Twin Lk
Lower Twin Lk
Fawn Lk
Robinson Lk
Trackler Lk
Hoodstown
Port Vernon
Stisted Landfill
Sandy Beach
Riverside Dr
Fairview Dr
Manitou Dr
Timber Bay
Timber Ridge
Kitchener
Ottawa
Bethune
Bay View
Indian
Sunset Ridge
Robinson Ct
Glen Ridge
Claren Cr
Lone Pine Dr
Timothy Ln
Bay Saw Chutes Rd
Pinedale Rd
Red Pine Ln
Mackay Ln
Macks Rd
Deer Lk Rd
Lake Rosseau Rd
Bridgedale Rd
Stephenson Rd 3
Stephenson Rd 4
Summer Lea Ln
Fetterly Rd
Gryffin Lodge Rd
Old Ferguson Rd
Golf Club Rd
Old Muskoka Rd
Old North Rd
Old Waseosa Lk Rd
Old School House Rd
Old Dodd Rd
Old Ferguson Rd
Old Beaumont Rd
Old Portage Rd
Old Mill Rd
Old Dwight Rd
Old Bracebridge Rd
Old Muskoka Rd
Old Waseosa Lk



Town of Huntsville
Official Plan

Schedule B-1
Land Use - Huntsville Urban Settlement Area

Land Use Designations:

- Urban Centre
- Built Up Areas
- Central Business District
- Regional Commercial
- Residential
- Residential - Lookout
- Urban Shoreline Residential
- Mixed Use Area
- Institutional
- Business Employment
- Open Space
- Rural
- Boathouse Prohibited Area
- Huntsville Highlands Secondary Plan
- Intensification Corridors

General Features:

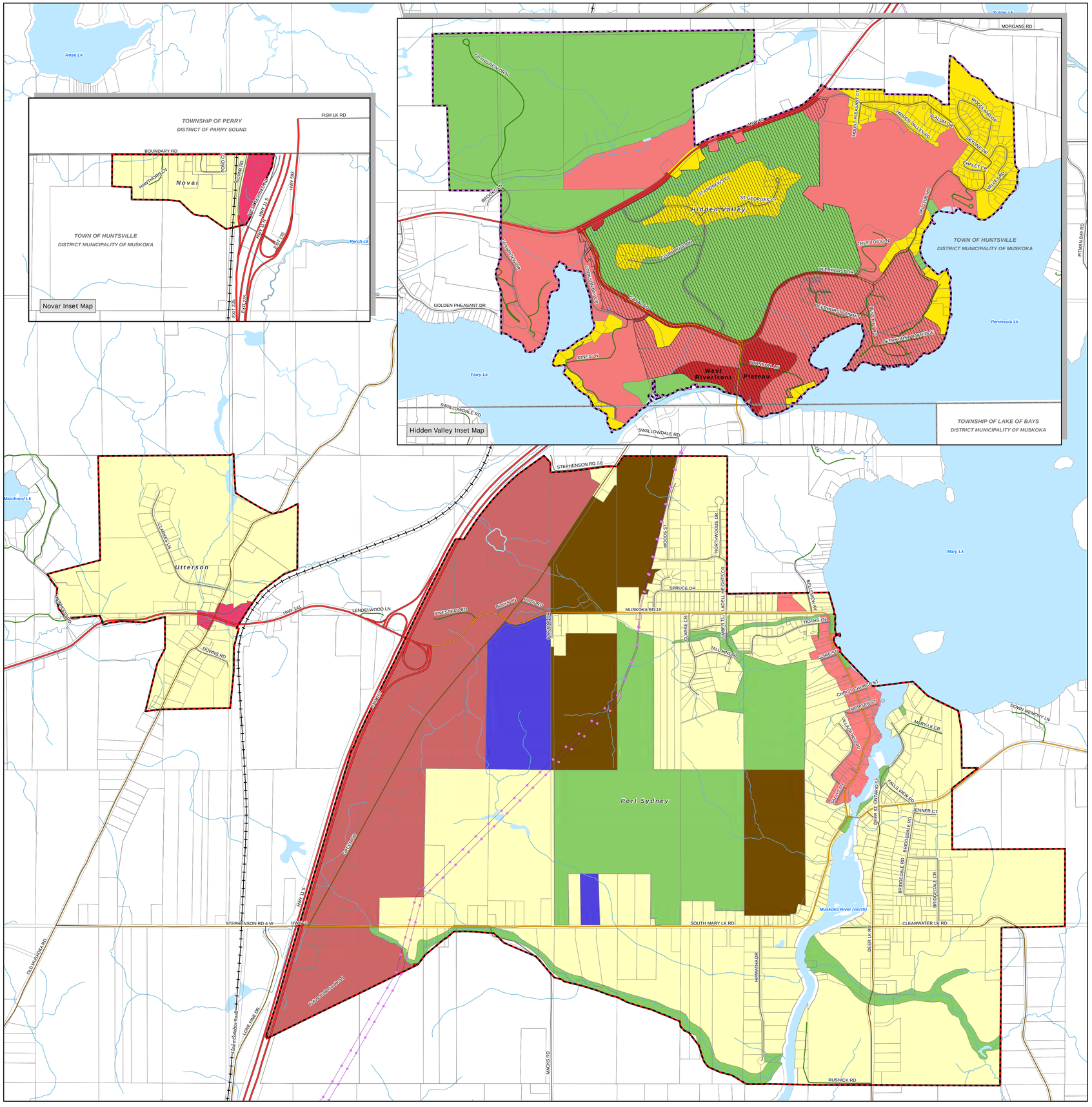
- Provincial Highway
- Arterial Road
- Urban Collector Road
- Rural Collector Road
- Local Road
- Private Road
- **Railway**
- **Trans Canada Pipeline**
- **Geographic Township**
- **Waterbody**

N
W
E
S

0 0.175 0.35 0.7 1.05
Kilometres

For boundary interpretations, please contact the Town of Huntsville, Planning & Development Department. The map is a public resource of general information and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is the property of the Government of Ontario and is used under licence from the Government of Ontario.

