

# MUSKOKA OFFICIAL PLAN



# **Office Consolidation of the Official Plan of the Muskoka Planning Area**

Consolidation  
March 2023

Prepared by  
The District of Muskoka  
Community and Planning  
Services Department





# LAND ACKNOWLEDGEMENT AND CONSULTATION COMMITMENT

In the spirit of reconciliation, we wish to acknowledge the enduring relationship between Indigenous Peoples and the territories they traditionally occupied. We recognize and deeply appreciate the historic connection they have to this place -both the land and the water.

We are grateful for the opportunity to meet here and we thank all the generations of Indigenous Peoples who have taken care of this place and continue to care for it -and we want to show our respect. Hundreds of years after the first treaties were signed, they remain relevant today. May they guide our decisions and actions.

We commit to learn, to educate, to honour sacred places and to take actions toward real Truth and Reconciliation.

This Official Plan was prepared with significant engagement from Indigenous Peoples having a past or present interest in the lands to which it applies and incorporates a guiding principle of continuing partnerships and building relationships through respectful and transparent dialogue related to land use planning. Policy updates and development projects would include consultation with Indigenous Peoples as outlined in this Plan and refined by any approved protocols.

Official Plan Amendments to the Official Plan of the Muskoka Planning Area					
OPA #	OPA Name/Type	Council Adoption	Adoption By-law	Approval*	Effective Date
	District of Muskoka Official Plan	November 7, 1988	88-128	June 17, 1991 approved in part with modifications and deferrals	June 17, 1991 (except deferred policies)
OPA #1	Technical Amendment	July 15, 1991	91-65	August 9, 1991	August 9, 1991
OPA #2	Maples of Muskoka	November 4, 1991	91-97	Repealed by By-law 93-42	
OPA #3	Technical Amendment	January 6, 1992	92-3	January 31, 1992	January 31, 1992
OPA #4	Lake Trout Modifications	On-going			
OPA #5	General Amendment #1	June 7, 1993	93-35	April 24, 1995 Approved by MMA except for 4 policies which were deferred. These 4 policies were referred to the OMB. The OMB did not approve these policies (April 5, 2006)	April 24, 1995 (except for deferred policies)
OPA #6	Marcus	April 6, 1992	92-22	May 7, 1992	May 7, 1992
OPA #7	Heritage Areas	Did not proceed			
OPA #8	Finnsion	October 5, 1992	92-77	November 13, 1992	November 13, 1992
OPA #9	McCann	March 1, 1993	93-14	August 13, 1993	August 13, 1993
OPA #10	Housing	Did not proceed			
OPA #11	Beverley	February 17, 1994	94-2	March 31, 1994	March 31, 1994
OPA #12	River Policies	Did not proceed			
OPA #13	Section E - Resources	July 12, 1999	99-63	N/A	August 5, 1999
OPA #14	T.A. Chisolm	Did not proceed			
OPA #15	Height Policies	May 16, 1994	94-26	July 5, 1994	July 5, 1994
OPA #16	N. Muldrew Lake - Water Quality	August 6, 1996	96-36	October 21, 1996	November 21, 1996
OPA #17	Reorganization of Water Quality Policy	August 18, 1997	97-58	April 15, 1998	May 12, 1998
OPA #18	Access, Building Hazard Areas and Services	March 3, 1997	97-25	July 28, 1997	August 20, 1997

\* The District Municipality of Muskoka was exempted from approval as of January 19, 1998 by O. Reg 525/97.



Official Plan Amendments to the Official Plan of the Muskoka Planning Area					
OPA #	OPA Name/Type	Council Adoption	Adoption By-law	Approval*	Effective Date
OPA #19	Echo Valley	November 2, 1998	98-69	N/A	November 27, 1998
OPA #20	Spiller/Fornele	August 31, 1998	98-62	N/A	September 25, 1998
OPA #21	Muskoka Beach	March 20, 2000	2000-26	N/A	April 13, 2000
OPA #22	Sections A to D - Settlement Patterns	December 6, 1999	99-87	Memorandum of Oral Decision by OMB - Jan 8, 2001 Amending Decision of OMB - May 16, 2001	January 8, 2001 and May 16, 2001
OPA #23	Section H - Services and Utilities	November 6, 2000 - except for proposed policy H.28	2000-81	N/A	December 5, 2000
OPA #24	Technical Amendment	December 10, 2001	2001-68	N/A	January 2, 2002
OPA #25	Baysville Urban Centre	September 9, 2002	2002-47	N/A	October 11, 2002
OPA #26	Reclassification of a portion of District Road 46.	March 17, 2003	2003-18	N/A	April 17, 2003
OPA #27	Technical Amendment	April 19, 2004	2004-18	N/A	May 18, 2004
OPA #28	Echo Valley	October 17, 2005	2005-48	N/A	November 15, 2005
OPA #29	Affordable Housing	December 19, 2005	2005-65	N/A	January 15, 2006
OPA #30	Private Communal Servicing and Mobile Home Parks	May 15, 2006	2006-34	N/A	May 9, 2007
OPA #31	Minett	May 7, 2007	2007-38	N/A	January 28, 2008
OPA #32	Lake System Health	October 10, 2006	2006-63	N/A	July 12, 2007
OPA #33	Schedule H – Transportation	October 30, 2006	2006-64	N/A	November 24, 2006
OPA #34	Provincial Planning Reform	April 28, 2008	2008-31	N/A	May 21, 2008
OPA #35	Aces Waste Management	April 20, 2009	2009-24	N/A	May 20, 2009
OPA #36	Urban Condominiums	Did not proceed			
OPA #37	Active Transportation	September 27, 2010	2010-62	N/A	October 27, 2010

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Official Plan Amendments to the Official Plan of the Muskoka Planning Area					
OPA #	OPA Name/Type	Council Adoption	Adoption By-law	Approval*	Effective Date
OPA #38	Gryffin Bluff	November 12, 2012	2010-50	N/A	December 5, 2012
OPA #39	Tamarack North Ltd.	October 1, 2012	2012-44	N/A	October 30, 2012
OPA #40	Northern Lights Muskoka Inc., ("Echo Valley")	February 19, 2013	2013-4	N/A	March 13, 2013
OPA #41	Secondary Dwelling Unit Policy Update	December 17, 2012	2012-65	N/A	December 17, 2012
OPA #42	Vision	March 18, 2013	2013-8	N/A	September 16, 2014
OPA #43	Housekeeping Amendment	Did not proceed			
OPA #44	Armstrong	May 20, 2014	2014-16	N/A	June 19, 2014
OPA #45	Lake System Health Policy Update	Consolidated with OPA# 47			
OPA#46	CIP Policies	January 15, 2018	2018-1	N/A	February 12, 2018
OPA#47	Official Plan Review	August 13, 2018	2018-40	June 28, 2019	June 28, 2019
OPA #48	Huntsville Boundaries and Hidden Valley	October 21, 2019	2019-40	N/A	November 12, 2019
OPA #50	Lake System Health	June 21, 2021	2021-21	N/A	July 12, 2021
OPA #51	McColl	December 20, 2021	2021-44	N/A	January 11, 2022
OPA #52	Provincial Policy and Legislative Updates, Indigenous Land Acknowledgments and Technical Revisions	June 20, 2022	2022-20	N/A	July 20, 2022
OPA #53	Moose Deer Point - Community Water Intake Mapping	November 15, 2021	2021-37	N/A	Dec 19, 2021
OPA #54	Muskoka Bay Resort - Condo II	June 20, 2022	2022-18	N/A	July 20, 2022

\* The District Municipality of Muskoka was exempted from approval as of January 19, 1998 by O. Reg 525/97.



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## SECTION A - PLAN BASICS: APPLICABILITY, PURPOSE AND ORGANIZATION OF THE OFFICIAL PLAN

### A1 INTRODUCTION

This document comprises the Official Plan for the District of Muskoka ("Muskoka Official Plan" or "this Plan"). The Plan is prepared under the authority of the Planning Act and is required by regulations to that Act.

In accordance with the Planning Act, the Muskoka Official Plan shall contain "goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment" of the District. The Official Plan shall also provide a description of the measures and procedures for informing and obtaining the view of the public respecting applications made under the Planning Act.

### A2 APPLICABILITY

This Official Plan is intended to guide **development** on all lands within the District of Muskoka ('Muskoka').

### A3 PURPOSE OF THE PLAN

The purpose of the Muskoka Official Plan is to provide direction and a policy framework for managing growth and land use decisions over the planning period to 2038.

The Official Plan is one of a series of policies, guidelines and regulations that direct the actions of the District of Muskoka and shapes growth and **development**. The Plan is intended to:

- a) Establish a broad, upper tier policy framework that provides guidance to Area Municipalities in the preparation of updated Area Municipal Official Plans, Official Plan Amendments, and zoning and community planning permit by-laws;
- b) Implement the Provincial Policy Statement at the District level in a manner that is intended to reflect the Muskoka context to the greatest extent possible while being consistent with the Provincial Policy Statement;
- c) Establish a policy framework that is outcome-oriented and evidence based; and,
- d) Establish a framework for coordination and cooperation amongst the Area Municipalities and the District on planning, including **watershed** planning and **development** issues that cross municipal boundaries.

This Plan recognizes the importance of the land use planning responsibilities that are vested with the Area Municipalities. Given that the Muskoka Official Plan is intended to establish an overall land use planning framework for the District of Muskoka and its Area Municipalities, this Plan is not intended to duplicate the policies of the Area Municipal Official Plans. Instead, this Plan is intended to provide the guidance necessary for the establishment of detailed land use policies at the Area Municipal level.

### A4 PLANNING PERIOD

- a) The planning period for this Official Plan is to 2038.

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- b) Notwithstanding the above, nothing limits the planning for **infrastructure** and **public service facilities** beyond the 20-year planning period. In addition, the District and the Area Municipalities may plan beyond 20 years for the long-term protection of **employment areas** provided new lands are not designated for this purpose beyond the planning period.

## A5 ORGANIZATION OF THE PLAN

This Official Plan is divided into the following operative sections, each of which is described below.

**Section A (Applicability, Purpose and Organization of the Official Plan)** establishes where the Official Plan applies, its purpose and how it is organized.

**Section B (Vision, Guiding Principles and Policy Directions)** establishes an aspirational and long-term vision for the District of Muskoka from a land use perspective. The vision focuses on the opportunities and attributes of Muskoka that exist now or will in the future. A set of policy directions and guiding principles that articulate what the District of Muskoka is intending to achieve over the long-term and which form the basis of the Plan flow from the long-term vision. This section provides a framework for a series of policy objectives found at the beginning of each subsequent section of the Plan that are intended to be achieved by the policies of this Plan over the planning period.

**Section C (Natural Heritage and Water Resources)** establishes several objectives that support the long-term **ecological function** and biodiversity of **natural heritage features and areas** in Muskoka. Given the importance of the environment to the District of Muskoka, policies on natural heritage and water resources are at the beginning of this Plan.

Policies on **development** and **site alteration** within and adjacent to **natural heritage features and areas** are contained in this section. In addition, there are specific policies on **significant wetlands** and **coastal wetlands**, the **habitat of endangered species and threatened species**, **significant wildlife habitat**, **significant areas of natural and scientific interest** and lake trout lakes. Policies on environmental impact studies are included within this section as well. There are also policies in this section on watercourses and **surface water features**, lake system health, **development** and **site alteration** near **surface water features** and **groundwater features** and stormwater management.

**Section D (Growth Management, Servicing and Healthy Communities)** identifies where growth and **development** is to be focussed in Muskoka. This section also identifies the year-round and seasonal population projections to 2036 and establishes dwelling and employment projections to 2036. Policies on **settlement area** boundary expansions, growth management, **residential intensification**, and comprehensive **development** planning and planning for sewer and water services are also contained within this section. Policies on phasing and strategic asset management are located in this section as well.

**Section E (Housing)** contains a number of objectives that are intended to meet the District of Muskoka's current and future housing needs. This section also contains a number of general policies that support **residential intensification** and **redevelopment** and other enhancements to the supply of housing in the District. This section establishes the minimum **designated growth area** density target and identifies what the required housing mix should be in those areas. Policies on secondary residential units, garden suites, **affordable/attainable** housing and **special needs** housing are contained within this section as well.

**Section F (Economic Development)** starts off with a number of objectives that are intended to improve the economic well-being and quality of life in Muskoka. It is recognized in this section that there are many forms of economic development in Muskoka and on this basis, this section of the Plan contains policies on:



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- a) Urban Centres and Community Areas, including downtowns and main streets;
- b) **Employment Areas**;
- c) Resort **development**;
- d) Other forms of accommodation and tourism supportive uses;
- e) Other forms of economic development in the Rural Area and Waterfront Area; and
- f) The Muskoka Airport.

Section G (Cultural Heritage Resources) contains objectives and policies on **built heritage resources**, **cultural heritage landscapes**, **archaeological resources** and marine **archaeological resources**.

**Section H (Other Resources)** deals with the wise and proper management of renewable and non-renewable resources including **mineral aggregate resources** and forestry resources.

**Section I (Natural and Human-made Hazards)** seeks to minimize the potential costs, social disruption, and risks to public health and safety by directing **development** away from natural and human-made hazards.

**Section J (Land Use Designations)** contains policies on the following mutually exclusive land use designations:

- a) Urban Centre;
- b) Community Area;
- c) Rural Area;
- d) Waterfront Area; and,
- e) Special Policy Areas.

**Section K (Transportation)** establishes a number of objectives with respect to facilitating a safe and efficient movement of people and goods within Muskoka's communities on District Roads and to and from adjacent municipalities. A road classification system is established in this section along with a description of the function of District Roads.

**Section L (General Development Policies)** contains policies on the subdivision of land by plan of subdivision/condominium description or part lot control. Policies on land use compatibility, permitted uses on hydro corridor lands and on gas pipelines are also included within this section. Policies on source protection planning are included in this section of the Plan as well.

**Section M (Implementation and Administration)** contains a number of policies related to the administration and implementation of the Muskoka Official Plan and identifies the tools under the Planning Act that are intended to be used by the District of Muskoka and the Area Municipalities to administer and implement the Muskoka Official Plan.

In this regard, this section contains policies on when official plan amendments are required and on Area Municipal Official Plan conformity with the Muskoka Official Plan. Policies on Area Municipal zoning bylaws, community planning permits, and Community Improvement Plans are also included in this section. This section contains policies on public participation and consultation and on what is required to determine when an application can be deemed complete in accordance with the Planning Act. This section of the Plan also contains a number of policies on how the Official Plan should be interpreted including the boundaries of the land use designations. Lastly, this section of the Plan indicates that all of

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the terms that are **bolded** are defined in the Provincial Policy Statement.

## A6 SCHEDULES TO THE PLAN

The following schedules, which are to be read in conjunction with the text of this document, constitute an operative part of the Muskoka Official Plan:

- a) Schedule A - Land Use Designations;
- b) Schedule B - Urban Service Areas;
- c) Schedule C1 - **Natural Heritage Features and Areas: Regulated Habitat, Areas of Natural and Scientific Interest, and Provincially Significant Wetlands;**
- d) Schedule C2 - Natural Heritage Features and Areas: Wetlands, Muskoka Heritage Areas and Sites and Significant Wildlife Habitat
- e) Schedule D - Water Resources;
- f) Schedule E1 - Resource Areas and Other Constraints;
- g) Schedule E2 - Waterbodies Where a Water Quality Indicator has been Confirmed in Accordance with the Policies of Section C2.6 of the Muskoka Official Plan;
- h) Schedule E3 - Flood Risk Mapping;
- i) Schedule F - Transportation; and
- j) Schedule G - Archaeological Potential.

## A7 APPENDICES TO THE PLAN

The following appendices, which contain additional information that assists with the interpretation and implementation of this Plan, do not constitute an operative part of the Muskoka Official Plan:

- a) Appendix A - Species at Risk Known or Expected to Occur in Muskoka
- b) Appendix B - Lake Trout Lakes at Capacity
- c) Appendix C - Licensed Mineral Aggregate Sites and Waste Disposal Site Potential Influence Areas
- d) Appendix D - Generalized Wildland Fire Hazard Risk
- e) Appendix E - Preferred Routes of Potential Transportation Corridors

## A8 HOW TO READ THIS OFFICIAL PLAN

- a) This Plan is to be read in its entirety. All relevant goals and objectives are to be considered when decisions are made, and all relevant policies shall be applied as appropriate. While specific policies sometimes refer to other policies, these cross-references do not take away from the need to read the Muskoka Official Plan as a whole.
- b) Since land use decisions have long-term impacts, these decisions must be future oriented and connected to the overall vision. The vision, guiding principles, and policy directions presented in Sections B1 to B3 articulate the desired future for Muskoka and are the foundation upon which the Muskoka Official Plan has been developed.
- c) The vision, guiding principles, and policy directions are not tests that need to be met or applied

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to individual properties or applications necessarily, rather they should be considered broadly when making policy and land use planning decisions.

- d) Sections A to M of this Plan contain a number of objectives and detailed policies. Objectives are intended to be more specific than the guiding principles and may be quantifiable. These objectives provide a framework to be considered in decision-making and a context for the specific policies of each Section.
- e) Policies are to be applied when making land use planning decisions. The choice of words used in the policy is deliberate and when a policy includes the word 'shall', it means the policy is a positive directive. When a policy includes the words 'shall not', the policy is a limitation or a prohibition. Other policies use enabling or supportive language, such as 'should, promote and encourage', which implies that best efforts should be made to implement the policy.
- f) All **development** is required to conform to the policies in this Plan. Notwithstanding the above, this Plan does not prevent the Area Municipalities from adopting more restrictive policies or enhanced standards than those outlined in this Plan, provided such policies or standards conform to the general intent of this Plan, are consistent with any Provincial Policy Statement, and do not conflict with any Provincial Plan or Provincial legislation.
- g) Terms that are bolded within this Plan are contained within the Provincial Policy Statement. 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.

## **SECTION B - FUTURE OF MUSKOKA: VISION, GUIDING PRINCIPLES AND POLICY DIRECTIONS**

This section of the Plan establishes an aspirational and long-term vision for the District of Muskoka from a land use perspective. The Vision focuses on the opportunities and attributes of Muskoka that exist now or will in the future, is designed to overcome current known challenges and constraints and generally incorporates aspirations for a better future.

A set of guiding principles and policy directions that articulate what the District of Muskoka is intending to achieve over the long term and which form the basis of the Plan flow from the vision. A series of policy objectives are included in each Section of this Plan, which identify the specific outcomes that are intended to be achieved by the policies of this Plan over the planning period and beyond.

### **B1 VISION**

The Muskoka Official Plan establishes a framework for the continued growth and **development** of a number of existing Urban Centres and several smaller Community Areas along with appropriate **development** in the Rural and Waterfront Areas. Its primary purpose is to provide the basis for the strategic management of growth and change in a sustainable manner. In the context of this Plan, sustainability is defined as integrating environmental, economic and social needs of the present, without compromising the ability of future generations to meet their needs.

Its purpose is also to assist in achieving common goals and objectives, such as: the need to enhance quality of life; to support existing community structure; and to create a highly desirable, healthy, and attractive place to live, work, and visit, for a range of people and lifestyles. In addition, it is the goal of this Plan to:

Protect the quality of the cultural and natural environments of the District of Muskoka and accommodate sustainable growth by facilitating **development** that supports healthy communities and recognizes the character of Muskoka.

While the Vision for the District of Muskoka embraces the past and the present, it also considers and plans for the future. On this basis, this Plan is intended to support managed growth and respond to opportunities and constraints, which are specific to the Muskoka context.

Given the vast size of the District of Muskoka, the Vision must also take into consideration how to coordinate and collaborate with respect to important components of Muskoka that cross individual Area Municipal boundaries. This includes physical connections between communities, natural heritage features, and an integrated transportation network and water quality. On the basis of the above, the Vision is below:

***Muskoka will be a place where people can live, work, and play. The overall prosperity of Muskoka will rely on the integration of a vibrant economy and a healthy natural environment along with a caring community that fosters a sense of belonging and supports those in need. Sustainable development will allow for desirable growth and change that respects the small-town, rural and waterfront character of Muskoka. All residents will be valued and community well-being will be promoted.***



# SECTION B FUTURE OF MUSKOKA

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## B2 GUIDING PRINCIPLES

Muskoka's long-term prosperity, environmental health and social well - being depends on wisely managing and directing physical change and its impacts on social, environmental, economic, and built environments while promoting efficient land use and **development** patterns through the establishment of guiding principles, objectives and policies. The series of guiding principles below establish the basis for future land use planning decisions and should be read in conjunction with the objectives at the beginning of each Section of this Plan:

- a) The natural environment, especially water, is Muskoka's key asset and it will be protected for the values it provides including support for diverse ecosystems and a vibrant economy;
- b) A diverse economy will provide for a range of year-round, full-time and living-wage employment opportunities in a variety of sectors. Growth in a broad range of sectors will be supported, including the traditionally important tourism and **recreation** industries and emerging creative, arts and knowledge-based sectors;
- c) Growth and settlement patterns in all land use designations will be sustainable by making efficient use of land, energy and **infrastructure**, minimizing waste and providing for climate change mitigation, adaptation and resiliency;
- d) The small-town, waterfront and rural character of the area will be maintained and Muskoka's cultural heritage will be valued and preserved;
- e) Renewable and non-renewable natural resources will be managed in a way that maximizes economic benefits while minimizing negative social and environmental impacts;
- f) Healthy communities will be promoted by ensuring that **development** patterns contribute positively to public health and safety. Safe, healthy and active lifestyles will also be encouraged through the delivery of or support for quality human services (e.g. employment assistance, childcare, healthcare, housing supplements/grants and other community support services);
- g) A range of **housing options** will be available and attainable for all demographic groups and income levels;
- h) Transportation options that are efficient, cost effective and/or provide alternatives to the personal vehicle will be promoted;
- i) While planning for the needs of all residents including seniors, people with disabilities, and **vulnerable** groups, young people and families will be encouraged to stay in, return, or come to Muskoka; and
- j) Continuing partnerships and building relationships with Indigenous peoples to advance reconciliation, including the fostering of an open, respectful, trusting, transparent, and accountable dialogue related to land use planning will be supported.

## B3 POLICY DIRECTIONS

Through the planning process leading up to the preparation of the Muskoka Official Plan, the following two primary Policy Directions were established.

**POLICY DIRECTION A:** A clean and healthy environment and a strong economy are inextricably linked in Muskoka. The environment is made up of more than 650 lakes with a vast rural area comprised of largely contiguous forests and diverse ecosystems.

These elements combine to create the sense of place that is unique to Muskoka and is known around the world. On the economic side, Muskoka is a premier destination for vacationers that generates millions

## SECTION B FUTURE OF MUSKOKA

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of dollars annually and it is one of the choice locations in Ontario for year-round and seasonal residents that are attracted to the natural environment.

With this in mind, the Muskoka Official Plan establishes as a first principle that **development** activity be undertaken in a manner that conserves and enhances the features, functions, and interconnections of the natural environment that sustains what is Muskoka for future generations.

**POLICY DIRECTION B:** The Muskoka Official Plan is intended to be one of a series of policies, guidelines and regulations that direct the actions of the District of Muskoka and shapes land use planning, growth and **development**. It is the intent of the District of Muskoka to:

- a) Establish a broad, upper tier policy framework that provides guidance to Area Municipalities in the preparation of updated Area Municipal Official Plans, Official Plan Amendments and zoning and community planning permit by-laws;
- b) Implement the Provincial Policy Statement at the District level using a “made in Muskoka” approach that recognizes the unique opportunities and challenges in Muskoka;
- c) Establish a policy framework that is outcome-oriented and evidence based;
- d) Establish a framework for coordination and cooperation amongst the Area Municipalities and the District of Muskoka on planning and **development** issues that cross municipal boundaries;
- e) Recognizes the diversity that exists amongst the Area Municipalities and builds on the strengths of the District of Muskoka as a whole and each of its component parts;
- f) Provide the strategic direction required to realize common goals and objectives; and,
- g) Recognize the importance of the land use planning responsibilities that are vested with the Area Municipalities.

**SECTION C - ECOSYSTEMS OF MUSKOKA:  
NATURAL HERITAGE AND WATER  
RESOURCES**

**C1 NATURAL HERITAGE**

**C1.1 OBJECTIVES**

- a) It is an objective of this Plan that the diversity and connectivity of natural features in Muskoka, and the long-term **ecological function** and biodiversity of **natural heritage systems** be maintained, restored or, where possible, improved, recognizing linkages between and among **natural heritage features and areas, surface water features** and groundwater features.
- b) It is also an objective of this Plan to:
- i) Protect and enhance the natural environment, including features, functions and systems;
  - ii) Recognize the principle that all people should have the right to a healthy natural environment including clean air and water, access to natural spaces, and minimal exposure to pollutants and contaminants;
  - iii) Recognize that in Muskoka, a prosperous and vibrant economy depends on the wise stewardship of the natural environment;
  - iv) Improve the ability to adapt to and mitigate climate change by fostering resilient ecosystems
  - v) Raise public awareness that **natural heritage features and areas** are important to the District of Muskoka and to its Area Municipalities and should be protected for future generations;
  - vi) Maintain, improve and where possible, restore the health, diversity, size and connectivity of **natural heritage features and areas**, hydrologically **sensitive** features and related **ecological functions**;
  - vii) Maintain natural water form and flow characteristics and the integrity and quality of watercourses and lakes;
  - viii) Ensure that only land uses that maintain, improve or restore the ecological and hydrological functions are permitted;
  - ix) Encourage the acquisition of land that supports the conservation of **significant natural heritage features and areas** by public authorities or non-profit land trusts for conservation purposes;
  - x) Ensure that **development** applications proposed in or adjacent to **natural heritage features and areas** are properly assessed for potential impacts;
  - xi) Discourage the introduction, planting and/or use of invasive non-native species to minimize their impact on Muskoka's biodiversity;
  - xii) Improve the ability to adapt to and mitigate climate change by fostering resilient ecosystems and communities;
  - xiii) Encourage the achievement of sustainable **development** through wise planning and the

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- management of natural ecosystems;
- xiv) Preserve biodiversity by protecting isolated populations of plant and wildlife species, species at the margins of their distributions, species at risk, and their associated habitats;
- xv) Ensure that **development** is appropriately setback and buffered from **natural heritage features and areas**;
- xvi) Encourage and support the Provincial Ministry with jurisdiction in conducting evaluations of unevaluated **wetlands** within the District; and,
- xvii) Provide opportunities, where appropriate, for passive outdoor **recreational/educational** activities provided the natural heritage feature and areas is not adversely impacted.

### C1.2 NATURAL HERITAGE FEATURES AND AREAS IN THE DISTRICT

- a) The following **natural heritage features and areas** are the subject of policies in this Plan:
  - i) Provincially **significant wetlands** which are shown on Schedule C1, other **wetlands** which are shown on Schedule C2 and **coastal wetlands**;
  - ii) The **habitat of endangered species and threatened species**, which are identified by the Province under the Ontario's **Endangered Species Act, 2007 (ESA)**, with Provincially regulated habitats shown on Schedule C1;
  - iii) Provincially Significant **Areas of Natural and Scientific Interest (ANSI's)** and regionally **significant ANSI's** which are shown on Schedule C1;
  - iv) Significant **wildlife habitat**, which includes but is not limited to deer wintering and moose aquatic feeding habitat shown on Schedule C2;
  - v) **Fish habitat**, which is present throughout the District and not shown on the Schedules to this Plan; and,
  - vi) Muskoka Heritage Areas and Sites which are shown on Schedule C2, which cover about 6% of Muskoka and which may also be the site of some of the other **natural heritage features and areas** above.
- b) The general limits of mapped **natural heritage features and areas** are shown on Schedules C1 and C2. However, it is acknowledged that the mapped inventory may be incomplete or dated. In addition, the limits of the mapped features may change over time, along with their related **ecological functions**. Alternatively, the presence of certain **natural heritage features and areas** may not be known or their significance not yet evaluated. On this basis and as a precautionary measure, an Environmental Impact Study (EIS) in accordance with Section C1.5 of this Plan shall generally be required for all applications for **development** within and adjacent to mapped **natural heritage features and areas** and/or where **natural heritage features and areas** are verified through a site inspection or other available information. The requirements for an EIS may be waived where sufficient evidence is provided to demonstrate that no **natural heritage features and areas** are located on or adjacent to the subject property.

# SECTION C ECOSYSTEMS OF MUSKOKA

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## C1.3 DEVELOPMENT AND SITE ALTERATION

### C1.3.1 GENERAL POLICIES

- a) **Development** and **site alteration** shall not be permitted in Provincially **significant wetlands** and Provincially **significant coastal wetlands**.
- b) **Development** and **site alteration** shall not be permitted in the following features unless it has been demonstrated through an EIS that there will be no **negative impacts** on the natural features or their **ecological functions**:
  - i) **Coastal wetlands** and all other **wetlands** that are not subject to Section C1.3.1 a);
  - ii) Significant **wildlife habitat**; and,
  - iii) Provincially **significant Areas of Natural and Scientific interest**.
- c) **Development** and **site alteration** shall not be permitted in **fish habitat** except in accordance with Provincial and Federal requirements.
- d) **Development** and **site alteration** shall not be permitted in **habitat of endangered species and threatened species**, except in accordance with Provincial and Federal requirements.
- e) **Development** and **site alteration** shall not be permitted on **adjacent lands** to the **natural heritage features and areas** identified in Sections C1.3.1 (a), (b) and (c) of this Plan, 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 natural features or on their **ecological functions**. Additional polices on **adjacent lands** are contained in Section C1.3.2 of this Plan.

### C1.3.2 ADJACENT LANDS

- a) **Adjacent lands** are the lands contiguous to a natural heritage feature and area where it is likely that **development** or **site alteration** would have a negative impact on the feature or area. For the purposes of this Plan, **adjacent lands** are defined as all lands within the specified distance of the boundary of **natural heritage features and areas** generally as set out in Table 1. **Adjacent lands** may be greater or lesser distance than outlined in Table 1 as demonstrated through a site inspection or EIS.
- b) No **development** or **site alteration** shall be permitted on these **adjacent lands** unless the **ecological function** of the **adjacent lands** has been evaluated and it has been demonstrated, through an EIS, that there will be no negative impact on the natural features or their **ecological functions**.
- c) The approval authority may scope or waive the requirement for an EIS to support a **development** proposal within the **adjacent lands** set out in Table 1 if, in the opinion of the District of Muskoka or the Area Municipality, the proposed **development** or **site alteration** is minor and is not anticipated to have a negative impact on the natural feature or its **ecological functions** or if the policies of this Plan provide an exception to the submission of an EIS related to the adjacent **natural heritage features and areas**.

Table 1 - Adjacent Lands	
Natural Heritage Feature	Adjacent Lands (Metres)
Provincially <b>significant wetlands</b> and <b>significant coastal wetlands</b>	120
Other <b>wetlands</b>	30
Provincially <b>significant wildlife habitat</b>	120
Provincially <b>significant</b> and <b>Regional Areas of Natural and Scientific Interest – Earth Science</b>	50
Provincially <b>significant</b> and <b>Regional Areas of Natural and Scientific Interest – Life Science</b>	120
<b>Fish Habitat</b>	120
<b>Fish habitat</b> on lake trout lakes subject to Section C2.5	300
Muskoka heritage areas and sites	120

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# ECOSYSTEMS OF MUSKOKA

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### C1.4 POLICIES ON SPECIFIC NATURAL HERITAGE FEATURES AND AREAS

#### C1.4.1 WETLANDS AND COASTAL WETLANDS

Wetlands are important natural resources. The ecological, hydrological, social and economic benefits that can be attributed to **wetlands** are substantial. Wetlands maintain and improve water quality, help control flooding, provide habitat for **fish** and wildlife, provide conditions for a wide variety of vegetation (including rare species), and contribute to substantial social and economic benefits such as hunting, fishing, wildlife viewing and appreciation of nature in general. Climate change is predicted to result in an overall drier environment in many parts of Muskoka. This will render the protection of **wetlands** both more challenging and more imperative. **Development** proposed in or adjacent to **wetlands** are subject to the policies in Section C1.3.

#### C1.4.2 HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES

- a) The **habitat of endangered species and threatened species** is subject to the **Endangered Species Act, 2007 (ESA)**. The protection of habitat of endangered and **threatened species** is necessary to minimize and prevent their loss from Ontario and to preserve biodiversity.
- b) One component of the ESA is the establishment of a Species at Risk in Ontario (SARO) List that is prepared by the Province. This list is the product of multi-source reviews and assessments and identifies species that have been classified as being at risk by the Committee on the Status of Species at Risk in Ontario (COSSARO). The SARO list classifies species considered “at risk” in one of four categories, extirpated, endangered, threatened or special concern, depending on the degree of risk.
- c) Under the ESA, the Province is responsible for identifying **endangered species** or **threatened species** and approving general and regulated habitat, as well as giving technical advice on species at risk and their habitats. The Provincial Ministry with jurisdiction will also determine if any approvals under the ESA are required.
- d) There is landscape level screening mapping of the majority of **habitat of endangered species and threatened species** in the District of Muskoka, with more detailed mapping available in the Urban Centres. Comprehensive mapping suitable for use on a site-specific basis is not likely to occur because of the diverse and expansive nature of these habitats, the on-going updates to the SARO List by the Province and the extent of privately owned lands.
- e) Where the potential for habitat of **endangered species** or **threatened species** is identified, the Provincial Ministry with jurisdiction shall be contacted for technical advice and to delineate and confirm the presence of habitat.
- f) The District of Muskoka recognizes that information regarding the locations of **endangered species** and **threatened species** and their habitat is incomplete and that the SARO list is being continually updated. The District of Muskoka and the Area Municipalities shall accept information regarding endangered and **threatened species** habitat from the Province, including regulated habitat, as it becomes available and will use this information to assist in screening all planning applications for potential **development** constraints.
- g) In order to determine the presence of **habitat of endangered species and threatened species** and to assess the impacts that proposed **development** and activities may have on the habitat of threatened and **endangered species**, a site assessment by a qualified professional is generally required to be completed at the appropriate time of year and using accepted protocols. The assessment shall identify whether the habitat of any **endangered species** or **threatened species**



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is present and whether the proposed activities will have any impact on **endangered species** or **threatened species** or their habitat. The site assessment may be combined with a broader Environmental Impact Study. The Provincial Ministry with jurisdiction should be contacted for further direction regarding site specific proposals.

- h) At the time this Plan was prepared, the endangered and **threatened species** listed in Appendix A are either known to occur or expected to occur in the District of Muskoka.
- i) The ESA legislation, regulations and SARO list may be amended as appropriate as more information becomes available. Species listed within Appendix A should be used as a preliminary guideline and must be confirmed against the most updated legislation and regulations (e.g. ESA legislation, regulations and SARO list).
- j) At the time this Plan was prepared, the Eastern Foxsnake (Georgian Bay population) and the Engelmann's Quillwort Georgian and their associated territories were identified as 'habitat' as defined by the ESA and both are shown as Regulated Habitat on Schedule C1 of this Plan. In this regard, the provisions of the ESA apply in these areas in accordance with sub-section a).

### C1.4.3 SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST

- a) A **significant** Area of Natural and Scientific Interest (ANSI) is an area 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 which has been identified as Provincially **significant** by the Provincial Ministry with jurisdiction using evaluation procedures established by the Province, as amended from time to time and are subject to the policies in Section C1.3.
- b) Where **development** is proposed within or adjacent to regionally **significant** ANSIs, the District of Muskoka shall request a site assessment and/or EIS by a qualified professional to be completed at the appropriate time of year and using accepted protocols to demonstrate if the proposed **development**, inclusive of mitigation measures, would result in no **negative impacts** to the identified ANSI values.
- c) The protection of locally **significant** ANSIs is encouraged through Area Municipal Official Plans.

### C1.4.4 SIGNIFICANT WILDLIFE HABITAT

#### C1.4.4.1 GENERAL POLICIES

- a) The provision of **significant wildlife habitat** is one of the primary **ecological functions** of **natural heritage features and areas**. The protection and management of **significant wildlife habitat** is fundamental to the maintenance of self-sustaining populations of wildlife and to biodiversity. The fragmentation of **significant wildlife habitat** through **development** impacts its function and may threaten the health of wildlife populations and ultimately Muskoka's biodiversity. It may also result in the loss of wildlife related opportunities, such as **recreational** viewing and hunting.
- b) There have been no comprehensive **significant wildlife habitat** assessments in the District of Muskoka, except for deer wintering and moose aquatic feeding habitat as shown on Appendix E to this Plan. With the exception of these habitats, **significant wildlife habitats** are typically diverse and extensive, such that comprehensive assessment is not feasible, particularly on privately owned lands.
- c) Significant **wildlife habitat** may include seasonal concentrations of animals (e.g. deer wintering areas, moose aquatic feeding habitat and heronries), specialized habitats and rare vegetation

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communities and habitats of species of special concern and may be further defined or identified in the Area Municipal Official Plans. At the time this Plan was prepared, species of special concern known or expected to occur in Muskoka are listed in Appendix A. Species listed within Appendix A should be used as a preliminary guideline and must be confirmed against the most updated legislation and regulations (e.g. ESA legislation, regulations and SARO list).

- d) Proponents of **development** and **site alteration** in areas that are potentially the site of **significant wildlife habitat** should consult with Provincial guidelines to help identify such habitat.
- e) In order to determine the presence of **significant wildlife habitat** and to assess the impacts that proposed activities may have on the **significant wildlife habitat**, a site assessment by a qualified professional may be required to be completed at the appropriate time of year and using accepted protocols.
- f) The assessment shall identify whether any **significant wildlife habitat** is present and whether the proposed activities will have any impact on the habitat. Should habitat be identified, the location of **development** shall avoid the habitat and mitigation measures proposed that result in no **negative impacts** to the features or their **ecological functions**. The site assessment may be combined with a broader EIS. The Provincial Ministry with jurisdiction should be contacted for further direction regarding site-specific proposals.

### C1.4.4.2 DEER WINTERING HABITAT

- a) Winter deer habitat can be identified as areas of Stratum 1 and Stratum 2 habitat. Stratum 1 represents the core habitat where deer concentrate in mid-winter once snow depth generally exceeds 50 cm and deer movement is restricted. Stratum 2 habitat generally surrounds Stratum 1 habitat. Deer occupy both Stratum 1 and Stratum 2 areas when they begin to concentrate prior to periods of deep snow, late in winter when deer supporting crust conditions occur, or during unseasonably mild winters with low total snow accumulation.
- b) **Development** or **site alteration** should generally not be permitted in Stratum 1 winter deer habitat, since it would typically result in **negative impacts** on the dense conifer thermal cover and critical food supply that deer require to conserve energy during severe winter periods. **Development** or **site alteration** in Stratum 2 habitat should conserve valuable conifer thermal cover, feeding areas and movement corridors. Should habitat be identified, the location of **development** shall avoid the habitat and/or mitigation measures proposed that result in no **negative impacts** to the features or their functions. In designated growth areas, impacts shall be mitigated to the extent feasible.

### C1.4.4.3 MOOSE AQUATIC FEEDING AREAS

- a) Moose aquatic feeding areas (MAFAs) occur in **wetland** areas (i.e. marshes) with an abundance of floating and submergent vegetation. It is necessary to maintain access to these feeding areas and their adjacent cover to sustain moose populations.
- b) **Development** has the greatest potential to disrupt the function of a moose aquatic feeding area if it involves **development** and **site alteration** in shoreline areas and increased human disturbance during summer. Since moose aquatic feeding areas occur in limited supply and serve an important physiological function, any impacts on feeding areas will affect the carrying capacity of the area for moose in summer.
- c) Waterfront Area **development** in or adjacent to aquatic feeding habitat for moose may impact the **ecological function** of the habitat. Even a carefully designed **development** that avoids shoreline alteration (e.g., dredging and dock construction) and onshore conifer clearing may impact an

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aquatic feeding habitat by introducing the element of human disturbance, which is typically not well tolerated by moose. If moose abandon a feeding area because there is human activity nearby, then the **ecological function** of that habitat has been lost. The best mitigation option is to avoid **development** in the habitat.

### C1.4.5 FISH HABITAT

- a) **Fish habitat** 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.
- b) The federal government is responsible for the protection of fisheries (including **fish habitat**) under the Fisheries Act.
- c) There are three types of **fish habitat** in Muskoka, with each type having an impact on how applications for **development** and **site alteration** are considered:
  - i) Type 1 (Critical) Habitats are those, which have high productive capacity, are rare, highly **sensitive to development**, or have a critical role in sustaining fisheries (e.g. spawning and nursery areas for some species, and ground water discharge areas).
  - ii) Type 2 (Important) Habitats are moderately **sensitive to development** and although important to **fish** populations, are not considered critical (e.g. feeding areas and open water habitats of lakes).
  - iii) Unknown habitat refers to areas where no information currently exists. Until specific information is generated, these areas should be treated in the same manner as Type 1 Habitats.
- d) Type 1 habitats require the highest level of protection because of their specific sensitivity and importance to local **fish** populations. Type 2 habitats are less susceptible to **development** impacts. Unknown **fish habitat** includes areas where the type of **fish habitat** has not been determined and until a **fish habitat** inventory is conducted it should be assumed that the habitat present is Type 1.
- e) Type 1 or unknown habitats should be treated as an area of concern and habitat may have to be verified by a qualified specialist before approval of **development** is granted adjacent to such habitat. If harmful alteration of **fish habitat** is proposed, the necessary approvals from the Federal Department with jurisdiction shall be required.
- f) A Fish Habitat Assessment undertaken by a qualified professional at the appropriate time of year and using recognized protocols shall generally be required for **development** within or adjacent to Type 1 and/or Unknown habitat. **Development** may be exempted from this requirement provided that:
  - i) The **development** satisfies Provincial and Federal requirements or has been specifically authorized by the appropriate approval authority; and
  - ii) Setback, vegetation buffer, stormwater management, and slope related policies of the Area Municipal Official Plan and this Plan are met and the proposal is not for major **development**.
- g) To support the protection of **fish habitat**, new **development**, excluding shoreline or minor accessory structures, shall generally be set back:
  - i) A minimum of 20 metres from Georgian Bay and warm water and cool water lakes and streams and a minimum of 15 metres from warm water streams unless a greater setback is required by this Plan or the Area Municipal Official Plan; and,

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- ii) A target setback of 30 metres from cold water lakes (shown on Schedule D) and streams will be encouraged, but in consideration of historical **development** patterns on lakes that are not identified as lake trout lakes at capacity, the minimum required setback may be reduced in accordance with Section C2.6.4.2 f).
- h) In order to ensure the protection of **fish habitat**, all new shoreline lots shall generally have sufficient areas for shoreline related structures and uses that are not within critical **fish habitat** areas. When considering the creation of new lots along the shoreline, the potential for establishing docks or other shoreline structures shall be considered to ensure that there is a reasonable private water access available in accordance with Provincial and Federal requirements and the policies of this Plan.