Print Size: 30"x36" (2.5'x3')



Town of Huntsville Official Plan

Schedule B-2
Land Use - Community Settlement Areas and Hidden Valley Resort Recreational Lifestlye Area

Land Use Designations:

Hidden Valley

- Deerhurst Village
- Resort Commercial
- Recreational Resort Residential
- Open Space
- Deerhurst Overlay

Port Sydney / Utterson / Novar

- Community Commercial
- Community Business
- Community Residential
- Restricted Rural
- Institutional
- Open Space

General Features:

- Provincial Highway
- Arterial Road
- Urban Collector Road
- Rural Collector Road
- Local Road
- Private Road
- **Railway**
- **Trans Canada Pipeline**
- Parcel Fabric
- Community Settlement Area
- Special Policy Area
- **Geographic Township**
- **Waterbody**

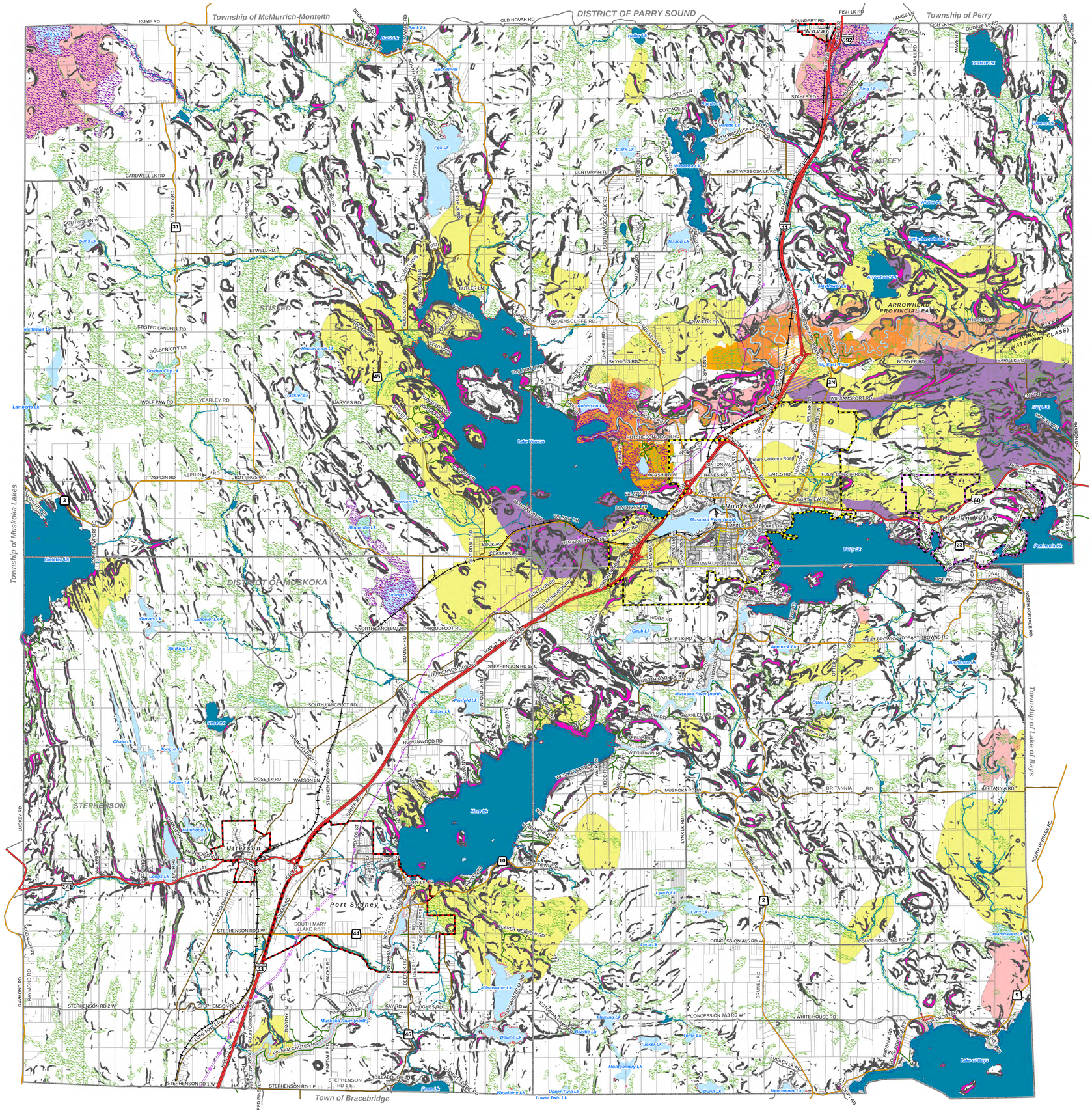
N W E S

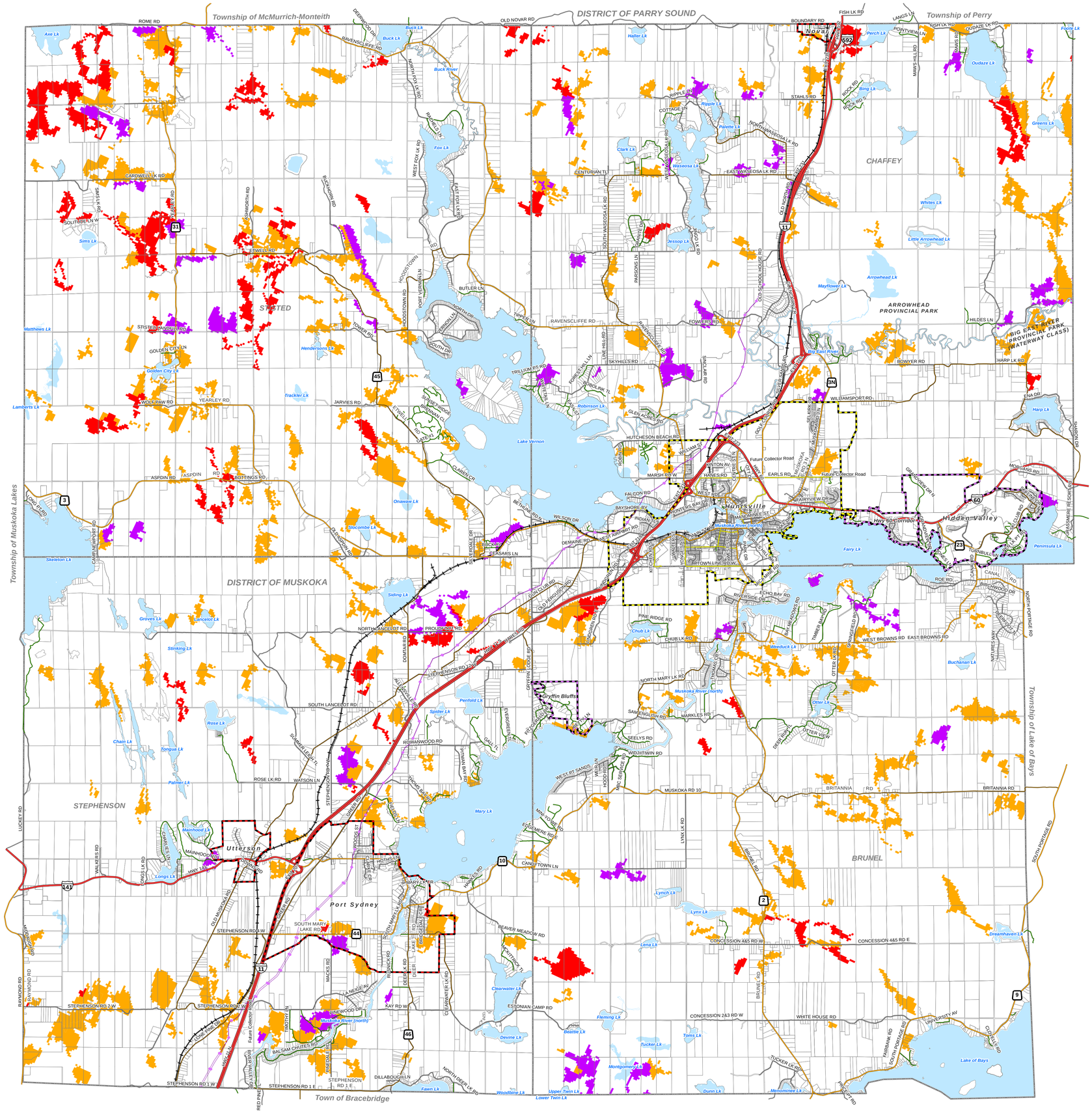
0 0.2 0.4 0.8 1.2

Kilometres

For boundary interpretations, please contact the Town of Huntsville, Planning & Development Department. The map is a public resource of general information and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is the property of the Government of Ontario and is used under licence from the Government of Ontario.

Print Size: 30"x36" (2.5'x3')


Township of McMurrich-Monteith
DISTRICT OF PARRY SOUND
Township of Perry
Township of Muskoka Lakes
DISTRICT OF MUSKOKA
Township of Lake of Bays
Town of Bracebridge
STEPHENSON
STISTED
MUNEEY
ARROWHEAD PROVINCIAL PA
BRUNEL
Huntsville
Utterson
Port Sydney
Trillium Valley
Lake Vernon
Mary Lk
Fairy Lk
Peninsula Lk
Lake of Bays
Muskoka River (north)
Muskoka River (south)
Big East River
Future Collector Road
Future Crossing Road
ROME RD
OLD NOVAR RD
BOUNDARY RD
FISH LK RD
STAHLS RD
CARDWELL LK RD
ETWELL RD
STISTED LANDFILL RD
GOLDEN CITY LN
YEARLEY RD
WOLF PAW RD
HARVIES RD
RAVENSCLIFFE RD
BOWLERS RD
SKYHILLS RD
BOWYER RD
HARD LK RD
WILLIAMSPORT RD
HUTCHESON BEACH RD
ASPDIN RD
BOTTOMS RD
EARLS RD
FAIRVIEW DR
MAPLEVIEW DR
MUSKOKA RD 3
MUSKOKA RD 4
BUCKAU RD
CAESARS RD
TOWN LINE RD W
DAN CLUB RD
OLD FERGUSON RD
PROUDFOOT RD
NORTH LANCELOT RD
SOUTH LANCELOT RD
CHUB LK RD
WEST BROWNS RD
EAST BROWNS RD
ROWANWOOD RD
ROSE LK RD
WATSON LN
MUSKOKA RD
BRITANNIA RD
MARVER RD
SOUTH MARY LAKE RD
STEPHENSON RD 4 W
STEPHENSON RD 3 W
STEPHENSON RD 2 W
STEPHENSON RD 1 W
STEPHENSON RD 1 E
STEPHENSON RD 12 E
BEAVER MEADOW RD
CONCESSION 4&5 RD W
CONCESSION 4&5 RD E
CONCESSION 2&3 RD W
WHITE HOUSE RD
PINEWOOD DR
BALSAM CHUTES RD
KAY RD W
HUGHES RD
TUCKER LK RD
DUNN LK RD
MENOMINEE LK
MONTGOMERY LK
WOODBINE LK
UPPER TWIN LK
LOWER TWIN LK
Black Lk
Black River
Fox Lk
Clark Lk
Wasosso Lk
Jessop Lk
Palette Lk
Ripple Lk
Perch Lk
Orchard Lk
Ring Lk
Peninsula Lk
Whitney Lk
Arrowhead Lk
Mirror Lk
Hidden Lk
Hidden Valley
Hidden Valley Rd
Hidden Valley Rd E
Hidden Valley Rd W
Hidden Valley Rd N
Hidden Valley Rd S
Hidden Valley Rd S E
Hidden Valley Rd S W
Hidden Valley Rd N E
Hidden Valley Rd N W



Town of Huntsville Official Plan

Appendix 1
Wildland Fire Hazard Risk

Constraint Features:

Wildland Fire Hazard Risk

- Extreme
- High
- Pine - Needs Evaluation

General Features:

- Provincial Highway
- Arterial Road
- Urban Collector Road
- Rural Collector Road
- Local Road
- Private Road
- **Railway**
- **Trans Canada Pipeline**
- Parcel Fabric
- Urban Centre
- Community Settlement Area
- Special Policy Area
- **Geographic Township**
- **Waterbody**