### C1.4.6 MUSKOKA HERITAGE AREAS AND SITES

- a) In the early 1990s, a field-based program to identify the most **significant** heritage areas and sites in Muskoka was undertaken. This was a joint initiative carried out in conjunction with the Province the Muskoka Heritage Foundation. The program was science based and made use of a number of data sources including air photography, topographic maps, Ontario geological survey maps and local knowledge and information as well as extensive fieldwork. The network of heritage areas and sites could potentially form the basis of a regionally **significant natural heritage system**.
- b) As a consequence of this work, 6% of the land base of the District of Muskoka was identified as being within Muskoka Heritage Areas and Sites. 50% of this land area is made up of crown land, with the remainder being in private ownership.
- c) The heritage values considered at the time the Muskoka Heritage Areas and Sites were identified are below:
  - i) Distinctive/unusual landform features;
  - ii) Representative landform types;
  - iii) Regional hydrological system;
  - iv) Biotic representation;
  - v) High diversity of species or communities;
  - vi) **High quality/low disturbance**;
  - vii) Habitat for rare species;
  - viii) Wildlife/**fish** concentrations;
  - ix) Large size or linkages;
  - x) Biogeographic significance; and
  - xi) Scenic value.
- d) Many of the Muskoka Heritage Areas and Sites may also include Provincially **significant wetlands, significant coastal wetlands, other wetlands, significant Areas of Natural and Scientific Interest, significant wildlife habitat, habitat of endangered species and threatened species** and/or **fish habitat**. The policies of this Plan that apply to these features also apply in any of the Muskoka Natural Heritage Areas and Sites identified on Schedule C2 of this Plan.
- e) For those components of the Muskoka Heritage Areas and Sites that have not been identified as Provincially **significant wetlands, significant coastal wetlands, other wetlands, significant**

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**Areas of Natural and Scientific Interest, significant wildlife habitat, habitat of endangered species and threatened species and/or fish habitat**, the District of Muskoka may request a site assessment and/or EIS by a qualified professional to be completed at the appropriate time of year and using accepted protocols to determine whether one or more of these **natural heritage features and areas** exists and/or to demonstrate if the proposed **development**, inclusive of mitigation measures, would result in no **negative impacts** to the heritage values identified in Section C1.4.6 c). If one or more of the above bolded **natural heritage features and areas** is present, the relevant policies of this Plan apply.

### C1.5 ENVIRONMENTAL IMPACT STUDIES

- a) Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS shall be prepared in accordance with the requirements of this section, the policies of the Area Municipal Official Plan and the mapping of **natural heritage features and areas** in this Plan and Area Municipal Official Plans or otherwise identified through Provincial sources and/or site-specific investigation. Provincial, District of Muskoka or Area Municipal guidelines shall also be considered in the preparation of an EIS.
- b) The approval authority may scope or waive the requirement for an EIS to support a **development** proposal within or adjacent to **natural heritage features and areas** if, in the opinion of the District of Muskoka or the Area Municipality, the proposed **development** is minor and is not anticipated to have a negative impact on the natural heritage feature or its **ecological functions** or if the policies of this Plan provide an exception to the submission of an EIS related to the natural heritage feature or area.

#### C1.5.1 PURPOSE OF AN ENVIRONMENTAL IMPACT STUDY

- a) The purpose of an EIS is to provide a technical assessment of the potential environmental impacts of proposed **development** and should:
  - i) Collect and evaluate the appropriate information in order to identify the boundaries, attributes and functions of **natural heritage features and areas** and the associated ecological and hydrological functions that exist on the subject lands and/or **adjacent lands**;
  - ii) Determine whether there are any additional **natural heritage features and areas** on the subject lands and/or **adjacent lands**, typically through one or more site inspections;
  - iii) Undertake a comprehensive impact analysis in order to determine whether or not the proposed **development** and/or **site alteration** will have a negative impact on **natural heritage features and areas** and their **ecological functions**;
  - iv) Propose appropriate mitigation measures or revisions to the proposed **development** and/or **site alteration** to reduce or avoid **negative impacts**;
  - v) Clearly articulate any **negative impacts** that cannot be avoided or mitigated;
  - vi) Where appropriate, recommend monitoring provisions to evaluate the long-term effectiveness of the identified mitigation measures; and
  - vii) Consider climate change, cumulative and/or **watershed** impacts where possible.
- b) An EIS may be a compilation of site assessments for various individual **natural heritage features and areas**.



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### C1.5.2 REQUIREMENT FOR APPROVAL

- a) Before **development** and **site alteration** is approved in the area subject to the EIS, the EIS shall demonstrate that the relevant policies of this Plan and the Area Municipal Official Plan as well as all Provincial and Federal policies and regulations are met. The EIS shall also demonstrate that proposed **development** and **site alteration** will not have a negative impact on **significant natural heritage features and areas** and related **ecological functions**.
- b) Due consideration shall be given to the scoping of the requirements to support **development** applications (e.g. assessments and studies) in relation to the minimum lot size and frontage required by this Plan, if it can be demonstrated that the land containing the natural heritage feature or area and an appropriate buffer will be **conserved** in perpetuity.
- c) EIS documents may be circulated to the Province or other authorities for technical advice. In particular, where such a study impacts a national historic site including lands adjacent to the Trent-Severn Waterway National Historic Site as shown on Schedule D, Parks Canada shall be consulted in the preparation of the EIS and circulated the final document for comment. Where the EIS includes a review of species at risk habitat potential, the Provincial Ministry with jurisdictions shall be consulted and the Ministry may be circulated to ensure that the proposal is in accordance with Provincial and Federal requirements.
- d) Any EIS shall be prepared by a qualified professional using accepted protocols undertaken at the appropriate time of year.

### C1.6 GENERAL POLICIES

#### C1.6.1 USE OF LANDS IN PRIVATE OWNERSHIP

Where any land containing a natural heritage feature or area as identified on Schedules C1 or C2 to this Plan is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public.

#### C1.6.2 NATURAL CAPITAL ASSET PLANNING

- a) Natural capital assets, and the ecosystem services they provide, could be a fundamental and integral part of both **infrastructure** owned by the District of Muskoka or Area Municipalities and private **infrastructure** provided to support the **development** of individual sites.
- b) On the basis of the above, the District of Muskoka and the Area Municipalities may establish a framework for the consideration of natural capital assets. Given Muskoka's many **natural heritage features and areas** and related **ecological functions**, natural capital assets can represent "free" ecosystem services and can often provide advantages over engineered **infrastructure** (i.e. being relatively inexpensive to maintain and generally carbon-neutral). Valuing Muskoka's ecosystem components as services may assist in providing a mechanism for assessing and addressing cumulative impacts, as noted above, determining the costs and benefits of **development**, and providing for an overall natural asset planning strategy for the District of Muskoka.
- c) The use of ecosystem valuation tools as part of **development** proposals is strongly encouraged to assign a monetary value to ecosystem services.

#### C1.6.3 CONSIDERATION OF CUMULATIVE IMPACTS

- a) Considering cumulative effects is critical for the District of Muskoka's environmental health and



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resiliency.

- b) Multiple environmental stressors can impact environmental, social and economic systems (i.e. climate change, invasive species, habitat fragmentation, etc.) and are often dynamic and varying. Conversely, seemingly small, cumulative impacts of **development** can combine with other stressors to have **significant** negative consequences for ecosystems and environmental resilience over time. However, it is recognized that measuring and assessing cumulative impacts of **development** on Muskoka's **watersheds**, environment, and overall quality of life is challenging.
- c) The consideration of cumulative impacts will be encouraged through the **development** approval process where possible. Comprehensive natural heritage evaluations or other studies undertaken by the Federal and/or Provincial governments, will be likewise encouraged to estimate cumulative impacts on an area or regional basis.
- d) The District of Muskoka shall avail itself of any tools provided by the Province or other organizations or as developed in-house to measure and consider cumulative environmental impacts of **development**. This may include the preparation of a natural heritage strategy.

### C1.6.4 LAND SECUREMENT

- a) The District of Muskoka may work with the Area Municipalities and other public agencies and/or non-profit land trust organizations to develop and implement a land securement strategy that would result in the transfer of private lands with natural **heritage attributes** into public ownership. However, given the financial limitations of every level of government and consistent with the principle of land stewardship, this policy does not imply that **natural heritage features and areas** will be purchased by the District or other public or non-profit agencies.
- b) The District of Muskoka and the Area Municipalities shall consider opportunities to obtain, through dedication, lands with natural **heritage attributes** through the **development** approval process.
- c) Arrangements for the conveyance of **natural heritage features and areas** into public ownership shall be undertaken before or concurrent with the approval of **development** applications through the **development** approval process.

### C1.6.5 OTHER USES

Nothing in this Plan is intended to limit the ability of existing **agricultural uses** to continue in and adjacent to **natural heritage features and areas**. Legally existing forestry and cranberry production operations are also permitted to continue.

## C2 WATER RESOURCES

### C2.1 GENERAL POLICIES

- a) It is the intent of this Plan to recognize the importance of the **ecological function** of all watercourses and **surface water features**, and their associated **floodplains**, valleys and stream corridors. Watercourses and **surface water features** are generally shown on the Schedules to this Plan.
- b) The District of Muskoka encourages the regeneration of natural areas near watercourses and **surface water features** and the protection of headwater areas for maintaining natural hydrological processes within a **watershed**.

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- c) Specific requirements for lot creation, setbacks, buffering and other matters to be considered when **development** is proposed adjacent to **surface water features** are outlined in this Plan.

### C2.2 REQUIREMENTS FOR PLANNING AUTHORITIES

While the District of Muskoka is the planning authority best positioned to use the **watershed** as the ecologically meaningful scale for integrated and long-term planning and to facilitate coordination across municipal boundaries, both the District of Muskoka and Area Municipalities shall protect, improve or restore the **quality and quantity of water** by:

- a) Using the **watershed** as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of **development**;
- b) Minimizing potential **negative impacts**, including cross-jurisdictional and cross-**watershed** impacts;
- c) Identifying water resource systems consisting of **ground water features, hydrologic functions, natural heritage features and areas**, and **surface water features** including shoreline areas, which are necessary for the ecological and hydrological integrity of the **watershed**;
- d) Maintaining linkages and related functions among **ground water features, hydrologic functions, natural heritage features and areas**, and **surface water features** including shoreline areas;
- e) Implementing necessary restrictions on **development** and **site alteration** to:
  - i) Protect all municipal drinking water supplies and designated **vulnerable** areas; and,
  - ii) Protect, improve or restore **vulnerable** surface and ground water, **sensitive surface water features** and **sensitive ground water features**, and their **hydrologic functions**;
- f) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- g) Ensuring consideration of the lake system health and **recreational** water quality;
- h) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces for both new **development** and **redevelopment**; and
- i) Working with neighbouring municipalities to achieve the outcomes outlined in this Section of the Plan.

### C2.3 RESTRICTION ON DEVELOPMENT AND SITE ALTERATION

- a) **Development** and **site alteration** shall be restricted in or near **sensitive surface water features** and **sensitive ground water features** such that these features and their related **hydrologic functions** will be protected, improved or restored.
- b) Mitigative measures and/or alternative **development** approaches may be required in order to protect, improve or restore **sensitive surface water features, sensitive ground water features**, and their **hydrologic functions**.
- c) Area Municipalities should identify **sensitive surface water features** and **sensitive ground water features** in their Official Plans.
- d) In addition to requiring the protection of water quality for environmental reasons, protection is also required for **recreational** purposes as well.
- e) It is recognized that policies that have a direct impact on protecting water resources are not limited

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to this Section, but rather are integrated throughout this Plan and include but are not limited to appropriate provision of water and wastewater servicing to support **development** and protection of **natural heritage features and areas**.

### C2.4 SOURCE PROTECTION PLANS

Policies on Source Protection Plans are contained in Section L5 of this Plan.

### C2.5 LAKE TROUT LAKES

- a) There are 32 lake trout lakes in Muskoka classified by the Provincial Ministry with jurisdiction within its boundaries as shown on Schedule D.
- b) At the time of approval of this Plan, the lake trout lakes listed in Appendix B are deemed to be “at capacity” for **development**. The list of lake trout lakes at capacity is periodically updated by the Provincial Ministry with jurisdiction.
- c) Area Municipalities shall include policies within their Official Plans that deal with **development** adjacent to lake trout lakes that are not at capacity, including new lot creation and **development** on existing lots of record. These policies shall take into account Provincial guidelines aimed at protecting the water quality of these lakes necessary to support lake trout populations.
- d) The creation of new lots within 300 metres of at-capacity lake trout lakes shall not be permitted except where:
  - i) All new residential, commercial or industrial **development** is connected to a municipal sewage treatment facility;
  - ii) All new tile fields are set back at least 300 metres from the shoreline of the lake, or such that drainage from the tile fields would flow at least 300 metres to the lake;
  - iii) All new tile fields are located such that they would drain into the drainage basin of another waterbody that is not at capacity;
  - iv) To separate existing habitable dwellings, each on a lot capable of supporting a Class 4 sewage system, provided that the land use would not change; or
  - v) Where it is demonstrated through the submission of a site specific soils investigation prepared by a qualified professional that there are undisturbed native soils over 3 metres in depth on the site and which meet Provincial requirements for chemical composition and hydrological conditions.

Where lot creation or **development** is permitted subject to these criteria, planning tools must require long-term monitoring and maintenance of specific conditions.

- e) Where lot creation and/or **development** is permitted in the above circumstances or on vacant lots of record, a 30 metre setback for all buildings and structures except shoreline structures, open decks and minor accessory structures shall be required and vegetation removal within the setback shall be restricted except to accommodate a limited number of paths, water lines, shoreline structures, or to remove trees posing a hazard.

### C2.6 LAKE SYSTEM HEALTH

#### C2.6.1 CONTEXT

As established in the Vision and Guiding Principles of this Plan, water is an essential part of Muskoka's

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natural environment and a critical resource, especially for people who live, work and play within the Muskoka's **watershed**. In the face of the changing climate, and the pressures of growth and **development**, continued strong action is needed to protect, maintain and, where possible, enhance the health of Muskoka's **watershed** for the present and future generations.

In Muskoka, water quality is managed across many levels of government and with the assistance of many interested community organizations and individuals. Several departments within the District of Muskoka, together with its partner agencies including multiple Ministries within the Province of Ontario, the Area Municipalities, Muskoka Watershed Council and various other community organizations including lake associations, and individuals, all have a role to play in ensuring that Muskoka's waters remain clean and healthy.

In January 2003, Muskoka District Council approved the Muskoka Water Strategy. The Water Strategy is a framework of integrated strategic initiatives to protect and enhance Muskoka's water. In 2005, Council adopted the Lake System Health Program, which is intended to guide and minimize the impact of human **development** on water resources, to preserve the environmental health and quality of life in Muskoka and also to protect the future of Muskoka as a premier **recreational** region. The Lake System Health Program incorporates the best available science and responds to emerging water quality issues, based on periodic review, which in turn guides District policies to achieve a holistic and balanced approach to managing Muskoka's **watershed** health and its shoreline **development**. The policies of this Plan were updated in July 2016 to reflect the results of the most recent review.

### C2.6.2 KEY PROGRAM ACTIVITIES

The following sections describe the framework for the Lake System Health Program. Program priorities and activities may be adjusted over time to be dynamic, flexible and responsive to change, including new scientific information, evolving program and/or community needs, and other external forces.

- a) Recreational water quality monitoring and modelling are important components of tracking the health of **watersheds** in Muskoka. On a lake specific basis, the results of **recreational** water quality monitoring are a particularly important indicator of a waterbody's **recreational** water quality health. The District of Muskoka will work with stakeholders, including the Provincial Ministry with jurisdiction and lake associations, to ensure that the monitoring program provides the necessary data to inform the implementation of the policies in this Section and that the program is flexible and responsive to changes in best practices and scientific advancement.
- b) The District of Muskoka shall continue, through its **development** review and approvals function, to ensure that water quality is protected and enhanced and shall collaborate with Municipalities to adopt provisions in Area Municipal official plans and zoning and community planning permit by-laws as required under the Planning Act in order to achieve this objective.
- c) The District of Muskoka shall encourage and, where there is jurisdiction, require stormwater management approaches and practices that will protect the health of lakes and rivers within Muskoka.
- d) The District of Muskoka will support the **development** and implementation of "septic re-inspection programs" by the Area Municipalities with the goal of progressively upgrading existing **individual on-site sewage services** and other private services in accordance with the Ontario Building Code and in compliance with Source Water Protection Plans, where applicable and in consideration of the vertical distance from the water table.

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- e) The District of Muskoka shall explore with the Area Municipalities the potential introduction of a phosphorus offset program. Such a program would typically require proponents to demonstrate how all **development**-generated phosphorus can be controlled on-site. Any remaining phosphorus load that cannot be controlled would trigger an offset action, such as a financial contribution that would be used by the municipality to reduce phosphorus loading in other parts of the **watershed**.
- f) Stewardship programs engage the local community and empower individuals to care for or remediate specific portions of the **watershed**. The District of Muskoka shall, in collaboration with the Area Municipalities, the Muskoka Watershed Council, lake associations, shoreline property owners and other stakeholders, lead and/or support and participate in stewardship initiatives, as appropriate.
- g) The District of Muskoka shall, in collaboration with the Area Municipalities, lake associations and other stakeholders, facilitate and participate in remedial action programs and/or plans for any waterbody. The purpose of remedial action programs is to identify areas of degradation or sources of contamination in and around these lakes and to develop a plan with actions to remediate and improve the situation.
- h) The District of Muskoka shall, in collaboration with the Area Municipalities and other stakeholders, undertake as requested and on a prioritized basis constraints analyses for waterbodies in Muskoka. Constraints analyses are intended to identify the **development** limits of a waterbody by using existing base data, known constraints, and applying the various applicable official plan policies to determine potential **development** that could be accommodated around the waterbody under existing policy. These constraints analyses may provide background information for District of Muskoka and Area Municipal planning decisions and initiatives, including the preparation lake plans and waterbody-specific policies and the evaluation of cumulative impacts.

### C2.6.3 RECREATIONAL WATER QUALITY

#### C2.6.3.1 BACKGROUND

The District of Muskoka has a history of generally managing the health of the waterbodies in Muskoka for nutrient input, particularly phosphorus. Phosphorus occurs naturally in the environment and is a nutrient that plants and animals need to grow. Phosphorus enters Muskoka's waterbodies naturally each year from animal waste, soil erosion, decomposing plant material, and the atmosphere. Phosphorus also enters waterbodies through anthropogenic sources such as changes in land use near waterbodies such as shoreline clearing, **development**, and also from stormwater runoff and **individual on-site sewage services** effluent. With increasing human activities, and when shoreline plants are removed or diminished and can no longer manage to properly filter out sediments in surface runoff, phosphorus levels rise. Because phosphorus is a nutrient, high phosphorus levels in waterbodies encourage excessive growth of aquatic plants and algae.

Over the past several years, strengthened planning policies across Muskoka have contributed to stabilized phosphorus levels. Since 2000, there have been no statistically **significant** increases in phosphorus concentrations in any waterbody in Muskoka.

Apart from shoreline **development**, Muskoka's water is impacted by a variety of environmental stressors. The potential effects of multiple environmental stressors must now be considered, including, but not limited to, a changing climate with resultant changes in precipitation, temperature, runoff and evaporation that affect physical, chemical and biological conditions of waterbodies, invading species populating an increasing number of waterbodies, declining concentrations of calcium, and internal phosphorus loading



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from sediments. Appropriate shoreline **development** will contribute to the resiliency of each waterbody against a variety of environmental stressors. Resiliency of a waterbody is defined as its ability to be resistant or adaptable to change.

While the consideration of multiple environmental stressors is important, Hutchinson Environmental Sciences Limited's Report, Revised Water Quality Model and Lake System Health Program (April 2016), advises that the District of Muskoka's monitoring program should continue to be used to track phosphorus in waterbodies and the focus should be on key water quality indicators which offer insight into measurable and observable changes in **recreational** water quality on a waterbody-specific basis.

### C2.6.3.2 WATER QUALITY INDICATORS

- a) The identified water quality indicators are as follows:
  - i) A long-term statistically **significant** ( $p < 0.1$ ) increasing trend in total phosphorus concentration demonstrated by at least five (5) spring overturn phosphorus measurements obtained through the District of Muskoka water quality sampling program since 2001;
  - ii) A long-term total phosphorus concentration of greater than 20 µg/L demonstrated by the average of five (5) most recent spring overturn phosphorus measurements obtained through the District of Muskoka water quality sampling program within the last ten (10) years ; and/or
  - iii) A blue-green algal (cyanobacteria) bloom confirmed and documented by the Province and/or Health Unit.
- b) While the identified water quality indicators continue to focus on phosphorus as a recognized and measurable gauge of **recreational** water quality, a long-term shift in focus to include a wider variety of indicators addressing multiple environmental stressors is anticipated as science evolves and stronger links are made between potential indicators, lake health and best management practices.
- c) The District of Muskoka shall support and monitor scientific research, including promoting, conducting, co-ordinating and/or participating in scientific water quality research or pilot projects with partners such as Muskoka Watershed Council, the Province, Area Municipalities, Lake Associations, and universities/colleges.
- d) Additional water quality indicators may be included in Section C2.6.3.2 a) by amendment to this Plan to address multiple environmental stressors and/or to incorporate advances in science, provided that they are evidence-based and to the satisfaction of the District of Muskoka and/or Provincial Ministry with jurisdiction.
- e) The District of Muskoka will monitor waterbodies for the presence of the phosphorus related water quality indicators on a rotating basis. When the presence of an indicator is confirmed, monitoring of the waterbody will be annual. Notwithstanding Section C2.6.3.2 a), the District of Muskoka will also monitor waterbodies for linear short-term increases in total phosphorus as identified through the most recent three total phosphorus samples. Should a waterbody demonstrate such a trend and/or the presence of any water quality indicator, water quality sampling frequency will be increased.

### C2.6.4 GENERAL DEVELOPMENT POLICIES

#### C2.6.4.1 CONTEXT

The District of Muskoka recognizes that monitoring phosphorus is an important tool for indicating

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**recreational** water quality while also recognizing that both the manner in which a shoreline is developed and the amount of shoreline **development** can have **significant** impacts on water quality. The District of Muskoka will continue to lead in the protection of **recreational** water quality through maintaining its water quality monitoring program for the protection of Muskoka's **watershed** and will review it on a regular basis. This program has been designed to address **recreational** water quality only and does not include factors to address fisheries values or health related impacts (e.g. drinking water quality).

### C2.6.4.2      **POLICIES**

- a) Through the review of the Muskoka **recreational** water quality program, it has been determined that the overall health of lakes and rivers in Muskoka is very good to excellent and that the cautious approach to **development** taken in Muskoka has been beneficial. Consistent with the Guiding Principles of this Plan, the precautionary approach will be continued. In this regard, new lot creation, **development** or **redevelopment** will only be permitted where it is determined that impacts on water quality can be managed, mitigated or effectively eliminated and where resiliency of a waterbody to other environmental stressors is promoted in accordance with the policies of this Section.
- b) For the purposes of this policy set, a vacant lot shall mean an undeveloped lot which meets the minimum area and frontage requirements for a building lot as defined by the Area Municipality and **redevelopment** shall mean any substantial change to existing **development** on a lot, including reconstruction, additions, and new structures.
- c) The role of natural 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. Preservation and restoration, where appropriate, of shoreline buffers is therefore required. At a minimum, 75% of the linear shoreline frontage of a lot shall 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. The linear buffer should be consecutive where terrain and soil conditions permit. Where **redevelopment** is proposed, or where the lot is located within an Urban Centre or Community Area, the buffer should be achieved to the extent feasible. Where the length and depth cannot be met, a net improvement over the existing situation is required.
- d) Area Municipalities may set higher targets for vegetative buffering as appropriate in the local context.
- e) A minimum 30 metre setback from any shoreline shall be required for leaching beds. Where this is not feasible, the following will be required:
  - i) Where a new or upgraded septic system is necessary to service the proposal, the system shall incorporate soils that have a demonstrated ability to effectively retain phosphorus or equivalent septic abatement technologies, which may include the use of soils with appropriate elemental composition to bind phosphorus or pre-/post-treatment phosphorus controls; and
  - ii) In all cases, on-site phosphorus management and impact mitigation measures in accordance with the standard protection policies of this Plan.
- f) A minimum 20 metre setback from any shoreline shall be required for all **development**, excluding shoreline structures, open decks and minor accessory structures, unless a greater setback is specified by this Plan. Where these setbacks cannot be achieved, a lesser setback may be considered in the following circumstances, provided on-site phosphorus management and impact mitigation measures are implemented in accordance with the standard protection policies of this Plan:



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- i) Sufficient lot depth is not available;
  - ii) Terrain or soil conditions exist which make other locations on the lot more suitable;
  - iii) **Redevelopment** on an existing lot or replacement of a leaching bed is proposed where the setback is not further reduced;
  - iv) **Redevelopment** on an existing lot or replacement of a leaching bed is proposed where a setback is further reduced and a net improvement over the existing situation is achieved through the implementation of on-site phosphorus management and impact mitigation measures; or
  - v) The lot is located within an Urban Centre or Community Area and a net improvement over the existing situation is achieved.
- g) The Area Municipalities are encouraged to require greater setbacks for leaching beds or **development** as appropriate in the local context.
- h) In the event of a conflict respecting the setback required by this Plan, Area Municipal Official Plans, and/or the recommendations of supporting documentation for **development** (e.g. Environmental Impact Studies), the greater setback shall apply.

### **C2.6.5 STANDARD PROTECTION POLICIES**

#### **C2.6.5.1 SUBSTANTIAL DEVELOPMENT ON ALL WATERBODIES**

In order to ensure no negative impact on **recreational** water quality, all substantial **development**, including lot creation, **development** of a vacant lot, and **redevelopment** of a lot within the Waterfront Area (including backlots), and on shoreline lots in the Urban Centres and Community Areas shall be subject to site plan control or community planning permits.

#### **C2.6.5.2 SITE PLAN CONTROL AND COMMUNITY PLANNING PERMITS**

- a) Where site plan control or a community planning permit is required for on-site phosphorus management, impact mitigation, and to contribute to building resilience of the waterbody to other environmental stressors, the following matters shall be addressed to the satisfaction of the Area Municipality:
- i) Appropriate location of buildings, structures and sewage disposal systems;
  - ii) Retention or restoration of a natural vegetative buffer in accordance with Section C2.6.4.2 c) to prevent erosion, siltation and nutrient migration;
  - iii) Maintenance or establishment of native tree cover and vegetation on the lot as terrain and soil conditions permit;
  - iv) Appropriate location and construction of roads, driveways and pathways, including the use of permeable materials;
  - v) Implementation of stormwater management and construction mitigation techniques with an emphasis on lot level controls, low impact **development** practices and a treatment train approach to promote filtration, infiltration and detention, which may include proper re-contouring, discharging of roof leaders, use of soak away pits, other measures to promote infiltration, and silt fencing for temporary sediment control; and
  - vi) Securities and processes to ensure implementation and long-term monitoring and

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compliance with site plan agreements or community planning permits, if required.

- b) To assist in the implementation of site plan control and community planning permitting, the District of Muskoka, in partnership with the Area Municipalities, shall develop site plan guidelines specifically to address **recreational** water quality considerations and to promote a consistent approach across all **watersheds**.
- c) The Area Municipalities may request site specific assessments undertaken by a qualified professional to assist with the implementation of site plan control and community planning permitting in complex or atypical situations where additional technical expertise may be required.
- d) The Area Municipalities may request monitoring and reporting by the property owner to confirm long-term compliance with any registered site plan or community planning permit.

### C2.6.5.3 OTHER TOOLS

The Area Municipalities are encouraged to use any other available tools to manage and mitigate phosphorus migration to waterbodies and to build resilience to other environmental stressors including, but not limited to, **site alteration** and tree cutting by-laws, "septic re-inspection programs", adoption of the community planning permit system, and education and stewardship activities.

### C2.6.5.4 PUBLIC LANDS

The maintenance, enhancement or restoration of native vegetative buffers along shorelines in municipal parks and other municipal lands is strongly encouraged.

## C2.6.6 CAUSATION STUDY POLICIES

### C2.6.6.1 WATERBODIES LISTED IN SCHEDULE E2

- a) A waterbody will be added to Schedule E2 once one or more of the water quality indicators identified in Section C2.6.3.2 a) i) and ii) is confirmed to be present for three consecutive years of monitoring and/or when the water quality indicator identified in Section C2.6.3.2 a) iii) is confirmed to be present.
- b) A waterbody shall be removed from Schedule E2 once one or both of the water quality indicators identified in Section C2.6.3.2 a) i) and ii) is confirmed not to be present for three consecutive years of monitoring or, if a Causation Study has been initiated, at the conclusion of such a study should the results of the Study conclude that **development** is not the primary cause of the water quality indicator.
- c) Waterbody-wide Causation Studies shall be undertaken by the District of Muskoka to determine the cause(s) of and/or relative contributing factors to the water quality indicator for waterbodies listed in Schedule E2, unless a similar study has already been undertaken by the Province. A Causation Study shall design and implement a water quality investigation to characterize the relative source(s) and cause(s) of the water quality indicator. While Causation Studies are intended to be uniquely tailored to respond to the situation and context of each individual lake, the general process may consist of:
  - i) Assessing the existing water quality conditions in the lake;

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- ii) Quantifying annual and seasonal trends in water quality and/or algal communities;
  - iii) Where possible, providing a historical perspective on water quality and/or algal abundances;
  - iv) Modelling and quantifying the relative contributions of sources of nutrients to the lake, including phosphorus from sediments;
  - v) Determining if water quality is deteriorating and/or algal composition/communities are changing relative to previous years; and
  - vi) Attributing a specific cause or contributing factors to the water quality indicator.
- d) Within the general framework outlined above, Causation Studies may include review of existing water quality monitoring data, additional water quality sampling and data collection, waterbody-specific application of the District of Muskoka Water Quality Model, hydrology and inflows assessments, **individual on-site sewage services** inspection, and surveys of land use patterns, shoreline disturbance and existing **development** constraints. Lake associations and other interested stakeholders will be encouraged to contribute local knowledge to the development of a terms of reference for individual Causation Studies.
- e) Until such time as a Causation Study is completed and any recommendations are adopted by Muskoka District Council and implemented through policy, the waterbodies listed in Schedule E2 shall be subject to the enhanced protection policies of this Plan. Despite being removed from Schedule E2 after the completion of a causation study, the enhanced protection policies of this Plan will continue to apply to Peninsula Lake (HT/LB) in accordance with Section C2.6.6.1 i).
- f) Should a Causation Study determine that the primary cause of or principle contributor to the water quality indicator is related to **development**, an enhanced protection policy set will apply or waterbody-specific policies will be developed to ensure that any additional lot creation, **development** of vacant lots, or **redevelopment** of lots may proceed without negatively impacting water quality or to appropriately limit further **development**. Such policies may include the requirement for water quality impact assessments, ongoing monitoring, general **development** restrictions (e.g. increased setbacks), limiting lot creation, upstream **development** restrictions (i.e. on waterbodies and permanently flowing tributaries contributing to the studied waterbody), and/or remedial action planning.
- g) The District of Muskoka may initiate a peer review of a Causation Study and/or circulate the study to the Provincial Ministry with jurisdiction to evaluate the findings.
- h) Should a Causation Study determine that the cause(s) of the water quality indicator is not related to **development**, the waterbody shall be removed from Schedule E2 and may be subject to the standard protection policies of this Plan.
- i) In accordance with Section C2.6.6.1 c), the conclusions of a Causation Study and consideration of stakeholder input will assist in determining whether the waterbody is subject to the standard or enhanced protection policies of this Plan. Enhanced policies may continue to apply if the Causation Study determines that **development** has the potential to exacerbate the principle cause(s) of the water quality indicator or if the majority of lake stakeholders request a more precautionary approach and seek to protect the physical, environmental and social values of a lake through implementation of the enhanced policies or other more restrictive land use policies through the **development** and adoption of a Lake Plan.
- j) Any Causation Study will be made available to any group or agency that has the jurisdiction to take further action on the identified cause(s) of or relative contributors to the water quality indicator.

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- k) A waterbody added or removed from Schedule E2 in accordance with the policies of this Section shall require an amendment to this Plan and shall include notification to the lake association, and shoreline property owners, to ensure transparency.

### C2.6.7 ENHANCED PROTECTION POLICIES

#### C2.6.7.1 LOT CREATION

- a) Lot creation on **individual on-site sewage services** may only proceed where the following enhanced protection measures, in addition to the standard protection requirements listed in Section C2.6.5, are implemented through a zoning by-law amendment, site plan control or community planning permits, and/or other agreements registered on title:
- i) Increased building and leaching bed setbacks greater than those identified in Sections C2.6.4.2 e) and f) and in consideration of site topography, soil and vegetation conditions, stormwater management and construction mitigation, among other matters;
  - ii) Site specific soils investigation generally in accordance with District of Muskoka guidelines to determine the most appropriate location for **individual on-site sewage services** for maximum attenuation, including a review of soil conditions between the proposed leaching bed and the expected pathway of the subsurface nutrient flow to the ultimate receptor (waterbody);
  - iii) The use of **individual on-site sewage services** with soils that have a demonstrated ability to effectively retain phosphorus or equivalent septic abatement technologies, which may include the use of soils with appropriate elemental composition to bind phosphorus or pre/post-treatment phosphorus controls; and
  - iv) Monitoring and reporting to the Area Municipality by the property owner to confirm long-term compliance with any registered site plan or community planning permit, more specifically to ensure that the vegetative buffer and stormwater mitigation measures are in place until such time as construction is complete and an occupancy permit is issued and on an annual basis for a period of no less than 10 years or until the waterbody is removed from Schedule E2.
- b) The Area Municipalities may request site specific assessments undertaken by a qualified professional if technical expertise is required to apply the enhanced protection measures on a site specific basis.

#### C2.6.7.2 DEVELOPMENT OF VACANT LOTS

**Development** of a vacant lot on **individual on-site sewage services** will only be permitted where Section C2.6.7.1 a) ii) to iv) is applied. Enhanced shoreline setbacks as outlined in Section C2.6.7.1 a) i) will be achieved to the extent feasible given the depth and terrain of the vacant lot, provided that setbacks are not less than those required in Sections C2.6.4.2 e) and f). Section C2.6.7.1 b) would also apply at the discretion of the Area Municipality.

#### C2.6.7.3 REDEVELOPMENT ON EXISTING LOTS

- a) **Redevelopment** on existing lots on **individual on-site sewage services** will only be permitted where an improvement over the existing situation is achieved through the implementation of standard protection requirements listed in Section C2.6.5 and provided that:

## SECTION C ECOSYSTEMS OF MUSKOKA

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- i) Where **development** exists within the setbacks identified in Sections C2.6.4.2 e) and f), **individual on-site sewage services** and building setbacks are improved or not further reduced;
  - ii) Where new or updated **individual on-site sewage services** are required to support the proposal, the requirements of Section C2.6.7.1 a) ii) and iii) shall apply;
  - iii) Section C2.6.7.1 a) iv) is implemented; and
  - iv) Section C2.6.7.1 b) is applied at the Area Municipality's discretion.
- b) Where the setback requirements cannot be met due to insufficient lot depth or the existence of terrain or soil conditions which make other locations on the lot more suitable, or where existing buffers or stormwater management practices do not satisfy the requirements outlined in this Plan, an overall net improvement shall be achieved through on-site phosphorus management and impact mitigation measures in accordance with the standard protection policies of this Plan.

### C3 CLIMATE CHANGE

- a) Muskoka's climate is changing. Muskoka is predicted to expect hotter, drier summers with more heat waves and more intense rainfall events, and warmer and milder winters. These changes will impact how the District of Muskoka and Area Municipalities plan for **development** and **redevelopment, infrastructure** and the public realm to ensure the area remains resilient to changing climate from economic, health, social, emergency services and environmental perspectives;
- b) The District of Muskoka recognizes that sustaining and restoring the resistance to and resilience of communities and ecosystems will be required to address local climate change impacts. The District of Muskoka understands that through the implementation of appropriate policies, climate change mitigation, adaptation and resiliency of Muskoka can be improved.
- c) The District of Muskoka shall work toward the implementation of a "climate change lens" as the approval authority on Planning Act applications and as a commenting agency to maximize resiliency of ecosystems and communities, manage the risks associated with climate change and provide sustainable natural environmental services for future generations of residents and visitors to Muskoka. Considerations shall include but are not limited to:
  - i) Reduction of greenhouse gas emissions;
  - ii) Improvement of air quality;
  - iii) Promotion of compact form;
  - iv) Efforts to limit the dispersal of the population and travel times between housing, employment, and amenities and services;
  - v) Use of **green infrastructure**;
  - vi) Promotion of design to:
    1. Maximize energy efficiency and conservation including consideration of the mitigating effects of vegetation; and
    2. Maximize opportunities for the use of renewable and alternative energy sources and systems;
  - vii) Identification and mitigation of existing hazards which may be compounded or aggravated

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- by climate change, including flood prone areas and wildland fire areas; and
- viii) Identification of natural heritage features that have become more **sensitive** to **development** pressures due to climate change.
  - d) The implementation of the climate change lens may result in:
    - i) Requiring resiliency measures such as:
      1. Improved **floodplain** mapping and increased restrictions for **redevelopment** of existing structures;
      2. Increased setbacks for **development** adjacent to **wetlands**, lakes, rivers, headwater areas and groundwater recharge areas;
      3. Retention of natural vegetation;
      4. More stringent requirements for stormwater management and flood abatement, and
      5. Provisions to increase the resilience of power and data grids.
    - ii) Establishing more stringent standards for built **infrastructure**; and
    - iii) Increased energy efficiency through:
      1. The use of energy sources that reduce or avoid greenhouse gas emissions;
      2. Use of passive solar design principles; and
      3. Use of net-zero design principles to reduce or eliminate energy demand by built **infrastructure**.

## C4 STORMWATER MANAGEMENT

- a) It is acknowledged that stormwater management is a shared responsibility between the Province, District of Muskoka and Area Municipalities. The following policies are intended to provide a framework for Area Municipal Official Plans and to apply directly to any stormwater management facility that has the potential to impact a District interest such as District-owned **infrastructure** and **recreational** water quality. Planning for stormwater management shall:
  - i) Minimize, or, where possible, prevent increases in contaminant loads;
  - ii) Minimize changes in water balance and erosion;
  - iii) Not increase risks to human health and safety and property damage;
  - iv) Maximize the extent and function of vegetative and pervious surfaces;
  - v) Promote stormwater management best practices, including stormwater attenuation and re-use, and low impact **development**; and
  - vi) Consider the impacts of climate change in the design of stormwater facilities.
- b) In order to control flooding, ponding, erosion and sedimentation and to protect water quality and aquatic habitat or other natural habitat that depend on watercourses and other water bodies for their existence, stormwater management plans shall generally be required for any major **development**. Stormwater management shall be undertaken in accordance with Provincial, District of Muskoka or Area Municipal guidelines, strategies or plans.
- c) Except in extenuating circumstances proposals for **development** or **redevelopment** shall provide for a low impact **development** approach to stormwater management which may include



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techniques such as rainwater harvesting, phosphorus reduction, constructed **wetlands**, bio-retention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.

- d) Where **development** is proposed adjacent to a Provincial highway or railway corridor and where drainage from the proposed **development** would impact a highway or corridor downstream, a stormwater management plan or report shall be reviewed and approved by the Provincial Ministry with jurisdiction and/or rail authority in accordance with its guidelines and requirements.

### C5 WATERSHED AND SUBWATERSHED PLANNING

- a) It is the objective of the District of Muskoka to ensure that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated **watershed** management basis.
- b) The District of Muskoka shall work in partnership with Area Municipalities and other agencies to co-ordinate **watershed** planning initiatives and achieve **watershed** and sub-**watershed** planning objectives. Such coordination should include the use of the Muskoka Watershed Council Report Card sub-**watershed** maps that identify the condition and stresses on a wide number of natural heritage and water resource features.
- c) The District of Muskoka supports Muskoka Watershed Council's efforts to evaluate, communicate, educate, promote and demonstrate **watershed** health across Muskoka.
- d) All land use decisions within Muskoka shall promote water conservation and support the efficient use of water resources on a **watershed** and sub-**watershed** basis.
- e) The District of Muskoka's Lake System Health Program is a key component of **watershed** planning and includes:
  - i) Recreational water quality monitoring;
  - ii) Enhanced **development** policies;
  - iii) A strong stewardship program; and
  - iv) Municipal **infrastructure** programs.

**SECTION D - SUSTAINABLE MUSKOKA: GROWTH  
MANAGEMENT, SERVICING AND  
HEALTHY COMMUNITIES**

**D1 OBJECTIVES**

It is the objective of this Plan to:

- a) Manage growth in a sustainable way that will make the most efficient use of land, **infrastructure**, public services and facilities;
- b) Provide the **infrastructure** and District-owned services necessary to support growth in a fiscally responsible manner;
- c) Strengthen the settlement structure of Muskoka as a composite of urban, rural and waterfront areas by focusing growth to Urban Centres and supporting appropriate **development** in Community Areas, and the Rural Area and Waterfront Area, which maintains the character and integrity of each of these areas;
- d) Focus year-round residential and employment growth in the Urban Centres where full services are available and to support the efficient use of land and **infrastructure** to meet the needs of present and future residents and employers;
- e) Permit a limited amount of year-round residential **development** in the Rural Area;
- f) Focus resource-based **recreational** and seasonal residential **development** in the Waterfront Area;
- g) Encourage the further **intensification** and use of the lands within the Urban Centres and the efficient use of lands in **designated growth areas**, as appropriate;
- h) Ensure that an adequate supply of land and housing choices are available for present and future residents;
- i) Ensure that all District of Muskoka **infrastructure**, including sanitary sewage works, drinking water works, stormwater management facilities and roads meet the needs of present and future residents and employers in an efficient, environmentally-**sensitive**, cost effective and timely manner with consideration given to the long term maintenance, operational and financial consequences of the decision;
- j) Ensure that consideration is given to the economics of providing services to the people of Muskoka as part of the review of any **development** proposal to ensure that the **development** pattern is orderly, efficient and does not lead to inefficiencies or a decline in the level of municipal services;
- k) Ensure that all urban **development** is appropriately phased and in conjunction with required **infrastructure** improvements where appropriate;
- l) Ensure that hard and soft service needs are identified early in the planning process and then appropriately prioritized and delivered either before or at the same time as new **development**;
- m) Recognize the Waterfront Area as both a **significant** natural asset and as the location for the majority of the resource-based **recreational development** in Muskoka;
- n) Protect and support the Rural Area, so that they are sustained for future generations, protect large

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tracts of undeveloped lands and serve as a legacy to all residents of the District and remain a benefit to the overall natural environment of the area;

- o) Encourage the establishment of an optimal balance between residential and non-residential uses, including the promotion of mixed uses on individual parcels of land and within **settlement areas**;
- p) Work with the adjacent communities and applicable public agencies on matters of common interest, which includes growth management, economic development, transportation, **infrastructure, natural heritage features and areas**, water resources and source water protection;
- q) Require the implementation of sustainable **development** practices and support resiliency and innovation in order to maximize resource and energy conservation and to recognize climate change impacts;
- r) Promote land use and **development** patterns that support the health and well-being of the people of Muskoka and contribute to a higher quality of life; and
- s) Foster connectivity in all forms including the creation and maintenance of social networks, **transportation systems**, new and inclusive technologies, enhanced access to services and amenities, the creation and maintenance of a sense of place, and the preservation of cultural heritage resources.