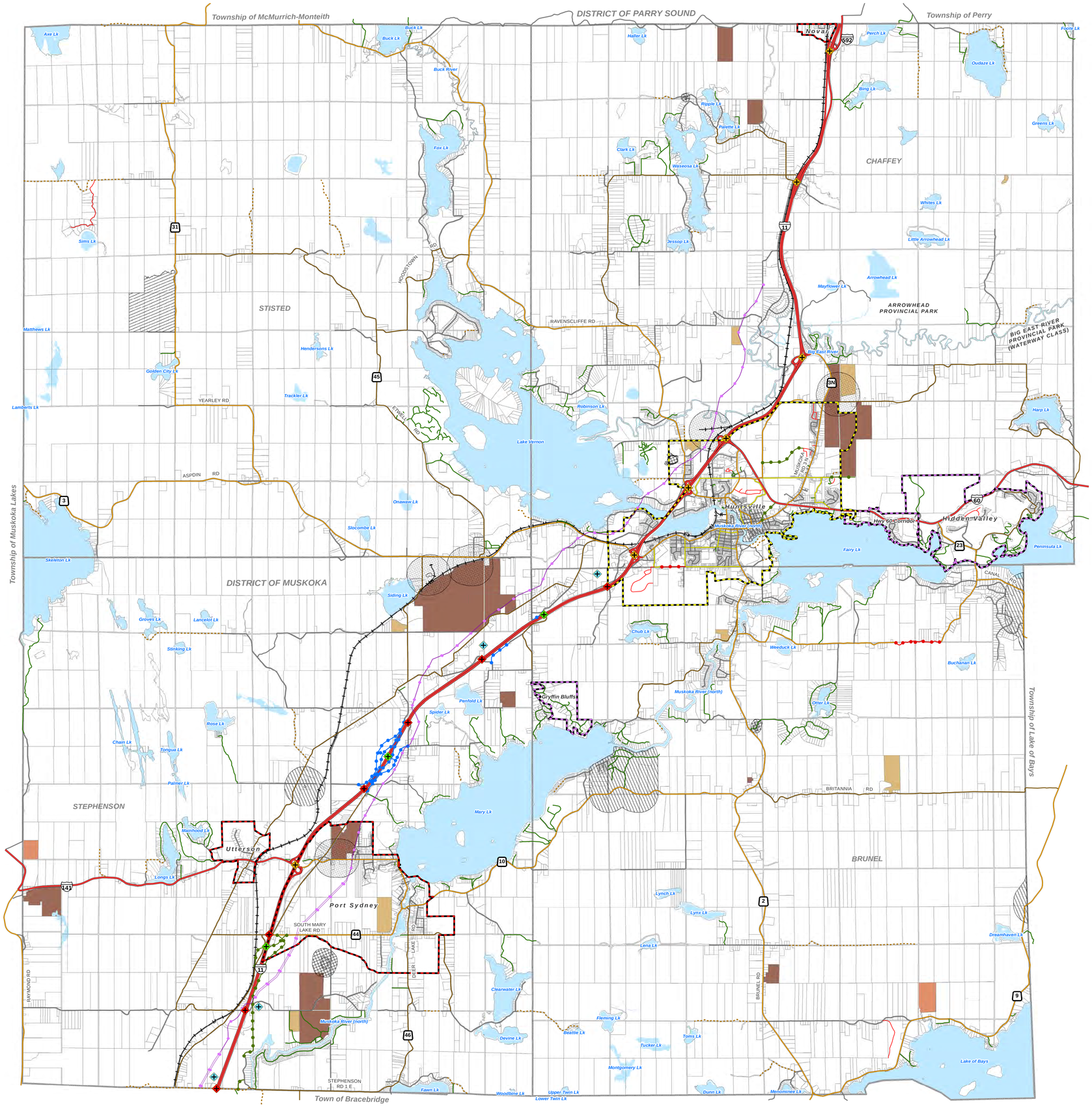
N W E S

0 0.75 1.5 3 4.5

Kilometres

For boundary interpretations, please contact the Town of Huntsville, Planning & Development Department. The map is a public resource of general information and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is the property of the Government of Ontario and is used under licence from the Government of Ontario.

Print Size: 30"x36" (2.5'x3')



Town of Huntsville Official Plan

Appendix 6 Human Constraints

Constraint Features:

Sites Licenced under the Aggregate Resources Act

- Pit
- Quarry
- Both (Pit and Quarry)

Waste Disposal Site Potential Influence Areas (D4)

Operation Status	Ownership
Operating	Municipal
Non-operating	Municipal
Operating	Non-Municipal
Non-Operating	Non-Municipal

- Provincial Highway
- Arterial Road
- Urban Collector Road
- Rural Collector Road
- Local Road
- Private Road
- Seasonal Road
- Proposed Road
- Future Arterial Road
- Future Collector Road
- Future Service Road
- Existing Interchange
- Existing - To Be Closed
- Future Interchange
- Future Flyover

General Features:

- **Railway**
- **Trans Canada Pipeline**
- Parcel Fabric
- Urban Centre
- Community Settlement Area
- Special Policy Area
- **Geographic Township**
- **Waterbody**

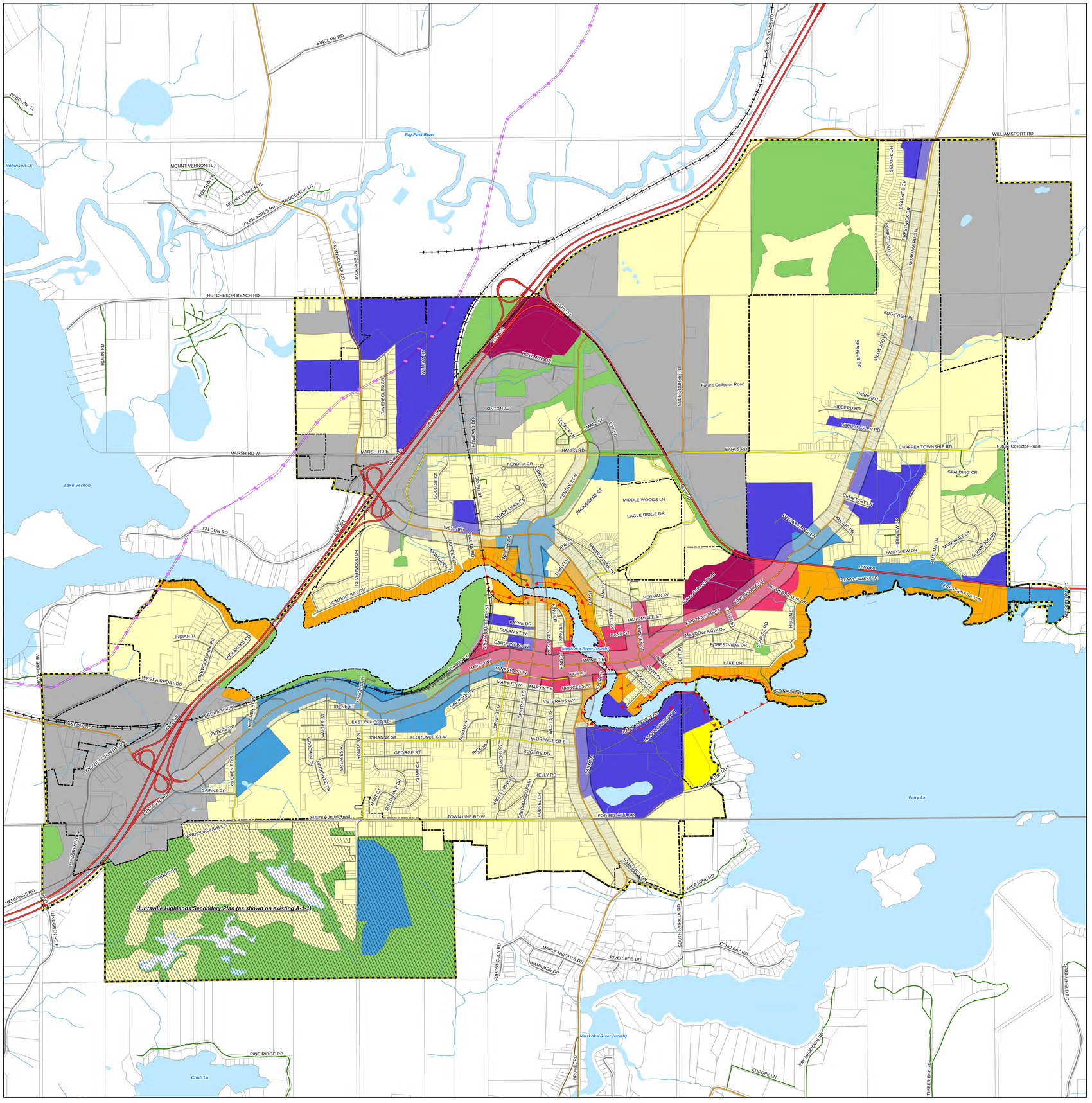
N W E S

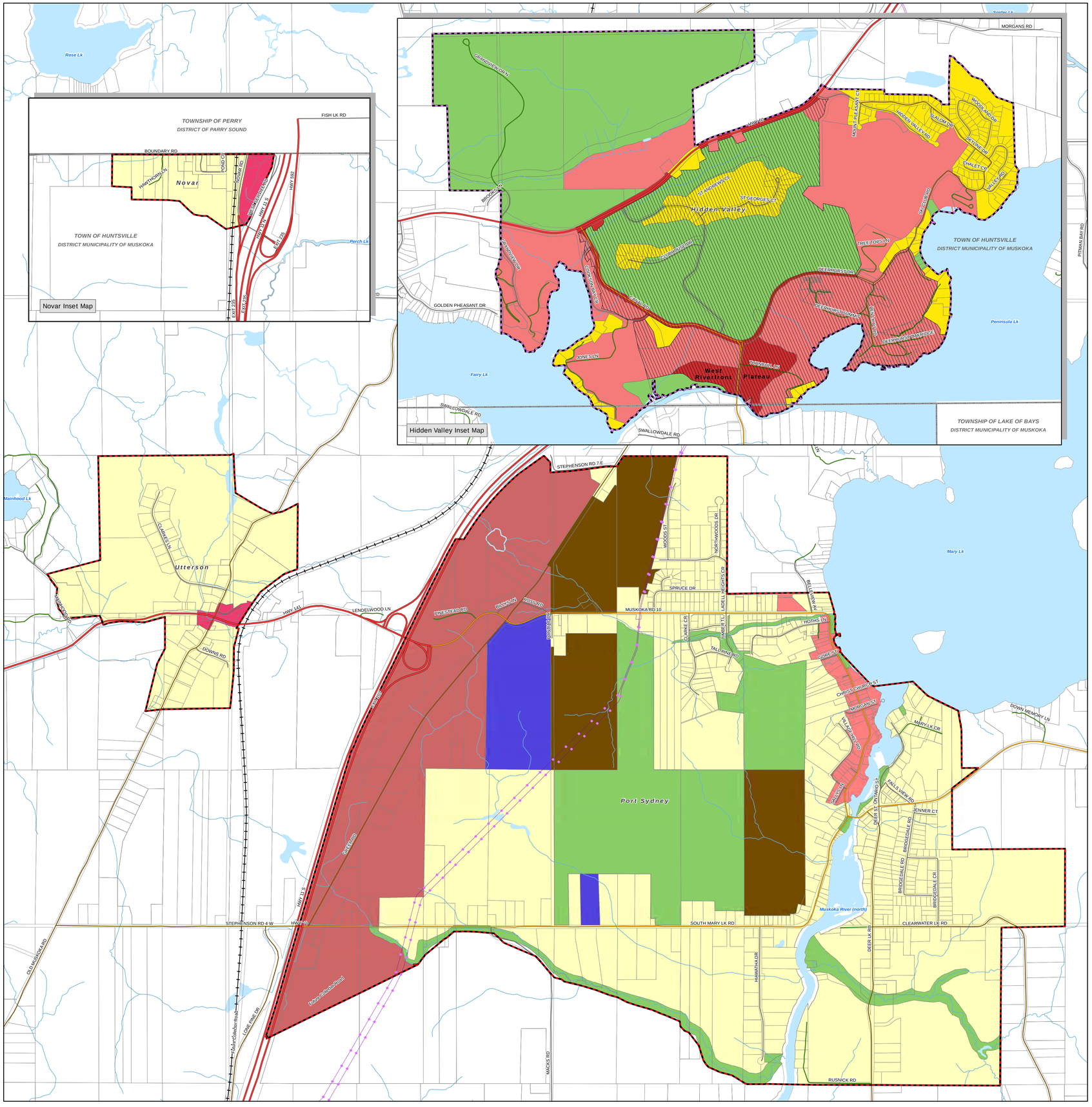
0 0.75 1.5 3 4.5

Kilometres

For boundary interpretations, please contact the Town of Huntsville, Planning & Development Department. The map is a public resource of general information and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is the property of the Government of Ontario and is used under licence from the Government of Ontario.

Print Size: 30"x36" (2.5'x3')


SINCLAIR RD
ROBOLINK TL
Robinson Ln
Big East River
MOUNT VERNON TL
FOX RUN LN
MOUNT VERNON TL
GLEN ACRES RD
RIDGEVIEW LN
BARBERSCOTIA RD
JACK PINE LN
HUTCHESON BEACH RD
ROBIN RD
WILLIAMSPORT RD
SILVERDALE RD
SELKIRK DR
HOMESTEAD DR
BRAESIDE CR
PRESTWICK CR
MUSKOKA RD 3 N
EDGEVIEW PL
BEARCUB DR
MILLWOOD CT
HIBBERD LN
HIBBERD RD
SARAWBRIDGE RD
CHAFFEY TOWNSHIP RD
Future Collector Road
SPALDING CR
CEMETERY LN
HILLTOP DR
HIGHVIEW RD
FAIRYVIEW DR
AUTUMN LN
MAHWINEE CT
GLENWOOD DR
HWY 60
SCHAWLOWSKI DR
CRESCENT BAY LN
DEERHURST DR
MEADOW PARK DR
FORESTVIEW DR
LAKE DR
STARKE RD
HELEN ST
CLIFF AV
CLIFFORD ST
CAMP ST
MANOMINEE ST
HERMAN AV
Muskoka River Road
KING WILLIAM ST
ROBERTS CENTRE DR
CENTRE ST
BIG EAST RIVER
HOWLAND DR
KINTON AV
EDGECLIFF
MAPLE ST
OTTER
HANES RD
EARLS RD
GOULD COURSE RD
Future Collector Road
MARSH RD E
MARSH RD W
RAVENGLEN DR
WOODLAND DR
KENDRA CR
ADDIS AV
GOULD ST
SEVERE ST
SILVER OAKS CT
CENTRE ST N
PROMENADE CT
MIDDLE WOODS LN
EAGLE RIDGE DR
WEST RD
FALKLAND RD
WOODS VIEW
KINGSWAY CR
IRIS CT
GARY LN
SUBRINA PARK DR
MARY LN
Lake Vernon
FALCON RD
CUT OFF
SILVERWOOD DR
HUNTERS BAY DR
KENWOOD AV
INDIAN TL
MAPLEWOOD RD
MAPLEHURST RD
BAY SHORE BV
WEST AIRPORT RD
AIRPORT RD
E.P.R.D.
E.P.R.D.
PETERS RD
OTTER CREEK DR
WORCESTER
IRENE ST
EAST ELLIOTT ST
WALTER ST
GOODWIN DR
JOHANNA ST
FLORENCE ST W
GEORGE ST
GERRARD ST W
YONGE ST S
MAXWELL DR
SHAW CR
MARY ST
SOUTHDALE DR
WICKER COUNTRY CR
CAIRNS CR
KITCHEN RD S
CRESCENT RD
UNDERWOOD DR
MARKBOROUGH CT
Future Arterial Road
Huntsville Highlands Secondary Plan (as shown on existing A-13)
MORRISONS DR
HEMMINGS RD
ANDERSEN RD E
PINE RIDGE RD
Chub Lk
WALLACE ST
SUMMIT ST
LOUISE ST S
CENTRE ST S
WEST ST S
RICE LK
LAKEVIEW
ROGERS RD
KELLY RD
FLORENCE ST E
VETERANS WY
PRINCESS ST
MARY ST E
MARY ST W
MINERVA ST W
HIGH ST
MARY ST
CARLOWE ST W
SUSAN ST W
RAYNE DR
KING ST W
KING ST E
DEERE ST
KING WILLIAM ST
Muskoka River (north)
CAMP ST
MARY ST E
CLIFFORD ST
CLIFF AV
CLIFF PARK
ROBERTS CENTRE DR
SCHAWLOWSKI DR
SOUTH PARK ST
SOUTH PARK ST
SOUTH PARK ST