### D2 FOCUS OF GROWTH

- a) The **settlement areas** in Muskoka are the focus of year-round population and dwelling growth in the District and their vitality and regeneration shall be promoted. It is recognized that the vast majority of seasonal population and dwelling growth will occur outside of **settlement areas** as resource-based **recreational** uses primarily located in the Waterfront Area designation.
- b) There are two types of **settlement areas** in the Muskoka - Urban Centres where **municipal sewage services** and **municipal water services** are provided and Community Areas, where **municipal sewage services** and **municipal water services** are not provided.
- c) It is recognized that not all Community Areas have the same capacity for growth and on this basis, the Area Municipalities shall determine how much growth is to be directed to individual Community Areas and determine, if warranted, whether there is a need to rationalize Community Area boundaries.
- d) New **development** taking place in **designated growth areas** should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, **infrastructure** and **public service facilities**.
- e) The limits of the Urban Centres and Community Areas are shown on Schedule A to this Plan. A boundary expansion or adjustment undertaken as part of a **comprehensive review** shall require an amendment to this Plan. In undertaking a **comprehensive review**, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or adjustment.
- f) The population, employment and dwelling projections contained within this Section of the Plan are considered to be estimates based on current information and shall be used for growth and strategic asset management planning including **infrastructure** and **public service facilities**. These planning estimates shall be updated as required when new information becomes available and should not be considered as growth targets.

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- g) Where this Plan includes targets related to growth management and housing, progress toward such targets is intended to be achieved incrementally over a long-term time horizon (i.e. 20+ years). Growth trends and patterns shall be monitored periodically by the District of Muskoka and policies in this Plan shall be adjusted accordingly to ensure the targets are attainable and coordinated between the Area Municipalities.

### D3 YEAR-ROUND POPULATION PROJECTIONS TO 2036

Muskoka's year-round population is projected to increase by 16,600 between 2016 and 2036 and is expected to occur in the six Area Municipalities as shown on [Table 2](#).

Table 2 - Population (Year-Round)						
Municipality/Year	2016	2021	2026	2031	2036	Population Growth 2016 to 2036
Bracebridge	15,900	17,200	18,600	20,000	21,100	5,200
Georgian Bay	2,700	3,000	3,400	3,800	4,100	1,400
Gravenhurst	12,300	13,100	14,000	15,100	15,800	3,500
Huntsville	19,600	21,000	22,200	23,600	24,400	4,800
Lake of Bays	3,600	3,700	3,800	4,000	4,100	500
Muskoka Lakes	6,800	7,100	7,500	7,800	8,000	1,200
District Total	60,900	65,100	69,500	74,300	77,500	16,600

Source: 2013 District of Muskoka Growth Strategy Phase 2 report dated January 10, 2014

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### D4 SEASONAL POPULATION PROJECTIONS TO 2036

Muskoka's seasonal population is projected to increase by 9,100 between 2016 and 2036 and is expected to occur in the six Area Municipalities as shown on Table 3.

Table 3 - Population (Seasonal)						
Municipality/Year	2016	2021	2026	2031	2036	Population Growth 2016 to 2036
Bracebridge	7,600	7,800	7,900	8,000	8,100	500
Georgian Bay	16,100	16,600	16,900	17,200	17,400	1,300
Gravenhurst	12,100	12,600	12,900	13,200	13,400	1,300
Huntsville	6,200	6,400	6,500	6,700	6,700	500
Lake of Bays	12,700	13,100	13,300	13,500	13,700	1,000
Muskoka Lakes	28,300	30,300	31,200	32,000	32,800	4,500
District Total	83,000	86,800	88,700	90,600	92,100	9,100

Source: 2013 District of Muskoka Growth Strategy Phase 2 report dated January 10, 2014

### D5 YEAR-ROUND AND SEASONAL POPULATION PROJECTIONS TO 2036

Table 4 below is a summary of Tables 2 and 3 in Sections D3 and D4 of this Plan.

Table 4 - Population (Year-Round and Seasonal)						
Municipality/Year	2016	2021	2026	2031	2036	Population Growth 2016 to 2036
Bracebridge	23,500	25,000	26,500	28,000	29,200	5,700
Georgian Bay	18,800	19,600	20,300	21,000	21,500	2,700
Gravenhurst	24,400	25,700	26,900	28,300	29,200	4,800
Huntsville	25,800	27,400	28,700	30,300	31,100	5,300
Lake of Bays	16,300	16,800	17,100	17,500	17,800	1,500
Muskoka Lake	35,100	37,400	38,700	39,800	40,800	5,700
District Total	143,900	151,900	158,200	164,900	169,600	25,700

Source: 2013 District of Muskoka Growth Strategy Phase 2 report dated January 10, 2014

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### D6 YEAR-ROUND DWELLING PROJECTIONS TO 2036

The number of year-round dwellings is projected to increase by 7,695 between 2016 and 2036 and is expected to occur in the six Area Municipalities as shown on [Table 5](#).

Table 5 - Year-Round Dwelling Projection by Type and Area Municipality									
Municipality	Number of Dwellings by Type (2016)				Dwelling Growth By Type (2016 - 2036)				
	Single/Semi	Multiple	Apt	Total	Single/Semi	Multiple	Apt	Total	Growth
Bracebridge	5,410	520	730	6,660	7,370	740	1,000	9110	2,450
Georgian Bay	1,140	20	30	1,190	1,510	170	120	1800	610
Gravenhurst	4,145	250	625	5,020	5,435	405	855	6695	1,675
Huntsville	6,630	380	890	7,900	8,240	710	1,180	10130	2,230
Lake of Bays	1,540	10	20	1,570	1,730	10	20	1760	190
Muskoka Lakes	2,775	25	40	2,840	3,225	65	90	3380	540
District Total	21,640	1,205	2,335	25,180	27,510	2,100	3,265	32875	7,695

Source: 2013 District of Muskoka Growth Strategy Phase 2 report dated January 10, 2014

### D7 YEAR-ROUND DWELLING GROWTH TARGETS BY URBAN CENTRE TO 2036

It is a policy of this Plan that a target of 70% of new residential dwellings occupied on a year-round basis be directed to the Urban Centres in the six Area Municipalities as shown on [Table 6](#).

Table 6 - Year-Round Dwelling Growth Targets by Urban Centre as a Percentage of Total Dwelling Unit Growth by Area Municipality	
Urban Centre	Percentage
Bracebridge	80%
Georgian Bay	80%
Gravenhurst	80%
Huntsville	60%
Lake of Bays	20%
Muskoka Lakes	70%
District Total	70%

Source: 2013 District of Muskoka Growth Strategy Phase 2 report dated January 10, 2014



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### D8 SEASONAL DWELLING PROJECTIONS TO 2036

<b>Table 7 - Seasonal Dwelling Unit Growth Targets by Area Municipality</b>	
<b>Area Municipality</b>	<b>Seasonal Dwelling Growth (2016 to 2036)</b>
Bracebridge	130
Georgian Bay	370
Gravenhurst	350
Huntsville	160
Lake of Bays	260
Muskoka Lakes	1,140
District Total	2,400

The number of seasonal dwellings is projected to increase by approximately 2,400 between 2016 and 2036 (net of conversions of seasonal dwellings to year-round use) and is expected to occur in the six Area Municipalities as shown on Table 7.

Source: 2013 District of Muskoka Growth Strategy Phase 2 report dated January 10, 2014

### D9 EMPLOYMENT PROJECTIONS TO 2036

The number of jobs is projected to increase by 7,380 between 2016 and 2036 and is expected to occur in the six Area Municipalities as shown on Table 8.

<b>Table 8 - Employment Projections by Area Municipality</b>						
<b>Municipality/Year</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>	<b>Employment Growth 2016 to 2036</b>
Bracebridge	8,640	9,250	9,850	10,430	10,770	2,130
Georgian Bay	990	1,150	1,300	1,440	1,530	540
Gravenhurst	4,490	4,820	5,200	5,570	5,780	1,290
Huntsville	10,160	10,790	11,410	12,000	12,370	2,210
Lake of Bays	1,360	1,460	1,560	1,650	1,690	330
Muskoka Lakes	2,250	2,520	2,770	3,000	3,130	880
District Total	27,890	29,990	32,090	34,090	35,270	7,380

Source: 2013 District of Muskoka Growth Strategy Phase 2 report dated January 10, 2014

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### D10 EFFECT OF POPULATION AND EMPLOYMENT GROWTH ON EXISTING PLANNING APPROVALS

The population, employment and dwelling projections set out in Tables 2 to 8 of this Plan shall not have an impact on the ability of the District of Muskoka and the Area Municipalities to consider applications to develop lands that are within the Urban Centres or Community Areas that existed on the date this Plan came into effect. Extensions to approvals shall be contingent on conformity to the relevant policies in this Plan and the applicable Area Municipal Official Plan.

### D11 SETTLEMENT AREA BOUNDARY EXPANSIONS

Although no **settlement area** boundary expansions are anticipated during the life cycle of this Plan, should an expansion to an Urban Centre, Community Area or Special Policy Area as applicable be proposed, it shall occur as part of a **comprehensive review** as set out in the Provincial Policy Statement in effect, with such a **comprehensive review** being carried by either the District of Muskoka and/or the relevant Area Municipality. Notwithstanding the above, the District of Muskoka may permit adjustments to **settlement area** boundaries outside of a **comprehensive review** provided:

- a) There would be no net increase in land within the **settlement areas**;
- b) The adjustment would support the District's ability to meet **intensification** and **redevelopment** targets established by the District; and
- c) The **settlement area** to which lands would be added is appropriately serviced, the extension of services is feasible and appropriate, and there is sufficient reserve **infrastructure** capacity to service the lands.

In either situation, an Amendment to this Plan shall be required for an expansion or adjustment to a **settlement area**.

### D12 RESIDENTIAL INTENSIFICATION TARGET

- a) The minimum District-wide **intensification** target is 25% of new year-round residential **development** to be accommodated within the built-up area of Urban Centres. This target is intended to apply on aggregate across all Urban Centres in Muskoka, but not necessarily to each individual **development** proposal.
- b) The built-up area shall be defined by the Area Municipalities in consultation with the District of Muskoka and shall be included on Schedules to the Area Municipal Official Plans.
- c) In order to achieve the Muskoka-wide **intensification** target above, each Area Municipality shall prepare an **intensification** plan to establish an appropriate Area Municipal target, identify appropriate locations within each Urban Centre and promote opportunities for **intensification** and **redevelopment** where this can be accommodated taking into account existing building stock or areas, including **brownfield sites** and/or other underutilized properties, character and the availability of suitable existing or planned **infrastructure** and **public service facilities** required to accommodate projected needs, among other matters as identified by the Area Municipality.
- d) The **intensification** plan shall also identify the location of nodes and corridors within the larger centres of Huntsville, Bracebridge and Gravenhurst only, where **intensification** shall be focused.
- e) The **intensification** plan shall include specific targets for each Urban Centre in consideration of

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the District-wide target and the local context. Other considerations may include the identification of nodes and corridors and densities that could facilitate the provision or expansion of limited public transit. **Intensification** plans shall be implemented through the Area Municipal Official Plans.

### D13 NEW DEVELOPMENT IN DESIGNATED GROWTH AREAS

- a) Area Municipal Official Plans shall include policies that relate the amount of **development** that can be permitted in designated growth areas compared to other designations in accordance with the District of Muskoka's growth strategy and to ensure that specified targets for intensification and **redevelopment** are achieved prior to, or concurrent with, new **development** within designated growth areas in consideration of the **infrastructure** which is planned or available.
- b) In cases where major **development** is proposed in a designated growth area, it should be demonstrated that:
  - i) The proposed **development** will generally serve as a logical extension to the existing built up area, is compact and has a mix of uses (if appropriate) to allow for the efficient use of land, **infrastructure** and **public service facilities**;
  - ii) The scale and location of the proposed **development** will be in conformity with Section D15 of this Plan, as applicable;
  - iii) The proposal will contribute to the availability of a range of housing choices (e.g. density, form, and price) in the designated growth area as a whole, subject to servicing constraints;
  - iv) All of the other **infrastructure** and **public service facilities** required to service the **development** is available or to be provided, with such **infrastructure** and **public service facilities** being used as efficiently as possible; and
  - v) Access is provided in a manner that supports the provision of **essential emergency services**, **active transportation**, efficient transportation patterns, and/or linkages with adjacent existing or planned **development**, and will generally include more than one access point.

### D14 COMPREHENSIVE DEVELOPMENT PLANS

#### D14.1 NEED FOR A COMPREHENSIVE DEVELOPMENT PLAN

Where major **development** is proposed such **development** may only be permitted subject to the preparation of a Comprehensive **Development** Plan. Comprehensive **Development** Plans are not intended to replace the requirement for Secondary Plans in Area Municipal Official Plans, but rather may be used in conjunction with Secondary Plans or in areas where Secondary Plans are not required but major **development** on a single large property or multiple properties or multi-phased **development** is proposed. Where Comprehensive **Development** Plans are required, the following matters should be assessed:

- a) Identification and protection of natural heritage features and areas that may be present on or adjacent to the subject lands;
- b) Planning for new roads, stormwater management, other **infrastructure** and **public service facilities**;
- c) Phasing of the proposal to ensure the orderly progress of **development** and installation of **infrastructure** occurs;
- d) The relationship of **development** on separate parcels or phases from a land use and density

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perspective;

- e) Provision of parkland and other public amenities in a logical manner; and/or
- f) Provision of both residential and non-residential uses, if proposed, is developed in a logical and timely manner.

### D14.2 COMPREHENSIVE DEVELOPMENT PLAN CONTENTS

Where a Comprehensive **Development** Plan is required, the following matters shall be dealt with, as appropriate and depending on the context and location of the affected lands, in a Comprehensive **Development** Plan:

- a) A detailed overall land use plan, identifying the location of all of the proposed uses including the distribution of density and the proposed scale of all uses;
- b) The proposed pattern of streets, developable blocks and pedestrian and **active transportation infrastructure**;
- c) The location of appropriate access points onto the abutting road network;
- d) A plan showing the location of any future public lands that may be dedicated to the Area Municipality as part of the approval process;
- e) A detailed phasing plan that describes the sequencing of **development** and the timing of any **infrastructure** improvements;
- f) The nature and location of natural heritage features and areas and their related **ecological functions** that will not be negatively impacted by **development**;
- g) A Functional Servicing Study that addresses servicing needs, identifies design and construction requirements, including stormwater and construction mitigation plans, identifies monitoring requirements, reviews hydrogeological impacts and physical constraints; and,
- h) Any other studies or assessments identified as part of a complete application and/or during pre-consultation.

## D15 SERVICING

### D15.1 GENERAL POLICIES

- a) Planning for **sewage and water services** shall:
  - i) Direct and accommodate expected growth or **development** in a manner that promotes the efficient use and optimization of:
    1. Existing **municipal sewage services** and **municipal water services**; and
    2. Individual on-site water and sewer services where **municipal sewage services** and **municipal water services** are not available.
  - ii) Ensure that these systems are provided in a manner that:
    1. Can be sustained by the water resources upon which such services rely;
    2. Is feasible, financially viable and complies with all regulatory requirements;
    3. Protects human health and the natural environment and;

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4. Considers the impacts of climate change in the design of sewage and water **infrastructure**.
  - iii) Promote water conservation and water use efficiency;
  - iv) Integrate servicing and land use considerations at all stages of the planning process;
  - v) Encourage **development** which optimizes the use of existing services before **infrastructure** is extended; and
  - vi) Be in accordance with the servicing hierarchy outlined through Sections D15.2 to D15.6. For the purpose of interpreting the application of these Sections, the term “Urban Centre” shall also include the “Hidden Valley Recreational Lifestyle and Resort Special Policy Area”.
- b) Infrastructure corridors (existing and proposed) that have been or will be identified through an Environmental Assessment process shall be protected to support growth.

### D15.2 MUNICIPAL SEWAGE SERVICES AND MUNICIPAL WATER SERVICES

- a) The District of Muskoka is responsible for **municipal sewage services** and **municipal water services**.
- b) Municipal sewage services and **municipal water services** are the preferred form of servicing for Urban Centres. Intensification and **redevelopment** within Urban Centres on existing **municipal sewage services** and **municipal water services** should be promoted, wherever feasible.
- c) For each Urban Centre, the Urban Service Area inclusive of Full Service, Single Service and Future Service Areas is shown on Schedule B. An Amendment to this Plan shall be required if municipal sewage and/or water services are proposed to be expanded into a Future Service Area. Approval of an Amendment shall consider the type, scale and timing of **development** in addition to matters such as but not limited to the logical and efficient extension of the Full Service Area in a phased manner, water and sewage plant capacity, long-term fiscal responsibility, topography, and environmental and human health in accordance with the District of Muskoka Urban Service Area Policy in effect.
- d) Minor adjustments to service areas to enable infill and minor rounding out may be permitted without an amendment to this Plan provided that they are in general conformity with Schedule B.
- e) Special **development** projects that benefit the community and are in the public interest, such as social or **affordable** housing, community, education or medical facilities (e.g. hospital) which are proposed in the Future Service Area and require the extension of municipal sewage and/or water services may proceed without the need for an amendment to this Plan.
- f) It is the intent of this Plan that Single and Future Service Areas will ultimately be provided with full municipal services over time. Until that occurs, private individual on-site or **partial services** may be permitted provided that the conditions are suitable and are in accordance with the provisions of this Plan.
- g) The District of Muskoka may allow lot creation in Urban Centres in accordance with the approved water and sewer capacity allocation strategy and only if there is confirmation of sufficient **reserve sewage system capacity** and **reserve water system capacity** within **municipal sewage services** and **municipal water services**. The determination of sufficient **reserve sewage system capacity** shall include treatment capacity for hauled sewage from **individual on-site sewage services**, where appropriate.
- h) The extension of **municipal sewage services** and/or **municipal water services** beyond the

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boundary of an Urban Centre may only be considered by Amendment to this Plan to:

- i) Address failed private individual on-site services and/or public health concerns;
- ii) Facilitate installation for works that have been determined to be in the public interest; or
- iii) Support the **development** of needed large-scale **public service facilities**, such as hospitals, but only if other options are determined to not be feasible.

The extension of services beyond the boundary of an Urban Centre will not confer **development** rights for abutting properties or infer future extension to surrounding properties except as permitted by this Plan.

- i) The District of Muskoka may require that an economic/fiscal impact analysis be completed in support of an expansion of municipal sewage and/or water services into a Future Service Area as determined by the District. This analysis shall be coordinated between the District of Muskoka and the affected Area Municipality and shall include but not be limited to:
  - i) The impact on operating and capital budgets, and the financing implications related to the impact on tax levy, user rates and **development** charges; and,
  - ii) The ability to financially and technically provide for the required servicing **infrastructure** in order to allow the **development** to proceed on a timely basis.
- j) Where municipal services are required to service a vacant land or common element condominium description and where such services will provide service to more than one lot, unit or parcel of tied land, they shall be owned, operated and maintained by the District of Muskoka.

### D15.3 SPECIAL SERVICING POLICY AREAS

- a) Special Servicing Policy Areas for Hwy 60 and Santa's Village are shown on Schedule B. These areas represent lands outside of Urban Centres where municipal water and/or sewage services have been historically extended.
- b) New **development** or infill proposed in Special Servicing Policy Areas that abuts existing services may be permitted to connect to municipal water and/or sewage services provided such services are not required to be further extended or upgraded to add capacity.
- c) It is intended that new **development** or infill in Special Servicing Policy Areas maintains a rural or waterfront character in accordance with the other relevant Sections of this Plan.

### D15.4 PARTIAL SERVICES

**Development** on **partial services** shall only be permitted in an Urban Centre in accordance with Section D15.2 c) and f) of this Plan and where they are necessary to address failed **individual on-site sewage services** and **individual on-site water services** in an existing Single Service Area as shown on Schedule B or to service an existing lot of record abutting a Single Service Area where the other municipal service is not immediately available or required to support the use. **Development** on **partial services** may only be permitted outside of an Urban Centre where they are necessary to address failed **individual on-site sewage services** and **individual on-site water services** in existing **development**.

### D15.5 INDIVIDUAL ON-SITE SEWAGE SERVICES AND INDIVIDUAL ON-SITE WATER SERVICES

- a) Where **municipal sewage services** and **municipal water services** are not reasonably available



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as determined by the District of Muskoka, **individual on-site sewage services** and **individual on-site water services** may be used provided that:

- i) Site conditions are suitable for the long-term provision of such services with no **negative impacts** and can be accommodated on the subject lands to the satisfaction of the authority with jurisdiction;
  - ii) Such services do not generally provide service on more than one legally conveyable lot, parcel of tied land (POTL) or vacant land unit in accordance with the following:
    1. In a Community Area, these services may only be used for infilling and minor rounding out of existing **development** or **development/redevelopment** of an existing lot of record; and
    2. In an Urban Centre, these services will only be used where the **development** represents limited infill or minor rounding out in an established built up area or **development/redevelopment** of an existing lot of record where municipal services are not immediately available or available in the foreseeable future;
  - iii) In both Urban Centres and Community Areas, such services shall only be permitted where **development** represents a low intensity use(s) and no immediate or foreseeable supply, health or environmental issue would be created or further compounded; and
  - iv) For all **development** where potable water is to be provided by groundwater sources, a hydrogeological assessment shall generally be required where:
    1. Private individual on-site groundwater and sanitary sewage disposal services are proposed for more than five lots or units, where all or some of the lots are less than 1.0 hectare in area; or
    2. Any use is proposed which would generate an effluent flow of greater than 5,000 litres per day;
    3. Any use is proposed in areas of known or suspected water shortage or water quality concerns; or
    4. 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.
- b) Where **individual on-site sewage services** and/or **individual on-site water services** are proposed within a Single or Future Service Area for municipal services, the private services shall be designed and installed in a manner that facilitates future connection to municipal services.
  - c) New lot creation in any land use designation on **individual on-site sewage services** and **individual on-site water services** may be considered where it has been demonstrated that sufficient capacity for hauled sewage is available.
  - d) Area Municipalities shall consider the establishment of minimum lot areas in Community Areas in their Official Plans that take into account both environmental and servicing constraints in accordance with Section J2.2 of this Plan.

### D15.6 PRIVATE COMMUNAL SERVICES

#### D15.6.1 RESIDENTIAL DEVELOPMENT

Private communal sewage services and **private communal water services** proposed to service

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residential **development** shall require an amendment to this Plan.

### D15.6.1.1 SITE SPECIFIC POLICIES

- a) Notwithstanding Section D15.6.1 of this Plan, on lands shown as Schedule “A”, Map 1 to Amendment No. 54, known as Muskoka Bay Resort Residences II Corp., legally described as Part of Lots 23 and 24, Concession 2, Parts 1 to 3 on Plan 35R-21610 in the former Township of Muskoka, now in the Town of Gravenhurst, District of Muskoka, **private communal sewage services** may be permitted;
  - i) To temporarily service the **development** of a multiple residential mixed use condominium building containing a total of eighty-nine (89) residential units and one (1) commercial unit, for a maximum of three (3) years, until such time as full municipal sewer services are extended to the subject lands by the developer;
  - ii) Where authorized and enforceable agreement(s) are registered against the title of the subject and **adjacent lands** which require the property owner(s) to be responsible for the repair, maintenance, replacement and/or upgrade of the private communal sewage service **infrastructure**, as required, including the establishment of a reserve fund;
  - iii) Where securities have been provided in a form acceptable to the District Municipality of Muskoka in the amount of one hundred (100) percent of the capital installation of the required municipal sewage works, in addition to the decommissioning of the existing private sanitary sewer forcemain and pump station, plus the cost of inflation within a period not greater than three (3) years; and
  - iv) Where the **development** is in accordance with all other policies of this Plan.

### D15.6.2 RESORT COMMERCIAL DEVELOPMENT

Tourism and resort **development** is important to the economy of Muskoka. In order to finance the **development** and **redevelopment** of resort properties, resort owners have used the Condominium Act. Under the Condominium Act, the condominium corporation is responsible for the water supply and sanitary sewage disposal system which services a multi-unit commercial **development**. The Provincial Ministry of the Environment may refer to this form of servicing as communal and it is, therefore, their position that where **development** is registered by way of condominium description the municipality has a liability to ensure that the system remains operable and safe. In order to minimize the liability of the municipality, reserve funds and an ongoing maintenance program is required.

### D15.6.2.1 PRIVATE MULTI-UNIT SEWAGE WORKS

Where property has been registered by way of condominium description, private servicing may be permitted where:

- a) The sewage works have been built up or upgraded to a standard satisfactory to the Ministry of the Environment and the District Municipality of Muskoka.
- b) An authorized and enforceable agreement is registered against the title of each unit within the condominium:
  - i) requires the establishment and administration of a reserve fund to ensure that adequate revenue is available to repair, maintain, replace and upgrade the works as required. The reserve fund for capital replacement shall provide for one hundred (100) percent value of

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- the works plus the cost of inflation within a period not greater than ten (10) years; and
- ii) outlines and requires implementation of financial controls to the satisfaction of the Province and District to ensure the provision of i) preceding and requires the annual review of same by the District and the Ministry of the Environment; and
  - iii) references an operation and maintenance program manual accepted by the Ministry of the Environment and District which includes, but is not limited to, a description of normal operating procedures, sampling procedures including frequency of sampling, and the requirement of an annual operation and maintenance inspection by the District; and
  - iv) requires operation of the private works by a qualified operator certified under a provincial certification program; and
  - v) requires the owner on demand by the District to do all things necessary including the transfer of easements and/or ownership of the works into the name of the District Municipality of Muskoka, among other matters, where required and necessary to fulfill the statutory obligations required of the District; and
  - vi) requires the owner to submit to the District and the Ministry of the Environment, an annual report prepared by a Certified Chartered Accountant and a Registered Professional Engineer outlining the status of the reserve fund and deficiencies in the works on an annual basis.
- c) The **development** is in accord with all other policies of this Plan and constitutes multi-unit resort commercial **development** in the unserved Waterfront Area, Rural Area, Community Areas or Special Policy Area designations. Private communal services for multi-unit resort commercial **development** in the Full, Partial or Future Service Areas of Urban Centres or served Special Policy Areas requires an amendment to this Plan.

### D15.6.2.2 PRIVATE MULTI-UNIT WATER WORKS

Where property has been registered by way of condominium description, private servicing may be permitted where:

- a) The waterworks have been built or upgraded to a standard satisfactory to the Ministry of the Environment and the District Municipality of Muskoka.
- b) An authorized and enforceable agreement is registered against the title of each unit within the condominium which:
  - i) requires the establishment and administration of a reserve fund to ensure that adequate revenue is available to repair, maintain, replace and upgrade the works as required. The reserve fund for capital replacement shall provide for one hundred (100) percent value of the works plus the cost of inflation within a period not greater than ten (10) years; and
  - ii) outlines and requires implementation of financial controls to the satisfaction of the Province and District to ensure the provision of preceding and requires the annual review of same by the District and the Ministry of the Environment; and
  - iii) references an operation and maintenance program manual accepted by the Ministry of the Environment and District which includes, but is not limited to, a description of normal operating procedures, sampling procedures including frequency of sampling, and the requirement of an annual operation and maintenance inspection by the District; and
  - iv) requires operation of the private works by a qualified operator certified under a provincial

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- certification program; and
- v) requires the owner on demand by the District to do all things necessary including the transfer of easements and/or ownership of the works into the name of the District Municipality of Muskoka, among other matters, where required and necessary to fulfill the statutory obligations required of the District; and,
  - vi) requires the owner to submit to the District and the Ministry of the Environment, an annual report prepared by a Certified Chartered Accountant and a Registered Professional Engineer outlining the status of the reserve fund and deficiencies in the works on an annual basis.
- c) The **development** is in accord with all other policies of this Plan and constitutes multi-unit resort commercial **development** in the unserved Waterfront Area, Rural Area, Community Areas or Special Policy Area designations. Private communal services for multi-unit resort commercial **development** in the Full, Partial or Future Service Areas of Urban Centres or served Special Policy Areas requires an amendment to this Plan.

## D15.7 DEVELOPMENT ADJACENT TO MUNICIPAL SANITARY SEWAGE DISPOSAL FACILITIES

- a) **Development** adjacent to municipal sanitary sewage disposal facilities including sewage lagoons will be discouraged. Where such **development** is proposed it will generally be limited to passive **recreation** and open space uses.
- b) Where vacant lots exist and are zoned to allow for other uses, the District of Muskoka may require an agreement to be registered on title addressing the potential for **negative impacts** from the municipal sanitary sewage disposal facilities.
- c) Unless more restrictive setbacks are specified in Provincial legislation or policy, setbacks from municipal sanitary sewage disposal facilities are detailed in Table 9 and shall be measured from the footprint of the facility with a reasonable future expansion considered.
- d) Where a change in land use is proposed adjacent to any municipal sanitary sewage disposal facility the onus will be on the proponent to demonstrate that the use is not **sensitive** to odour. Where necessary, separation distances and other mitigative measures, potentially including warning clauses registered on title, shall be required to adequately address any compatibility concerns.

Table 9 - 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

## D15.8 OTHER MAJOR INTAKES, WELLS AND OUTFALLS

**Development** within 1,000 metres of a municipal or Indigenous Community water supply intake, well or sanitary sewage outfall shown on Schedule D is not permitted unless the District of Muskoka or, if applicable, the Indigenous Community is satisfied that the proposal will have no detrimental impact on sourced water, or the municipal/community servicing system, or human health and safety. Where

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necessary, the proponent will provide sufficient data to demonstrate no impact.

### D15.9 WATER AND SEWER CAPACITY ALLOCATION STRATEGY

- a) A District of Muskoka water supply and sanitary sewage capacity allocation strategy shall be prepared for all municipal water supply and sanitary sewage disposal facilities in order to provide a clear method of identifying and allocating capacity for **development**. The allocation strategy shall:
  - i) Ensure the conditions under which capacity will be allocated are equitable and result in maximum public benefits;
  - ii) Ensure that planning approvals align with the capacity available for a range of uses and that an appropriate amount of capacity is retained for necessary **public service facilities** or other uses that are in the public interest;
  - iii) Ensure that capacity allocations are utilized within reasonable periods of time so that opportunities exist for **development** to occur on multiple properties within the same time frame; and,
  - iv) Maximize efficiencies and support conservation efforts wherever possible.
- b) Holding provisions in Area Municipal zoning by-laws shall be required to manage the allocation of servicing capacity, ensure the availability of municipal services or facilitate the phasing of **development** among other matters. In such cases, the District of Muskoka shall require that the necessary agreements be included in the provisions required for lifting of holding symbol.

### D15.10 PHASING OF INFRASTRUCTURE AND DEVELOPMENT

- a) It is the intent of this Plan to encourage the timely provision of **infrastructure** as urban **development** occurs, either in designated growth areas or in the built up area. On this basis, the identification of **infrastructure** upgrades and service delivery requirements shall be carried out early in the planning process.
- b) This long range planning should take the full build out of the Urban Centres or Community Areas into account and attempt to rationalize how long it will take for the area to be developed.
- c) Area Municipalities, in consultation with the District of Muskoka shall establish phasing plans for all Urban Centres that will consider the capacity of water and sewer **infrastructure** and of **transportation systems** located within, adjacent to and in the vicinity of the **settlement area** as well as the proximity to the built-up area, location of other hard and soft **infrastructure**, existing or planned nodes and corridors, topographical or environmental constraints, and logical connectivity or continuity of existing **development**. In addition, population and employment forecasts shall also be considered.

## D16 STRATEGIC ASSET MANAGEMENT

- a) Strategic asset management planning is the process of making the best possible decisions regarding the building, operating, maintaining, renewing, replacing and disposing of **infrastructure** assets throughout the District. In this regard, strategic asset management planning and land use planning decisions shall be coordinated to ensure that public interest benefits are maximized, risk is managed, and satisfactory levels of service to the public are provided in a sustainable and fiscally

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responsible manner.

- b) In addition to considering traditional forms of **infrastructure** and other assets in the strategic asset management planning process, the District of Muskoka may also consider the **natural heritage features and areas** as assets and the introduction of **green infrastructure** in the **infrastructure** planning process.

### D17 SOLID WASTE MANAGEMENT

- a) Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Planning authorities shall consider the implications of **development** and land use patterns on waste generation, management and diversion.
- b) New public and private **waste management systems** shall be located and designed in accordance with provincial legislation and standards.
- c) New private **waste management systems** will require an amendment to this Plan.
- d) The District of Muskoka has responsibility for solid waste management. As such, proposals that negatively impact on the ability of the District of Muskoka to provide an efficient and cost effective service will not be permitted.
- e) Programs to promote public awareness of waste issues, innovative approaches to waste reduction and a better understanding of the environmental effects of waste of all sorts will be encouraged.
- f) Local businesses and institutions will be encouraged to become involved in the development and operation of innovative methods of reducing or diverting waste that they generate.
- g) The District of Muskoka shall prepare a waste management strategy to address issues related to the disposal of solid waste, septage and road snow wastes. This strategy may also address recycling, reuse, compost, site closures, and the development of plans and adequate financial reserves for long-term sustainability of **waste management systems**.
- h) Proposals that value waste as a resource, for reclamation of raw materials, for fuel or energy production shall generally be supported by the District of Muskoka, subject to the policies of this Plan.

### D18 DEVELOPING AND EXPANDING INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

- a) Before consideration is given to developing new **infrastructure** and **public service facilities**:
  - i) The use of existing **infrastructure** and **public service facilities** should be prioritized and optimized; and,
  - ii) Opportunities for adaptive re-use should be considered, wherever feasible.
- b) Infrastructure and **public service facilities** should be strategically located to support the effective and efficient delivery of emergency management services and should generally be focused in **settlement areas**. Major public facilities shall be located in or immediately adjacent to Urban Centres, unless otherwise permitted by this Plan.
- c) Public service facilities should be co-located where appropriate, to promote cost-effectiveness and



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facilitate service integration, access to transit and **active transportation**.

### D19 ENERGY, BROADBAND AND TECHNOLOGY INFRASTRUCTURE

- a) New **development** within all designations shall be encouraged to accommodate the implementation of leading-edge communication technologies, including those required to deliver broadband services, in order to attract and maintain investment, facilitate research and development and knowledge-based initiatives, and support health services.
- b) Prior to approval of **development**, proponents of **development** or **redevelopment**, along with the District of Muskoka and Area Municipalities if appropriate, shall work with energy and/or communication providers early in the planning process to ensure that:
  - i) Adequate utility services and telecommunication networks are or will be established to serve the anticipated **development**;
  - ii) Utility services and telecommunication networks can be phased in as required; and,
  - iii) Utility services and telecommunication networks can be appropriately located, constructed, maintained, operated and installed in a manner that is cost effective, efficient, and minimizes disruption and environmental impact.
- c) Construction of electricity, telephone, and other communication services shall be encouraged to locate in the road right-of-way and/or existing utility or communication corridors, where possible.
- d) Energy generation, transmission and distribution networks should increasingly emphasize **renewable energy sources** and ensure that such networks are more resilient to the variability in weather events resulting from climate change.
- e) Where utilities and telecommunication **infrastructure** include towers or other major generation or transmission facilities, the District of Muskoka encourages the approval authority to consider:
  - i) Avoiding or mitigating potentially adverse social, economic, health, environmental or aesthetic impacts;
  - ii) Impacts on aeronautic navigation;
  - iii) Retention of prominent view and vistas;
  - iv) Impacts on **natural heritage features and areas** and related **ecological functions**;
  - v) Co-location of facilities;
  - vi) Setbacks from **sensitive land uses**;
  - vii) Buffering or screening of facilities;
  - viii) Minimal signage, logos or advertising to avoid visual impacts; and
  - ix) Consulting with the District of Muskoka, Area Municipalities and the public on the matters listed above.

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## D20 PROMOTING SUSTAINABLE DEVELOPMENT AND HEALTHY COMMUNITIES

### D20.1 OBJECTIVES

It is the objective of this Plan to:

- a) Encourage land use and **development** patterns that support the health and well-being of the people of Muskoka and contribute to a higher quality of life;
  - b) Promote the **development** of complete, sustainable and healthy communities that create and improve physical and social environments and expand community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential, including:
    - i) Providing choices and opportunities for all residents of all ages, by providing a diverse range of housing types, transportation modes, employment options, and **recreation** or leisure activities, including opportunities for local food production;
    - ii) Managing growth and economic development in a manner that will allow for desirable growth and change that respects the small-town, rural and waterfront character of Muskoka;
    - iii) Efficiently managing the natural and social resources of the community to achieve the optimal benefits for all residents of all ages;
- c) Recognize that the built environment plays a critical role in shaping the physical, psychological and social health of individuals and the communities they live within;
- d) Recognize that a number of factors, such as land use patterns, transportation networks, public spaces and natural systems can all promote increased physical activity, psychological well-being and healthier lifestyles for residents;
- e) Ensure the **development** of healthy and sustainable communities with an emphasis on the importance of design and **green infrastructure**;
- f) Recognize that healthy communities attract investment and labour, particularly for those engaged in the creative economy;
- g) Adapt to and mitigate the impacts of climate change through the creation of resilient communities;
- h) Ensure that **development** and land use patterns consider the impacts of climate change;
- i) Promote improved accessibility for all people, particularly persons with disabilities and the elderly;
- j) Support the implementation of the District Master Aging Plan;
- k) Coordinate with other service providers, Area Municipalities, government agencies, non-profit, and private partners to deliver, and where appropriate, to lead, healthy communities initiatives; and
- l) Coordinate the delivery of social and community services where possible to meet the needs of the population, including co-location or clustering of facilities in strategic locations across Muskoka to facilitate maximum access by residents and visitors.

### D20.2 GENERAL POLICIES

- a) It is the intent of the District of Muskoka to require that **development** be carried out in a manner that furthers the goals and objectives of this Plan, and particularly those that deal with sustainable

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**development** and healthy communities.

- b) On this basis, the District of Muskoka will apply the policies of this section to **development** applications where it is the approval authority and Area Municipalities are encouraged to include similar and more detailed policies in their Official Plans.
- c) In addition to the above, the District of Muskoka shall also consider developing and implementing a range of appropriate mechanisms and tools to promote and facilitate new **development** that addresses the sustainability objectives and policies of this Plan including but not limited to those outlined in Sections D20.3 to D20.7.

### D20.3 HEALTH IMPACT ASSESSMENTS

- a) This Plan recognizes that there is a relationship between land use, **infrastructure** and public health that affects the vitality and resilience of the community. Elements such as built form, community design, road and trail networks, open spaces, the public realm, the **natural heritage system** and **infrastructure** shape resident's physical and psychological well-being.
- b) To support a health promoting, age-friendly community, the District may require a human Health Impact Assessment in support of **development** applications for larger plans of subdivision/condominium descriptions and District Official Plan Amendments that should address how:
  - i) Physical activity and pedestrian mobility is addressed in project designs that are safe and convenient for persons using all modes of travel regardless of age or ability;
  - ii) The potential health impacts or risks of proposals are mitigated and potential benefits are maximized;
  - iii) Access to the natural spaces is maximized;
  - iv) Marginalized or **vulnerable** segments of the population may be affected differently in comparison to the broader population;
  - v) Societal and economic risk factors such as income, employment, housing and food security, to name a few, are considered; and,
  - vi) Equitable access to services such as health, transportation and leisure are maximized for all demographic groups.

### D20.4 GREEN DEVELOPMENT STANDARDS

Green and sustainable **development** standards are intended to support sustainable site and building design in both the public and private realms. While it is a policy of this Plan to encourage the Area Municipalities to develop and implement green **development** standards in consultation with the development community, the District of Muskoka shall:

- a) Prepare green **development** standards, to ensure the sustainability goals and policies of this Plan can be addressed through the District's own municipal projects;
- b) Encourage all new District of Muskoka municipal buildings and projects to meet the minimum standards necessary to satisfy the applicable required elements outlined in the green **development** standards;
- c) Ensure that green **development** standards include, but are not limited to, the following:

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- i) Minimum standards for energy efficient building design to achieve reduced energy consumption and demand;
- ii) Minimum standards for water conservation in all buildings, and landscaping and maintenance;
- iii) Green building material requirements to promote durability, reduce the heat island effect and carbon footprint of the building materials, and encourage the use of products that are certified as environmentally sustainable (e.g. Forest Stewardship Council wood products);
- iv) Requirements for dark sky compliant practices for exterior lighting;
- v) Requirements for waste reduction, reuse and recycling in the construction process;
- vi) Requirements for the application of stormwater management at the site level to control water quantity and quality, maximize water infiltration, filtration, absorption and detention, and reduce phosphorus loading;
- vii) Recommendations and standards for the installation of on-site renewable energy generation and energy recovery, where practicable; and
- viii) Any other standard that will reduce the carbon footprint of construction and/or promote climate change mitigation, adaptation and resiliency.

### D20.5 DESIGN AND SUSTAINABLE DEVELOPMENT

While it is a policy of this Plan to encourage the Area Municipalities to develop and implement design and sustainable **development** standards, the District of Muskoka will encourage the following for its own municipal projects:

- a) The orientation of buildings should maximize passive solar gain where possible in consideration of site vegetation;
- b) Interior and exterior building materials should be sourced from renewable and sustainable sources;
- c) Exterior building materials should have thermal properties that effectively manage heat and glare throughout all seasons;
- d) Buildings should be designed, constructed and fitted to maximize energy efficiency;
- e) The design of buildings and sites should accommodate the separation and collection of organic waste for compost, dry recyclables such as plastic and paper, and waste;
- f) Permeable surfaces or “softscaping” should be maximized in landscaping, walkway, driveway and parking areas to maximize water infiltration, filtration, absorption and detention, and minimize heat island effects;
- g) Native plant species should be established in landscaping areas to minimize water consumption, insect infestation, and invasive species;
- h) Green roofs, incorporating soil beds and plantings, should be developed where appropriate and feasible;
- i) Exterior and interior lighting should be energy efficient and mitigated to the extent possible to minimize light pollution;
- j) Large windows should include design treatments that prevent bird collisions; and

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- k) Bicycle-related **infrastructure** should be located outside buildings to support **active transportation**.

### D20.6 SUBDIVISION/CONDOMINIUM DESIGN GUIDELINES

The following shall be considered when reviewing the design and recommending approval of plans of subdivision/condominium description, however it is recognized that smaller-scale proposals may not be able to achieve all criteria:

- a) New streets should be designed to create inter-connected and permeable **development** blocks, to promote the movement of people and vehicles in a variety of patterns and modes;
- b) Landform alteration including the levelling of hills and crossings of watercourses should be avoided to the extent possible, to encourage a built fabric that is harmonious with the natural landscape;
- c) New plans of subdivision/condominium description should contain a mix of lot sizes and building designs to create a streetscape that has visual appeal and interest as well as to promote the provision of a range of housing forms and types if applicable;
- d) New streets and **development** blocks should be designed to preserve or create views and vistas to natural areas and other important features;
- e) The configuration of lot patterns should maximize passive solar gain where possible in consideration of site vegetation;
- f) Parks should be located to provide a high degree of access and to optimize connections to the natural landscape where possible;
- g) If **development** is phased and multiple residential, higher densities and attainable housing are proposed within the **development**, those uses shall generally be required to be included in the first phase(es) to encourage an appropriate and efficient housing mix, except where matters such as topography and servicing constraints limit the feasibility of doing so;
- h) If **significant** natural heritage features are identified, those features shall generally not be included as part of any developable lot and should be placed in a separate block to be protected, donated, and/or otherwise maintained in its natural state;
- i) The design of any proposed road network should take into consideration future connectivity to **adjacent lands**, if applicable;
- j) If more than approximately 100 lots/units are proposed within a **development**, at least two access points from a municipally owned and maintained road should be required to facilitate emergency access and transportation connectivity;
- k) If proposed as part of an application, public institutions such as libraries and schools should be prominently located on major streets, to enhance convenient access by walking, cycling, transit and driving; and
- l) Stormwater management and retention facilities, including ponds and swales, should be naturalized and incorporated into the overall fabric of the **development** to the extent possible, through the use of low impact **development** techniques.

### D20.7 PERFORMANCE CHECKLISTS

- a) The District of Muskoka shall consider the adoption of a set of performance measures to guide and

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monitor **development** in accordance with this Plan.

- b) To assist in the implementation of these performance measures, the adoption and use of performance checklists may be considered based on a series of theme areas which may include, but are not limited to, energy use, human health, land use, natural heritage, transportation, built form, air quality, **green infrastructure**, community building, cultural resources, materials and waste, and public spaces.
- c) Such performance checklists would be intended to:
  - i) Connect day-to-day decision making with achievement of the Vision in this Plan;
  - ii) Provide detail on key criteria intended to promote best practices;
  - iii) Challenge stakeholders to provide new and better solutions;
  - iv) Create consistency by ensuring that each **development** application is assessed using the same evaluation tool;
  - v) Elevate standards through continuous assessment and improvement; and,
  - vi) Present a consistent, transparent and clear assessment of how proposals are evaluated, modified and approved.
- d) Performance checklists may be used when reviewing planning applications, including applications for plans of subdivision/condominium descriptions and Muskoka Official Plan Amendments to determine how each **development** proposal will assist in achieving the sustainability objectives and policies of this Plan.
- e) In addition to performance checklists, to assist in the review of an application, proponents of **development** may be required to submit a Sustainability Report that provides further detail on how the proposal addresses the sustainability objectives and policies of this Plan.
- f) The District of Muskoka also encourages the Area Municipalities to also use performance checklists to prioritize the **development** of certain areas. The intent of prioritizing certain types or locations of **development** is to assist in providing components of community building that will contribute to the goal of creating healthy and complete, sustainable communities.

### D21 COMMUNITY HUBS

- a) The District of Muskoka supports and encourages lands, buildings and structures to be utilized to their fullest potential for the provision of programs and services, provided or subsidized, by a government or other body, such as social assistance, **recreation**, police and fire protection, health and educational programs or cultural services. When and where available these uses are encouraged to co-locate within 'Community Hubs'.
- b) The co-ordination of these co-located services may occur throughout Muskoka, between two or more Area Municipalities and/or between multiple organizations or programs.
- c) The **development** of Community Hubs is guided by the Provincial Community Hub Strategic Framework and under this framework the Muskoka Community Health Hub Demonstration Project resulted in the creation of three Community Health Hubs (i.e. Dorset, Port Carling and Wahta) and one mobile unit and was recognized as a best practice in Ontario.
- d) Community Hubs are intended to make services accessible and convenient, and to foster community identity and integrated service delivery. It is also intended that the use and **development** of Community Hubs will increase local service capacity within the District of



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Muskoka and each Area Municipality. Community Hubs may offer school-community partnerships, respond to local service or **recreational** needs, provide more efficient and sustainable services, and foster a positive social return on the investment to the community.

- e) The District of Muskoka and the Area Municipalities will work together to identify appropriate locations for Community Hub facilities, and may include use of schools, a neighbourhood centre, an early learning centre, a seniors centre, a community health centre, a government building, a place of worship and other public spaces. Community Hubs may also be of a virtual nature not limited to a building or physical space. Each Area Municipal Official Plan shall contain policies specific to Community Hubs.

### D22 ACCESSIBILITY

- a) Accessibility shall be improved for all people but particularly persons with disabilities and seniors by removing or preventing land use barriers that restrict full participation in society.
- b) In reviewing applications under the Planning Act, the District of Muskoka will have regard for accessibility to all facilities, services and matters to which these Acts apply and will identify, prevent, and/or remove land use barriers which may restrict full participation in society for persons with disabilities and seniors.
- c) Area Municipal Official Plans shall include accessibility policies in accordance with any applicable legislation.
- d) Area Municipalities shall consider improved accessibility in the review of **development** applications.

## **SECTION E - HOME IN MUSKOKA: HOUSING**

### **E1 OBJECTIVES**

It is the objective of this Plan to meet current and future housing needs by:

- a) Maintaining at all times in conjunction with the Area Municipalities, the ability to accommodate residential growth for a minimum of 10 years through **residential intensification** and **redevelopment** and, if necessary, lands which are **designated and available** for residential **development** to meet projected requirements of current and future residents, in consideration of the projections and in accordance with the applicable targets contained in this Plan;
- b) Maintaining at all times in conjunction with the Area Municipalities land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate **residential intensification** and **redevelopment**, and land in draft approved and registered plans/descriptions in consideration of the projections and in accordance with the applicable targets contained within this Plan;
- c) Encouraging the provision of a wide array of housing opportunities, including housing that is attainable to a full range of income and demographic groups in Muskoka;
- d) Assisting in the achievement of **residential intensification** and attainable housing by encouraging opportunities for mixed-use **development** in appropriate locations;
- e) Permitting the **development** of secondary residential dwelling units in appropriate locations;
- f) Encouraging the use of surplus public lands for attainable and **affordable** housing only if the site is appropriate for such a use and located where the use would be compatible with adjacent uses;
- g) Encouraging the **development** of seniors housing, including residential and institutional retirement homes;
- h) Encouraging the provision of alternative forms of housing for **special needs** groups including housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons and transitional housing;
- i) Supporting universal physical access and encouraging the building industry to incorporate such features in new residential structures; and,
- j) Encouraging the **redevelopment** of **brownfield sites**.

### **E2 GENERAL POLICIES**

The District of Muskoka, with the Area Municipalities, will plan for an appropriate range and mix of housing to meet current and projected needs by:

- a) Residential **intensification** and **redevelopment**, where an appropriate level of **infrastructure** and **public service facilities** are or will be available in the immediate future and subject to the policies of this Plan;
- b) The establishment of minimum densities for new housing which efficiently use land, resources, **infrastructure** and **public service facilities**, and support the use of **active transportation** and transit in areas where it exists or is to be developed;

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- c) The establishment of **development** standards for **residential intensification, redevelopment** and new residential **development** that minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety;
- d) The provision of alternative forms of housing for **special needs** groups as well as transitional housing and emergency shelters, where possible;
- e) The implementation of the Muskoka Housing and Homelessness Plan; and,
- f) The utilization of available programs and/or funding, if any, from applicable levels of government for housing supports, including supports for those with **special needs**, programs to rehabilitate older residential areas or individual homes, and programs aimed at promoting the construction of attainable and **affordable** housing.

### E3 MINIMUM DESIGNATED GROWTH AREA DENSITY TARGET

- a) In order to encourage the efficient use of land and **infrastructure** and to support environmentally and fiscally sustainable communities that are economically vibrant, liveable, healthy and safe, the minimum average density target for new **development** in designated growth areas in the Urban Centres shall be 17 units per net hectare (i.e. per hectare of developable land, excluding **natural heritage features and areas, hazardous lands**, and **infrastructure** such as roads, stormwater management ponds, etc.).
- b) The target in sub-section a) above applies primarily to lands that are not within an existing draft approved or registered plan of subdivision/condominium description. However, as draft approved plans/descriptions are reviewed for possible extension, increases in the average density will be encouraged in an effort to achieve the target.
- c) In order to achieve the above density target, the target housing mix as per Section E4 of the Plan shall support the **development** of a range of housing types.
- d) It is recognized that achieving this density target on a site-specific basis may be difficult given terrain or environmental constraints, and as a consequence, this policy is intended to be a target to be achieved wherever possible within individual site-specific **development** proposals and applied on aggregate across all designated growth areas in each Area Municipality. This average density target would provide for the **development** of lots that have an average frontage of approximately 15 metres.

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## E4 TARGETED HOUSING MIX IN DESIGNATED GROWTH AREAS

- a) The housing mix targets for new residential **development** in the designated growth area of each of the Urban Centres is outlined on Table 10 and in accordance with the District of Muskoka Growth Strategy.
- b) To achieve the targets set out in Table 10, major residential **development** proposals on aggregate in the designated growth area should include a mix and range of lot sizes and dwelling types to achieve the mix of densities as set out in the Area Municipal Official Plans.
- c) The targets set out in Table 10 are intended to apply on an aggregate basis across all designated growth areas in each Area Municipality and not necessarily to each individual site-specific **development** proposal.
- d) The targets in Table 10 apply primarily to lands that are outside of an existing draft approved or registered plan of subdivision/condominium description. However, as draft approved plans/descriptions are reviewed for possible extension, diversifying the housing mix will be encouraged in an effort to achieve the targets.

Municipality	Low Density	Medium Density	High Density
Bracebridge	70%	15%	15%
Georgian Bay	50%	45%	5%
Gravenhurst	70%	15%	15%
Huntsville	60%	25%	15%
Lake of Bays	85%	10%	5%
Muskoka Lakes	80%	15%	5%

## E5 SECONDARY RESIDENTIAL DWELLING UNITS

- a) In any land use designation except the Waterfront Area, and provided that the units are clearly ancillary to the primary use and can be adequately serviced, up to two secondary dwelling units shall be permitted:
  - i) In a single detached, semi-detached or townhouse; or
  - ii) In an attached ancillary structure (e.g. garage) to a single detached, semi-detached or townhouse; or
  - iii) In a stand-alone ancillary structure (e.g. coach house, tiny home) to a single detached, semi-detached or townhouse.
- b) In the case of where two secondary residential dwelling units are proposed, one unit must be located in the primary dwelling and the other secondary unit either must be in an ancillary structure or constructed as a stand-alone ancillary structure. For additional clarity, two secondary dwelling units are not permitted within the primary dwelling unit, nor are two secondary dwelling units permitted within or as stand-alone ancillary structures.
- c) Detailed criteria for the **development** of secondary dwelling units shall be addressed in the Area Municipal Official Plans and/or zoning/community planning by-laws including, but not limited to:
  - i) Maximum size of each secondary unit;
  - ii) Location of detached secondary unit in relation to primary dwelling;
  - iii) Requirements for associated amenity areas;
  - iv) Parking requirements; and

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- v) Servicing provisions where private individual on-site water and waste water services are proposed (e.g. minimum lot size and frontage).
- d) The separation of primary and secondary residential units, which would result in undersized lots, shall not be permitted;
- e) Secondary dwelling units shall be located outside of natural heritage features.

### E6 GARDEN SUITES

- a) A garden suite is a single-unit detached accessory residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be temporary and portable.
- b) Garden suites may be permitted on the same lot as an existing single detached, semi-detached or townhouse dwelling in any land use designation except the Waterfront Area, provided adequate **municipal sewage services** and **municipal water services** are available, and if such services are not available, it is demonstrated that adequate **individual on-site sewage services** and **individual on-site water services** are available.
- c) An agreement between the applicant/property owner and the Area Municipality may be required, which addresses issues related to installation, maintenance, removal and occupancy and financial securities among other matters.
- d) Garden suites may be permitted on a temporary basis not to exceed 20 years. The time period authorizing the temporary use may be extended by by-law to grant further periods of not more than three years.

### E7 ATTAINABLE HOUSING

- a) Attainable housing is defined as:
  - i) Adequate in condition, requiring no major repairs;
  - ii) Appropriate in size for the makeup of the household;
  - iii) **Affordable** as defined in the Provincial Policy Statement, by the Canada Mortgage and Housing Corporation (CMHC), and/or through District of Muskoka **affordable** housing programs; and
  - iv) Accessible both physically for the individuals living in the house and located in areas where common services, amenities, transportation, and employment opportunities are available.
- b) As part of ensuring attainable housing is available, the District supports the provision of housing which is **affordable** to low and moderate-income households. In this regard, the overall District target is 25% of new residential dwelling units to be attainable as defined in this Plan. This target is intended to apply on aggregate across the District, but not necessarily to each individual site-specific **development** proposal. Though attainable housing is encouraged in all land use designations, Urban Centres and Community Areas provide the most appropriate locations to meet the criteria of attainability listed above.
- c) In order to achieve the District target above, each Area Municipality shall establish an appropriate Area Municipal target and implementation plan that takes into account existing

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building stock or areas, including **brownfield sites**, character and the availability of suitable existing or planned **infrastructure** and **public service facilities**, among other matters as identified by the Area Municipality.

- d) In determining the appropriate target, each Area Municipality shall also address the phasing of the provision of attainable housing in larger **developments** and the minimum threshold of **development** that triggers the need for **affordable** housing.
- e) In assessing the tools necessary to achieve the target, the Area Municipality may include policies in their Official Plans to implement Inclusionary Zoning and the District and the Area Municipalities may consider Community Improvement Plans to support the **development** of attainable housing.
- f) To support the long-term achievement of the targets and to acknowledge the role of the private sector in the provision of attainable housing, the District of Muskoka will continue to offer financial and other incentives such as the Muskoka **Affordable** Housing Initiatives Program in collaboration with Area Municipalities, Provincial, non-profit organizations and other partners as applicable. Some of these incentives may require agreements or other mechanisms to guarantee the long-term affordability of housing. The Area Municipalities are encouraged to investigate complementary financial incentives in order to facilitate the provision of **affordable/attainable** housing.
- g) Creative and innovative approaches to the provision of attainable housing may also be considered, including alternative **development** standards and forms of housing, provided that other objectives of this Plan can be achieved. Specifically, the review of draft plan of subdivision/condominium description applications may consider the use of innovative products and site designs to reduce the cost and facilitate the provision of **affordable/attainable** housing.
- h) Where a **development** proposal contains **affordable** or attainable housing units and is subject to an application where the District of Muskoka is the approval authority, any request for changes to standard processes, policies or procedures, including the reduction of fees or charges, should be made at the time of a complete application for consideration by Muskoka District Council. Demonstration of or mechanisms to guarantee long-term affordability may be required.
- i) When municipal water and/or sewage wastewater capacity is limited, preference shall be given to approval of **affordable/attainable** housing **developments**.
- j) The processing of **development** applications that meet the criteria outlined in Section E7 a) of this Plan will be facilitated and expedited to the extent possible, while ensuring that the public interest is protected in accordance with policies of this Plan.
- k) Surplus District of Muskoka-owned land and/or buildings should be considered for the provision of housing required to meet the social, health and well-being requirements of current and future residents, including **affordable** and attainable housing. Area Municipalities are encouraged to take the same approach when considering the disposal of surplus land and/or buildings.

## E8 CONVERSION OF RENTAL UNITS

The conversion of rental housing with five or more rental units to condominium ownership shall generally be considered premature unless the following two criteria are satisfied:

- a) The rental vacancy rate by dwelling/structure type for the District of Muskoka and the applicable Area Municipality as defined and reported yearly through the Canada Mortgage and Housing Corporation (CMHC) Rental Housing Market Survey has been at or above 3 percent for the preceding two year period; and



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- b) The existing market rents of the units proposed for conversion are at or above the average market rent levels for the corresponding CMHC survey zone (Area Municipality) in the District of Muskoka, as reported yearly by the CMHC Survey for rental units of a similar dwelling/structure and bedroom type.

### E9 SPECIAL NEEDS HOUSING

- a) The District of Muskoka recognizes the need for **special needs** housing in the community to support a mix of housing that fosters community integration, access to services and amenities, and the well-being of all residents including those with **special needs**.
- b) Special needs housing shall be permitted in any land use designation that permits residential uses.
- c) Notwithstanding the above, the District of Muskoka will encourage and support **special needs** housing to locate in Urban Centres and Community Areas in close proximity to amenities, employment, common services, parks and community facilities and have convenient access to community, social and health services.

## **SECTION F - VIBRANT MUSKOKA: ECONOMIC DEVELOPMENT**

### **F1 OBJECTIVES**

#### **F1.1 CREATING AND MAINTAINING A STRONG ECONOMY**

The District is committed to supporting a strong regional and local economy. It is the objective of this Plan to improve the economic well-being and quality of life in the District by:

- a) Recognizing that a clean and healthy environment and a strong economy are inextricably linked and that all economic development is to be undertaken in a manner that protects the features, functions, and interconnections of the natural environment that sustains what is Muskoka for future generations;
- b) Encouraging the growth, diversification and vitality of the economy of Muskoka, particularly the tourism and **recreation** sectors as principal components of the economic base and other emerging and innovative sectors that maintain the character of Muskoka;
- c) Reinforcing the function of the Urban Centres and Community Areas as the cultural, administrative, entertainment, retail and social focal points;
- d) Supporting the growth of new industry sectors and the transition of existing industry sectors, towards practices, products and services that increase environmental performance, human health and social responsibility;
- e) Encouraging investment in Muskoka's tourism and **recreation** industries and supporting marketing efforts in order to continue attracting visitors from across the world to Muskoka;
- f) Establishing and maintaining strong links with education and research institutes wherever possible;
- g) Supporting the creative economy, which includes arts, culture, entertainment and knowledge-based industries in a variety of locations throughout Muskoka;
- h) Encouraging the availability of attainable housing for employees in a variety of industries, including the tourism and service sectors and the availability of services that support the maintenance of a strong labour force including **affordable** child care;
- i) Encouraging the protection of cultural heritage resources in order to maintain and enhance economic development and tourism opportunities;
- j) Establishing tools that provide the incentives required to encourage desired forms of **development** in the right locations, along with the provision of needed public amenities;
- k) Supporting the development and retention of educational, health, cultural and religious facilities to ensure that the District continues to be provided with those opportunities that promote and facilitate growth and well-being;
- l) Ensuring that at all times, a 20 year supply of employment and commercial land in appropriate locations;
- m) Encouraging the greening of industry and the introduction of green jobs that help protect and restore ecosystems and biodiversity through the use of innovative **infrastructure** and other design features;

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- n) Creating a positive policy and regulatory framework to support business investments, growing incomes and a growing tax base;
- o) Supporting the creation of new export-based businesses in all sectors;
- p) Supporting the retention of existing businesses, their continued viability, and potential for expansion;
- q) Supporting investments in **infrastructure** and technological enhancements to support business investments;
- r) Supporting the establishment of small and/or home-based businesses in residential, rural and waterfront settings;
- s) Supporting the continued **development** of vibrant communities throughout Muskoka where a range of housing choices and options are available;
- t) Supporting opportunities for the agricultural sector to protect, diversify and expand their operations through initiatives sustainable agricultural practices, promotion and encouragement of associated food processing and value added technology facilities, promotion of local food, and encouraging accessory bed and breakfast operations, roadside markets and related activities; and,
- u) Working together with the Area Municipalities and other municipalities that share a common interest with the District of Muskoka on the collection of economic data and the implementation of economic development strategies.

### F1.2 CREATING AND MAINTAINING EMPLOYMENT

- a) There are many types of employment in varied locations in Muskoka, such as within home businesses, retail areas and accommodation establishments and within more traditional commercial and industrial areas of employment within Urban Centres, Community Areas and the Rural Area. It is also recognized that there are a **significant** number of contractors and other business that provide services in the Waterfront Area, often related to the seasonal population and construction of second homes.
- b) It is the objective of this Plan to promote the creation of new jobs and retention of existing jobs by:
  - i) Providing for an appropriate mix and range of employment uses to meet long-term needs;
  - ii) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future employers;
  - iii) Ensuring the necessary **infrastructure** is provided to support current and projected needs; and
  - iv) Recognizing the economic impact of the seasonal population on Muskoka's economy, including jobs related to the provision of local goods and services for this population.

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### F1.3 CREATING AND MAINTAINING A STRONG TOURISM SECTOR

The policies of this Plan are intended to recognize the importance of tourism to the economy by supporting the long-term viability and growth of existing and future tourism resources and destinations in Muskoka. On this basis, it is the objective of this Plan to:

- a) Continue to recognize the link the natural environment to the tourism economy, emphasizing the need to protect natural areas, features and functions as a means to ensure that the tourism sector remains viable;
- b) Promote the maintenance, expansion and upgrading of existing tourist destination oriented uses and encourage the establishment of additional **high quality** attractions, facilities, accommodations, services, events and other tourism supportive uses;
- c) Facilitate the establishment of a competitive tourism business environment that is able to easily adapt to changing circumstances and priorities by ensuring that the policy framework permits the broadest range of accommodation facilities and tourist uses in appropriate locations;
- d) Encourage the development of year-round tourism opportunities;
- e) Foster high level support for a variety of places and features that attract visitors to Muskoka, particularly leveraging the natural and cultural heritage of the area, and a diversity of events (e.g. eco-tourism, arts and cultural tours, business travel, fall colours tours etc.) and special places (e.g. Georgian Bay UNESCO Biosphere Reserve, Trent-Severn Waterway National Historic Site and Bethune Memorial House National Historic Site, etc.); and,
- f) Support the Area Municipalities in developing and promoting scenic, **recreational** and educational parkways and trails with well-signed and interesting attractions.

## F2 FORMS OF ECONOMIC DEVELOPMENT

Economic development in the District of Muskoka comes in many forms and settings. The remaining objectives and policies in this section of the Plan are intended to provide the basis for the preparation of Area Municipal Official Plans and zoning and community planning permit by-laws and inform the decision-making process when reviewing applications for **development**. On this basis, this section of the Plan contains objectives and policies on:

- a) Urban Centres and Community Areas including downtowns and main streets as focus areas for economic development;
- b) The **employment areas**, particularly in the Urban Centres;
- c) Other commercial areas and clusters of commercial **development** in the Urban Centres and Community Areas;
- d) Resort **development**;
- e) Other forms of accommodation;
- f) Other forms of economic development outside of Urban Centres and Community Areas in the Rural Area and Waterfront Area; and,
- g) The Muskoka Airport.

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### F3 URBAN CENTRES AND COMMUNITY AREAS

It is the objective of this Plan to encourage the Area Municipalities to:

- a) Maintain and promote the Urban Centres and Community Areas, particularly downtown areas and main streets as the focal points for commerce activity;
- b) Encourage **development** in these areas that capitalize on expected growth in these designations;
- c) Encourage the **development** of diverse, compatible land uses in close proximity to each other;
- d) Encourage the efficient use of existing buildings to accommodate a wide range of uses;
- e) Support partnerships and collaboration between agencies, the District of Muskoka, Area Municipalities, and service delivery groups such as Business Improvement Areas, Business Associations, Chambers of Commerce and/or municipal heritage committees;
- f) Encourage the physical, **infrastructure**, and aesthetic improvement of these areas through their designation as Community Improvement Plan areas; and
- g) Support the **development** of policies and guidelines that require a high standard of design that which will foster a sense of pride and belonging among residents, contribute to the overall desirability and quality of place, create gateways, landmarks, and community focal points, and bring people and activities together.

### F4 EMPLOYMENT AREAS

#### F4.1 DESIGNATION OF EMPLOYMENT AREAS IN AREA MUNICIPAL OFFICIAL PLANS

- a) **Employment areas** shall be designated in Area Municipal Official Plans and shall be maintained, protected and designed as cohesive and contiguous areas for employment use where appropriate services are available.
- b) It is the intent of the District of Muskoka to work with the Area Municipalities to monitor and ensure that there is a 20 year supply of land for all types of employment uses in **employment areas** to meet forecasted needs in a number of different settings and locations at all times.
- c) It is also the intent of the District of Muskoka to ensure that the necessary **infrastructure** is provided support current and projected employment needs, particularly in Urban Centres.
- d) The policies in the Area Municipal Official Plans shall permit a broad range of employment and employment supportive uses in **employment areas** and include policies that protect the viability of existing uses.
- e) **Employment areas** in proximity to **major goods movement facilities and corridors** shall be protected for employment uses that require those locations and which can be serviced by municipal sewer services and **municipal water services** within the planning period.
- f) Consideration of sustainable design elements including low impact **development**, climate change impacts, and integration with natural environment will be encouraged in **employment areas**.

### F4.2 CONVERSION OF EMPLOYMENT AREAS

- a) Proposals to convert lands within an **employment area** in an Area Municipal Official Plan to another land use designation shall be reviewed through a **comprehensive review** as defined by the Provincial Policy Statement.
- b) In considering a request to remove lands from an **employment area** in an Area Municipal Official Plan through an amendment to the Area Municipal Official Plan, it shall be demonstrated through the **comprehensive review** that:
  - i) There is a need for the conversion;
  - ii) The lands are not required over the long-term for the employment purposes for which they are designated; and
  - iii) The proposed use is consistent with the relevant policies of the Provincial Policy Statement and this Plan.

### F4.3 SENSITIVE LAND USES

- a) In order to protect the function of lands within an **employment area** in an Area Municipal Official Plan and the viability of the principal uses which these areas are intended to accommodate, it is the intent of this Plan that new **sensitive land uses** which may have an impact on existing and future industrial uses be carefully planned to minimize their impacts.
- b) A **sensitive land use** is any land use that through its routine and normal operation could restrict or prevent the routine and normal operation of a nearby permitted industrial or other employment uses on lands within an **employment area**.
- c) In a circumstance where a **sensitive land use** is proposed to be added as a permitted use through an amendment to an Area Municipal Plan and/or the implementing zoning/community planning permit bylaw, an assessment of the compatibility of the proposal shall be required.
- d) In this regard, the proponent of the **sensitive land use** is responsible for evaluating the implications of the industrial or other employment uses that exist or are planned on nearby lands on the **sensitive land use**, including land use compatibility.

## F5 COMMERCIAL AREAS

It is the goal of this Plan to encourage the Area Municipalities to:

- a) Encourage commercial **development** that will provide a full range of goods and services, at appropriate locations, to meet the needs of Muskoka's residents, employees and businesses;
- b) Encourage the consolidation, **intensification** and expansion of existing commercial uses and to ensure that they remain current and responsive to changes in the market;
- c) Promote the efficient use of existing and planned **infrastructure** by creating the opportunity for the retention, **intensification**, and/or orderly **redevelopment** of existing commercial areas, where appropriate;
- d) Support the introduction of other uses in commercial areas, as appropriate;



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- e) Encourage good urban design to improve the aesthetic quality of commercial areas to ensure that they function as attractive destinations for shoppers from, visiting or travelling through Muskoka and the surrounding area; and
- f) Consider sustainable design elements, climate change impacts, and integration of commercial **development** the with natural environment.

### F6 RESORT DEVELOPMENT

Resorts are a vital component of the tourism industry, providing an historic link between the origins of tourism in Muskoka and present day use. The rejuvenation and expansion of existing tourist commercial facilities is encouraged to enhance and maintain the tourism potential of Muskoka. In support of this requirement, existing and new facilities should be designed and developed comprehensively to support the creation of a four season year-round market.

Resorts are found in all designations and serve different functions. It is expected that resorts will change and evolve as the demands of the industry change. The intent of policy is to be flexible and accommodate changing situations while recognizing the historic character of Muskoka. Current trends indicate a **significant** decrease in resort facilities although the total number of rooms may not have changed that substantially. Maintenance of existing resorts, especially those with a large land base, is important to support the tourist economy and maintain the resort/cottage mix in the waterfront that is fundamental to the character of the area.

Resorts	1957	1965	1976	1989	1991
Bracebridge	54	42	19	15	8
Georgian Bay	20	54	37	23	24
Gravenhurst	118	99	50	22	17
Huntsville	113	98	47	29	26
Lake of Bays	76	71	39	24	25
Muskoka Lakes	173	148	65	35	26
Muskoka Total	554	512	257	149	126

Source: Ontario Department of Travel and Publicity, *Where to Stay in Ontario - Vacation Area 18*, (Toronto: Parliament Buildings, 1957)

Ontario Department of Tourism and Information, *Where to Stay in Ontario Vacation Area 18*, (Toronto: Parliament Buildings, 1965)

Ontario Ministry of Tourism and Recreation, *Accommodations*, (Toronto: Queen's Printer for Ontario 1976)

Ontario Ministry of Tourism and Recreation, *Accommodations*, (Toronto: Queen's Printer for Ontario 1986)

- a) Resort **development** with a mix of multi-residential and commercial units will only be permitted on municipally owned sewer and water services. Where this type of **development** is proposed, the following criteria will apply:
  - i) The residential units will form part of an integrated commercial resort that has a variety of on-site facilities all of which are available to the residential and commercial resort components of the **development**;

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- ii) The commercial component will be operated under central management on location for profit, and will provide ongoing services and **recreational** facilities normally provided in a commercial setting; and
  - iii) The commercial resort component of the proposal will be developed within the first phase of the project.
- b) New resort **development** may only be established in the Waterfront Area designation by amendment to the Area Municipal Official Plan.
- c) In the Waterfront Area, Rural Area and Community Area designations:
- i) All forms of tenure will be considered for new, expanded or redeveloped resorts within the principles, goals and objectives of this Plan. A resort is defined as lodging or other accommodation other than tent and trailer parks.
  - ii) Regardless of the form of tenure, accommodation units within a resort **development** will be made available to the travelling public, be operated under central management on location for profit, and will provide ongoing services and **recreational** facilities normally provided in a commercial setting. Documentation, enforceable by the municipalities, including both zoning and appropriate agreements will require commercial use and maintenance of the commercial components of the **development**.
  - iii) New resorts, complementary facilities and attractions are encouraged to locate in appropriate locations subject to the following issues being satisfactorily addressed:
    - 1. the scale, size, and density of **development**
    - 2. compatibility of use
    - 3. site characteristics
    - 4. water quality
    - 5. protection of shorelines
    - 6. preservation of the quality of the natural and cultural heritage
    - 7. impact on Heritage Areas and Provincially **significant wetlands**
    - 8. servicing
    - 9. access as it relates to District facilities
- d) The preservation of the quality tourist commercial land base fronting on water is essential to the long term health of the local tourism industry of Muskoka. The down zoning of resort commercial properties with **significant** land holdings and frontage on water will not generally be supported. In extenuating circumstances down zoning 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 Muskoka.
- e) Changes in resort properties will be monitored to analyze tourism trends in Muskoka and ensure **development** opportunities are realized.

**F7 OTHER FORMS OF ACCOMMODATION AND TOURISM  
SUPPORTIVE USES**

- a) It is an objective of this Plan that the tourism sector be strengthened, enhanced, expanded and diversified by encouraging the upgrading and expansion of existing facilities or operations and the establishment of new uses. Growth and **development** in this sector shall be based on the following principles:
- i) Existing facilities should rejuvenate and expand their operations;
  - ii) Large land holdings, particularly those with water frontage will be encouraged to be maintained and redeveloped as appropriate and conversion to non-tourism uses will be discouraged;
  - iii) Facilities and services that support tourist commercial operations will be encouraged; and
  - iv) quality of the cultural and natural heritage of Muskoka will be preserved.
- b) It is recognized that there are many other forms of accommodation and tourism supportive uses in Muskoka and that a variety of accommodation types and other uses is desirable to continue attracting visitors to the area. In this regard, the following types of accommodation and tourism supportive uses may also be permitted subject to Area Municipal policies that control their scale and location:
- i) Hotels and motels;
  - ii) Tent and trailer parks and campgrounds that are occupied on a seasonal basis only;
  - iii) Bed and breakfast establishments or rural inns;
  - iv) Institutional or corporate camps and retreats;
  - v) Marinas;
  - vi) Attractions;
  - vii) Staff housing; and
  - viii) Other tourism supportive uses
- c) Efforts to make commercial tourism year round shall generally be supported by the District of Muskoka. The development of new attractions, facilities, services and events that enhance and complement the existing tourism base will be encouraged.
- d) It is recognized that the sharing economy and short-term private cottage rentals also form an important and growing part of the tourism sector. While there are many positive benefits from this form of accommodation, certain negative aspects and an uneven application of regulations have also been identified as concerns by traditional tourism operators. In this regard, Area Municipalities are encouraged to explore regulation options of short-term private cottage rentals for commercial purposes as distinguished from occasional rental of residential cottage properties through licensing, zoning by-laws or other identified tools. To avoid uneven regulations across Area Municipalities, the District of Muskoka may lead a review of options and approaches should a comprehensive approach be desirable.

**F8 OTHER FORMS OF ECONOMIC DEVELOPMENT OUTSIDE OF URBAN CENTRES AND COMMUNITY AREAS**

- a) It is the objective of this Plan to:
- i) Promote the diversification of the economic base and employment opportunities on lands that are not within an Urban Centre or Community Area through the provision of goods and services, including the creative economy, arts and culture, agricultural products and the sustainable management or use of resources;
  - ii) Encourage the establishment of sustainable and diversified tourism opportunities;
  - iii) Promote the **development** of commercial, **recreational** and industrial uses that are appropriate for the rural and **recreational** areas of the District, including small and home-based businesses;
  - iv) Promote a diverse, innovative and economically strong agricultural, creative economy, arts and culture, and support other industries by enhancing their capacity to contribute to the economy of Muskoka; and,
  - v) Encourage the establishment and retention of contracting and service businesses that support the second home industry and the seasonal population.
- b) To support the above objectives, the following uses may also be permitted in Rural and Waterfront Area subject to Area Municipal policies that may permit these uses and other policies, if required, that control their scale and location:
- i) Boat construction, salvage and repair establishments;
  - ii) Contractors yards;
  - iii) Home industries and home businesses that could be developed within a single detached dwelling or an accessory building;
  - iv) Small-scale conference facilities and learning centres;
  - v) Small-scale art galleries and exhibition space; and
  - vi) Small-scale restaurant and entertainment venues.

**F9 AIRPORT**

- a) The Muskoka Airport is identified on the Schedules to this Plan and includes a terminal building, maintenance garages and other outbuildings, several aviation businesses, private hangars and two runways. Through time, the Airport has demonstrated a **significant** role in supporting tourism, local businesses and the regional economy in general.
- b) The Muskoka Airport is owned and operated by the District of Muskoka. The Muskoka Airport is currently a certified airport facility that accommodates charter passenger and air cargo facilities and services, business charter services, flight training, **recreational** flying and aviation related industrial/commercial business facilities.
- c) The expansion of the role of the Muskoka Airport to include scheduled service may be considered and additional lands around the Airport may be required to facilitate such a

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proposal. An Airport Master Plan should be developed to further identify scheduled service opportunities and land supply requirements.

- d) The District of Muskoka and the Area Municipalities recognize the value the airport represents to the future economic development potential of the region. On this basis, planning for land uses in the vicinity of the Muskoka Airport shall be undertaken so that its long-term operation and economic role is protected and enhanced.
- e) The Muskoka Airport shall be protected from incompatible land uses and **development** by:
  - i) Prohibiting new residential **development** and other **sensitive land uses** in areas near **airports** above 30 decibel Noise Exposure Forecast/Noise Exposure Projection (NEF/NEP);
  - ii) Considering **redevelopment** of existing residential uses and other **sensitive land uses** or infilling of residential and other **sensitive land uses** in areas above 30 NEF/NEP only if it has been demonstrated that there will be no **negative impacts** on the long-term function of the airport; and
  - iii) Discouraging land uses which may cause a potential aviation safety hazard.
- f) **Development** on lands surrounding the Muskoka Airport may be subject to airport zoning and/or Aeronautics Act regulations.

## **SECTION G - TRADITIONS OF MUSKOKA: CULTURAL HERITAGE RESOURCES**

### **G1 TYPES OF CULTURAL HERITAGE RESOURCES**

The cultural heritage resources generally include:

- a) **Built heritage resources;**
- b) **Cultural heritage landscapes;**
- c) **Archaeological resources;** and
- d) Marine **archaeological resources.**

### **G2 OBJECTIVES**

It is the objective of this Plan that the District of Muskoka and Area Municipalities participate in the conservation of cultural heritage resources by:

- a) Preserving and building upon the cultural heritage and traditions of Muskoka.
- b) Conserving protected heritage properties, **cultural heritage landscapes** and **archaeological resources;**
- c) Conserving and mitigating impacts to all **significant** cultural heritage resources, when undertaking public works;
- d) Respecting the heritage resources recognized or designated by Federal and Provincial agencies; and,
- e) Respecting the heritage designations and other heritage conservation efforts by the Area Municipalities.

### **G3 BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES**

#### **G3.1 DESIGNATION OF INDIVIDUAL PROPERTIES UNDER THE ONTARIO HERITAGE ACT**

The District of Muskoka encourages Area Municipalities to pass by-laws designating properties pursuant to the Ontario Heritage Act or other applicable legislation. Once a property has been so designated, it is then considered to be a **protected heritage property** as defined by this Plan.

#### **G3.2 HERITAGE CONSERVATION DISTRICTS**

Where there is a concentration of **significant** cultural heritage resources in a defined area, the District of Muskoka encourages Area Municipalities to consider the establishment of a Heritage Conservation District to conserve an area's heritage character. The general principles and process for the



## SECTION G TRADITIONS OF MUSKOKA

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administration of a Heritage Conservation District shall be outlined in a Heritage Conservation District Plan. Such a Heritage Conservation District Plan shall:

- a) Delineate boundaries of the designated area and reasons for the designation;
- b) List cultural heritage resources;
- c) Prescribe policies, conservation and design guidelines, and other pertinent material relating to the sound and prudent management of the district's unique character;
- d) Be adopted by the Area Municipal Council after consultation with affected property owners and other interested agencies as considered appropriate; and,
- e) Be administered by municipal review of heritage permit applications for changes and alterations to individual buildings and structures within the designated district.

### G3.3 IMPLEMENTATION

- a) Significant **built heritage resources** and **significant cultural heritage landscapes** shall be **conserved**.
- b) A review of the location and significance of cultural heritage resources shall be undertaken when lot creation or major **development** is proposed.
- c) The District of Muskoka or the Area Municipality shall require a heritage impact assessment to be conducted by a qualified professional whenever a **development** has the potential to affect a **significant** or designated cultural heritage resource, including national historic sites, whether it is located on the same property or on **adjacent lands**.
- d) Where such an assessment impacts a national historic site including lands adjacent to the Trent-Severn Waterway National Historic Site, Parks Canada as shown on Schedule D shall be consulted in the preparation of the assessment and circulated the final document for comment.
- e) A heritage impact assessment shall outline the context of the proposal, identify the **heritage attributes** of a **protected heritage property**, any potential impacts the proposal may have on the heritage resource, and any mitigative measures and/or alternative **development** approaches.
- f) Planning authorities shall not permit **development** and **site alteration** on **adjacent lands** to **protected heritage property** except where the proposed **development** and **site alteration** has been evaluated and it has been demonstrated that the **heritage attributes** of the **protected heritage property** will be **conserved**.

## G4 ARCHAEOLOGICAL RESOURCES

### G4.1 CONTEXT

- a) The District of Muskoka recognizes that there are **archaeological resources** of pre-contact and early historic habitation as well as **areas of archaeological potential** within the District that may be adversely affected by future **development**.
- b) **Development** and **site alteration** shall not be permitted on lands containing **archaeological resources** unless **significant archaeological resources** have been **conserved**.

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### G4.2 MASTER PLAN OF ARCHAEOLOGICAL RESOURCES

The District of Muskoka shall consider, in partnership with Indigenous communities and other stakeholders, the updating of the 1994 Master Plan of **Archaeological resources** which considers:

- a) The locations of **significant** or potentially **significant archaeological resources**, cultural heritage sites, ceremonial sites and sacred sites; and,
- b) Protocols for the protection and management of **significant** or potentially **significant archaeological resources**, cultural heritage sites, ceremonial sites and sacred sites.

### G4.3 IMPLEMENTATION

The District of Muskoka and/or Area Municipalities shall generally require archaeological assessments and the preservation or excavation of **significant archaeological resources** in accordance with Provincial requirements and in accordance with the following policies:

- a) A review of the location and significance of **archaeological resources** shall be undertaken when major **development** is proposed within areas identified as "moderate, high, very high or specific" archaeological potential or where a known archaeological site has been identified on or adjacent to the subject lands. In this regard, lands with "moderate to high or high to very high" archaeological potential are shown on Schedule G to this Plan. Areas of specific archaeological potential or known sites are not shown due to the sensitivity of this information with respect to the location of **significant archaeological resources**.
- b) The requirement for an archaeological assessment may be waived for **redevelopment** where a site has been substantially disturbed.
- c) Archaeological assessment reports are to be conducted by licensed archaeologists and are to be in compliance with guidelines set out by the Provincial Ministry with jurisdiction, as well as licensing requirements referenced under the Ontario Heritage Act.
- d) The District of Muskoka views the preservation of archaeological sites in an intact condition as the preferred means for the mitigation of impacts to archaeological sites. Archaeological excavation as a means for the mitigation of impacts will only be considered when it is demonstrated that preservation is not possible.
- e) Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the Ontario Heritage Act.
- f) Prior to approval of **development** or **site alteration** on lands containing **significant archaeological resources**, a plan for the protection and/or management of these resources shall be developed, in cooperation with the Area Municipality and the District of Muskoka in accordance with Provincial legislation and guidelines.
- g) Area Municipalities are encouraged to conserve the integrity of **archaeological resources** by adopting zoning/community planning permit by-laws under the Planning Act, to prohibit land uses on sites where an identified **significant** archaeological resource or an area of archaeological potential exists.
- h) Area Municipalities are also encouraged to acquire archaeological sites for their long-term protection as a condition of **development**, or through other means as appropriate.

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- i) When a known or suspected cemetery or burial site is affected by **development**, the District of Muskoka shall ensure a licensed consultant archaeologist prepares an archaeological assessment in accordance with all applicable legislation.
- j) The **development** of education programs regarding Indigenous cultural heritage and history in Muskoka will be encouraged and supported to increase awareness and promote the importance of indigenous heritage and related **archaeological resources**. This may include the creation of a joint committee with representatives from Indigenous peoples with a present and historic interest in Muskoka, government agencies, and other interested stakeholders to develop and implement a public education strategy on Indigenous histories and cultures in Muskoka.

### G4.4 CONSULTATION WITH INDIGENOUS COMMUNITIES

- a) The appropriate Indigenous community(ies) shall be provided notification with regard to the identification of burial sites and **significant archaeological resources** relating to the activities of their ancestors.
- b) If the District of Muskoka initiates an update of the Archaeological Master Plan, the appropriate Indigenous communities shall be notified and invited to participate in the process.
- c) If the **archaeological resources** pertain to Indigenous heritage, the protection and/or management plan shall be developed in consultation with the appropriate Indigenous community(ies).

## G5 MARINE ARCHAEOLOGICAL RESOURCES

- a) The District of Muskoka recognizes that, within its boundaries, there may be marine archaeological remains from the pre-historic period through the modern era.
- b) The District of Muskoka or the Area Municipality shall, prior to approving a **development** proposal where there is high archaeological potential for marine **archaeological resources**, with information on this potential being sourced from the Province, require a marine archaeological survey to be conducted by a licensed marine archaeologist to the satisfaction of the approval authority and the Provincial Ministry with jurisdiction, pursuant to the Ontario Heritage Act. Where such a survey impacts a national historic site including lands adjacent to or the bed of the Trent-Severn Waterway National Historic Site, Parks Canada as shown on Schedule D shall be consulted in the preparation of the assessment and circulated the final document for comment.
- c) Any marine archaeological resource that is identified shall be reported to the Provincial Ministry with jurisdiction immediately. The Ministry shall determine whether the resource shall be left in situ or may be removed, through excavation, by licensed marine archaeologists under the direction of the Provincial Ministry with jurisdiction.
- d) In considering applications for major waterfront **development** with a substantial potential of disturbing marine **archaeological resources**, the approval authority shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. In this regard, the District of Muskoka or the Area Municipality shall require satisfactory assessments and/or measures to mitigate any **negative impacts** on **significant** cultural heritage resources.