Town of Huntsville
Official Plan

Schedule B-2
Land Use - Community Settlement Areas and Hidden Valley Resort Recreational Lifestlye Area

Land Use Designations:

Hidden Valley

- Deerhurst Village
- Resort Commercial
- Recreational Resort Residential
- Open Space
- Deerhurst Overlay

Port Sydney / Utterson / Novar

- Community Commercial
- Community Business
- Community Residential
- Restricted Rural
- Institutional
- Open Space

General Features:

- Provincial Highway
- Arterial Road
- Urban Collector Road
- Rural Collector Road
- Local Road
- Private Road
- **Railway**
- **Trans Canada Pipeline**
- Parcel Fabric
- Community Settlement Area
- Special Policy Area
- **Geographic Township**
- **Waterbody**

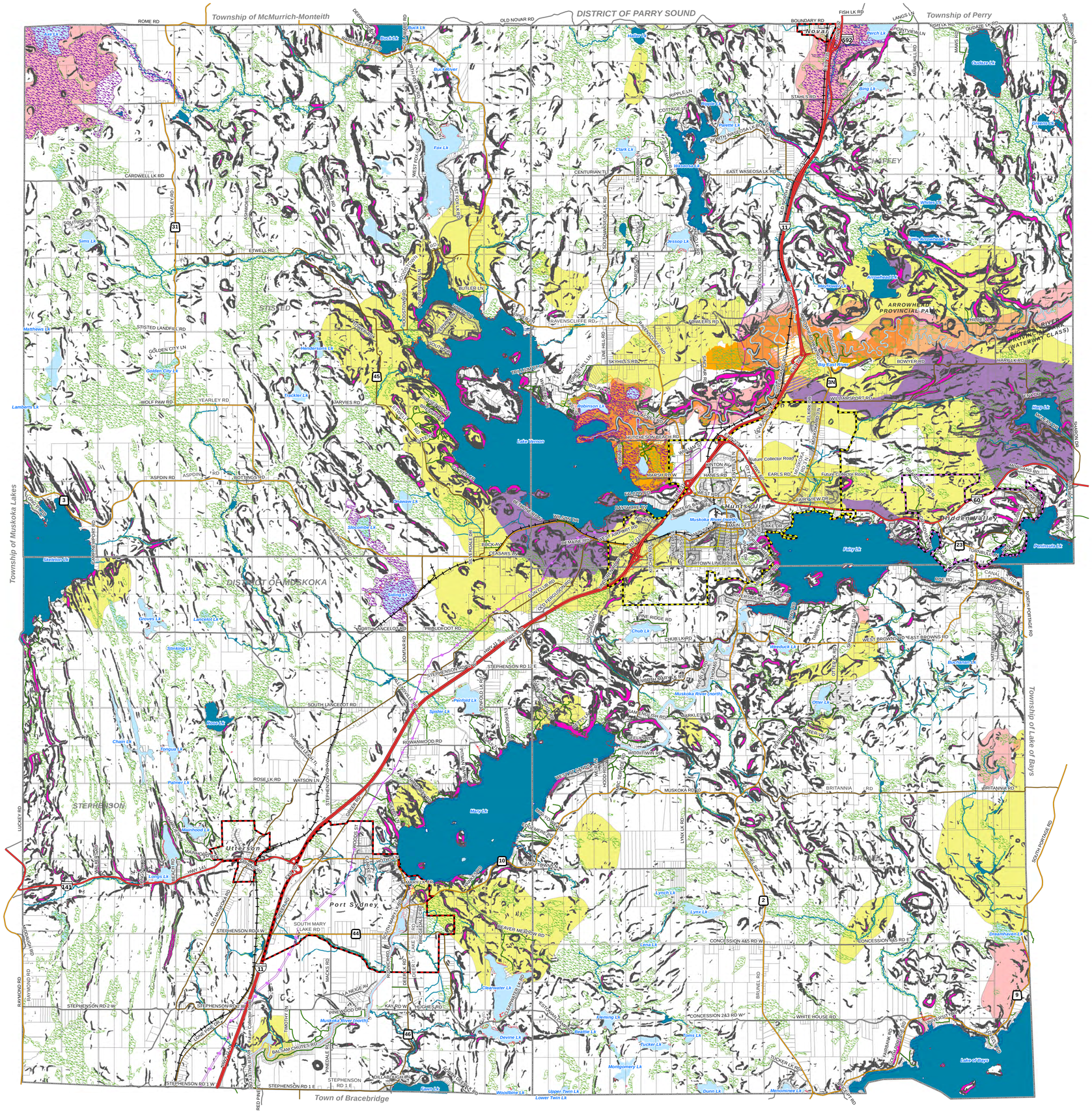
N W E S

0 0.2 0.4 0.8 1.2

Kilometres

For boundary interpretations, please contact the Town of Huntsville, Planning & Development Department. The map is a public resource of general information and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is the property of the Government of Ontario and is used under licence from the Government of Ontario.

Print Size: 30"x36" (2.5'x3')



Town of Huntsville Official Plan

Schedule C
Natural Constraints

Constraint Features:

- Cold Water Streams
- Cold Water Lake
- Type 1 Fish Habitat
- Type 2 Fish Habitat
- Wetlands
- Provincially Significant Wetlands
- Slope 20 - 40%
- Slope >=40%
- Muskoka Heritage Areas and Sites
- Floodway
- Flood Fringe
- Deer Yard (Stratum 1)
- Deer Wintering Area (Stratum 2)

Area of Natural and Scientific Interest (ANSI)

Class	Significance
Earth Science	Provincial
Earth Science	Regional
Life Science	Provincial
Life Science	Regional

General Features:

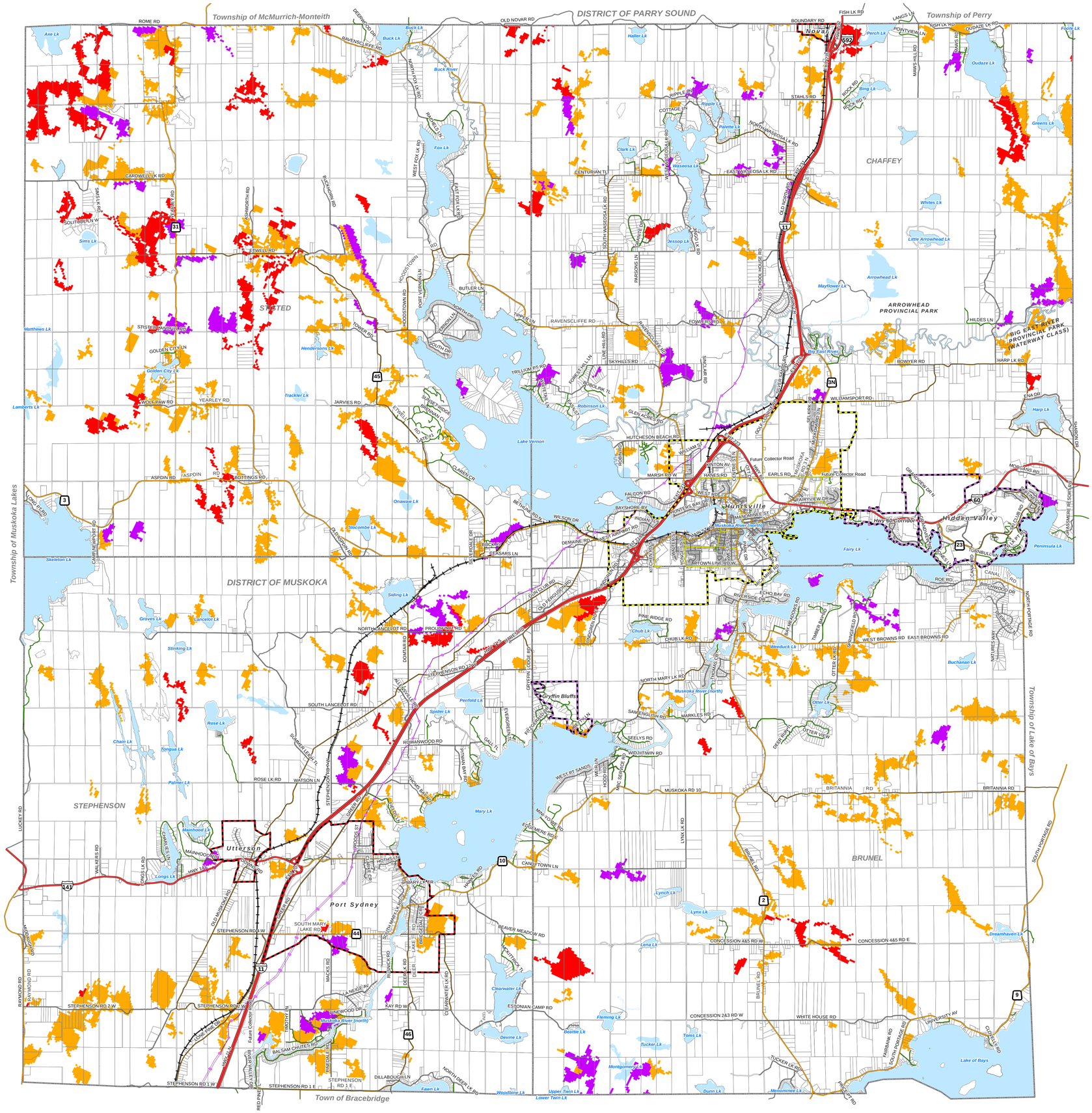
- Provincial Highway
- Arterial Road
- Urban Collector Road
- Rural Collector Road
- Local Road
- Private Road
- **Railway**
- **Trans Canada Pipeline**
- Parcel Fabric
- Urban Centre
- Community Settlement Area
- Special Policy Area
- **Geographic Township**
- **Waterbody**

N W E S

0 0.75 1.5 3 4.5
Kilometres

For boundary interpretations, please contact the Town of Huntsville, Planning & Development Department. The map is a public resource of general information and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is the property of the Government of Ontario and is used under licence from the Government of Ontario.

Print Size: 30"x36" (2.5'x3')



Town of Huntsville Official Plan

Appendix 1
Wildland Fire Hazard Risk

Constraint Features:

Wildland Fire Hazard Risk

- Extreme
- High
- Pine - Needs Evaluation

General Features:

- Provincial Highway
- Arterial Road
- Urban Collector Road
- Rural Collector Road
- Local Road
- Private Road
- **Railway**
- **Trans Canada Pipeline**
- Parcel Fabric
- Urban Centre
- Community Settlement Area
- Special Policy Area
- **Geographic Township**
- **Waterbody**

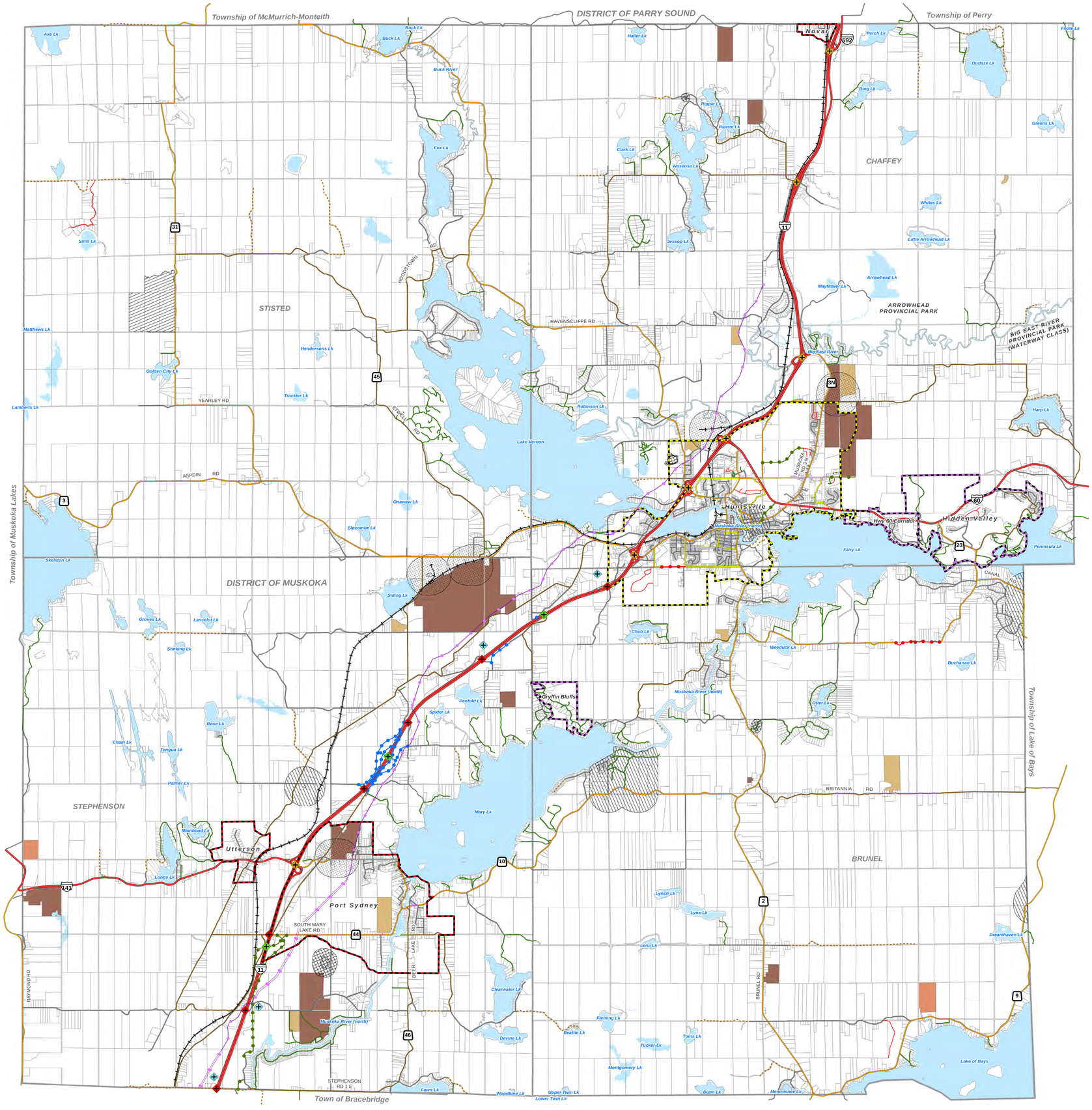
N W E S

0 0.75 1.5 3 4.5

Kilometres

For boundary interpretations, please contact the Town of Huntsville, Planning & Development Department. The map is a public resource of general information and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is the property of the Government of Ontario and is used under licence from the Government of Ontario.