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### G6 MUNICIPAL PUBLIC WORKS

- a) The District of Muskoka shall make every effort to conserve and protect **significant built heritage resources, significant cultural heritage landscapes, archaeological resources and areas of archaeological potential** when undertaking municipal public works, such as roads, bridges and other **infrastructure** projects, carried out under the municipal class environmental assessment process.
- b) In order to implement the above, the District of Muskoka shall require heritage impact assessments and/or archaeological assessments, along with satisfactory measures to mitigate any **negative impacts** affecting identified cultural heritage resources.
- c) The District of Muskoka encourages local utility companies to place equipment and devices in locations that do not detract from the visual character of cultural heritage resources and do not have a negative impact on the architectural integrity of those resources.

**SECTION H - MUSKOKA'S OTHER RESOURCES:  
MINERAL AGGREGATES AND  
FORESTRY**

**H1 RENEWABLE AND NON-RENEWABLE RESOURCES**

**H1.1 GENERAL OBJECTIVE**

It is the objective of this Plan to encourage the wise and proper management of renewable and non-renewable resources

**H1.2 MINERAL AGGREGATE RESOURCES**

**H1.2.1 OBJECTIVES**

It is the objective of this Plan to:

- a) Ensure that as much of the **mineral aggregate resources** as is realistically possible is made available as physically close to market as possible;
- b) Recognize existing **mineral aggregate operations** and protect them from activities that would preclude or hinder their continued use or expansion;
- c) Protect known **deposits of mineral aggregate resources** for potential future extraction;
- d) Ensure that extraction is carried out in a manner that minimizes negative social, economic and environmental impacts;
- e) Encourage **mineral aggregate resource conservation**, including through the use of accessory aggregate recycling facilities within operations, wherever feasible; and,
- f) Support the final and progressive rehabilitation to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate **negative impacts** to the extent possible.

**H1.2.2 LOCATION**

- a) Known **deposits of mineral aggregate resources** are shown on Schedule E1 of this Plan as sand and gravel resource areas of primary and secondary significance as identified by the Province. The boundaries of these areas are considered to be approximate. The identification of these deposits on Schedule E1 does not imply support by the District of Muskoka for any license application under the Aggregate Resources Act in these areas or for any application to establish **mineral aggregate operation** through an Area Municipal Planning Act process.
- b) There is potential for **deposits of mineral aggregate resources** to exist outside of the areas mapped on Schedule E1.
- c) This Plan does not identify the location of bedrock resource areas on Schedule E1 because Muskoka is underlain by Precambrian gneissic rock that exhibits wide variations in lithology and aggregate quality. However, local knowledge and the location of existing quarries may be

# SECTION H

## MUSKOKA'S OTHER RESOURCES

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considered by the Area Municipalities if there is a desire to protect bedrock resources of local significance.

- d) Licensed active and inactive **mineral aggregate operations** are shown on Appendix C of this Plan. These licensed **mineral aggregate operations** have been identified for information purposes. The **development** of a new **mineral aggregate operation** or the expansion of an existing **mineral aggregate operation** shall be subject to the policies of the Area Municipal Official Plans and shall not require an Amendment to this Plan.

### H1.2.3 PROTECTION OF LONG TERM RESOURCE SUPPLY

#### H1.2.3.1 DEMONSTRATION OF NEED

- a) Demonstration of need for **mineral aggregate resources**, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of **mineral aggregate resources** locally or elsewhere.
- b) The nature of the resource that is proposed to be extracted, such as dimensional stone that is a non-essential decorative and/or architectural stone, or for another purpose that is not **infrastructure**-related should be a consideration in determining the appropriateness of the location proposed.

#### H1.2.3.2 MINERAL AGGREGATE OPERATIONS

- a) Mineral aggregate operations shall be protected from **development** and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.
- b) Existing **mineral aggregate operations** shall be permitted to continue without the need for official plan zoning by-law or community planning permit amendment under the Planning Act. When a license for extraction or operation ceases to exist, Section H1.2.3.3 of this Plan continues to apply.
- c) When **development** is proposed within 300 metres of pit and 500 metres from a quarry, the approval authority shall generally require a land use compatibility assessment to determine conformity with this section of the Plan.
- d) When considering a new **mineral aggregate operation**, the co-location or grouping of such facilities and recycling of materials and progressive rehabilitation should be considered by the Provincial approval authority.
- e) Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

### H1.2.3.3 DEPOSITS OF MINERAL AGGREGATE RESOURCES

#### H1.2.3.3.1 DEVELOPMENT IN MINERAL AGGREGATE RESOURCE AREAS

In known **deposits of mineral aggregate resources** and on **adjacent lands**, **development** and activities that would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if the following criteria are met and an assessment addresses the matters included in Section H1.2.3.3.3 to the satisfaction of the approval authority:



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- a) Resource use would not be feasible; or
- b) The proposed land use or **development** serves a greater long-term public interest; and,
- c) Issues of public health, public safety and environmental impact are addressed.

### H1.2.3.3.2 EXEMPTIONS TO SECTION H1.2.3.3.1

The following **development** is exempted from Section H1.2.3.3.1:

- a) Any form of **development** within Urban Centres and Community Areas;
- b) The adjustment of a lot line for **legal or technical reasons**;
- c) The re-zoning of land for the **development** or expansion of a commercial, industrial or **recreational** use in the Rural Area or Waterfront Area designations provided an amendment to the Area Municipal Official Plan is not required and provided the use does not include the establishment of dwelling units or accommodation units;
- d) The separation of legally existing uses on one property;
- e) The expansion of a legal non-conforming use, provided such an expansion meets all of the other tests in the Area Municipal Official Plan; and,
- f) Any application for minor variance, regardless of location.

### H1.2.3.3.3 REQUIREMENTS FOR A SECTION H1.2.3.3.1 ASSESSMENT

- a) Schedule E1 identifies **deposits of mineral aggregate resources**., the identification of these deposits on Schedule E1 does not necessarily mean that they are appropriate for the **development of mineral aggregate operations**, because of natural heritage, land use compatibility, transportation and/or hydrogeological constraints nor does it imply that the quality of the mineral aggregate resource at any given location is also suitable.
- b) In cases where a proposed **development** is not exempt from Section H1.2.3.3.1 of this Plan in accordance with Section H1.2.3.3.2, an assessment addressing the following factors shall generally be required in support of an application for **development** on lands that have been identified as **deposits of mineral aggregate resources** and **adjacent lands** on Schedule E1:
  - i) The nature and location of other non-aggregate resource uses in the area and their potential impact on the feasibility of establishing a **mineral aggregate operation** on the subject lands and **adjacent lands**;
  - ii) The nature and location of the potential land uses in the area based on the land use policies in the Area Municipal Official Plan and zoning/community planning permit by-law particularly if the land uses have yet to be established;
  - iii) The nature of the road network in the area and its ability to potentially accommodate **mineral aggregate operations** in the future;
  - iv) The configuration of the parcels of land in the area and whether the parcels are large enough and of a shape that would support **mineral aggregate operations**;
  - v) The depth of the overburden on the subject lands and on **adjacent lands** and whether the depth precludes the economical extraction of the mineral aggregate resource;

## SECTION H MUSKOKA'S OTHER RESOURCES

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- vi) The nature and potential impact of **natural heritage features and areas** in the immediate area on the potential for **mineral aggregate operations** in the area in the future;
  - vii) The nature and location of any **sensitive** surface water and **ground water features** in the area and its impact on **mineral aggregate operations**;
  - viii) The quality of the mineral aggregate resource on the subject lands and in the immediate area; and,
  - ix) The presence of **significant built heritage resources**, protected heritage properties, **significant cultural heritage landscapes** and **significant archaeological resources** on the subject lands or in the immediate area.
- c) Where an assessment is determined to be required, it shall be completed by a qualified professional to demonstrate that the criteria of Section H1.2.3.3.3 b) of this Plan have been met. The approval authority may consult with the Provincial Ministry with jurisdiction to provide information and recommendations with respect to proposals affecting **deposits of mineral aggregate resources**.
- d) The District shall not generally support the establishment of new **mineral aggregate operations** in the Waterfront Area designation, because of the potential negative environmental, social, and/or economic impacts (visual and otherwise) related to Muskoka's lakes and rivers.

### H1.2.3.4 APPLICATION REQUIREMENTS

Any application for an amendment to the Area Municipal Official Plan, and/or the zoning by-law/community planning permit by-law to establish or expand a **mineral aggregate operation** shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment, with these studies and their scope being identified in advance and with regard to the scale of the proposed new operation or expansion. Such studies shall be based on Provincial standards, regulations and guidelines, where they exist and will consider and identify methods of addressing the anticipated impacts in the area affected by the **mineral aggregate operation**. Each Area Municipal Official Plan shall contain application requirements for this use that require that all applications be supported by information that address:

- a) The impact of the operation of the **mineral aggregate operation** on:
  - i) The **natural heritage features and areas** and related **ecological functions** on the site and in the area;
  - ii) Adjacent and nearby existing or planned land uses;
  - iii) Agricultural resources and activities;
  - iv) The quality and quantity of groundwater and surface water;
  - v) The **significant built heritage resources**, protected heritage properties, **significant** and **significant archaeological resources** on the site and in the area;
  - vi) The groundwater recharge and discharge functions on the site and in the immediate area;
  - vii) Surface water features in the area; and,
  - viii) Nearby wells used for drinking water purposes.

## SECTION H MUSKOKA'S OTHER RESOURCES

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- b) The effect of the additional truck traffic on the ability of an existing haul route to function as a safe and efficient haul route;
- c) The suitability of any new haul routes proposed;
- d) The impact of the noise, odour, dust and vibration generated by the proposed operation or expansion on adjacent land uses;
- e) How the impacts from the proposed **mineral aggregate operation** or expansion on adjacent uses will be mitigated in order to lessen those impacts; and,
- f) How the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed, to promote land use compatibility, to recognize the interim nature of extraction and to mitigate impacts to the extent possible as required under the Aggregate Resources Act. Final rehabilitation shall take surrounding land uses and approved land use designations into consideration.

### H1.2.3.5 WAYSIDE PITS AND QUARRIES

Wayside pits and quarries, **portable asphalt plants** and **portable concrete plants** used on public authority contracts shall be permitted, without the need for an official plan, zoning by-law or community planning permit amendment under the Planning Act in all areas, except those areas of existing **development** or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

## H1.3 FORESTRY

### H1.3.1 ROLE OF FORESTRY

Although there is no forestry designation on the Schedules to this Official Plan, forestry as an activity and forest cover in general contribute to the economic, environmental and/or aesthetic qualities of Muskoka. Forests are recognized as a renewable resource and provide opportunities for stormwater management through rainwater and erosion control, climate change mitigation and resiliency, **wildlife habitats**, fibre production, fuel, wood products as well as tourism and **recreation** uses. It is the intent of this Plan to encourage good forestry practices and to maintain large tracts of contiguous forest cover primarily by limiting rural **development**. The land base of District of Muskoka is approximately 89% forest cover. It is a goal of this Plan to maintain, improve or not **significantly** reduce that percentage cover where possible through the land use planning process.

### H1.3.2 GENERAL POLICIES

- a) The District of Muskoka encourages the Provincial Ministry with jurisdiction to develop and promote reforestation programs to ensure the continued long term production of wood fibre, while achieving environmental goals such as erosion control, land reclamation, habitat protection, climate change mitigation and resiliency and water recharge.
- b) Landowners are encouraged to recognize the importance and value of forest resources as a source of wood and non-wood products as well as for their **wildlife habitat, recreation**, aesthetic, carbon sequestration, environmental and intrinsic values. In this regard, landowners are encouraged to:

## SECTION H MUSKOKA'S OTHER RESOURCES

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- i) Manage forest resources in accordance with proper forest management practices in consultation with the Provincial Ministry with jurisdiction as appropriate;
  - ii) Manage forest resources for their potential for carbon sequestration with economic value;
  - iii) Retain existing tree cover and large tracts of un-fragmented forested land;
  - iv) Maintain and establish tree and shrub cover as appropriate, and in hazardous areas such as steep slopes, major drainage swales, shorelines and flood prone areas, in order to reduce runoff rates and minimize soil erosion;
  - v) Retain and establish windbreaks to reduce wind erosion and reduce energy consumption in rural buildings;
  - vi) Reforest unproductive cleared **rural lands** as appropriate using species native to Muskoka;
  - vii) Efficiently harvest and use trees that must be removed to accommodate the placement of buildings, structures and roads;
  - viii) Consider the selection of species that will be appropriate for climate pattern changes resulting from climate change; and
  - ix) Monitor and take action to eradicate or prevent the spread of invasive species through programs offered through the various levels of government and other agencies.
- c) Area Municipalities are encouraged to develop and implement tree preservation and/or **site alteration** by-laws to protect forested areas for environmental, social, and economic purposes.

# SECTION I PROTECTING MUSKOKA NATURAL HAZARDS AND OTHER CONSTRAINTS

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## SECTION I - PROTECTING MUSKOKA: NATURAL HAZARDS AND OTHER CONSTRAINTS

### I1 NATURAL AND HUMAN-MADE HAZARDS

#### I1.1 OBJECTIVES

It is the objective of this Plan to:

- a) Minimize potential costs, social disruption, and risks to public health from natural and human-made hazards;
- b) Ensure that the potential impacts of climate change are considered as it relates to increasing the risk associated with natural hazards;
- c) Ensure that **development** is directed away from natural hazards where there is an unacceptable risk to public health or safety or of property damage and not create or aggravate existing hazards; and
- d) Continue to invest in the preparation and update of hazard land mapping, including **floodplain** mapping.

### I2 NATURAL HAZARDS

#### I2.1 WHERE DEVELOPMENT SHALL GENERALLY BE DIRECTED

**Development** shall generally be directed to areas outside of:

- a) **Hazardous lands** adjacent to the shorelines of Georgian Bay which are impacted by **flooding hazards** and/or **erosion hazards**;
- b) **Hazardous lands** adjacent to **river, stream and small inland lake systems** which are impacted by **flooding hazards** and/or **erosion hazards**, areas of karst topography, or areas at risk for wildland fire; and,
- c) **Hazardous sites**.

#### I2.2 DESCRIPTION OF HAZARDOUS LANDS

- a) **Hazardous lands** are lands that could be unsafe for **development** due to naturally occurring processes. Along the shoreline of Georgian Bay, this means the land, including that covered by water and the furthest landward limit of the **flooding hazard** or **erosion hazard** limits.
- b) 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. Comprehensive **floodplain** mapping for Muskoka has not yet been completed. However, available mapping is included on Schedule E3.

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## 12.3 DESCRIPTION OF HAZARDOUS SITES

A hazardous site is 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).

## 12.4 DEVELOPMENT AND SITE ALTERATION

**Development** and **site alteration** shall not be permitted within:

- a) Areas that would be rendered inaccessible to people and vehicles during times of **flooding hazards** and/or **erosion hazards**, unless it has been demonstrated that the site has safe access appropriate for the nature of the **development** and the natural hazard; and,
- b) A **floodway** regardless of whether the area of inundation contains high points of land not subject to flooding.

## 12.5 EXCEPTION TO SECTION 12.4

Notwithstanding Section 12.4 of this Plan, **development** and **site alteration** may be permitted in certain areas associated with the **flooding hazard** along **river, stream and small inland lake systems**:

- a) In those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of the Provincial Ministries with jurisdiction prior to the approval authority approving such changes or modifications;
- b) Where the **development** is limited to uses that by their nature must locate within the **flooding hazard**, including docks, boathouses, flood and/or erosion control works or minor additions or passive non-structural uses that do not affect flood flows. New private individual on-site or private communal **sewage and water services** will not be permitted in the **floodway**.

## 12.6 TWO ZONE CONCEPT

- a) Where a two-zone concept is applied, **development** and **site alteration** may be permitted in the **flood fringe**, subject to appropriate floodproofing to the **flooding hazard** elevation or another **flooding hazard** standard approved by the Provincial Ministry with jurisdiction;
- b) Where **development** is permitted in areas where the effects and risk to public safety are minor and could be mitigated in accordance with provincial standards, the following criteria will be demonstrated:
  - i) **Development** and **site alteration** are carried out in accordance with flood proofing, protection works and access standards;
  - ii) Safe entrance and egress is available during times of flooding or other emergencies;
  - iii) New hazards are not created nor existing hazards compounded;
  - iv) No private individual on-site or private communal sewage and ground water services are proposed within the **flooding hazard**; and



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- v) No adverse environmental impacts would result.

## 12.7 USE PROHIBITIONS

**Development** shall not be permitted to locate in **hazardous lands** and **hazardous sites** where the use is:

- a) An **institutional use** including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) An **essential emergency service** such as that provided by fire, police and ambulance stations and electrical substations; or
- c) Uses associated with the disposal, manufacture, treatment or storage of **hazardous substances**.

## 12.8 WILDLAND FIRES

- a) **Development** shall generally be directed to areas outside of lands that are unsafe for **development** due to the presence of **hazardous forest types for wildland fire**.
- b) **Development** may be permitted in lands with hazardous forests types for wildland fire where the risk is mitigated in accordance with **wildland fire assessment and mitigation standards**.
- c) The District of Muskoka and/or Area Municipalities may request an assessment undertaken by a qualified professional during the appropriate time of year and using accepted protocols to determine the wildland fire risk and required mitigation measures where **development** is proposed in areas identified as Extreme, High and Needs Evaluation identified on Appendix D or in other areas where the potential for wildland fire risk is unknown or has been identified through other documentation and/or site inspection.
- d) Mitigation measures to support **development** in areas shall not negatively impact the **natural heritage features and areas** or **ecological functions** identified in Section C of this Plan.

## 12.9 KARST TOPOGRAPHY

- a) Karst topography generally forms on limestone and dolostone plains and is marked by sink or karst holes, interspersed with abrupt ridges and irregular protuberant bedrock that is commonly underlain by caverns and solution-enhanced joints and bedding plans that influence the flow of surface and ground waters.
- b) Due to the nature of its formation, karst terrains are ephemeral and are controlled by past and present climatic and local weather conditions. Due to its geological nature, karst topography areas as shown on Schedule E1 presents a potential hazard to human safety that must be mitigated through **development** controls and approvals.
- c) **Development** should generally be directed to areas outside of karst topography unless the effects and risk to public safety are minor so as to be managed or mitigated.

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- d) In areas suspected to have karst topography, an assessment of the presence of karst topography and the measures required to mitigate against any potential hazard may be required when **development** is proposed.

## 12.10 AREA MUNICIPAL OFFICIAL PLANS

Area Municipal Official Plans shall contain more detailed policies on:

- a) **Hazardous lands**, including flooding and **erosion hazards**;
- b) **Hazardous sites**, including slopes, unstable soils or unstable bedrock.

Some of these hazards have not been depicted on Schedules E1 and E3 to this Plan due to their scale. The District of Muskoka shall work in collaboration with the Area Municipalities and relevant authorities (including Provincial ministries as necessary) to ensure that these features, as well as any other hazard lands and **hazardous sites**, are appropriately described and addressed in Area Municipal Official Plans and/or zoning/community planning permit by-laws where information is available.

## I3 HUMAN-MADE HAZARDS

### I3.1 PROHIBITION ON NEW DEVELOPMENT

- a) **Development** on, abutting or adjacent to lands affected by **mine hazards**, former mineral mining operations, or former **mineral aggregate operations** may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
- b) The District of Muskoka shall consult with and circulate the Provincial Ministries with jurisdiction for **development** applications within one kilometre of former mineral mining operations (i.e. abandoned mines) as shown on Schedule E1. The District of Muskoka shall utilize information made available by the Province and other sources to determine if human-made hazards are present on or adjacent to **development** applications.
- c) As new information becomes available, updated mapping provided by the Province shall be relied upon to assist in determining the locations of human-made hazards.

### I3.2 CONTAMINANTS IN LAND OR WATER

Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no **adverse effects**.

### I3.3 CONTAMINATED LANDS

The **development** or **redevelopment** of potentially contaminated sites, including **brownfield sites**, shall be assessed and remediated in a manner consistent with the Environmental Protection Act and relevant regulations, and the relevant Provincial Ministry with jurisdiction's guidelines and procedures.

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## 13.4 DEVELOPMENT ADJACENT TO EXISTING OPERATING OR NON-OPERATING WASTE DISPOSAL SITES

- a) Existing operating and identified non-operating waste disposal sites are shown on Appendix C to this Plan. The District of Muskoka, Area Municipalities, and relevant stakeholders, including Provincial ministries as necessary, shall work collaboratively in identifying an inventory of non-operating waste disposal sites for the purposes of implementing this policy.
- b) No new **development** shall 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**.
- c) The **development** of new uses or new or enlarged buildings or structures within 500 metres or other potential influence area distance as determined by the Province and/or District of Muskoka to existing operating and identified non-operating waste disposal sites may be permitted, provided an assessment is completed by a qualified professional and to the satisfaction of the approval authority to determine:
  - i) Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the adjacent land use;
  - ii) Whether human health will be adversely affected by ground and surface water contamination or gas migration; and
  - iii) That there are no other environmental or human health and safety issues associated with the site that would make the lands unsuitable for **development**.
- d) While an assessment will generally be required for all new **development** or land use changes within a potential influence area to evaluate the presence and impact of any **adverse effects** or risks to health and safety and to identify any mitigation or remedial measures required, there are some situations where an assessment may not be required or could be scoped through consultation with the Provincial Ministry with jurisdiction and/or the District of Muskoka.
- e) The assessment required in sub-section c) is intended to address these matters and other items outlined in the applicable Provincial guideline.
- f) No use shall be made of land or land covered by water that has been used for the disposal of waste within a period of twenty-five years from the year that such land ceased to be used for such purposes unless the approval of the Provincial Ministry with jurisdiction has been granted.

## **SECTION J - MUSKOKA SETTLEMENT PATTERN: LAND USE DESIGNATIONS**

This section of the Plan contains policies on the following mutually exclusive land use designations:

- a) Urban Centre;
- b) Community Area;
- c) Rural Area;
- d) Waterfront Area; and,
- e) Special Policy Areas.

### **J1 URBAN CENTRES**

#### **J1.1 OBJECTIVES**

It is the objective of this Plan to:

- a) Focus the majority of expected year-round population and employment growth in the Urban Centres where full services are available;
- b) Support the efficient use of land and **infrastructure** in Urban Centres to meet the needs of present and future residents and businesses;
- c) Ensure that an adequate supply of land and housing choices are available in the Urban Centres for present and future residents of all ages, abilities, incomes and household sizes;
- d) Promote the efficient use of existing and planned **infrastructure** and **public service facilities** by supporting opportunities for various forms of **intensification**, where appropriate; and,
- e) Encourage increases in density in designated growth areas as defined in this Plan to minimize the amount of land required for new **development**;
- f) Promote a variety of complementary and compatible land uses including attainable/**affordable** housing, **special needs** and transitional housing, community facilities, schools, small-scale commercial uses and **recreational** open space areas;
- g) Encourage Area Municipalities to establish comprehensive policies, which may include design guidelines, to foster **development** patterns that are safe, healthy, functional and attractive; and,
- h) Encourage the establishment and maintenance of a system of public open spaces, parkland, and **recreational** facilities that meets the needs of present and future residents.

#### **J1.2 GENERAL POLICIES**

- a) A full range of uses shall be permitted within the Urban Centres in accordance with the requirements of this Plan and the Area Municipal Official Plans, except where municipal water and sewage services are not available. In general, the majority of year-round residential uses, major employment generators, large-scale institutions, and other uses requiring municipal services shall be directed to Urban Centres, unless specifically exempt by this Plan.

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- b) All new **development** shall be appropriate to the **infrastructure** which is planned or available, to avoid the need for unjustified and/or uneconomical expansion of this **infrastructure**.
- c) The Area Municipal Official Plans shall contain more detailed policies addressing **development** in Urban Centres such as but not limited to the appropriate mix of uses, maximum or minimum permitted densities, protection of neighbourhood character, urban design, and area-specific policies (e.g. downtown core, mixed use areas, **employment areas**, etc.).

### J1.3 BOUNDARIES OF URBAN CENTRES

The boundaries of the Urban Centres as shown on Schedule A to this Plan shall be shown in Area Municipal Official Plans.

## J2 COMMUNITY AREAS

### J2.1 OBJECTIVES

It is the objective of this Plan to:

- a) Recognize the role of Community Areas as service nodes for the Rural Area and the Waterfront Area;
- b) Recognize the unique character and history of each Community Area;
- c) Encourage the **development** of complete small-scale communities, with opportunities for housing, employment, learning, and accessing amenities and services.
- d) Encourage the provision of an appropriate range and mix of housing, including attainable/**affordable** housing, where feasible;
- e) Use **infrastructure** and **public service facilities** efficiently while ensuring the density of **development** can be sustained by individual on-site sewage and **individual on-site water services**;
- f) Encourage the provision of an appropriate range of employment opportunities;
- g) Promote the diversification of the economic base through the provision of small-scale commercial and industrial uses that supply goods and services, including agricultural, art, and cultural products and the sustainable management or use of resources; and,
- h) Encourage the establishment of opportunities for sustainable and diversified tourism, including the leveraging of historical, cultural and natural assets.

### J2.2 GENERAL POLICIES

- a) Permitted uses within the Community Areas shall be subject to meeting servicing and other requirements as set out in this Plan and the Area Municipal Official Plans. In general, growth in Community Areas shall be limited to infill and minor rounding out of existing **development** and shall be restricted to uses that are sustainable on individual on-site sewage and **individual on-site water services**.
- b) All new **development** shall be appropriate to the **infrastructure** which is planned or available, to avoid the need for unjustified and/or uneconomical expansion of this **infrastructure** and/or the provision of municipal water and sewer services.

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- c) The Area Municipal Official Plans shall include policies that establish minimum lot sizes in Community Areas to ensure that the permitted uses can be accommodated by individual on-site sewage and **individual on-site water services**. The use of Settlement Capability Studies to substantiate the minimum lot size permitted in each Community Area is strongly encouraged.
- d) The Area Municipal Official Plans shall contain more detailed policies addressing **development** in Community Areas such as but not limited to the appropriate mix of uses, maximum or minimum permitted densities, protection of neighbourhood character, community design, and area-specific policies (e.g. **employment areas**, commercial clusters, historic or cultural features, etc.).

### J2.3 BOUNDARIES OF COMMUNITY AREAS

The boundaries of the Community Areas as shown on Schedule A to this Plan shall be shown in Area Municipal Official Plans.

## J3 RURAL AREA

### J3.1 OBJECTIVES

It is the objective of this Plan to:

- a) Recognize the Rural Area as generally comprised of a mix of resource-related activities, limited low density residential uses, and other small scale or space-extensive **developments**;
- b) Preserve the character of the Rural Area and large tracts of undeveloped lands for environmental protection and aesthetic purposes;
- c) Limit **development** to avoid fragmentation of forests and **natural heritage features and areas** and related **ecological functions**, to limit impacts on the accessibility or viability of renewable and non-renewable resources, and to discourage strip **development** that detracts from the rural function and character;
- d) To encourage the establishment of sustainable and diversified tourism opportunities;
- e) To promote the **development** of commercial, **recreational** and industrial uses that are appropriate for the Rural Area and are sustainable on individual on-site sewage and **individual on-site water services**;
- f) To promote a diverse, innovative and strong rural economy by enhancing the area's capacity to contribute to the economy of Muskoka through the provision of goods and services, including agricultural, arts and cultural products, the sustainable management or use of resources, and tourism;
- g) To provide for limited year-round residential uses, including attainable/**affordable** housing, on lands that are not constrained or protected for their resource or natural heritage value in relation to the amount of year-round residential growth to occur within Urban Centres and Community Areas; and,
- h) To ensure that servicing and groundwater issues are considered through the application review process.

### J3.2 LOCATION



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All lands designated Rural Area as shown on Schedule A to this Plan apply to lands that are not otherwise designated as Urban Centres, Community Areas, or the Waterfront Area.

### J3.3 GENERAL POLICIES

- a) Permitted uses in the Rural Area shall include:
  - i) **Agricultural uses;**
  - ii) Home industries and home businesses;
  - iii) Limited small-scale or space extensive commercial, industrial, and institutional, particularly those related to arts, culture, and tourism
  - iv) Resource-based **recreational** uses including **recreational** dwellings;
  - v) Limited year-round residential **development;**
  - vi) Uses related to the management or use of resources; and,
  - vii) Other rural land uses as identified in the Area Municipal Official Plans.
- b) Area Municipal Official Plans shall determine which of the above uses are to be permitted and under which conditions as appropriate and may provide additional detail regarding permitted uses, provided they meet the objectives of this Plan.
- c) All new **development** shall be appropriate to the **infrastructure** which is planned or available, to avoid the need for unjustified and/or uneconomical expansion of this **infrastructure**.
- d) Although no **settlement area** boundary expansions are anticipated during the life cycle of this Plan, **development** and land use patterns that would prevent the efficient expansion of Urban Centres and Community Areas or that would cause a conflict between permitted uses in the Rural Area and those uses permitted in the **settlement areas** shall be avoided, particularly within one kilometre of the Urban Centre and Community Area boundaries.
- e) The Area Municipal Official Plans shall contain more detailed policies addressing **development** in the Rural Area to implement the policy framework established in this Section and deal with local matters such as but not limited to the protection of rural character and agriculturally important areas.

### J3.4 AGRICULTURAL USES

- a) Muskoka does not contain **prime agricultural land**. However, this Plan supports the use of land for agricultural purposes as a goal to provide for locally grown food and the emerging culinary/tourism industries.
- b) Given the above goal, the broadest range of **agricultural uses** shall be permitted and includes the growing of crops, including nursery, biomass, and horticultural crops; the raising of livestock; the 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, but not limited to livestock facilities, manure storages and value-retaining facilities.
- c) Permitted agricultural commercial, agricultural supportive and **agri-tourism uses** shall be defined in the Area Municipal Official Plans and/or zoning/community planning permit by-laws in consideration of the context of how agriculture in Muskoka may differ from other areas of the Province.
- d) Area Municipalities are encouraged to identify and protect locally important agricultural areas.

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- e) Normal farm practices shall be protected and promoted in accordance with Provincial standards.
- f) Appropriate land use compatibility policies and **minimum distance separation formulae** and guidelines for **agricultural uses** and the location of non-**agricultural uses** proposed in proximity to **agricultural uses** shall be addressed by the Area Municipal Official Plans.

### J3.5 LOT CREATION

#### J3.5.1 GROWTH MANAGEMENT CONSIDERATIONS

- a) Limited lot creation and small-scale or space extensive **development** in the Rural Area shall be governed by the policies of the Area Municipal Official Plan in addition to the relevant policies of this Plan recognizing that Urban Centres and Community Areas shall be the focus of year-round residential and employment growth.
- b) In order to implement these policies, Area Municipal Official Plans shall contain policies that identify what proportion of the projected year-round un-serviced residential **development** is to occur within the Rural Area in comparison to the amount of residential **development** to be directed to Community Areas. The decision made by the Area Municipalities in this regard shall take into account the limited amount of year-round residential **development** that is to occur outside of Urban Centres as per Section D7 of this Plan and shall ensure that the percentage allocation recognizes the hierarchy outlined above with an emphasis on direction of growth to Community Areas.
- c) Potential strategies with respect to limiting rural **development** in Area Municipal Official Plans include establishing allocation targets, caps on the amount of rural lot creation by year, minimum required lot size and frontages to ensure low density **development**, and/or limiting the number of consents permitted from an existing lot.
- d) For the purpose of this Plan, estate residential **development** is defined as multiple, in-depth (i.e. as opposed to linear or strip) lot/unit creation by plan of subdivision or condominium description, which involves the construction of a new road or extension of an existing road and where lot sizes are of sufficient area to accommodate individual on-site sewage and **individual on-site water services**.
- e) Estate residential **development** in the Rural Area is not generally permitted, but may be considered through an Area Municipal Official Plan Amendment to permit limited residential **development** where it can be demonstrated that the proposed **development** reflects the District of Muskoka Growth Strategy and other applicable policies of this Plan to demonstrate long-term environmental, social, and fiscal sustainability. A sustainability report in accordance with Section D20.7 of this Plan shall also be required.
- f) The creation of strip **development** is discouraged by this Plan. However, the creation of a limited number of new lots per original parcel may be permitted, as determined by the Area Municipality.
- g) Rural lot creation shall consider:
  - i) Protection of natural and cultural heritage features;
  - ii) Avoidance of further fragmentation of large, intact natural spaces;
  - iii) Protection of areas with resource extraction potential and existing operations;
  - iv) Protection of areas with agricultural potential and existing operations, including consideration of the minimum distance separation formula;

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- v) Fiscal impacts on the short and long-term provision of hard and soft services;
- vi) Appropriate access to employment, schools, community facilities, services and amenities; and
- vii) Avoidance of natural and human-made hazards.

### J3.5.2 OTHER CONSIDERATIONS

- a) Each Area Municipality shall establish minimum lot area and frontage requirements for new lots in the Rural Area. In this regard, the minimum lot area should be no smaller than 0.4 hectares and encouraged to be at least 1.0 hectare. Larger lots shall be required in order to protect environmental and/or topographic features.
- b) In all cases, rural lots should be of sufficient size to accommodate the use proposed, related structural requirements and individual on-site sewage and **individual on-site water services**. In addition, rural lots should be sized and designed where appropriate to facilitate resource management practices or environmental, human-made or other influences, including soil, terrain and water quality constraints, among others.
- c) New lots shall generally front on and gain access from a publicly owned and year-round maintained road. Where estate residential **development** is proposed through an Area Municipal Official Plan Amendment, consideration may be given to lot creation on private condominium roads that are maintained on a year-round basis and which gain access from a publicly owned and year-round maintained road.

## J4 WATERFRONT AREA

### J4.1 LOCATION

- a) The approximate limits of the Waterfront Area are shown on Schedule A and are exclusive of lands designated as Urban Centres, Community Areas or the Rural Area. The exact limits of the Waterfront Area shall be determined by the District of Muskoka in conjunction with the relevant Area Municipality, taking into account the Area Municipal Official Plan and zoning/community planning permit by-law(s).
- b) The Waterfront Area generally includes those lands extending inland 150 metres from any lake greater than 8 hectare in area, any major river, and/or any waterbody that is part of the District of Muskoka **recreational** water quality monitoring program.
- c) Lands that physically or functionally relate to the Waterfront Area, although extending beyond 150 metres from a lake will be deemed to be within the Waterfront Area.
- d) Lands that do not physically or functionally relate to the Waterfront Area, although within 150 metres of a lake will be deemed not to be within the Waterfront Area.

### J4.2 OBJECTIVES

It is the objective of this Plan to:

- a) Protect the ecological features and functions of lakes, rivers, and shorelines;

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- b) Ensure the protection of the exceptional visual aesthetics of the lakes, rivers and shoreline areas and preserve the overall natural appearance of the Waterfront Area;
- c) Encourage the conservation of the overall landscape, including but not limited to tree cover and vegetation in order to protect the resilience and integrity of ecosystems;
- d) Protect the integrity of the landscape and natural environment, particularly **wetland** areas, shorelines and other water resources;
- e) Protect **fish** and wildlife resources in and around waterbodies;
- f) Maintain a high standard of **recreational** water quality;
- g) Support the **development** and **redevelopment** of **recreational** dwellings as appropriate;
- h) Ensure that the character of new **development** is reflective of or compatible with existing **development** in the Waterfront Area;
- i) Support appropriate economic development in the Waterfront Area; and,
- j) Establish limits of growth where necessary to ensure that the **ecological functions** of the waterbodies are managed for long-term sustainability purposes.

### J4.3 GENERAL POLICIES

- a) Permitted uses within the Waterfront Area designation shall be limited to:
  - i) Resource-based **recreational** uses including low density, single unit **recreational** dwellings;
  - ii) Limited year-round low density, single unit residential **development** subject to Section J3.5;
  - iii) Tourist commercial uses (e.g. resorts, institutional camps and attractions);
  - iv) Small-scale industrial and commercial uses that are appropriate in and provides services to the Waterfront Area (e.g. contractors yards, boat building, restaurants, art galleries, and conference spaces); and,
  - v) Open space uses and waterfront landing areas.
- b) Area Municipal Official Plans shall determine which of the above uses are to be permitted and under which conditions as appropriate and may provide additional detail regarding permitted uses, provided they meet the objectives of this Plan.
- c) All new **development** shall be appropriate to the **infrastructure** which is planned or available, to avoid the need for unjustified and/or uneconomical expansion of this **infrastructure**.
- d) Although no **settlement area** boundary expansions are anticipated during the life cycle of this Plan, **development** and land use patterns that would prevent the efficient expansion of Urban Centres and Community Areas or that would cause a conflict between permitted uses in the Waterfront Area and those uses permitted in the **settlement areas** shall be avoided, particularly within one kilometre of the Urban Centre and Community Area boundaries.
- e) The Waterfront Area is a major **recreation** resource area that should be made accessible to both public and private users.
- f) Within the Waterfront Area designation, natural form and function shall be the predominant characteristic of the landscape.

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- g) The maintenance of the shoreline of lakes and rivers is key to preserving the quality of the natural and cultural heritage of Muskoka within the Waterfront Area. Tree cover, vegetation and other natural features are encouraged to be retained to uphold the visual and environmental integrity of the Waterfront Area.
- h) Natural landscape features such as watercourses, **significant** heights of land, rock faces or cliffs, waterfalls, rapids, beaches, vistas, panoramas, landmarks, and other similar features shall be **conserved** to the extent feasible. New **development** shall generally be located and designed to protect these characteristic features unless the **development** serves a greater long-term public interest.
- i) In order to ensure compatibility with existing **development**, new **development** should generally have a physical character similar to or compatible with existing **development** in terms of density, lot sizes, maximum building heights, and minimum setbacks.
- j) The maintenance of public accesses to the shoreline is encouraged to allow for the use and enjoyment of waterbodies to those who do not own shoreline properties. The provision of new public accesses to the shoreline shall be considered where appropriate.
- k) Individual lake plans and lake stewardship programs will be encouraged as a method to identify important values, features and individual lake character. In addition, these programs can be used to monitor water quality, social carrying capacity and general lake management and lake plans may be incorporated into Area Municipal Official Plans.
- l) The Area Municipal Official Plans shall contain more detailed policies addressing **development** in the Waterfront Area to implement the policy framework established in this Section and deal with local matters such as but not limited to the following:
  - i) The character of various waterfront areas and how each area should be planned;
  - ii) Minimum lot areas and frontages for permitted commercial, industrial and open spaces uses;
  - iii) Waterfront landings and waterfront access points;
  - iv) Boat impact assessments;
  - v) Private on-site individual water and sewage servicing and storm water management requirements;
  - vi) Public access to lakes and rivers;
  - vii) Water access points and water access only **development**;
  - viii) Sleeping cabins;
  - ix) Boathouses and docks;
  - x) Narrow waterbodies; and
  - xi) Slopes.
- m) In preparation of policies relating to narrow waterbodies and slopes, the Area Municipalities shall consider protection of water quality, **natural heritage features and areas**, aesthetics, and navigation as applicable through a variety of tools which may include increased lot size, frontage and/or setbacks, identification of specific building envelopes, and implementation of site evaluation reports.
- n) It is recognized that social carrying capacity of waterbodies can have important impacts on the use, enjoyment, and safety of Muskoka's waterbodies as well as indirect impacts on the

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environment and economy of the area. Traditionally, social carrying capacity has been addressed through the Area Municipal Official Plans and/or through lake plans adopted by Lake Associations. There are many different approaches to addressing social carrying capacity, and most are based on community preferences identified through consensus. Should the coordination of a Muskoka-wide approach to social carrying capacity be desirable, the District of Muskoka may lead a review the options and possible approaches. Until such time as a **comprehensive review** of the issue is completed either by the District of Muskoka or individual Area Municipalities, the 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.).

### J4.4.2 FORMS OF RESIDENTIAL DEVELOPMENT

- a) The forms of residential **development**, which are permitted within the Waterfront Area designation, include linear shoreline **development**, back lot **development** and cluster **development**. Multiple-unit residential **development** is not permitted.
- b) Shoreline **development** shall consist of single unit dwellings and accessory buildings and structures located on individual lots (i.e. one dwelling per lot) that are located in a linear fashion along the shoreline.
- c) New residential shoreline lots shall have a minimum lot area of 0.4 hectares and a minimum water frontage of 60 metres. Larger lot areas and frontages may be required to accommodate the proposed use, address environmental constraints or land use compatibility matters, or in consideration of lake character. Reduced shoreline frontage may be considered if a **significant** portion of the shoreline frontage is to be conveyed to land trust or the Area Municipality for conservation purposes in perpetuity.
- d) Back lot **development** consists of single unit dwellings on individual lots (i.e. one dwelling per lot) that are physically separated from the shoreline by developable lots that have direct frontage on the shoreline. Back lots are usually located in a linear fashion along a road which generally runs parallel to the shoreline and which separates back lot **development** from shoreline **development**, but back lots may also be located on a road which runs perpendicular to the shore.
- e) New residential back lots shall have substantially increased lot sizes with respect to frontage and area compared to shoreline lots and shall front on and generally gain access from a publicly owned and year-round maintained road.
- f) Cluster **development** consists of a group of single unit dwellings, each located on an individual lot or unit in a vacant land condominium description, which are set back a minimum of 20 metres from the shoreline, with the shoreline area being maintained as communal open space. Cluster **development** shall not be permitted behind a shoreline residential **development** since it is required to have reasonable frontage on the water that corresponds to the number of dwellings. Area Municipal Official Plans shall contain appropriate policies on cluster **development**, which among other matters, shall identify an appropriate lot/unit to usable shoreline ratio with the minimum lot size being no less than 0.4 hectares to ensure that proposed cluster **development** is compatible with adjacent **development** and satisfies all other relevant policies in this Plan. Cluster **development** that extends into the Rural Area designation shall require an amendment to this Plan.



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- g) Each Area Municipality shall establish policies in their Official Plans that establish a variety of lot sizes and frontages that are reflective of environmental constraints and other considerations. In particular, shoreline lots should be of sufficient size to accommodate the use proposed and be able to support the construction of a dock. In addition, shoreline lots should be sized and designed to recognize environmental, human-made or other influences including soil, terrain, water quality, and **fish habitat** and hazard constraints among others.
- h) Except where **special policy areas** exist in Area Municipal Official Plans, new or existing family compounds in the Waterfront Area designation (i.e. more than one dwelling on a lot) shall only be permitted/recognized by the Area Municipality through a zoning or community planning permit by-law amendment and where it is demonstrated that the dwellings are located in a manner which facilitates a future land division in accordance with the policies of this Plan and where each dwelling is serviced by **individual on-site sewage services** and **individual on-site water services**.

### J5 SPECIAL POLICY AREAS

#### J5.1 ARMSTRONG LANDS

Notwithstanding Section D15 and subject to all other applicable policies of this Plan, on lands shown on Schedule A as 'Armstrong Lands Special Policy Area', more specifically identified as Part of Lot 17, Concession 5, Township of Muskoka, now in the Town of Gravenhurst, low effluent producing commercial and light industrial uses, as detailed in the Area Municipal Official Plan and implementing zoning by-law, shall be permitted on the basis of a municipal water supply and private individual sewage disposal systems, provided that once municipal sanitary sewage disposal services are available to this property, immediate connection to such services shall be compulsory.

#### J5.2 ECHO VALLEY

- a) Notwithstanding any policy of this plan to the contrary, and subject to all other applicable policies of this plan, a rural residential lifestyle **development** consisting of a number of vacant land condominium descriptions within the context of an open space system, comprised of both natural and **recreational** open space, will be permitted on the lands shown in Schedule A, Map 1-A, and described as being:  
  
Lot 8, Concession XIV; Part of Lots 6 and 7, Concession XIV; Part of Lot 13, Concession XIV, more particularly described as Parts 8 and 11 on Plan 35R-15215; Part of Lots 13 and 14, Concession XIV, more particularly described as Part 5 on Plan 35R-15215; Lots 8, 9,10,11,12,13, Concession XIII, and Part Lot 14, Concession XIII, more particularly described as Part 1 on Plan 35R-12371; Lots 11,12, and 13, Concession XII, all in the former Township of Franklin, now in the Township of Lake of Bays, and in the District Municipality of Muskoka. The **development** will be known as "Echo Valley".
- b) Echo Valley will be a rural residential **development** with a **recreational** focus. This **development** will be located within a setting of open space, which includes both active and passive **recreational** amenities. Permitted uses include a golf course, a community centre, an outdoor community pavilion, a mountain bike track and **recreational** trails, among other facilities and natural open space.
- c) **Development** will proceed in a phased manner to ensure that it occurs in an orderly and sustainable fashion.

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- d) The integrity of the landscape and natural environment, particularly the **wetland** areas, shorelines and water resources of the **development** will be protected.
- e) Substantial portions of the **development** will be comprised of active and or natural open space.
- f) Echo Valley will function primarily as a rural residential **development** with a **recreational** focus, offering an alternative lifestyle opportunity.
- g) All components of the Echo Valley **development**, including roadways and services, will be designed and developed in a manner which will:
  - i) Ensure that the **ecological functions** and features of the Boyne Creek Wetland and the Lee Lassetter Wetland will be protected;
  - ii) Ensure that **fish** and **significant wildlife habitat** is protected;
  - iii) Promote the conservation of the overall natural landscape, tree cover and vegetation in order to preserve the overall natural appearance of the property; and
  - iv) Ensure that any potential **archaeological resources** which may be identified on the property are **conserved** through removal and documentation, or preservation on site.
- h) Detailed stormwater management and construction mitigation plans will be required for all **development** prior to **site alteration** or **development** of that component of the **development**. The plans will incorporate mitigation measures to prevent **negative impacts** on ground and surface water quality from the **development**.
- i) The Echo Valley **development** will consist of a maximum of 207 homes. A maximum of 185 land units may be created by way of vacant land condominium descriptions. Twenty two (22) dwelling units, which are subject to land lease arrangements currently exist on the property. The interest in the portion of the property containing these existing dwelling units may be divided by way of a vacant land condominium description. Recreational amenities and community facilities will include a community centre, an outdoor community pavilion, a mountain bike track and **recreational** trails, and may include other **recreational** facilities, such as a golf course.
- j) The Echo Valley **Development** will include 535 hectares of land. The maximum gross density of **development** will be one home per 1.4 hectares. At least 61% of the total **development** land base will remain as active or natural open space.
- k) The overall **development** will proceed in phases, with the second and subsequent phases proceeding if hydrogeological and environmental assessments are supportive. The outdoor community pavilion, mountain bike track and **recreational** trails will be constructed in the first phase of the **development**. The community centre will be constructed in the third phase of the **development**.
- l) Recreational trails, viewing opportunities and facilities for educational interpretation may be permitted within the areas of natural open space, provided that any such facilities within the Boyne Creek Wetland will not have a negative impact on the **ecological functions** and features of the **wetland**.
- m) The Echo Valley **Development** will be serviced by private individual water and sewer services.
- n) Prior to the final approval of Phase 1, a hydrogeological study will be undertaken to determine how many of the existing 22 residential units may be sustainably serviced by private individual water and sewer services in their current location. Where demonstrated, existing residential units may remain their current location. Where an existing dwelling unit must be moved, if possible, prior to the expiry of the land leases, it will be relocated to a vacant land condominium

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unit elsewhere on the lands, or off the property. However, on expiry of the lease, such dwelling units shall be relocated to a vacant land condominium unit elsewhere on the lands, or off the property. The existing private communal water and sewage disposal system servicing these dwelling units will be decommissioned by the end of 2018.

- o) A **development** agreement with Muskoka will detail how and when the existing private communal water and sewage disposal system, which is owned and operated by the Owners of the land and currently services 22 dwelling units, will cease to operate.
- p) Hydrogeological assessment supports the construction of the first phase of residential **development** as well as a golf course. However, prior to the draft approval of each subsequent phase of residential **development**, further detailed hydrogeological assessment including a water supply and nitrate impact assessment will be required to confirm individual well and suitable septic system locations are available for each land unit within the phase. This analysis will also address any potential **negative impacts** on **wetland** features and functions, including associated habitat. A monitoring program will be established to evaluate pre and post **development** conditions.
- q) Environmental analyses support the construction of the first phase of residential **development** as well as a golf course. Specific mitigation measures related to the anticipated impacts of these phases of residential **development** will be implemented through zoning and **development** agreements where applicable. Prior to the draft approval of each subsequent phase of the **development**, further detailed environmental evaluation including vegetation and wildlife surveys will be undertaken to guide the location of roads, residences and accessory structures. The additional evaluation will also ensure that the **development** of each subsequent phase of the **development** will not have a negative impact on adjacent land uses or the **ecological functions** and features of the Boyne Creek Wetland or the Lee Lassetter Lake Wetland. A monitoring program will be established to evaluate pre and post **development** conditions.
- r) Prior to the final approval of the first phase of residential **development**, a solid waste and recycling facility shall be established and operated by the appropriate condominium corporation. All solid waste collection from the **development** shall be subject to tipping fees at the prevailing commercial rates, or as specified by agreement with the authority having jurisdiction.
- s) Recommendations of all background studies will be implemented through the vacant land condominium description process, zoning and through **development** agreements registered on the title of the lands.

### J5.3 MUSKOKA BEACH

Muskoka Beach is located in the Town of Gravenhurst and extends inland from the shores of Lake Muskoka at the mouth of the Hoc Roc River. The community has developed as a residential, **recreational** and tourist commercial node. The residential component, for the most part, consists of Plan 8, a resort residential plan of subdivision registered in 1926 and linear waterfront **development** along Lake Muskoka and the Hoc Roc River. The existing Muskoka Sands Inn is located in the northern portion of Muskoka Beach on the shores of Lake Muskoka. The Muskoka Sands Golf Course is located to the west of the Hoc Roc River and a public beach is located on the shores of Lake Muskoka south of the Hoc Roc River.

A **significant** expansion to the Muskoka Sands Inn is proposed for the interior of the area south east of Muskoka Road No. 17. The proposed expansion would consist of resort and residential units, golf courses and associated facilities, a **recreational** centre, an outdoor **recreation** centre with associated

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hiking and skiing trails and restaurant facilities. Once developed, Muskoka Beach would be a centre for **recreational**, resort and residential **development**. To recognize that Muskoka Beach is a Special Policy Area within the Gravenhurst Urban Centre, unless otherwise provided for in the policies of this Section, the Urban Centre policies of this Plan shall apply.

### J5.3.1 PRINCIPLES

- a) Muskoka Beach has developed as a node with a distinct residential, **recreational** and tourist commercial character and this character is to be continued.
- b) **Development** within Muskoka Beach should take full advantage of the natural and **recreation** resources upon which the community is based.

### J5.3.2 FUNCTION

Muskoka Beach is a concentration of tourist commercial, **recreational**, and residential uses

### J5.3.3 DEVELOPMENT POLICY

- a) The size and density of Muskoka Beach is of District Importance related to the achievement of tourism, residential and **recreational** objectives, and to the provision of required services.
- b) The Area Municipal Official Plan shall, among other matters, identify:
  - i) the specific physical limits of Muskoka Beach;
  - ii) policies respecting **development** form and density in Muskoka Beach;
  - iii) servicing schedules and policies applicable to Muskoka Beach; and
  - iv) the nature of phasing provisions.
- c) Muskoka Beach shall be planned based on the following principles:
  - i) Muskoka Beach shall be a comprehensively planned community with resort **development** limited to the Resort Commercial and the Resort Commercial – Muskoka Sands Expansion designations as identified in the Area Municipal Official Plan;
  - ii) the tourism, **recreational** and residential focus of the community shall be enhanced;
  - iii) a major portion of the community is to be for passive and **recreational** open space uses;
  - iv) **recreational** amenities shall be an integral component of any commercial resort **development** in order to maintain the **recreational** character of the community;
  - v) the in-depth **development** of Muskoka Beach shall be designed so that it blends harmoniously with the linear **development** of the adjacent Waterfront Area designation while providing for spatial interest and variety;
  - vi) **development** shall incorporate the topography of the area into design so that the community blends into the surrounding environment;
  - vii) the conservation of vegetation and the provision of vegetative buffers will be promoted in order to help preserve the open space and **recreational** character of the area.
- d) Substantial **development** will proceed on the basis of municipal water and sanitary sewer services. Where municipal water and sanitary sewer services are not yet available within Muskoka Beach, only infilling of a minor nature will be permitted except where more detailed

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policy provides otherwise and under such servicing conditions as deemed necessary, subject to the following:

- i) the uses are restricted to those of non-toxic, low effluent producing nature; and,
  - ii) a private sanitary waste disposal system can be accommodated on the lot to the satisfaction of the authority having jurisdiction
- e) Substantial **development** will proceed in phases subject to an agreement with respect to the provision of sewage and water allocations involving the District of Muskoka and the Town of Gravenhurst. This agreement will include a schedule with respect to completion of all or portions of phases as a precondition to the subsequent granting of the allocation of capacity.
- f) The allocation of municipal water and sanitary sewer capacity to **development** shall be undertaken in accordance with the approved District of Muskoka Capacity Allocation Strategy in effect.
- g) **Development** within Muskoka Beach, including roadways and services, will be designed and developed in a manner, which will ensure that the environmental policies of this Plan are addressed.
- h) Detailed stormwater management and construction mitigation plans will be prepared for any major **development**, including golf courses, prior to **site alteration** or **development**. The plans will incorporate mitigation measures to prevent **negative impacts** on surface water quality from the **developments**, including golf courses.

### J5.4 MINETT

The community of Minett is located along the western shoreline of Lake Rosseau and has a well-established history of resort **development** which dates back to the 1860's. Despite a decline of tourist and service commercial uses in the Township of Muskoka Lakes and throughout Muskoka, one large resort, Clevelands House, and one marina, Wallace Marine, continue to operate within Minett. The former Paignton House resort property is currently being redeveloped with a J. W. Marriott Resort. The function of this community as a resort node has been recognized and encouraged in local planning policy for some time.

This role and function will be enhanced through the introduction of municipal piped water and sanitary sewer services and the **development** of Red Leaves Resort. The Red Leaves Resort is a master planned four season resort village which involves the **development** of resort and residential units, a marina, retail shops, restaurants, **recreational** facilities with associated hiking and skiing trails and restaurant facilities. Once developed, the Red Leaves Resort would enhance Minett's role as a centre for **recreational**, resort and residential **development**. The installation of municipal services in Minett will also facilitate the **redevelopment** of Clevelands House property in the future. **Development** in the areas of Minett without municipal water and sanitary sewer services will be limited until such services are available.

#### J5.4.1 PRINCIPLES

- a) Minett has developed as a node with a distinct **recreational**, tourist commercial and residential character. This character is to be continued and enhanced.

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- b) **Development** within Minett should take full advantage of the natural and **recreation** resourced upon which the community is based.

### J5.4.2 FUNCTION

- a) Minett is a concentration of tourist commercial, **recreational** and to a lesser extent, residential uses.
- b) The role and function of Minett is of District importance related to the achievement of tourism and economic **development** objectives and to the efficient and cost-effective provision of required services.

### J5.4.3 DEVELOPMENT POLICY

- a) Minett shall be planned based on the following principles:
  - i) the tourism, **recreational** and residential focus of the community shall be enhanced;
  - ii) a major portion of the community is to be for tourism and **recreational** uses;
  - iii) **development** and **redevelopment** shall occur in accordance with the policies of this Plan and as detailed in the Area Municipal Official Plan;
  - iv) **recreational** amenities shall be an integral component of any commercial resort **development** in order to maintain the **recreational** character of the community;
  - v) multiple unit, mixed use resort **development** which includes tourist commercial accommodation and residential accommodation shall only be permitted where municipal piped water and sanitary sewer services are available to serve the **development**, and provide the commercial character and function of the operation are maintained by requiring the following zoning and municipal agreements:
    - 1. a minimum of 50% of the units will remain in commercial use;
    - 2. a central management will operate on site for profit; and the ongoing services and **recreational** facilities that are a normal part of a resort commercial establishment will be maintained;
  - vi) the lands within Minett outside the areas to be developed or redeveloped for tourism or **recreational** purposes may accommodate commercial uses at a scale that serves the community and complements the character of Minett and subject to the policies of this Plan and as detailed in the Area Municipal Official Plan;
  - vii) **development** shall incorporate the topography of the area into design so that the community blends into the surrounding environment;
  - viii) the conservation of vegetation and the provision of vegetative buffers will be promoted in order to help preserve the open space, shorelines, and the **recreational** character of the area;
  - ix) **development** within Minett, will be designed and developed in a manner which will ensure that appropriate upgrades to **infrastructure** including roadways and services, as well as the environmental policies of this Plan are addressed;
  - x) detailed stormwater management and construction mitigation plans will be prepared for any major **development**, prior to **site alteration** or **development**. The plans will incorporate mitigation measures to prevent **negative impacts** on surface water quality from the **development**.



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- b) **Development** shall proceed on the basis of municipal water and sanitary sewer services, which shall be designed, built and conveyed by the developer to the satisfaction of Muskoka.
- c) In the portion of the servicing schedule to the Township Official Plan identified as Full Service Area, until such a time as municipal water and sewer services are commissioned, the **development** of commercial uses in Phase 1 as identified in detail in the Township Official Plan servicing policies may proceed on the basis of a private water supply and sewage disposal system. In addition, minor expansions to existing **development** elsewhere in the portion of the servicing schedule to the Township Official Plan identified as Full Service Area may be permitted on the basis of a private water supply and sewage disposal system. When municipal water and sewer services are available connection to these services shall be compulsory.
- d) In the portion of the servicing schedule to the Township Official Plan identified as Future Service Area, only **development** of existing lots or infilling of a minor nature will be permitted providing:
  - i) the uses are restricted to low density residential; and
  - ii) a private sanitary waste disposal system can be accommodated on the lot to the satisfaction of the authority having jurisdiction and subject to the policies of this plan.
- e) The Area Municipal Official Plan shall, among other matters, identify:
  - i) the specific physical limits of Minett;
  - ii) policies respecting use, **development** form and density;
  - iii) policies to ensure that adequate sewer and water services are available to accommodate proposed **development**;
  - iv) policies to ensure that an adequate system or arterial and collector roads is developed and maintained;
  - v) phasing provisions for substantial **developments** as well as the timing for **infrastructure** improvements; and
  - vi) policies to ensure that environmentally **sensitive** areas are identified and protected.
- f) An expansion to the boundaries of Minett may only occur by way of a **comprehensive review** of the Area Municipal Official Plan.

### J5.5 PHILBRICK LANDS

Notwithstanding Section D.15 and subject to all other applicable policies of this Plan, on Parcel 32285LT, being Part of Lot 28, Concession 3, Township of Medora, now in the Township of Muskoka Lakes, District Municipality of Muskoka, where a condominium description is registered, low effluent producing commercial uses shall be permitted on the basis of private communal services subject to the following:

- a) the existing and any future private water and sanitary sewage facilities serving buildings and structures on these lands shall be included in the common element of the condominium description;
- b) once municipal water supply and sanitary sewage disposal services are available to this property, immediate connection to such services shall be compulsory; and
- c) until such time as municipal water and sanitary sewage disposal services are available and **development** is connected to these services, residential and commercial accommodation uses are prohibited.

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## J5.6 ACES WASTE MANAGEMENT

Subject to all other applicable policies of this Plan, a private waste transfer facility will also be permitted on the lands described as being:

Part Lot 9, Concession 5, more particularly described as Parts 1 & 2, Registered Plan No. 35R-2694, and Part 1, Registered Plan No. 35R-2694 and DM222694, Macaulay Ward, now in the Town of Bracebridge, in the District Municipality of Muskoka

### J5.6.1 DEFINITION

A “private waste transfer facility” shall mean an operation in which recyclable materials are sorted from solid, non-hazardous, non-putrescible construction waste and temporarily stored on site.

### J5.6.2 DEVELOPMENT POLICY

- a) Any sorting of construction waste transferred on site, shall be confined within a building which is designated or retrofitted to prevent deleterious substances from leaching into ground water
- b) Outdoor storage of recycled materials sorted from construction waste is permitted provided:
  - i) the location of the proposed storage area is limited to the easterly half of the subject lands and specifically defined in Area Municipal documentation;
  - ii) a detailed stormwater management plan that incorporates mitigation measures to prevent negative impact on ground and surface water quality and quality shall be completed to the satisfaction of the Town of Bracebridge. The outdoor storage area for recyclable materials shall be designed and constructed to prevent deleterious substances from leaching into groundwater.
  - iii) the storage area is buffered from view from Provincial Highway No. 11 as specifically defined in Area Municipal documentation; and
  - iv) the storage occurs for a temporary duration, the maximum length of which shall be defined in the Certificate of Approval issued by the Province of Ontario.

## J5.7 HIDDEN VALLEY RECREATIONAL LIFESTYLE AND RESORT AREA

The Hidden Valley Recreational Lifestyle and Resort Area is located west of Algonquin Park and east of the Town of Huntsville Urban Centre and Arrowhead Provincial Park, and is situated along the northern shorelines of Peninsula and Fairy Lakes. Relying on this strategic location as well as the open space and **recreational** amenities available in the area, the Hidden Valley Recreational Lifestyle and Resort Area has developed as a major resort commercial node with a range of visitor accommodations and services, along with **recreational** resort-related residential uses, which are predominantly occupied on a seasonal basis. Municipal sewage and water **infrastructure** was installed to service the Hidden Valley Recreational Lifestyle and Resort Area in recognition of the employment generating and more intensive resort-related uses accommodated in the node. The purpose of designating the Hidden Valley Recreational Lifestyle and Resort Area as a Special Policy Area is to differentiate its function from the Huntsville Urban Centre.

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### J5.7.1 PRINCIPLES

- a) The Hidden Valley Recreational Lifestyle and Resort (Hidden Valley) Area, has developed as a node with a distinct **recreational**, tourist commercial, and resort related residential character, which relies on the community's proximity to major **recreational** attractions such as Provincial Parks, **significant** natural heritage resources including lakes and distinctive topography, nearby urban-type amenities, and aesthetic opportunities.
- b) **Development** in the Hidden Valley Area should balance the use and enjoyment with the conservation and protection of the natural heritage and **recreational** resources upon which the Community is based.

### J5.7.2 FUNCTION

- a) The function of the Hidden Valley Area is primarily related to economic **development** and the attraction of tourists and seasonal residents to the District of Muskoka and Town of Huntsville through a concentration of tourist commercial, **recreational**, and resort-related residential uses.
- b) The function of the Hidden Valley Area is of District interest in meeting tourism and economic **development** objectives and to the efficient and fiscally responsible provision of municipal hard and soft services. The HVRLR Area is also vital to the image, vision and economic vitality of the Town of Huntsville.
- c) In recognition of the function of the Hidden Valley Area, the Area will remain separate and distinct from the Urban Centre of the Town of Huntsville for the foreseeable future, both from a physical and character perspective.

### J5.7.3 DEVELOPMENT POLICY

- a) The Hidden Valley Area is comprised of a mix of resort commercial, open space, and to a more limited extent, **recreational** resort-related residential uses. This character and related mix of **development** is to be continued and enhanced.
- b) The conservation and protection of natural heritage and **recreational** resources shall be a primary requirement for any **development**, including but not limited to the consideration of impacts on natural heritage features and/or functions, water quality, shorelines, and stormwater management.
- c) **Development** will respect and recognize the importance of the character and visual aesthetics which define the Hidden Valley Area, including the varied topography, proximity to major lakes, and clusters of **development** among active and passive open space areas. The character of Hidden Valley Area shall be **conserved** and protected by requiring compatible built form, the retention of vegetation, the promotion of **active transportation**, and consideration of topography, skylines and ridgelines, among other matters.
- d) A major portion of the Hidden Valley Area will be retained for tourism, **recreation** and open space uses. **Development** of large-scale industrial, commercial, **institutional uses** that are not directly related to tourism and **recreation** are not permitted. Commercial or other uses at a scale that serves and respects the character of the Hidden Valley Area may be permitted.

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- e) **Development** shall proceed on the basis of full municipal **sewage and water services** in accordance with the servicing policies of this Plan and shall front on publicly owned and maintained roads unless otherwise specified by this Plan.
- f) A **development** comprising of a mix of resort and resort-related residential **development** shall only be permitted on municipal **sewage and water services** and provided the commercial function and operation of the **development** are maintained by requiring a minimum of 50% of the units to be resort commercial accommodation uses.
- g) **Development** and **redevelopment** shall occur in accordance with the applicable policies of this Plan and as detailed in the Area Municipal Official Plan.
- h) The Area Municipal Official Plan shall include the following, among other matters:
  - i) Specific land use designations within the Hidden Valley Area;
  - ii) Policies respecting use, **development** form, phasing, and density;
  - iii) Policies to ensure the adequate provision of hard and soft **infrastructure** to service the Community; and
  - iv) Policies addressing the conservation and protection of natural heritage resources and character.

## **SECTION K – CONNECTING MUSKOKA: TRANSPORTATION**

### **K1 OBJECTIVES**

It is the objective of this Plan to:

- a) Maintain and improve transportation networks to provide a variety of options to connect people and places;
- b) Facilitate the safe and efficient movement of people and goods within Muskoka and to and from adjacent municipalities;
- c) Ensure that District Roads continue to be effective corridors for the movement of people and goods in and throughout the District of Muskoka and the Province;
- d) Develop a **transportation system** that will encourage unity within Muskoka, will satisfy Area Municipal transportation demands, and support economic development;
- e) Protect transportation corridors to facilitate the **development** of a **transportation system** that is compatible with and supportive of existing and future land uses;
- f) Ensure that appropriate right-of-way widths for all existing and proposed District Roads are provided in accordance with the Planning Act;
- g) Ensure that entrances onto the District Road system comply with standards established by the District of Muskoka;
- h) Establish an integrated **transportation system** that safely and efficiently accommodates various modes of transportation including trains, automobiles, trucks, water, air, public transit and **active transportation**;
- i) Promote public transit and **active transportation** as energy efficient, **affordable** and accessible forms of travel and to assist in mitigating the impacts of climate change; and,
- j) Support the protection of existing rail lines, promote and protect local rail heritage, and encourage the protection of abandoned railway rights-of-way for public uses such as trails and cycling paths.

### **K2 ACTIVE TRANSPORTATION**

- a) **Active transportation** in Muskoka is defined as any human-powered mode of transportation, including purposeful and **recreational** travel. **Active transportation infrastructure** includes, but is not limited to, sidewalks, off road trails, bike lanes, paved shoulders and signage and wayfinding.
- b) The creation of programs and facilities that encourage walking and cycling throughout Muskoka will be encouraged. Area Municipalities are also encouraged to require **active transportation infrastructure** and facilities, such as sidewalks and bike racks, through the site plan control process and other Planning Act approval processes.

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- c) The **development** of a regional cycling network, based primarily on the existing District Road network linking communities, tourism destinations and other amenities across Muskoka shall be the focus of Muskoka's **active transportation** efforts and is shown on Schedule F.
- d) The incorporation of **active transportation infrastructure** shall be considered when constructing new District Roads, or when undertaking District Road widenings and/or reconstruction. The Muskoka **Active Transportation** Strategy shall guide the provision of District **active transportation infrastructure**.
- e) Area Municipal Official Plans shall ensure that long-term transportation planning includes specific consideration of the needs of pedestrians and cyclists. The District of Muskoka supports efforts of the Area Municipalities to complete local **Active Transportation** Strategies.
- f) When reviewing applications for major **development** in Urban Centres and Community Areas, including plans of subdivision and condominium descriptions, the following matters shall be addressed by Area Municipalities in order to promote **active transportation** in Muskoka:
  - i) Sidewalks or off-road trails should be provided to promote walking within the **development** and to surrounding areas, particularly where sidewalks exist in surrounding neighbourhoods; and
  - ii) Roads should be wide enough to safely accommodate bicycles.
- g) When reviewing applications for substantial **development** in the Rural Area and the Waterfront Area, including plans of subdivision and condominium descriptions, **active transportation infrastructure** and facilities should be provided to public shorelines and open space areas, where feasible and appropriate.
- h) Area Municipalities, in conjunction with the District of Muskoka are encouraged to develop interconnected systems of **active transportation** routes providing access to major activity and **employment areas** and to future public transit. In order to plan for and encourage active transportation, Area Municipalities are encouraged to:
  - i) Consider the provision of safe and convenient cycling and walking routes in the review of all **development** applications;
  - ii) Provide for public access to shoreline areas in appropriate locations taking into account the nature of surrounding **development**;
  - iii) Consider the provision of sidewalks in Urban Centres and Community Areas where appropriate;
  - iv) Investigate and provide for bicycle multi-use lanes wherever feasible and necessary in the construction or reconstruction of roads and bridges; and,
  - v) Ensure that all pedestrian and cycling routes are designed to maximize the safety of a variety of users.

### K3 PUBLIC TRANSPORTATION

The District of Muskoka encourages and supports the **development** of public transportation within and connecting Urban Centres and Community Areas across Muskoka to provide innovative alternatives to the personal vehicle and to support an aging population or others without a personal vehicle. It is recognized that the scale and level of service will be appropriate to a mainly rural area with a small and dispersed population. Increased densities within Urban Centres that increase the feasibility of public transportation will also be encouraged.



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## K4 ROAD NETWORK

### K4.1 ROAD CLASSIFICATION SYSTEM

For the purposes of this Plan, all roads in Muskoka are classified as follows:

- a) Provincial Highway;
- b) District Road;
- c) Area Municipal Road; and
- d) Private Road.

Provincial highways, District Roads and some Area Municipal Roads are shown on Schedule F to this Plan. Area Municipalities may also identify, classify and provide policies for all other roads in their Official Plans.

### K4.2 PROVINCIAL HIGHWAYS

- a) In addition to all the applicable municipal requirements, all proposed **development** located adjacent to and in the vicinity of a Provincial highway within the Provincial Ministry with jurisdiction's permit control area under the Public Transportation and Highway Improvement Act (PTHIA) shall be subject to review and approval by the Provincial Ministry with jurisdiction required prior to the issuance of entrance, building and land use permits.
- b) All new entrances onto a Provincial highway require Provincial approval. Changes in land use that affect the use of an existing entrance may also require Provincial approval.
- c) Early consultation with the Province is encouraged to ensure the integration of municipal planning initiatives with Provincial transportation planning.
- d) **Development** that is proposed to front on or be in the vicinity of a Provincial highway or interchange/intersection within the Provincial permit control area shall be subject to the Province's policies, standards and requirements.
- e) For access connections along municipal crossroads in the vicinity of a Provincial highway intersection or interchange ramp terminal, any proposed municipal road shall meet the Province's access management practices and principles. Provincial approval will be required in these instances.
- f) **Development** proposed adjacent to Provincial highways may be required to be supported by an appropriate noise and vibration study and traffic impact assessment.
- g) Where **development** is proposed adjacent to an existing or proposed Provincial patrol yard, only those land uses that are compatible with the patrol yard will be permitted.

### K4.3 DISTRICT ROADS

#### K4.3.1 FUNCTION OF DISTRICT ROADS

- a) The function of all District Roads is to connect Urban Centres and Community Areas and Provincial highways to provide access within and outside of Muskoka, service heavy industry and/or resort/high concentrations of seasonal residences, have higher speed limits, and/or provide alternative routes.

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- b) Design and maintenance standards for District Roads are prepared and updated periodically by the District of Muskoka to support the function of District Roads.
- c) The frontage requirements for new lot creation on District Roads as outlined in this Section serves a variety of purposes including protecting road function, limiting rural **development** and the number of entrances, protecting character and aesthetic values, and restricting fragmentation of large tracts of forested land.

### K4.3.2 DEVELOPMENT POLICIES

- a) All District Roads are controlled access highways and an entrance permit shall be required for all access points in accordance with the District Road Access Policy.
- b) **Development** adjacent to or impacting on District Roads may be subject to conditions imposed by the District of Muskoka in order that the long term function of the road is maintained. Conditions may include but are not limited to:
  - i) Requiring increased building setbacks;
  - ii) Requiring the establishment of 0.3 metre reserves;
  - iii) Requiring setbacks from private **individual on-site water services** (i.e. wells);
  - iv) Closing multiple entrances and consolidating them where possible;
  - v) Increasing the minimum lot frontage; and
  - vi) Requiring improvements to District and other roads as a condition of approval.
- c) Where road improvements are required as a result of proposed **development** the cost of such improvements shall generally be borne by the developer.
- d) Existing lots of record that do not meet the requirements of this Plan at the time of approval of this Plan not possessing approved entrances or permits shall be considered for an entrance permit if the proposed entrance complies with current applicable District of Muskoka access by-law provisions.

### K4.3.3 RIGHT-OF-WAY WIDTHS AND ROAD WIDENINGS

- a) The right-of-way width shall generally be 26 metres and can be up to 40 metres.
- b) The District of Muskoka may acquire or require dedication of road allowance widths sufficient to meet District or the Provincial Ministry with jurisdiction's design criteria.
- c) The right-of-way width for any District Road may allow for the placement of travel lanes, turning lanes, utilities, **infrastructure** including stormwater management, high occupancy vehicle lanes, sidewalks, paths, bicycle lanes, medians, streetscaping and landscaped boulevards, where appropriate.
- d) The District of Muskoka may, without the need for an amendment to this Plan, require the dedication of lands to be used for daylight triangles, intersection improvements and road widenings to provide safe and appropriate access where major traffic generators intersect or where warranted for future **infrastructure** improvements.
- e) Where additional land is required for intersection improvements, daylight triangles and road widenings such land shall be dedicated wherever possible, in the course of approving plans of subdivision or condominium descriptions, consents or site plan agreements.

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- f) As a condition of a **development** approval, land for daylight triangles, intersection improvements and road widenings shall be conveyed at no expense to the District in accordance with the provisions of the Planning Act. As a general principle, required road widenings shall be taken equally from both sides of the District of Muskoka right-of-way. Unequal road widenings may be considered where:
- i) **Development** occurs only on one side of the road and/or,
  - ii) The area is the site of a topographic feature which is difficult to overcome or costly to develop for road purposes; and/or,
  - iii) A reasonable and safe road design can be accommodated; and/or
  - iv) The location of an identified cultural heritage resource limits design options; and/or,
  - v) The presence of a **significant** natural heritage feature and area limits design options.
- g) Notwithstanding the policies set out in this Plan, the District of Muskoka recognizes that the reconstruction of District Roads to approved minimum standards in some existing developed areas may not be appropriate from a right-of-way acquisition or community design perspective, or economically or physically feasible. Any attempt to reconstruct such roads to minimize deficiencies shall only be undertaken after a study to determine a right-of-way which will result in a streetscape which minimizes impacts on abutting properties and is appropriate to the character of the area, while serving anticipated traffic volumes. No amendment to this Plan shall be required to implement such a modification to the right-of-way.

### **K4.3.4 DISTRICT ROAD CLASSIFICATION**

The District Roads have been divided into the following classifications as shown on Schedule F:

- a) Class A Roadways;
- b) Class B Roadways; and,
- c) Class C Roadways.

Changes to the classification of any District Road require an amendment to this Plan.

#### **K4.3.4.1 CLASS A ROADWAYS**

- a) Class A Roadways are generally District Roads which:
  - i) Typically have a minimum speed limit of 80 km/hr.;
  - ii) Connect development centres or are generators of substantial traffic;
  - iii) Are generally located in the Rural Area and the Waterfront Area; and
  - iv) Are constructed, or will be constructed, to standards which would preserve the primary road function of the efficient movement of traffic.
- b) All new lots that front on a Class A roadway shall generally have a minimum lot frontage on the road of 150 metres.
- c) When the division of property fronting on a Class A roadway with two or more existing primary uses is being considered, the use of shared entrances shall be encouraged where appropriate.

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### K4.3.4.2 CLASS B ROADWAYS

- a) Class B Roadways are generally District Roads which:
  - i) Typically have a speed limit of less than 80km/hr.;
  - ii) Are generally located in the Rural Area and the Waterfront Area;
  - iii) Are intended to provide equally for the safe, efficient movement of traffic, and the provision of access to abutting lands; and
  - iv) Are constructed, or will be constructed, to standards which would preserve the road function.
- b) All new lots that front on a Class B roadway shall generally have a minimum lot frontage on the road of 135 metres.

### K4.3.4.3 CLASS C ROADWAYS

Class C Roadways are generally District Roads which:

- a) Typically have a speed limit of less than 80km/hr.;
- b) Are located within Urban Centres, Community Areas and the more built up areas within the Rural Area and the Waterfront Area; and
- c) Are intended to provide equally for the safe, efficient movement of traffic and the provision of access to abutting land.

### K4.3.5 EXEMPTIONS

- a) Where **development** adjacent to a District road is proposed and would not satisfy the policies in this Section, consideration may be given in the following situations:
  - i) Where access is from an Area Municipal road;
  - ii) Where there is an existing split frontage and neither frontage is further reduced;
  - iii) There can be a shared entrance provided that the cumulative frontage of not more than two lots is not less than 300 metres on Class A District Roads or 270 metres on Class B District Roads;
  - iv) There is a terrain feature that physically separates proposed lots;
  - v) To divide two existing primary uses providing there are two legally existing entrances or a shared entrance exists or is proposed;
  - vi) To re-create previously existing lots subject to the criteria established in this Plan and Area Municipal Official Plans; or
  - vii) Where a lot is proposed to be created that abuts both a District Class A roadway and the water (or shore road allowance), lesser lot frontage on the road may be permitted provided there is or will be a shared entrance and there are not more than two lots in a total of 150 metres of road frontage.
- b) In cases where the minimum lot frontage requirement of 135 metres on a Class B road is not feasible and the proposed lot conforms with all other policies in this Plan, lots may be created with lesser lot frontage and area where all of the following can be accommodated:

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- i) The lot is in character with the existing lots in the surrounding area;
- ii) The lot meets all road entrance requirements; and
- iii) The long-term function of the road is not adversely affected.

### K5 PRIVATE ROADS

The creation of new lots on private roads and/or the construction of new private roads to support **development** is discouraged by this Plan. Should public road access not be feasible or appropriate, a reasonable alternative to address municipal interests (e.g. emergency access, connectivity, long-term road maintenance, etc.) is a private condominium road that has frontage on and gains access from a public road.

Notwithstanding, in limited circumstances where direct access from a public road results in safety concerns or where private road access represents a grandfathered situation in accordance with previous approvals, alternative measures may be sought. Limited **development** on existing private roads or on new private roads in the Waterfront Area may be permitted as outlined in the Area Municipal Plans.

### K6 MAJOR GOODS MOVEMENT FACILITIES AND CORRIDORS

Major goods movement facilities and corridors shall be protected for the long term. Examples include: inter-modal facilities, ports, **airports**, **rail facilities**, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Where feasible, the **development** of new freight-intensive land uses should be focused in areas that are well served by major highways, **airports** and **rail facilities**

### K7 DEVELOPMENT IN PLANNED CORRIDORS

- a) Planning authorities shall not permit **development** in **planned corridors** that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
- b) New **development** proposed on **adjacent lands** to existing or **planned corridors** and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize **negative impacts** on and from the corridor and transportation facilities.
- c) There are three corridors which may be considered as **planned corridors** in the future. The first is the proposed realignment of Provincial Highway 11 as shown on Appendix E. The status of this potential corridor will require confirmation from the Provincial Ministry with jurisdiction as to the applicability of the policies in this Section of the Plan. The two other corridors are the Bracebridge North and West Transportation Corridors, which are shown on Appendix E. Once a feasibility and needs assessment is completed and preferred routes confirmed through the Environmental Assessment process, these two corridors would then be considered as **planned corridors** and subject to this Section of the Plan. Should the Bracebridge **planned corridors** involve an interchange at Highway 11, the Provincial Ministry with jurisdiction must approve of the location for a future road opening and the design of the interchange would be subject to the Provincial Ministry with jurisdiction's review and approval.

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### K8 RAIL NETWORK

The following policies apply to the rail networks in Muskoka:

- a) The District of Muskoka and the Area Municipalities shall work with the Railway Corporations and the Federal and Provincial governments to establish grade separated railway crossings on major roads wherever possible. Improvements to existing at-grade crossings shall also be encouraged to improve safety.
- b) All proposed **development** adjacent to or in proximity to railway corridors should be based on the implementation of the recommendations of noise and vibration studies if required by Section K9 of this Plan. This may include the provision of appropriate safety measures such as setbacks, berms and security fencing, mitigating measures, and notices on title to the satisfaction of the approval authority in consultation with the appropriate rail authority.
- c) The District of Muskoka and the Area Municipalities shall work with the appropriate agencies to develop strategies to deal with the movement of dangerous goods through Muskoka.
- d) When considering the establishment of new **employment areas**, regard will be had to the location of the existing rail network and whether access to that rail network can be provided.
- e) The District of Muskoka will continue to advocate for a return of passenger rail service to the area.

### K9 NOISE AND VIBRATION

- a) It is a policy of this Plan to minimize any adverse noise and vibration impacts from major roads and railways on **sensitive land uses**. To this end, a Noise and/or Vibration Impact Study in accordance with the Provincial Ministry with jurisdiction's guidelines shall be undertaken for proposed **development** involving **sensitive land uses** that are adjacent to or in proximity to major roads and railways to the satisfaction of the approval authority.
- b) The approval of **development** applications shall be based on the implementation of the recommendations of the required studies, potentially including the restriction of new residential and other **sensitive land uses** and the provision of appropriate safety measures, such as setbacks, berms and security fencing, mitigating measures, and notices on title.
- c) A Noise Impact Study shall be required where proposed **development** involving **sensitive land uses** is within 300 metres of a railway right-of-way or 1,000 metres of a railway yard and within an appropriate distance from Provincial Highways and District Roads as outlined in Provincial guidelines.
- d) A Vibration Study shall be required where proposed **development** involving **sensitive land uses** is within 75 metres of a railway right-of-way.
- e) Noise and vibration studies shall be prepared to the satisfaction of the approval authority in consultation with the appropriate railway agency, if applicable.



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### K10 AIR TRANSPORTATION

- a) **Airports** are defined as Federally licensed establishments for the landing of aircraft and can include land or water based facilities.
- b) Aerodromes are defined as private, unlicensed establishments for the landing of aircraft and do not include a commercial component.
- c) Air transportation is an integral part of the total **transportation system** in the District of Muskoka and should be facilitated where appropriate, but it is recognized that approval of aerodromes is outside the jurisdiction of the District of Muskoka.
- d) Policies governing **development** on or around the Muskoka Airport are outlined in Section F9 of this Plan.

### K11 WATER TRANSPORTATION

- a) With over 650 lakes, water transportation is an important component of the overall **transportation system** in Muskoka, particularly for seasonal and island residents, as well as to support **recreation** and tourism activities. In this regard, ferry or water shuttle services may be recognized as an appropriate means of transportation.
- b) While it is recognized that regulating water transportation is not within the jurisdiction of the District of Muskoka, other than the operation of the Port Carling Locks as shown on Schedule F, the establishment of comprehensive programs led by senior levels of government designed to address jurisdictional, operational, environmental and social impacts shall be requested and supported by the District of Muskoka.
- c) Area Municipalities are encouraged to facilitate or retain the provision of services necessary to serve the boating public including docking, pump out facilities, park areas, access points or waterfront landings, parking, marinas, and boat launching sites.

## **SECTION L - BUILDING MUSKOKA: GENERAL DEVELOPMENT POLICIES**

### **L1 SUBDIVISION OF LAND**

#### **L1.1 PURPOSE OF THIS SECTION OF OFFICIAL PLAN**

This section contains policies that are to be considered with every application to develop land in Muskoka through the subdivision, condominium, part-lot control and consent to sever processes. Regard shall also be given to the specific policies dealing with lot creation in each land use designation in addition to other policies in the Plan.

#### **L1.2 LAND DIVISION BY PLAN OF SUBDIVISION/CONDOMINIUM DESCRIPTION**

Lot creation by plan of subdivision or condominium description is generally required if:

- a) The extension of an existing road or the **development** of a new road is required to access the proposed lots;
- b) The extension of municipal water and/or sewer services is required to service the lands;
- c) There is a need to ensure that the entire land holding or area is developed in an orderly and efficient manner;
- d) When more than five lots including the retained lands are being created and/or the owner is retaining sufficient lands for the **development** of additional lots in accordance with the land use designation in the Area Municipal Official Plan; and/or
- e) It is desirable for the **development** to proceed in phases over a longer time period.

#### **L1.3 SUBDIVISION AND CONDOMINIUM REVIEW CONSIDERATIONS**

In considering a plan of subdivision or condominium description regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and the following matters shall be considered:

- a) The effect of **development** of the proposed subdivision on matters of provincial interest as referred to in Section 2 of the Planning Act;
- b) Whether the proposed subdivision is premature or in the public interest;
- c) All matters and criteria outlined in Section 51(24) of the Planning Act;
- d) How the proposed **development** addresses climate change mitigation, adaptation and resiliency considerations including but not limited to:
  - i) The reduction of greenhouse gas emissions;
  - ii) The improvement of air quality;
  - iii) Promotion of compact **development** form;

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- iv) The promotion of **green infrastructure**;
- v) Design of stormwater management facilities in accordance with Provincial, District or Area Municipal guidelines;
- vi) The promotion of design and orientation that maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and maximizes opportunities for the use of **renewable energy systems** and **alternative energy systems**; and
- vii) Area Municipal subdivision or condominium design guidelines.