Print Size: 30"x36" (2.5'x3')



Town of Huntsville Official Plan

Appendix 6 Human Constraints

Constraint Features:

Sites Licenced under the Aggregate Resources Act

- Pit
- Quarry
- Both (Pit and Quarry)

Waste Disposal Site Potential Influence Areas (D4)

Operation Status	Ownership
Operating	Municipal
Non-operating	Municipal
Operating	Non-Municipal
Non-Operating	Non-Municipal

- Provincial Highway
- Arterial Road
- Urban Collector Road
- Rural Collector Road
- Local Road
- Private Road
- Seasonal Road
- Proposed Road
- Future Arterial Road
- Future Collector Road
- Future Service Road
- Existing Interchange
- Existing - To Be Closed
- Future Interchange
- Future Flyover

General Features:

- **Railway**
- **Trans Canada Pipeline**
- Parcel Fabric
- Urban Centre
- Community Settlement Area
- Special Policy Area
- **Geographic Township**
- **Waterbody**

N W E S

0 0.75 1.5 3 4.5

Kilometres

For boundary interpretations, please contact the Town of Huntsville, Planning & Development Department. The map is a public resource of general information and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is the property of the Government of Ontario and is used under licence from the Government of Ontario.

Print Size: 30"x36" (2.5'x3')

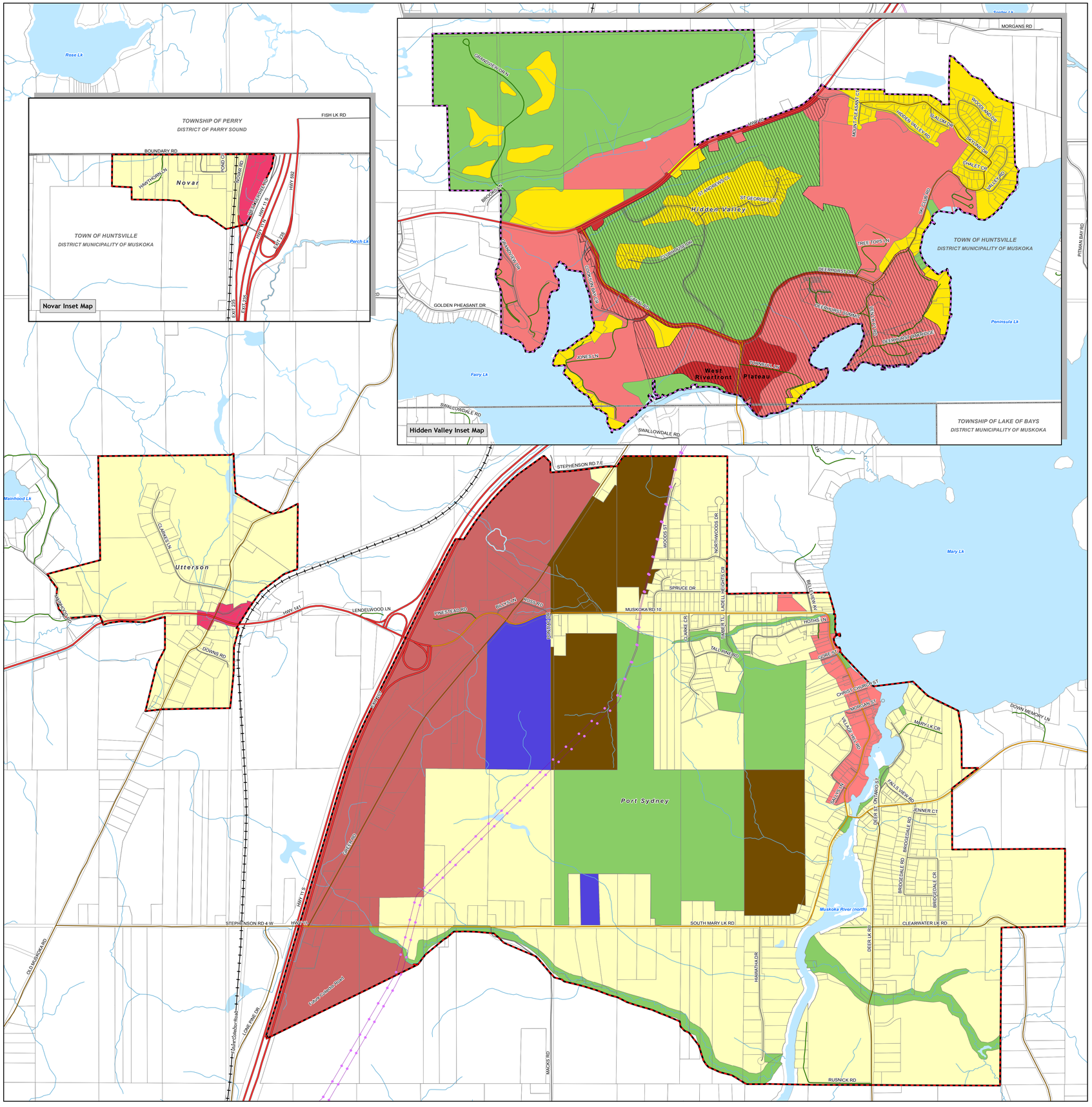
GRANDVIEW GOLF COURSE

POTENTIAL RESORT RECREATION RESIDENTIAL - NODES.



Town of Huntsville Official Plan

Schedule B-2
Land Use - Community Settlement Areas and Hidden Valley Resort Recreational Lifestlye Area



Land Use Designations:

Hidden Valley
- Deerhurst Village
- Resort Commercial
- Recreational Resort Residential
- Open Space
- Deerhurst Overlay

Port Sydney / Utterson / Novar
- Community Commercial
- Community Business
- Community Residential
- Restricted Rural
- Institutional
- Open Space

General Features:

- Provincial Highway
- Arterial Road
- Urban Collector Road
- Rural Collector Road
- Local Road
- Private Road
- **Railway**
- **Trans Canada Pipeline**
- Parcel Fabric
- Community Settlement Area
- Special Policy Area
- **Geographic Township**
- **Waterbody**

N W E S

0 0.2 0.4 0.8 1.2
Kilometres

For boundary interpretations, please contact the Town of Huntsville, Planning & Development Department. The map is a public resource of general information and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is the property of the Government of Ontario and is used under licence from the Government of Ontario.

Print Size: 30"x36" (2.5'x3')