### L1.4 CONDITIONS OF APPROVAL AND AGREEMENTS

- a) Where necessary to address Provincial, District of Muskoka or Area Municipal interests, the approval authority shall require that the applicant(s) enter into appropriate agreements with the District of Muskoka and/or Area Municipality which shall be registered against the title of the subject lands and which may include such matters as services, financial requirements, District Roads, stormwater management facilities, disposal of solid waste, dedication of land for public uses, and other requirements to implement the provisions of this Plan.
- b) The approval authority may impose such conditions to the approval of a consent, plan of subdivision/condominium description as in the opinion of the approval authority are reasonable, having regard to the nature of the **development** proposed in accordance with the Planning Act.
- c) A municipality or approval authority, or both, may enter into agreements imposed as a condition to the approval of a plan of subdivision, condominium description or consent or through the use of a holding symbol in the case of a zoning or community planning permit by-law amendment and the agreements may be registered against the land to which it applies and the municipality or the approval authority, as the case may be, is entitled to enforce the provisions of it against the owner and, subject to the Registry Act and the Land Titles Act, any and all subsequent owners of the land.

### L1.5 EXISTING DRAFT PLAN APPROVED RESIDENTIAL SUBDIVISIONS

- a) A considerable number of lots/units are draft approved through plans of subdivision or condominium descriptions on the date this Plan was adopted by Council. Some of these Plans of Subdivision or Condominium Descriptions are located in areas that have not been identified in this Plan as being the most appropriate location for **development**. In addition, existing **infrastructure** may not be sufficient to support such **developments** and the **development** standards or design may not result in the efficient use of land and services. Other concerns may include limited or no progress in satisfying the conditions of draft approval or supporting documentation that does not meet current standards.
- b) In this regard, draft approval may be withdrawn when an approval expires (i.e. no extension would be granted) if the proposal is not proceeding to registration in an expeditious manner. In order to provide the basis for making these decisions, performance-based criteria for extension to draft approval and/or a maximum amount of time for final approval shall be developed by the District of Muskoka.

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- c) At the time an extension is requested, updated supporting studies and/or amendments to the draft approved plan of subdivision or condominium description may be required to demonstrate conformity with this Plan.

### L1.6 PART-LOT CONTROL

- a) Part lot control under the Planning Act, prevents the conveyance of a part of any lot or block in registered plans of subdivision. However, the Council of an Area Municipality may, by by-law, exempt all or part of a registered plan of subdivision from part lot control and such a by-law does not take effect until it has been approved by the District of Muskoka. Typically, the reasons to lift part-lot control are to allow:
  - i) Minor changes to lots or blocks that do not result in the creation of new lots/blocks;
  - ii) Street width adjustments;
  - iii) Creation of individual lots for semi-detached, rowhouses or townhouses; and,
  - iv) Servicing easements
- b) In considering an application to lift part lot control, the District of Muskoka shall determine if it is desirable and in the public interest to create new lots or blocks. In this regard, a request to lift part-lot control shall only be considered if no conditions are required to facilitate the division of the subject lands.

### L1.7 NEW LOTS BY CONSENT

- a) The approval of consents to sever land has been delegated to the Area Municipalities. In exercising this delegated authority, decisions shall be consistent with the Provincial Policy Statement, in conformity with the relevant policies contained in this Plan and the policies contained in Area Municipal Official Plans, and the provisions of the Planning Act. The District of Muskoka shall function as a commenting agency with respect to District and Provincial interests.
- b) The Area Municipal Official Plans shall include policies on the separation of lots that have inadvertently merged, separation of two legally existing primary uses, and recognition of existing undersized lots.

## L2 LAND USE COMPATIBILITY

- a) Major facilities and **sensitive land uses** should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate **adverse effects** from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of **major facilities**.
- b) The Provincial guidelines shall be considered to ensure appropriate land use compatibility between industrial and **sensitive land uses** when considering **development** applications.

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### L3 USES ON HYDRO OR ABANDONED RAIL CORRIDOR LANDS

Secondary uses, such as active and passive **recreation**, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from the electrical authority. Similar uses on abandoned rail corridor lands are also encouraged.

### L4 TRANSCANADA PIPELINES

- a) TransCanada PipeLines Limited operates a high-pressure natural gas pipeline within its right-of-way, which crosses Muskoka and is identified on Schedule TBD to this Plan.
- b) TransCanada is regulated by the National Energy Board, which, in addition to TransCanada PipeLines Limited, has a number of requirements regulating **development** in proximity to the pipelines. This includes approval requirements for activities on or within 30 metres of the pipeline centreline such as excavation, blasting and any movement of heavy equipment. New **development** can result in increasing the population density in the area that may result in TransCanada PipeLines Limited being required to replace its pipeline to comply with the CSA Code Z662. Therefore, the District of Muskoka shall require early consultation with TransCanada PipeLines Limited or its designated representative for any **development** proposals within 200 metres of its facilities.
- c) Unless lesser standards are acceptable to TransCanada PipeLines Limited, no permanent building or structure may be located within 7 metres of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.
- d) In areas of more urban **development**, the **development** of the TransCanada PipeLines Limited right-of-way for passive parkland or open space purposes subject to TransCanada PipeLines Limited easement rights is encouraged.

### L5 SOURCE PROTECTION

#### L5.1 SOURCE PROTECTIONS PLANS THAT APPLY

- a) The Clean Water Act 2006 was enacted by the Province of Ontario to protect municipal drinking water sources. Source Water Protection Plans (SPP) as required by the Clean Water Act, 2006 provide the overarching policy direction and requirements to protect, improve and restore municipal drinking water sources within the identified Source Water Protection Regions.
- b) The south part of the District is located within the Severn Sound, Lake Simcoe and Couchiching/Black River and Kawartha-Haliburton Source Protection Areas. The District is therefore subject to the South Georgian Bay Lake Simcoe (SGBLS) and Trent Source Protection Plans that took effect July 1, 2015 and January 1, 2015, respectively.

#### L5.2 GENERAL POLICIES

- a) Where the South Georgian Bay Lake Simcoe Source Protection Plan provides a definition of a term, the term is in italics in Sections L5.2 to L5.7 of this Plan.

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- b) The policies of the South Georgian Bay Lake Simcoe and Trent Source Protection Plans apply to **vulnerable** areas in their respective source protection regions within the District of Muskoka. In accordance with Section 39 of the Clean Water Act, 2006, decisions under the Planning Act and Condominium Act are required to conform to the policies as set out in the Source Protection Plans.
- c) Vulnerable areas include Wellhead Protection Areas, Surface Water Intake Protection Zones, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas as applicable. Vulnerable areas are generally shown on Schedule D. More detailed mapping can be found in Area Municipal Official Plans or in the Source Protection Plans and Assessment Reports.
- d) The Area Municipal Risk Management Official, or other qualified individual through the Clean Water Act, shall be responsible for determining when an existing or future land use or activity is, or may be, a **significant** drinking water threat.
- e) Area Municipalities are encouraged to develop a screening process and tools for **development** applications in a **vulnerable** area to assess potential risks to municipal drinking water resources and to determine if circulation to the Risk Management Official is required in accordance with subsection d).
- f) Municipal drinking water resources and to determine if circulation to the Risk Management Official is required in accordance with sub-section c).
- g) Notwithstanding the land uses and activities permitted by the underlying land use designations, shown on the Schedules to this Plan, land use activities that have been identified by a Source Protection Plan as being prohibited within designated **vulnerable** areas shall not be permitted.
- h) In order to implement subsection f), Area Municipal Official Plans shall contain policies that identify the land uses and activities that are impacted by a Source Protection Plan and which may be prohibited in designated **vulnerable** areas.

### L5.3 WATER QUALITY

- a) Within Wellhead Protection Areas and Surface Water Intake Protection Zones as identified in Area Municipal Official Plans or in the South Georgian Bay Lake Simcoe Source Protection Plan and Assessment Reports, the following future land uses shall be prohibited, where they would be a **significant** drinking water threat:
  - i) Waste disposal sites within the meaning of Part V of the Environmental Protection Act (excluding storage of wastes described in clauses (p), (q), (r), (s), (t), or (u) of the definition of hazardous waste (O.Reg.347) and storage of hazardous or liquid industrial waste);
  - ii) Large (more than 10,000 Litre) on-site sewage system;
  - iii) Agricultural source material storage facilities;
  - iv) Non-agricultural source material storage facilities;
  - v) Commercial fertilizer storage facilities;
  - vi) Pesticide storage facilities;
  - vii) Road salt storage facilities;
  - viii) Snow storage facilities;



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- ix) Fuel storage facilities;
  - x) Dense Non-Aqueous Phase Liquid (DNAPL) storage facilities;
  - xi) Organic solvent storage facilities; and
  - xii) Outdoor confinement or farm animal yard in Intake Protection Zone One (IPZ-1).
- b) All land uses, except residential, are designated for the purposes of Section 59 of the Clean Water Act. Any planning application for non-residential uses that are submitted on lands within Wellhead Protection Areas and Surface Water Intake Protection Zones as shown on Schedule D and in Area Municipal Official Plans, Area Municipal zoning/community planning permit bylaws or in the South Georgian Bay Lake Simcoe Source Protection Plan and Assessment Reports, must include a Notice from the Risk Management Official as part of a complete application.
- c) The design of impervious surfaces in **vulnerable** areas should incorporate measures such as low impact design and appropriate site grading to minimize the application of road salt and to reduce ponding and run-off. Area Municipalities are encouraged to use best management practices and site plan control to manage the design of impervious surfaces in **vulnerable** areas.
- d) Highly Vulnerable Aquifers can inform the vulnerability of Wellhead Protection Areas and where **significant** drinking water threats may occur within existing and future Wellhead Protection Areas. Area Municipalities will develop policies to assess major **development** applications in Highly Vulnerable Aquifers involving land uses such as the storage of bulk fuels or chemicals as deemed necessary by the Area Municipality.

### L5.4 WATER QUANTITY

- a) Where a **development** proposal includes new stormwater management facilities in a designated **vulnerable** area, a Master Servicing Study/Servicing Options Report shall be required as part of a complete application to ensure the design minimizes the risk of contaminating drinking water and directs the discharge of stormwater to lands outside the designated **vulnerable** area, where it would be a low, moderate or **significant** drinking water threat. Area Municipalities are encouraged to use site plan control to manage the design and discharge of stormwater management facilities in designated **vulnerable** areas.
- b) New **private communal sewage services** or **municipal sewage services** that would be a **significant** drinking water threat should be located outside of **vulnerable** areas, where possible. Where a **development** proposal includes new **private communal sewage services** or **municipal sewage services** in a **vulnerable** area, a Master Servicing Study/Servicing Options Report shall be required as part of a complete application.
- c) In **vulnerable** areas where a future individual on-site sewage service would be a **significant** drinking water threat, new **development** including lot creation, based on **individual on-site sewage services** may be permitted, only where the lot size for the proposed **development** is based on the most current version of the Provincial Ministry with jurisdiction's guidelines for individual on-site servicing.
- d) The design of impervious surfaces in **vulnerable** areas where road salt application would be a **significant** drinking water threat (i.e., in IPZ-1 and 2 where the impervious surface area is greater than 80%) should incorporate measures such as low impact design and appropriate site grading to minimize the application of road salt and to reduce ponding and run-off. Area

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Municipalities are encouraged to use best management practices and site plan control to manage the design of impervious surfaces in **vulnerable** areas.

- e) Significant Groundwater Recharge Areas may be considered when evaluating major **development** applications to ensure groundwater recharge is not detrimentally affected through impervious surfaces. Area Municipalities will require an assessment of the impacts of major **development** proposals on groundwater recharge and establish policies and best management practices to maintain pre-**development** recharge rates.

### L5.5 PORT SYDNEY WELL

The Port Sydney well was installed to remedy a health concern and to service existing **development**. No further connections to the well are permitted.

### L5.6 TRANSITIONAL POLICIES

In accordance with the applicable source protection plans, future threat land uses that are prohibited will be treated and managed as existing threat land uses even though those land uses will commence after the Source Protection Plan comes into effect only where:

- a) A drinking water threat land use that is related to a **development** proposal where a complete application was made under the Planning Act or Condominium Act prior to the day the Source Protection Plan came into effect. This policy also applies to any further applications required under the Planning Act, Condominium Act, or prescribed instruments to implement the **development** proposal;
- b) A drinking water threat land use that is related to an application for a Building Permit, which has been submitted in compliance with Division C 1.3.1.3 (5) of the Ontario Building Code Act prior to the day the Source Protection Plan came into effect; or,
- c) A drinking water threat land use that is related to an application made for the issuance or amendment of a prescribed instrument prior to the day the Source Protection Plan came into effect

### L5.7 IMPLEMENTATION

- a) Area Municipalities shall identify and/or map **vulnerable** areas and establish policies in their Official Plans and provisions in their zoning/community planning permit bylaws to implement the policies of the South Georgian Bay Lake Simcoe Source Protection Plan, in accordance with the requirements of the Clean Water Act. Vulnerable areas include Wellhead Protection Areas, Intake Protection Zones, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas, as applicable.
- b) For those lands where Wellhead Protection Areas of adjacent municipalities extend into Muskoka, Area Municipalities shall ensure that comments are obtained from the appropriate municipality or source protection authority prior to approval being considered.

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### L6 DARK SKIES

- a) The night sky is increasingly contaminated by glow from artificial lighting, affecting the aesthetic quality of the night sky and the natural ecological systems in the area. One way to protect these areas is through the establishment of Dark Sky Preserves. In this regard, there is one such preserve in Muskoka known as the Torrance Barrens Dark-Sky Preserve, which is shown on Schedule C2. The 1,900 hectare Torrance Barrens Conservation Reserve was designated as such by the Province of Ontario in 1997 and is managed by the Province.
- b) In order to preserve the Torrance Barrens Dark-Sky Preserve, **development** proposed within four kilometres of the Torrance Barrens Dark-Sky Preserve should be supported by detailed lighting plan that demonstrates how the proposed lighting will be shielded to prevent glare and how the lighting will be directed downwards.
- c) The District of Muskoka supports the establishment of other dark sky viewing areas in Muskoka and Area Municipal by-laws, guidelines and/or education activities to minimize impacts on the night sky.

### L7 DISPOSITION OF CROWN LAND

The disposition of Crown land, other than lands under water, for private **development** is discouraged, particularly in the Waterfront Area. Should the Province dispose of Crown land for private **development**, such land should not be further divided unless it is to alleviate problems associated with existing **development** and no more than one single unit dwelling should be permitted on those lands as of right. Crown Land is shown on all Schedules and Appendices for information purposes.

### L8 MUNICIPAL ROAD ALLOWANCES

#### L8.1 GENERAL

- a) The District Municipality of Muskoka is required to receive and consider or approve from time to time applications for stopping up and selling, stopping up and leasing and licences of occupation respecting the use of municipal or crown road allowances or portions thereof.
- b) The policy contained herein has been developed in order to facilitate the review of applications submitted for such purposes.
- c) In considering such applications, a request to stop up and sell, stop up and lease, or grant licence of occupation should generally only be considered for the benefit of an owner of an adjoining property abutting the municipal road allowance.

#### L8.2 STOPPING UP AND SELLING

- a) Where original road allowances have been laid out in the original survey of a municipality, reserved in a patent from the Crown or otherwise dedicated, by-laws passed by municipalities to stop up and sell such road allowances shall be supported by the District provided that:
  - i) The portion of the road allowance to be closed has no **significant** present or foreseeable municipal function for public travel, public use, public access, or any other municipal purpose; and
  - ii) Where the road allowance leads to or is located adjacent to water:

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1. the portion of the road allowance to be closed has no present or foreseeable function as a public waterfront area, portage or harbor; and
2. only the portion of the road allowance above the normal or controlled high water mark may generally be conveyed out of public ownership.

### L8.3 STOPPING UP AND LEASING

- a) Where the original road allowances have been laid out in the original survey of a municipality, reserved in a patent from the Crown or otherwise dedicated, by-laws passed by municipalities to stop up and lease such road allowances shall be supported by the District where no present municipal use exists for a specific portion of such road allowance but there may be a foreseeable municipal use or the municipality otherwise does not wish to stop up and sell the road allowance. Such road allowance may be stopped up and leased only for such length of time, not exceeding thirty years, as the municipality deems reasonable; and
- b) where the road allowance leads to or is located adjacent to water, only that portion of the road allowance above the normal or controlled high water mark may generally be leased.

### L8.4 LICENCE OF OCCUPATION FOR DISTRICT ROAD ALLOWANCES

#### L8.4.1 GENERAL

- a)
- b) The occupation of a District road allowance may be authorized where the District does not have an immediate use for that road allowance or portion thereof and such occupation would not interfere with a municipal or public use of the road allowance or portion thereof.
- c) A licence may only be issued where the use or **development** proposed would:
  - i) be in character with the principal use of the adjoining property and the general character of the area and would not create or lead to conflicts related to the use of adjacent properties; and
  - ii) not create a demand for vehicular parking along or on the said road allowance.
- d) Notwithstanding the foregoing policies, a licence of occupation which has been issued prior to the adoption of this policy and is not in compliance with the policies of this Plan may be renewed provided that it is deemed in the public interest not to revoke or cancel such licence and where the existing uses and structures located on the road allowance continue in their pre-existing structural form.

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### SECTION M - IMPLEMENTATION AND ADMINISTRATION

#### M1 INTRODUCTION

The implementation section contains policies pertaining to the administration and implementation of the Plan. The Planning Act contains a number of tools that are intended to be used by municipalities to administer and implement an official plan. This section of the Plan contains the policies that set out how these tools are to be utilized by the District of Muskoka to meet the goals and objectives of this Plan.

#### M2 OFFICIAL PLAN ADMINISTRATION

- a) It is the intent of this Plan to serve as the basis for managing growth and physical change in Muskoka until 2038.
- b) Any amendment to this Plan shall conform to the overall intent of the Plan as set out in the vision, guiding principles and objectives of this Plan.
- c) In addition, to Section M2 b), Any site-specific amendment to this Plan shall be evaluated based on the following criteria:
  - i) Conformity with the overall vision, principles, goals, objectives and policies of this Plan;
  - ii) Suitability of the location of the site for the proposed land use;
  - iii) Compatibility of the proposed land use with surrounding uses;
  - iv) The need for and feasibility of the use, as required by this Plan;
  - v) The impact of the proposal on natural and cultural heritage, municipal services and **infrastructure**;
  - vi) The economic benefits and financial implications to the District; and
  - vii) Consistency with the Provincial Policy Statement and any other applicable legislation.
- d) The Plan may be altered to correct errors in the text, format, numbering or schedules without an amendment to this Plan provided the alterations do not change the effect of the policies of the Plan.
- e) Any changes to road alignments shall not require an amendment to the Plan.
- f) Muskoka District Council, following the adoption of this Plan, shall determine the need to revise the Plan in whole or in part in consultation with prescribed public bodies and hold a special meeting of Council that is open to the public, at intervals of not more than every ten years.
- g) In considering the need for revisions, the District of Muskoka shall also consider Section 26 of the Planning Act, that requires that Official Plans to be revised as necessary to ensure that it:
  - i) Conforms with Provincial plans or does not conflict with them, as the case may be;
  - ii) Has regard to the matters of provincial interest listed in section 2 of the Planning Act;
  - iii) Is consistent with policy statements issued under subsection 3 (1) of the Planning Act; and,

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- iv) Contains policies dealing with areas of employment, including, without limitation, the designation of areas of employment in the Plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.

### M3 AREA MUNICIPAL OFFICIAL PLAN CONFORMITY WITH DISTRICT PLAN

- a) It is the intent of the District of Muskoka, and a requirement of the Planning Act, that Area Municipal Official Plans shall conform to the Muskoka Official Plan and be one of the primary means of implementing the policies herein.
- b) It is recognized, however, that some time may elapse between the adoption of this Plan and the modification of the Area Municipal Official Plans to ensure conformity. The modifications may be part of the statutory review process, as defined under the Planning Act.
- c) In the event of a conflict between the provisions of an Area Municipal Official Plan and the provisions of this Plan in the interim period, the provisions of this Plan shall prevail to the extent of that conflict.
- d) All **development** is required to conform to this Plan. Notwithstanding the above, this Plan does not prevent the Area Municipalities from adopting more restrictive policies or enhanced standards than those outlined in this Plan, provided such policies or standards conform to the general intent of this Plan, are consistent with any Provincial Policy Statement, and do not conflict with any Provincial Plan or Provincial legislation.

### M4 AREA MUNICIPAL ZONING BY-LAWS

- a) When this Plan or any part thereof takes effect, every zoning by-law shall be amended by the Area Municipalities to conform with this Plan pursuant to Section 27(1) of the Planning Act. The Amendments to the zoning by-laws should occur after the Area Municipal Official Plan has been amended to conform to this Plan.
- b) Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of uses that do not conform to the designations and provisions of this Plan, subject to the policies of the Area Municipal Official Plan.

### M5 COMMUNITY PLANNING PERMITS

- a) The District of Muskoka supports the efforts of Area Municipalities in the **development** of a The Community Planning Permit System (CPPS), formerly known as the **Development** Permit System and still termed as such in the Township of Lake of Bays, since it permits Area Municipalities to regulate landscaping and the retention of vegetation, urban design, character, and the securement of public amenities among other matters.
- b) Similar to traditional zoning, the CPPS implements the policies of the Muskoka and Area Municipal Official Plans. In order for this to occur, there shall be policies incorporated within the Area Municipal Official Plan to frame such as system. The policies for a CPPS shall contain the following:
  - i) Identify the Community Planning Permit Area;



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- ii) Set out the scope of any delegation and authority and limitations;
- iii) For each Community Planning Permit Area, describe the municipality's goals, objectives and policies in proposing a CPPS; and
- iv) Set out types of conditions that may be included in the Community Planning Permit By-law;  
and may contain the following:
  - v) Set out types of criteria that may be included in the Community Planning Permit By-law for evaluating discretionary uses and variations;
  - vi) Identify additional information and material requirements for a CPPS application;
  - vii) Exempt any class of **development** or use of land from the complete information and material requirements; and,
  - viii) Include policies related to the provision of specified facilities, services or matters in exchange for a specified density or height of **development** or increases in density or height.

### M6 PLANNING ADVISORY COMMITTEE

- a) Muskoka District Council has established a Planning Advisory Committee under the Planning Act.
- b) The current PAC and all subsequent PACs are to be chosen by Council and shall include at least one resident that is neither a member of a municipal Council or an employee of a municipality in Muskoka.
- c) The PAC provides review, advice and recommendations in respect of planning matters affecting the District of Muskoka, to Muskoka District Council. Recommendations shall have regard to Provincial Interests identified in the Planning Act, shall be consistent with the Provincial Policy Statement in effect, shall conform to the District Official Plan and shall respect the principles of good land use planning.
- d) The PAC is not responsible in any way for the general review of **development**-related applications made under the Planning Act.
- e) The recommendations of the PAC are advisory only. District Council may consider any advice or recommendations of the PAC, but is in no way bound by such recommendation.

### M7 COMMUNITY IMPROVEMENT PLANS

- a) The District of Muskoka is prescribed as an upper-tier municipality permitted to establish Community Improvement Plans (CIP) under the Planning Act. The District may prepare a CIP for **infrastructure** that is within its jurisdiction, for land and buildings within and adjacent to existing or planned transit corridors that have the potential to provide a focus for higher density mixed-use **development** and **redevelopment**, and/or for the provision of **affordable** housing.
- b) Muskoka District and/or Area Municipal Councils may choose to designate Community Improvement Project Areas (CIPA). Identifying a CIPA shall be carried out through a by-law designating in whole or any part of the District of Muskoka and the Area Municipality as a CIPA. Background studies shall first be completed and made available to the public outlining the need for the CIPA.

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- c) Muskoka District Council may make grants or loans to the council of an Area Municipality or vice versa, for the purpose of carrying out a CIP that has come into effect, on such terms as to security and otherwise as the Council considers appropriate.

### M7.1 OBJECTIVES

The District of Muskoka encourages the Area Municipalities to identify CIPAs in consideration of the following objectives:

- a) To encourage the efficient provision and maintenance of physical **infrastructure** including stormwater management, **public service facilities** to serve present and future needs on a local and regional scale;
- b) To promote opportunities for economic **development** and community investment-readiness and job creation;
- c) To promote diversification of the economic base and employment opportunities in the Rural Area through goods and services, including agricultural, arts and cultural products and the sustainable management or use of resources;
- d) To provide opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- e) To assist in the provision of an appropriate range and mix of housing types and densities, including attainable/**affordable** housing, required to meet projected requirements of current and future residents of Muskoka, including the provision of attainable housing;
- f) To retain and provide for the expansion of existing businesses;
- g) To ensure the maintenance and renewal of older housing stock;
- h) To foster **redevelopment**, reuse and/or maintenance of existing **brownfield sites** and/or current industrial sites; <sup>[1]</sup><sub>[SEP]</sub>
- i) To maintain and, where possible, enhance the vitality and viability of downtowns and mainstreets;
- j) To encourage a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including **built heritage resources** and **cultural heritage landscapes**;
- k) To provide opportunities to support local food production, and promoting the sustainability of agri-food and agri-product businesses;
- l) To promote energy efficiency and sound environmental design; and
- m) To provide for **infrastructure** or building improvements to address or mitigate the impacts of climate change.

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### **M8 NON-CONFORMING USES**

As a general rule, existing uses that do not conform with the policies of this Plan should gradually be phased out so that the affected land use may change to a use that is in conformity with the goals of the Plan and the intent of the Area Municipal zoning or community planning permit by-law(s).

### **M9 PUBLIC PARTICIPATION AND CONSULTATION**

- a) It is a policy of this Plan that public participation be an integral component of many land use planning processes where the District of Muskoka is the approval authority. Where public consultation is required under the Planning Act, the District of Muskoka shall be satisfied that:
  - i) Adequate public notice in accordance with the Planning Act has been given;
  - ii) Enough information to enable reasonable understanding of the nature of the proposal and its impacts is available prior to any public meeting including at minimum the preliminary results of any peer reviews of supporting documentation;
  - iii) All public and agency comments have been assessed and analysed by staff; and,
  - iv) Their decision will appropriately balance the overall public interest against the private interest expressed in the application.
- b) Proponents shall be encouraged to pre-consult with neighbouring landowners to obtain their views before a formal application is submitted.
- c) The District of Muskoka will consult with Indigenous communities on applications that will affect indigenous treaty rights and indigenous interests.
- d) The District of Muskoka may develop enhanced alternative notice provisions.
- e) 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 plan of subdivision, vacant land condominium description or an amendment to the Muskoka Official Plan.
- f) In accordance with sub-section e), the District of Muskoka requires that as a minimum the Planning Act requirements and generally two (2) additional public consultation methods be used as part of an applicant-developed public consultation strategy, depending on the scale and type of the proposal where the District is the approval authority. Area Municipal strategy requirements must be included in the submission to the District of Muskoka where required by an Area Municipal Official Plan.
- g) A public consultation strategy required by sub-section f) is to be provided to the satisfaction of the District of Muskoka and 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).

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- h) The results of the public consultation strategy referenced in sub-section f) and g) will be provided to the District of Muskoka and applicable Area Municipality(ies) in advance of staff making a recommendation on the application(s)
- i) The District of Muskoka may develop more detailed public consultation strategy guidelines to implement to policies in this Plan.

### M10 INDIGENOUS ENGAGEMENT

- a) The District of Muskoka will work to ensure Indigenous consultation occurs as appropriate and as required for applications and decisions made under the Planning Act.
- b) The District of Muskoka must ensure that all of the following policies are implemented as part of the land use planning process so that the Wahta Mohawk (Mohawks of Gibson), Moose Deer Point First Nation, Beausoleil First Nation (Christian Island), Chippewas of Mnjikaning (Rama) First Nation, Georgina Island First Nation, Wasauksing First Nation, Huron-Wendat First Nation, Metis Nation of Ontario, Georgian Bay Metis and Moon River Metis: are notified, engaged and/or consulted on:
  - i) Any comprehensive update to this Official Plan undertaken as per the Planning Act or any new official plan document created under the Planning Act;
  - ii) Any proposed **development** where areas of Indigenous interest and/or Native Values and/or the potential for Indigenous artefacts to be encountered have been identified;
  - iii) The District of Muskoka's approval of any site specific Muskoka or Area Municipal Official Plan Amendment where a Stage 2 Archaeological Assessment has shown the potential for Indigenous artefacts to be encountered;
  - iv) Burial sites or remains considered to be of potential Indigenous origin discovered through the **development** process;
  - v) Any Archaeological Studies related to proposed **developments** where areas of Indigenous interest and/or Native Values have been identified;
  - vi) Any Stage 2 Archaeological Assessment Report that indicates areas of historical interest or presence of Indigenous artefacts; and
  - vii) Any proposed **development** within a potential area of influence for a community drinking water intake.
- c) The **development** of consultation protocols between the District of Muskoka, Area Municipalities and individual Indigenous communities shall be pursued.

### M11 COMPLETE APPLICATIONS

#### M11.1 OVERVIEW

- a) To ensure that the approval authority can make an informed decision on any Planning Act applications and in order to ensure that the public understands the implications of the application, technical studies as identified by the approval authority are required.
- b) The Planning Act permits municipalities to set out what their requirements are in the form of technical studies and plans to support an application to amend the Muskoka Official Plan and approve a plan of subdivision or condominium description. Once this required information has been submitted, the application is then deemed to be “complete” in accordance with the Planning Act.

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- c) This section of the Plan is specifically intended to implement the provisions of the Planning Act, which provide the basis for the inclusion of policies on complete applications in official plans. These latter sub-sections set out the procedures to be followed when applicants consult with the District of Muskoka before submitting an application where the District is the approval authority.

### M11.2 MINIMUM SUBMISSIONS REQUIREMENTS

The minimum submissions requirements for Muskoka Official Plan amendment and plan of subdivision/condominium description applications are outlined in the Planning Act and associated Regulations. A complete application will include but is not limited to the following:

- a) Completed application form and associated fees;
- b) Any materials prescribed by legislation/regulation;
- c) Record of pre-consultation;
- d) Additional Cost Reimbursement agreement and funds, if applicable;
- e) A satisfactory public consultation strategy, where required; and
- f) Any supplemental submissions as required by the approval authority and/or a commenting agency.

### M11.3 SUPPLEMENTAL SUBMISSION REQUIREMENTS

- a) This section lists the studies, plans or items that may be required to support an application for official plan amendment and plan of subdivision/condominium description.
- b) Qualified professionals retained by and at the expense of the proponent shall carry out all studies required by the approval authority in accordance with this section.
- c) The determination of which studies, plans or items are required shall be made at the pre-consultation phase, as set out in Section M11.4 of this Plan. Regard should also be had to Section M11.5 of this Plan, which provides some flexibility to the approval authority in the consideration of the types of studies, plans or items required to support an application.
- d) The following may be required to support a complete application for a Muskoka Official Plan amendment or a plan of subdivision/condominium description:
  - i) Agricultural Impact Study;
  - ii) Archaeological Assessment;
  - iii) Blasting Impact Assessment and,
  - iv) Boating Impact Study;
  - v) Environmental Impact Study;
  - vi) Environmental Site Assessment;
  - vii) Financial Impact Assessment;
  - viii) **Fisheries** Impact Assessment;
  - ix) Flooding and Erosion Assessment;
  - x) Functional Servicing Report or Servicing Options Study;

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- xi) Geotechnical Study;
- xii) Health Impact Assessment;
- xiii) Heritage/Cultural Impact Assessment;
- xiv) Hydrogeological Assessment;
- xv) Land Use Compatibility Assessment;
- xvi) Land Use Planning Report;
- xvii) Market Impact Study;
- xviii) Master Servicing Plan;
- xix) Noise/Vibration Study;
- xx) Notice from the Risk Management Official pursuant to the Clean Water Act;
- xxi) Performance Checklists;
- xxii) Scoped Species at Risk Assessment;
- xxiii) Site Assessment for Lands on or Adjacent to Waste Disposal Sites;
- xxiv) Site Evaluation Report;
- xxv) Stormwater Management Report;
- xxvi) Sustainability Report;
- xxvii) Traffic Impact Assessment/Brief;
- xxviii) Water and wastewater modelling;
- xxix) Wildland Fire Hazard Risk Assessment Report;
- xxx) Any other studies required by the approval authority that are not reflected in the above list.

### **M11.4 PRE-CONSULTATION**

- a) Prior to the submission of an application for Muskoka Official Plan amendment, or plan of subdivision/condominium description, applicants are required to meet with the approval authority and relevant agencies to determine what studies, plans, peer reviews and other items are required to support an application in accordance with this Section of the Plan.
- b) The details of the pre-consultation process are set out in a by-law passed by the District of Muskoka pursuant to the Planning Act.
- c) The intent of the pre-consultation process shall be to determine the scale and scope of any required study, plan or item with this scale and scope being dependent on the size of the proposal, site-specific circumstances and/or physical attributes, and its relationship to adjacent land uses and/or physical attributes and the type(s) of planning approval(s) required.
- d) Pre-consultation must occur within a year of submission of an application and include Area Municipal representatives as appropriate, except as otherwise provided for in the implementation by-law. The validity of any information provided as part of a pre-consultation expires one year after the date of the consultation and/or if legislation or policies change at the Federal, Provincial or municipal levels.



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## M11.5 FLEXIBILITY

While it is the intent of this Plan to require the studies, plans and items listed above in support of the applications listed above, this section should not be interpreted as being all-inclusive. On this basis, the specific requirements for a particular application may be modified depending on the scale of the proposal, its location, relationship to other land uses, site specific considerations, and whether the proposal implements other planning approvals that may have been obtained prior to the consideration of the specific application.

## M11.6 REVIEW OF SUPPORTING STUDIES

- a) The approval authority shall review such studies as part of the consideration of **development** applications. However, there may be circumstances where the expertise to review technical reports is not available and in cases like these, the District of Muskoka as the approval authority shall require peer reviews of the studies by an appropriate public agency or by a professional consultant retained by the approval authority at the proponent's expense. Alternatively, a qualified professional retained by the District of Muskoka at the expense of the proponent may carry out studies in a municipally directed approach.
- b) The requirement for a peer review may be waived where the applicant has demonstrated extenuating circumstances exist where such a review would not be necessary to protect the public interest or ensure a transparent process.

## M12 TARGETS

A number of growth management and housing targets are outlined in Sections D and E of this Plan. Implementation of those targets are to be attained incrementally and over the long-term and may be achieved through the use of the following tools, among others as identified by the Province, District or Area Municipalities:

- a) Phasing of **development** within Urban Centres to maximize the efficient use of existing services and to provide for logical extension of services;
- b) Area Municipal Intensification Strategies;
- c) Limiting rural **development** through the approaches outlined in Section J3.5.1 c) of this Plan;
- d) CIPs with tax incentives, grants, loans or other mechanisms to incent growth in municipally serviced areas and/or the construction of **affordable** housing;
- e) **Affordable** housing programs, grants, application or charges rebates, and incentives as administered by the Province, District, and/or Area Municipalities;
- f) Adjusted **development** charges in Urban Centres to incent growth in serviced areas;
- g) Alternate standards for urban **developments**;
- h) Implementation of the water and sewage capacity allocation strategy;
- i) Updated Urban Service Area financial policies; and
- j) Updated Strategic Asset Management Plans.

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### M13 MONITORING

- a) The purpose of monitoring is to evaluate the effectiveness and relevance of the Plan in meeting the vision, guiding principles, policy directions, objectives and policies of this Plan. Monitoring involves recording and appraising the significance of events, trends and decisions in relation to the policies of the Plan.
- b) As required, the District of Muskoka may also prepare quarterly and annual briefings or status reports. To assist with monitoring and plan review, the District of Muskoka in cooperation with Area Municipalities may maintain an information system to allow for appropriate analysis of the changes in the social, economic, environmental and technological conditions in the District.
- c) The District of Muskoka will monitor year-round and seasonal population growth, demographic composition, and **development** activity in partnership with the Area Municipalities on a regular basis.

### M14 INTERPRETATION

#### M14.1 GENERAL

This Plan is a statement of policy. It is intended as a guide to Muskoka District Council on land use planning decisions, however, some flexibility in interpretation may be permitted provided that the general intent is maintained.

#### M14.2 POLICY CONFLICTS

Where a conflict exists between policies of this Plan, the more restrictive policy will prevail to the extent of the conflict except where application of the more restrictive policy would result in an outcome not consistent with the goals and objectives of this Plan.

#### M14.3 INTERPRETATION OF LAND USE DESIGNATION BOUNDARIES AND NUMERICAL VALUES

- a) The boundaries of the Urban Centres and Community Areas identified on Schedule A of this Plan are considered to be firm boundaries. An amendment to this Plan will be required for an expansion to an Urban Area or a Community Area.
- b) It is recognized that the boundaries of the **natural heritage features and areas** shown on Schedules C1 and C2 may be imprecise and subject to change without the need for an amendment to this Plan.
- c) The boundaries of the Waterfront Area shall be determined in consultation with the Area Municipality. Changes to the boundaries of the Waterfront Area in the Area Municipal Official Plan shall not require an amendment to this Plan.
- d) Where numerical quantities are identified in this Plan, such quantities will be interpreted as guidelines and minor variances to specific requirements may be permitted provided that the intent of the Plan is maintained.
- e) Where this Plan refers to a “lot”, such policies shall also apply to a unit within a vacant land condominium description or a Parcel of Tied Land (POTL) as applicable.

## SECTION M IMPLEMENTATION AND ADMINISTRATION

Consolidation March 2023

### M14.4 LEGISLATION

Where this Plan makes reference to a Provincial Act, an Ontario Regulation, the Provincial Policy Statement, municipal by-law, or any other legislative or guidelines documents, such reference shall include any subsequent amendments or replacements.

### M14.5 ACCESSORY USES

Whenever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, and accessory to that use are also permitted.

### M14.6 PERMITTED USES

Area Municipal Official Plans are not required to permit all of the uses permitted by the Muskoka Official Plan, unless doing so would conflict with a policy in the Provincial Policy Statement.

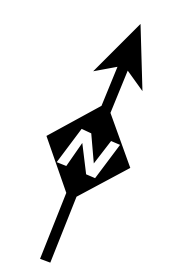
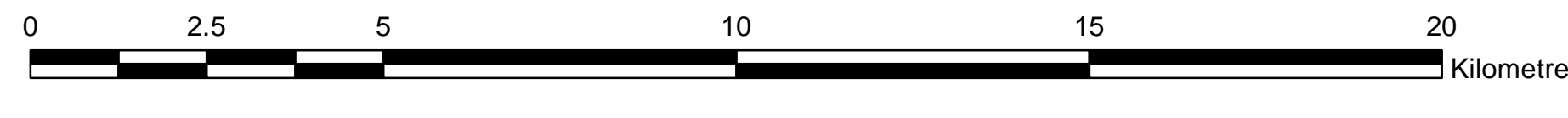
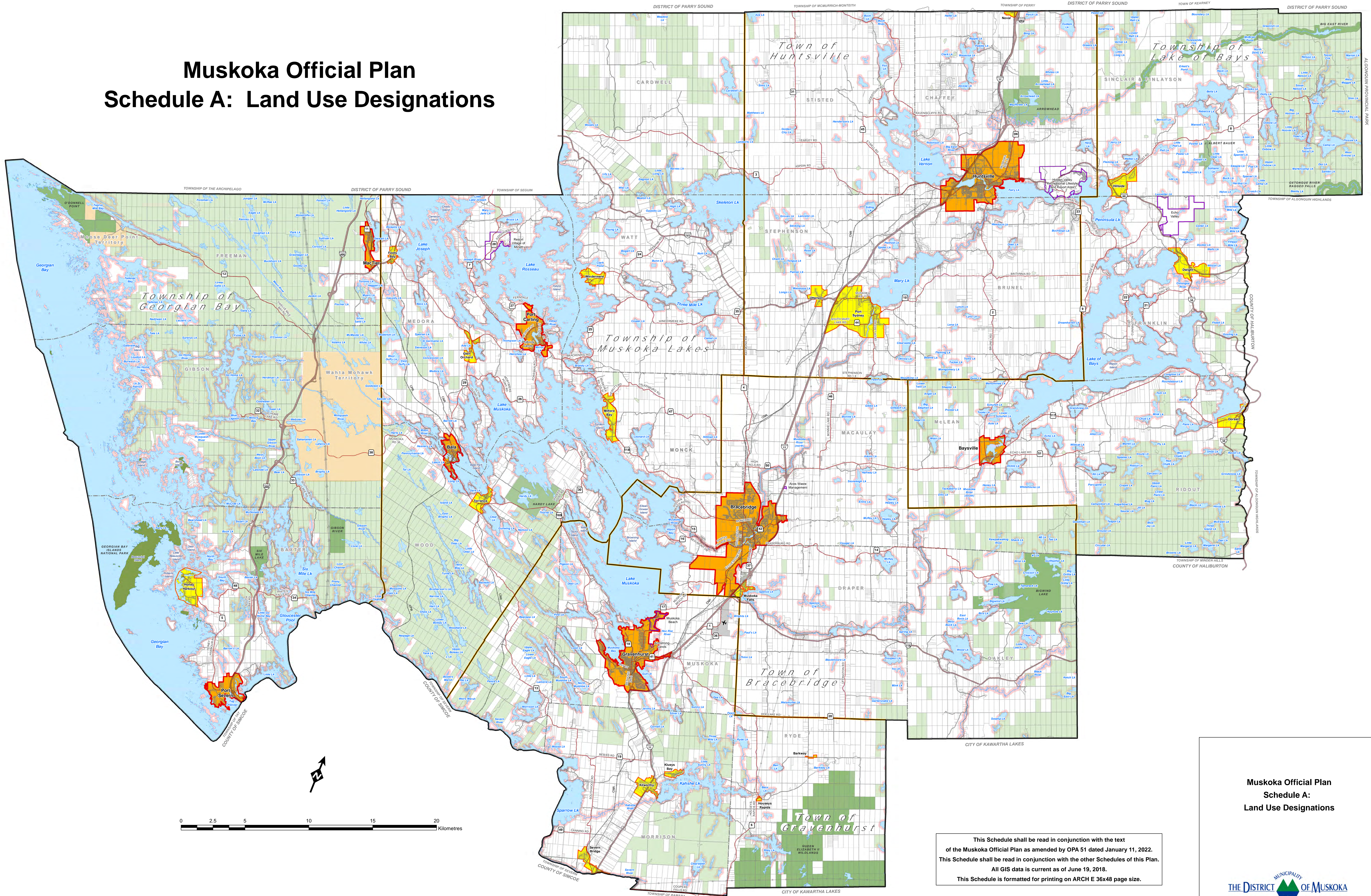
### M14.7 DEFINITIONS

A number of terms in this Plan are defined if they are shown in **bold**. All of these terms are found in the Provincial Policy Statement.



# Muskoka Official Plan

## Schedule A: Land Use Designations



### Legend

- Land Use Designations**
- Urban Centre
  - Rural Area \*
  - District Boundary
  - Provincial Highway
  - Lake (>=8ha)
  - Crown Land
  - Community Area
  - Waterfront Area \*\*
  - Area Municipal Boundary
  - District Road
  - Parcel Fabric
  - Provincial Park
  - Special Policy Area
  - Geographic Township Boundary
  - Area Municipal Road
  - Indigenous Lands
  - Railway
  - Muskoka Airport
  - National Park

\* Subject to interpretation in accordance with Section J3  
 \*\* Subject to interpretation in accordance with Section J4

This Schedule shall be read in conjunction with the text of the Muskoka Official Plan as amended by OPA 51 dated January 11, 2022. This Schedule shall be read in conjunction with the other Schedules of this Plan. All GIS data is current as of June 19, 2018. This Schedule is formatted for printing on ARCH E 36x48 page size.

**Muskoka Official Plan**  
**Schedule A:**  
**Land Use Designations**

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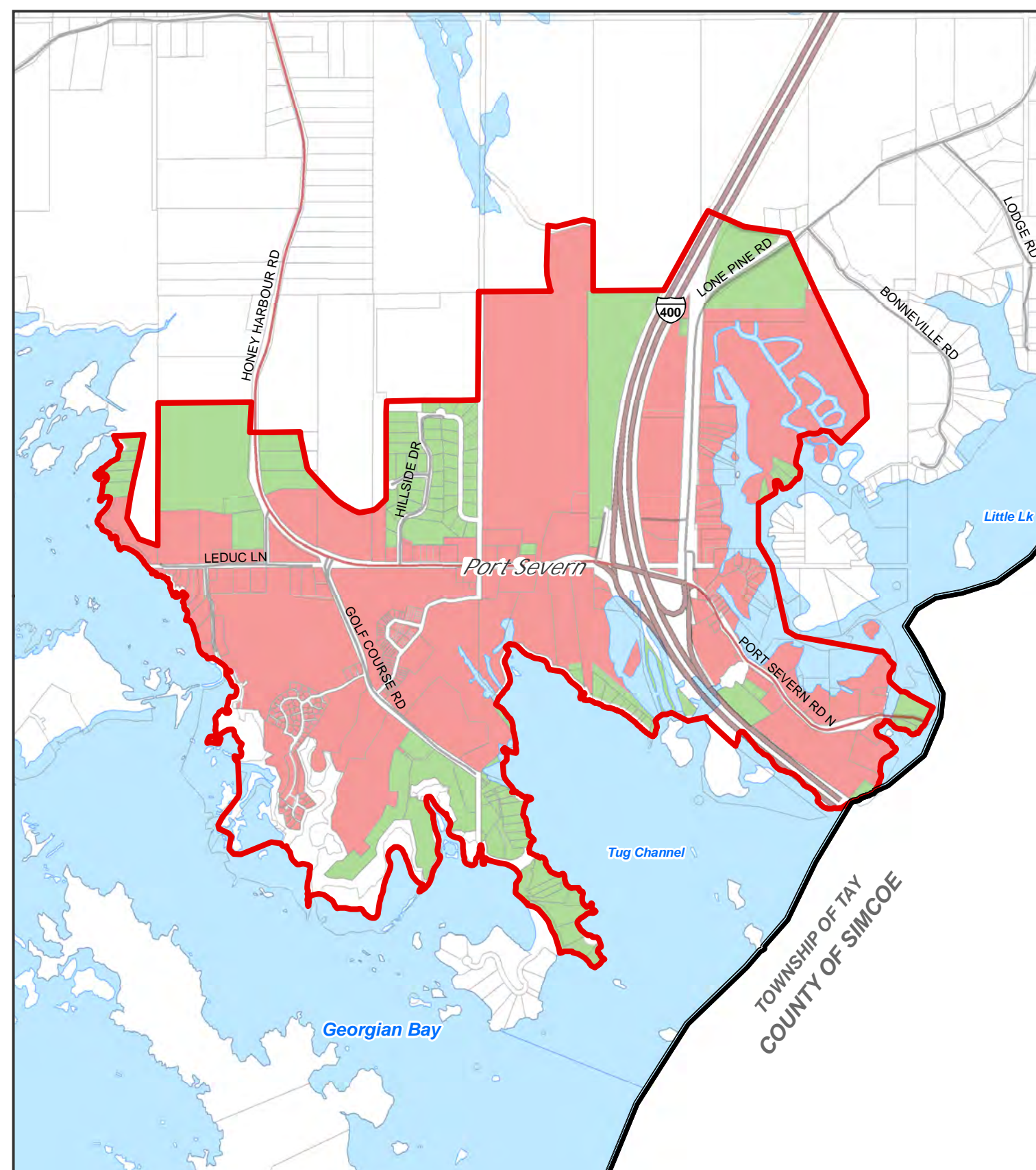
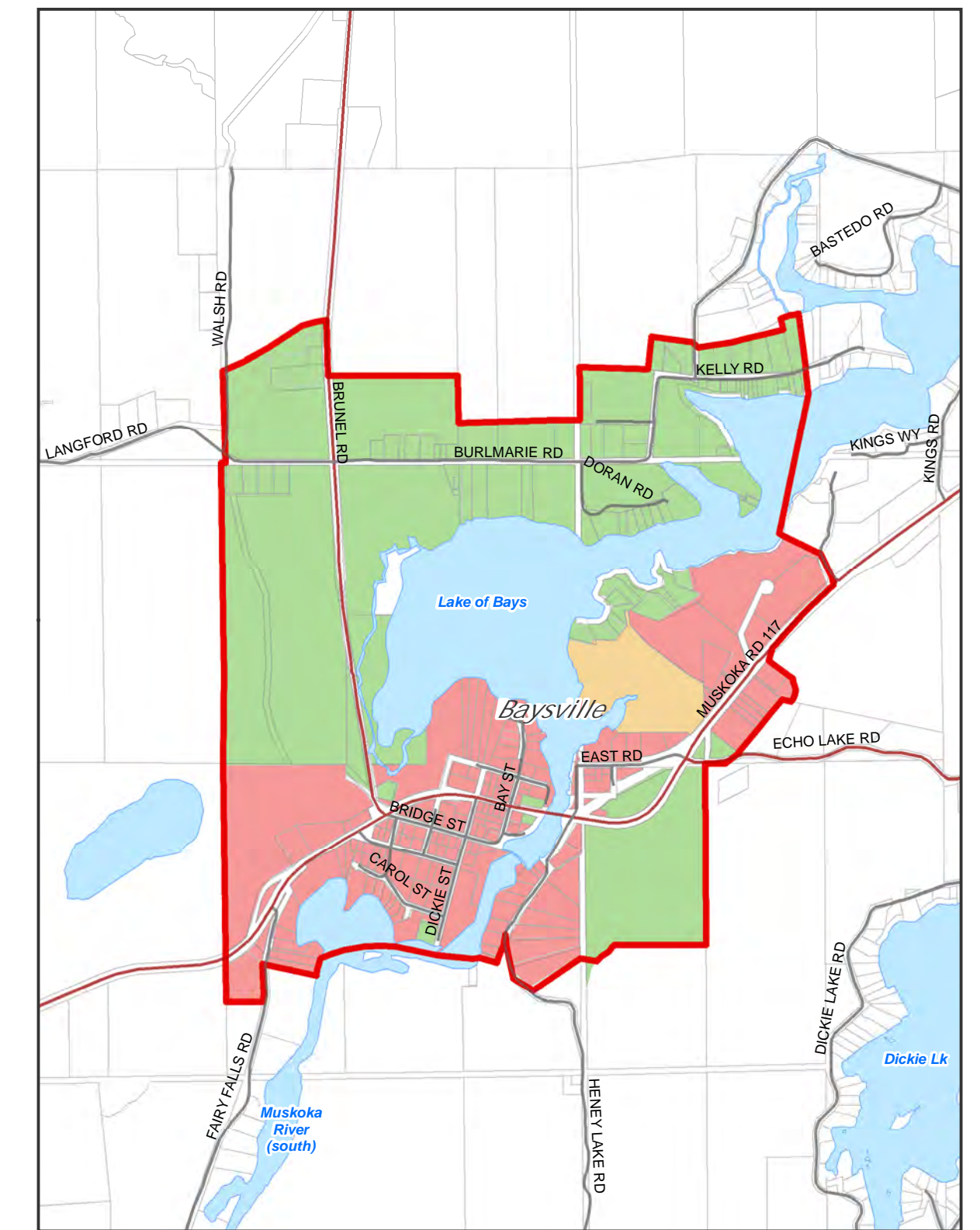
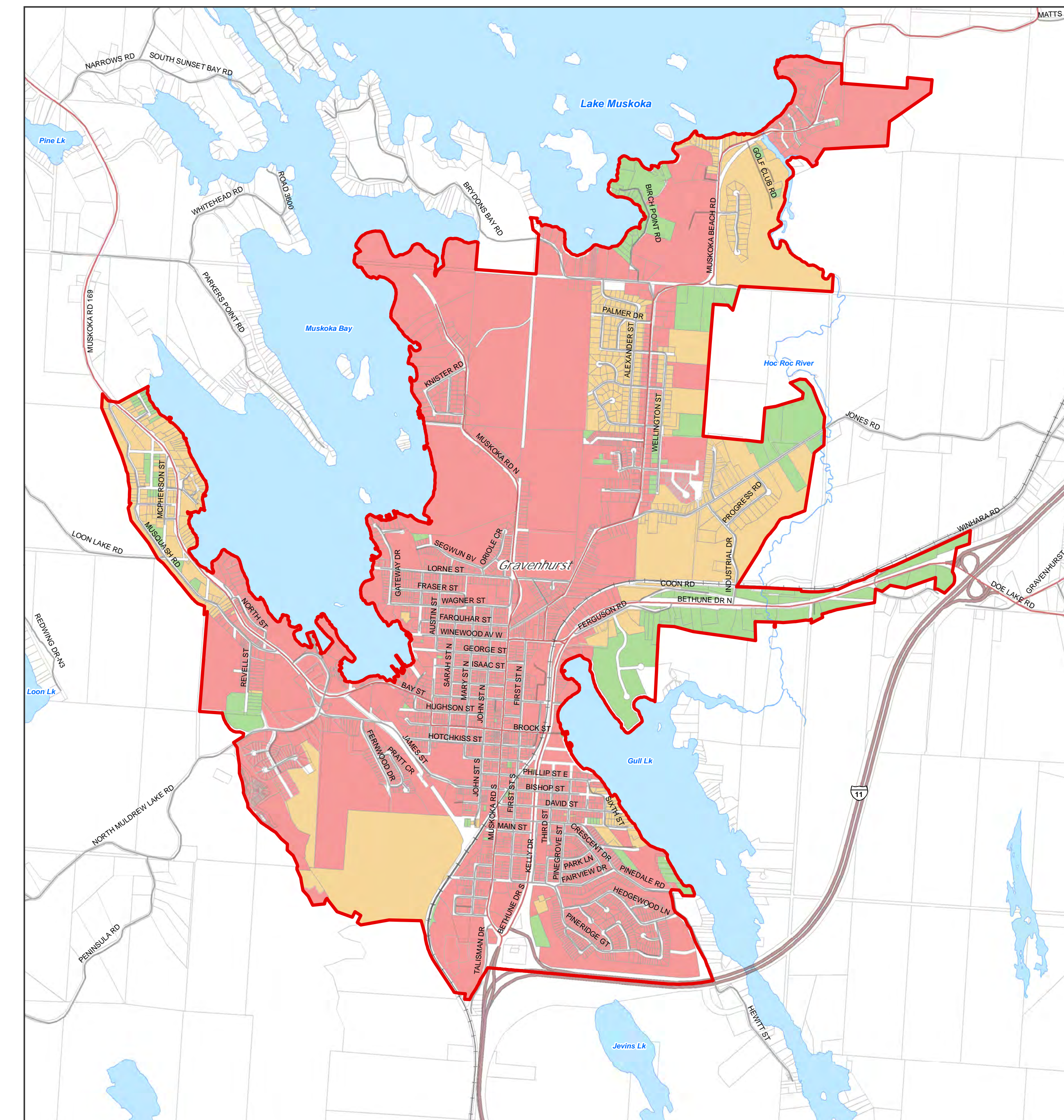
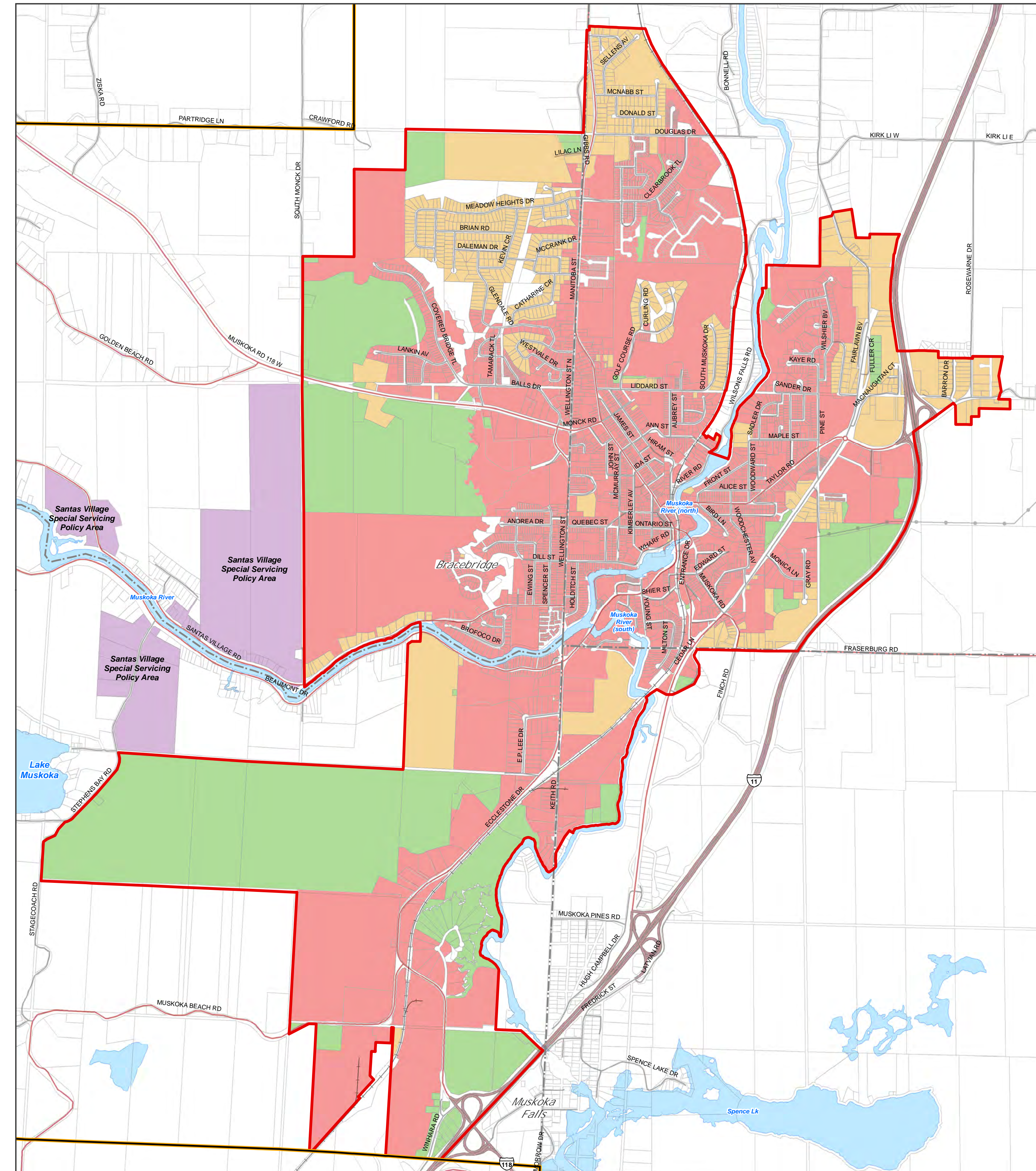
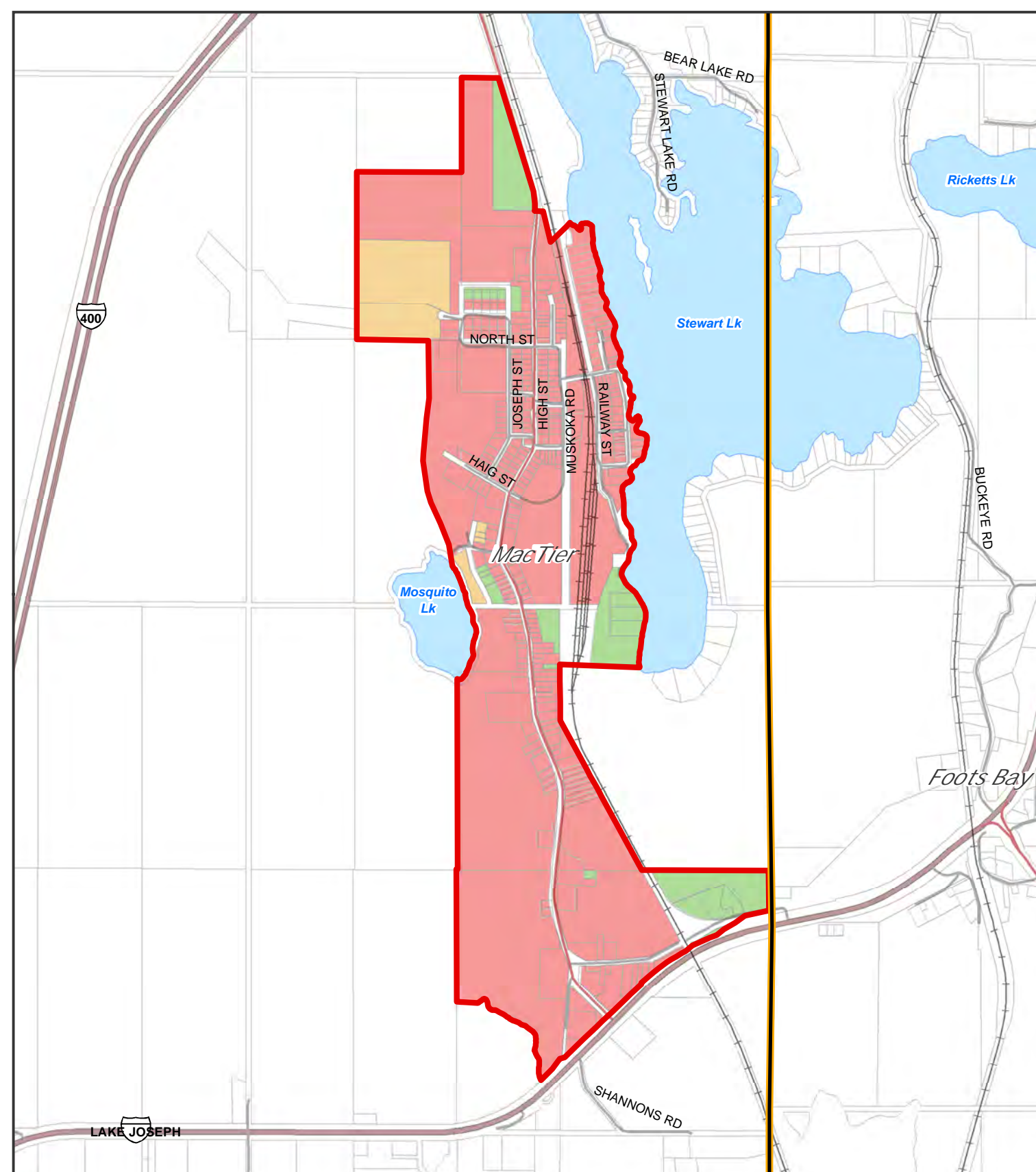
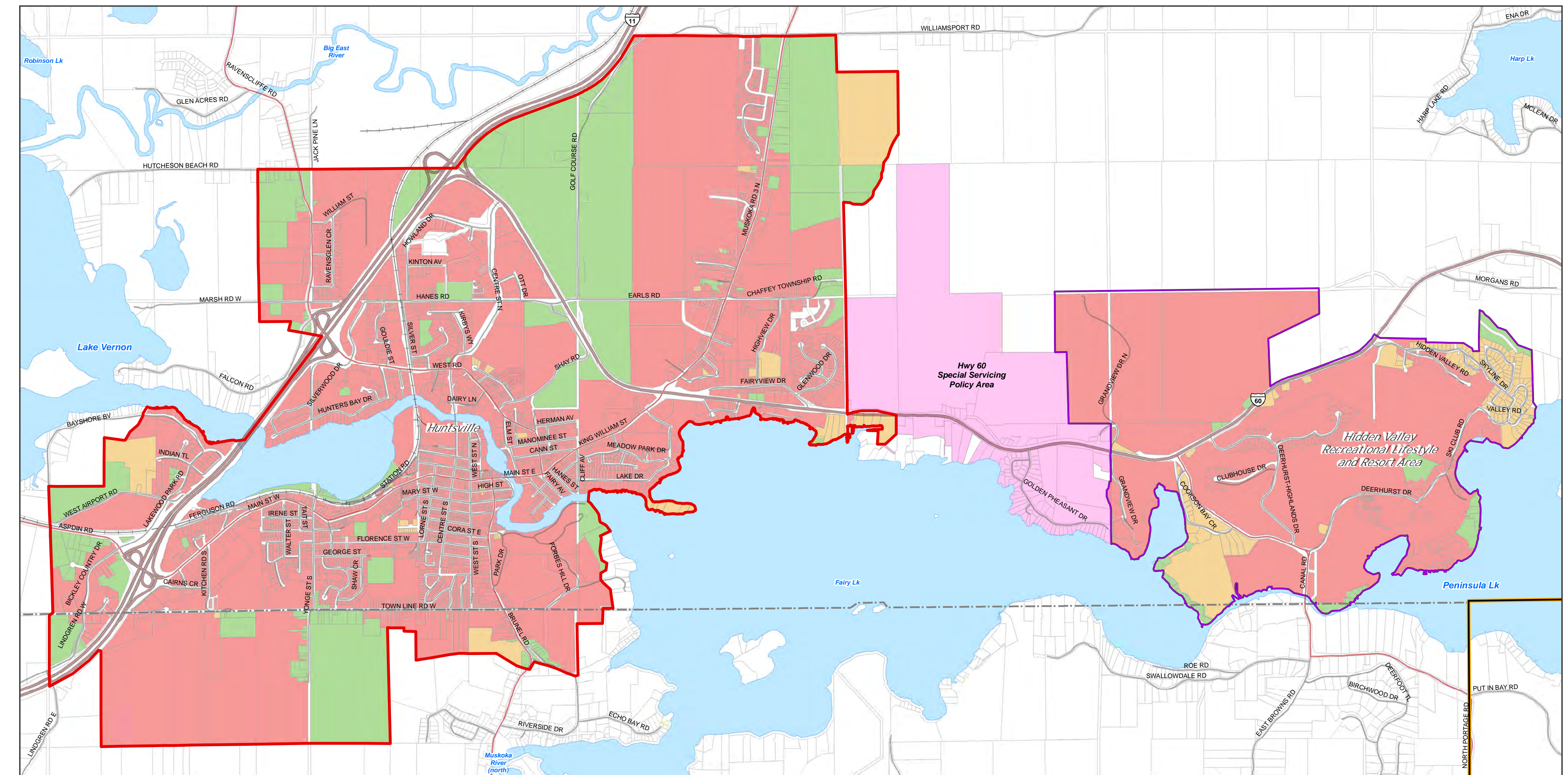
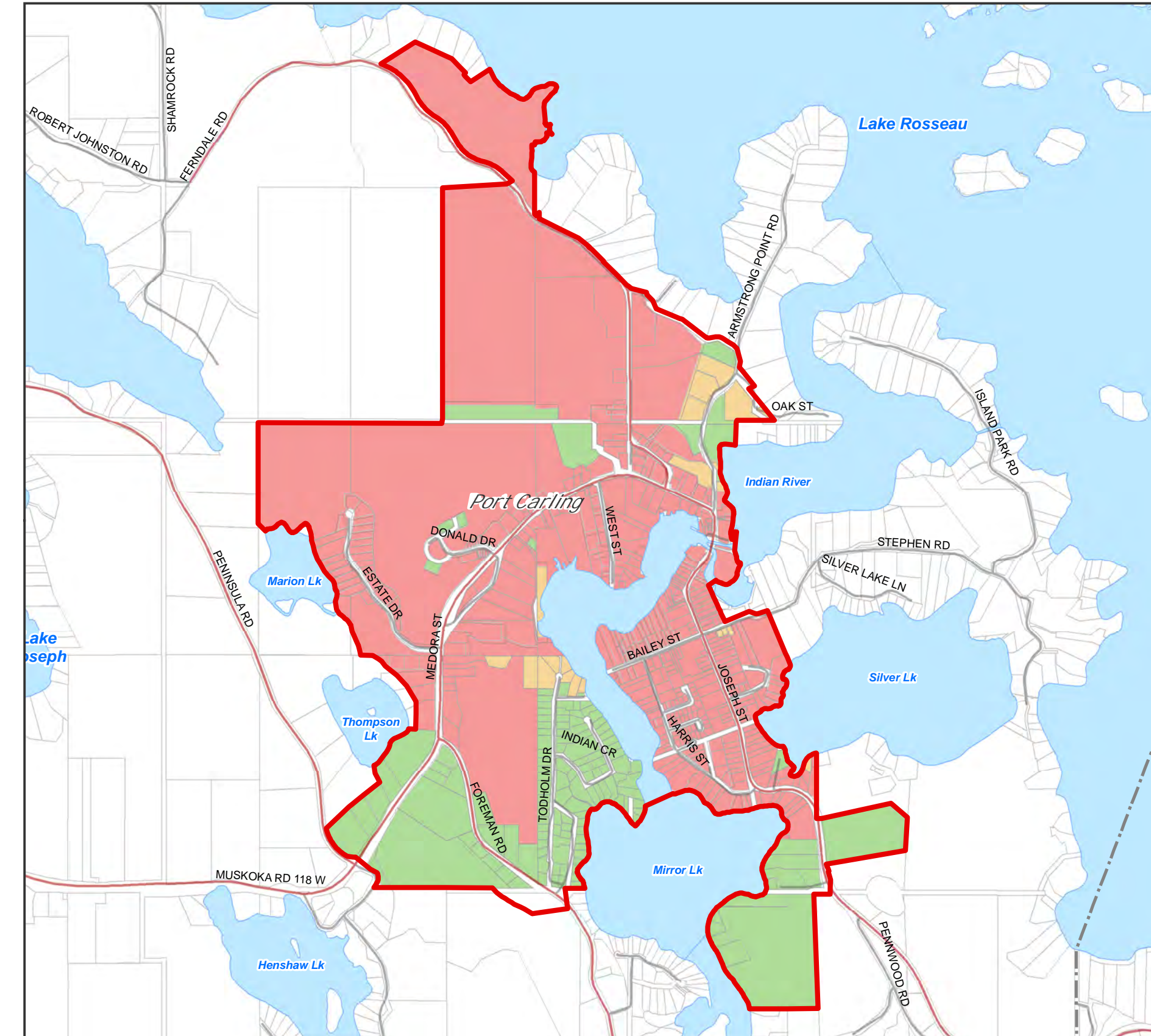
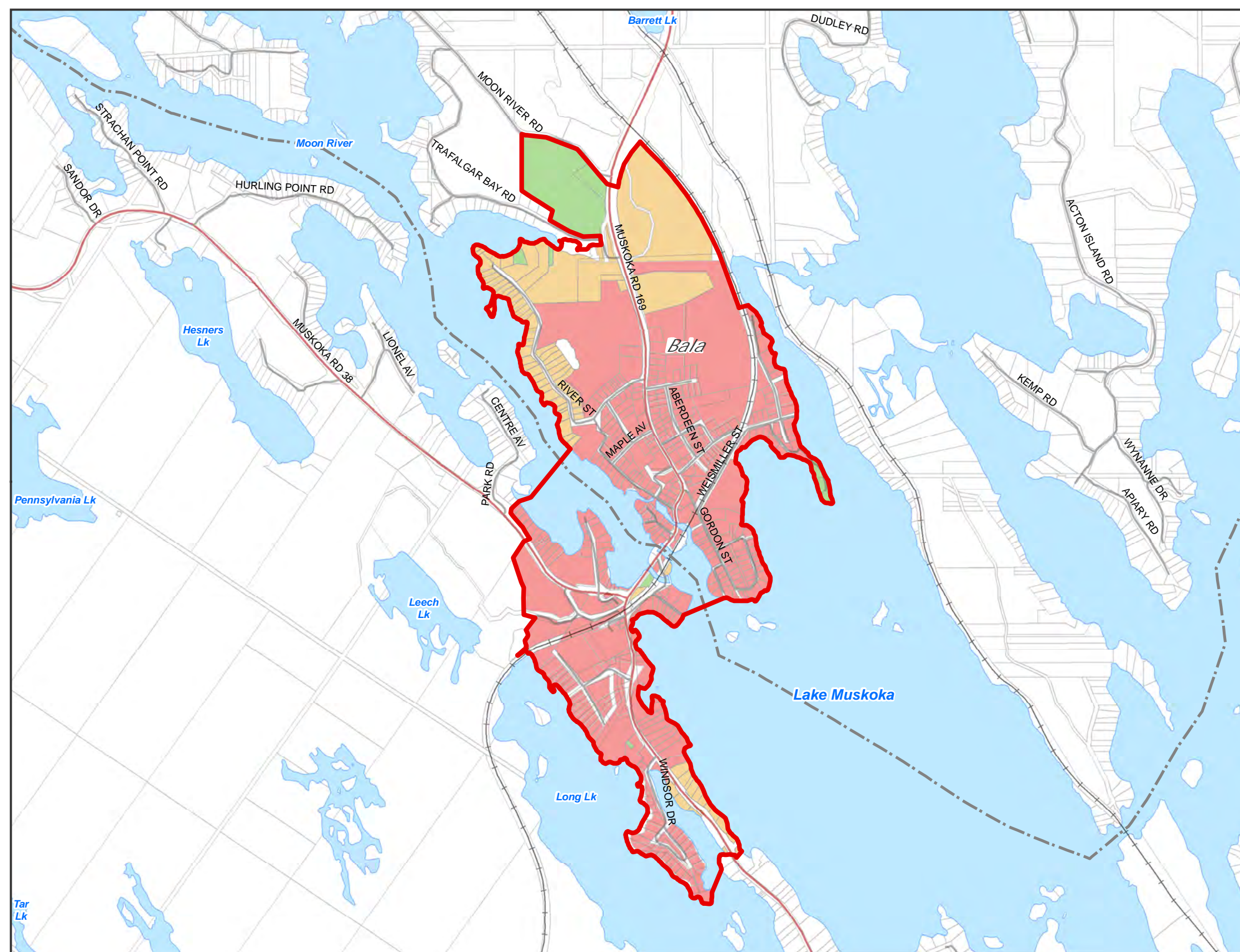


# Muskoka Official Plan

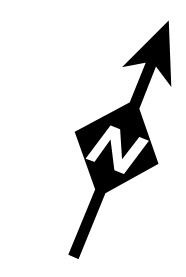
## Schedule B: Urban Service Areas

### Legend

- |                           |                                               |                              |                              |              |                    |
|---------------------------|-----------------------------------------------|------------------------------|------------------------------|--------------|--------------------|
| <b>Urban Service Area</b> | Hwy 60 Special Servicing Policy Area          | District Boundary            | Urban Centre Boundary        | Utility Line | Provincial Highway |
| Full Service Area         | Santa's Village Special Servicing Policy Area | Area Municipal Boundary      | Special Policy Area Boundary | Railway      | District Road      |
| Single Service Area       |                                               | Geographic Township Boundary | Parcel Fabric                |              | Municipal Road     |
| Future Service Area       |                                               |                              |                              |              |                    |



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### Muskoka Official Plan Schedule B: Urban Service Areas

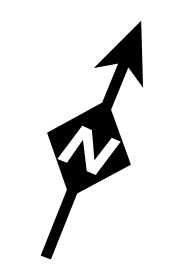
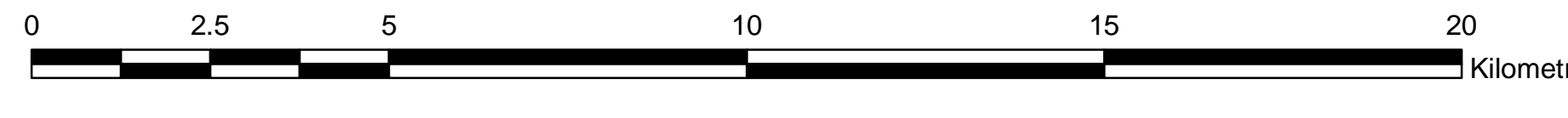
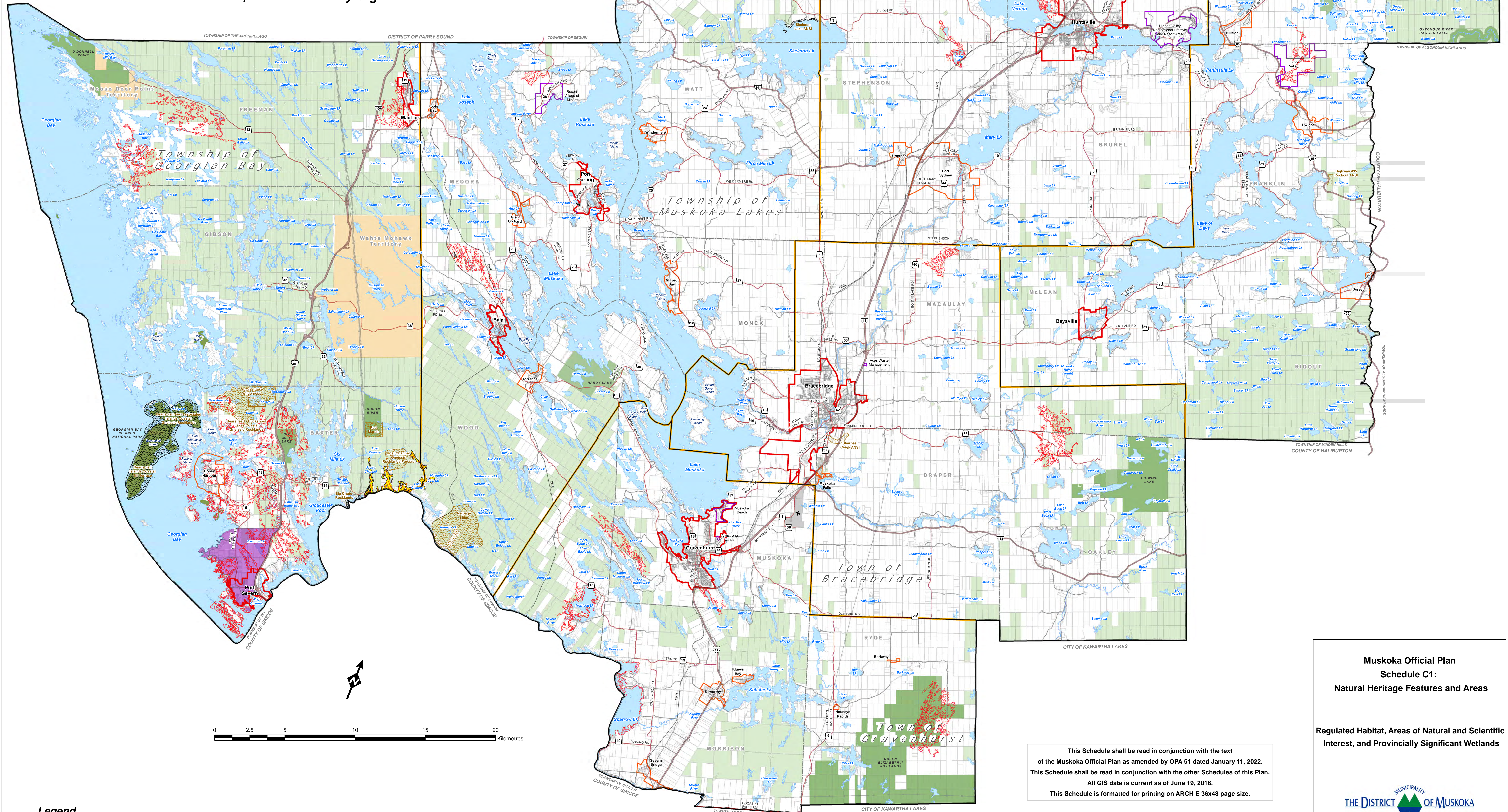


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# Muskoka Official Plan Schedule C1: Natural Heritage Features and Areas

Regulated Habitat, Areas of Natural and Scientific Interest, and Provincially Significant Wetlands



## Legend

### Natural Heritage Features and Areas

Provincially Significant Wetlands	Area of Natural and Scientific Interest (ANSI)	District Boundary	Urban Centre Boundary	Provincial Highway	Utility Line	Lake (>=8ha)	Crown Land
Regulated Habitat	Earth Science	Municipal Boundary	Community Area Boundary	District Road	Railway	Parcel Fabric	Provincial Park
Engelmanns Quillwort Regulated Habitat	Earth Science	Geographic Township Boundary	Special Policy Area Boundary	Area Municipal Road	Muskoka Airport	Indigenous Lands	National Park
Eastern Fox Snake Regulated Habitat	Life Science						
	Life Science						

\* The Regulated Habitat of the Eastern Fox Snake (Georgian Bay Population) is described textually and can only be shown partially on this Schedule. For a complete description of the Regulated Habitat, refer to Ontario Regulation 242/08.

This Schedule shall be read in conjunction with the text of the Muskoka Official Plan as amended by OPA 51 dated January 11, 2022. This Schedule shall be read in conjunction with the other Schedules of this Plan. All GIS data is current as of June 19, 2018. This Schedule is formatted for printing on ARCH E 36x48 page size.

**Muskoka Official Plan  
Schedule C1:  
Natural Heritage Features and Areas**

Regulated Habitat, Areas of Natural and Scientific Interest, and Provincially Significant Wetlands

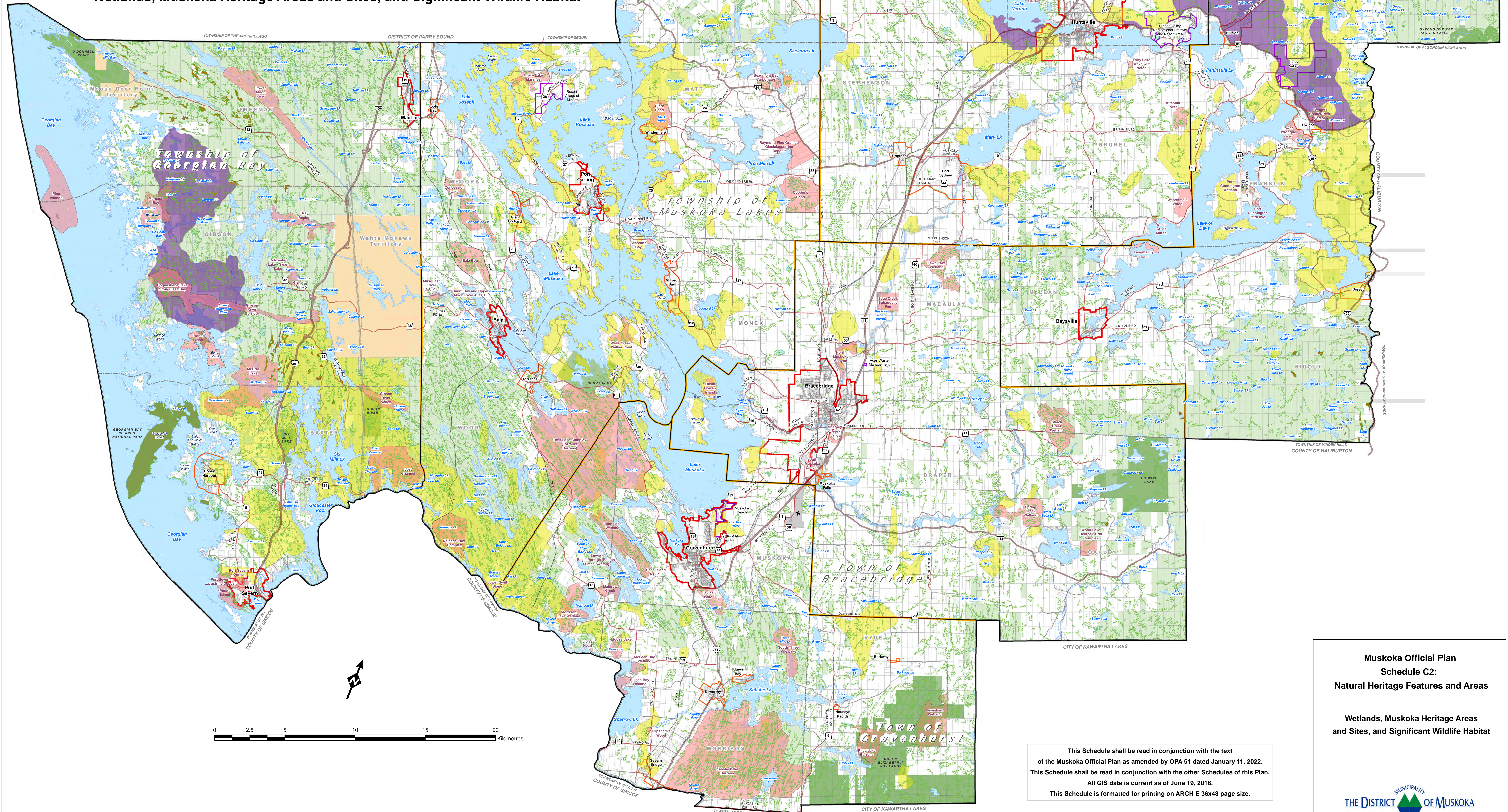


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# Muskoka Official Plan Schedule C2: Natural Heritage Features and Areas

Wetlands, Muskoka Heritage Areas and Sites, and Significant Wildlife Habitat



### Legend

- |                                            |                                     |                              |                              |                           |                     |                        |                   |
|--------------------------------------------|-------------------------------------|------------------------------|------------------------------|---------------------------|---------------------|------------------------|-------------------|
| <b>Natural Heritage Features and Areas</b> | <b>Significant Wildlife Habitat</b> | <b>District Boundary</b>     | <b>Urban Centre Boundary</b> | <b>Provincial Highway</b> | <b>Utility Line</b> | <b>Lake (&gt;=8ha)</b> | <b>Crown Land</b> |
| Wetlands                                   | Moose Aquatic Feeding Areas         | Area Municipal Boundary      | Community Area Boundary      | District Road             | Railway             | Parcel Fabric          | Provincial Park   |
| Muskoka Heritage Areas and Sites           | Deer Yard (Stratum 1)               | Geographic Township Boundary | Special Policy Area Boundary | Area Municipal Road       | Muskoka Airport     | Indigenous Lands       | National Park     |
|                                            | Deer Wintering Area (Stratum 2)     |                              |                              |                           |                     |                        |                   |

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This Schedule is formatted for printing on ARCH E 36x48 page size.

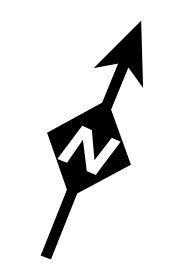
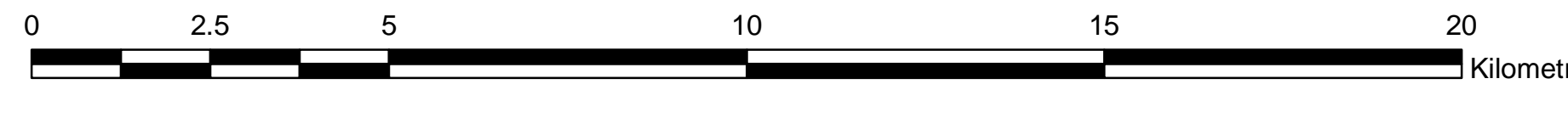
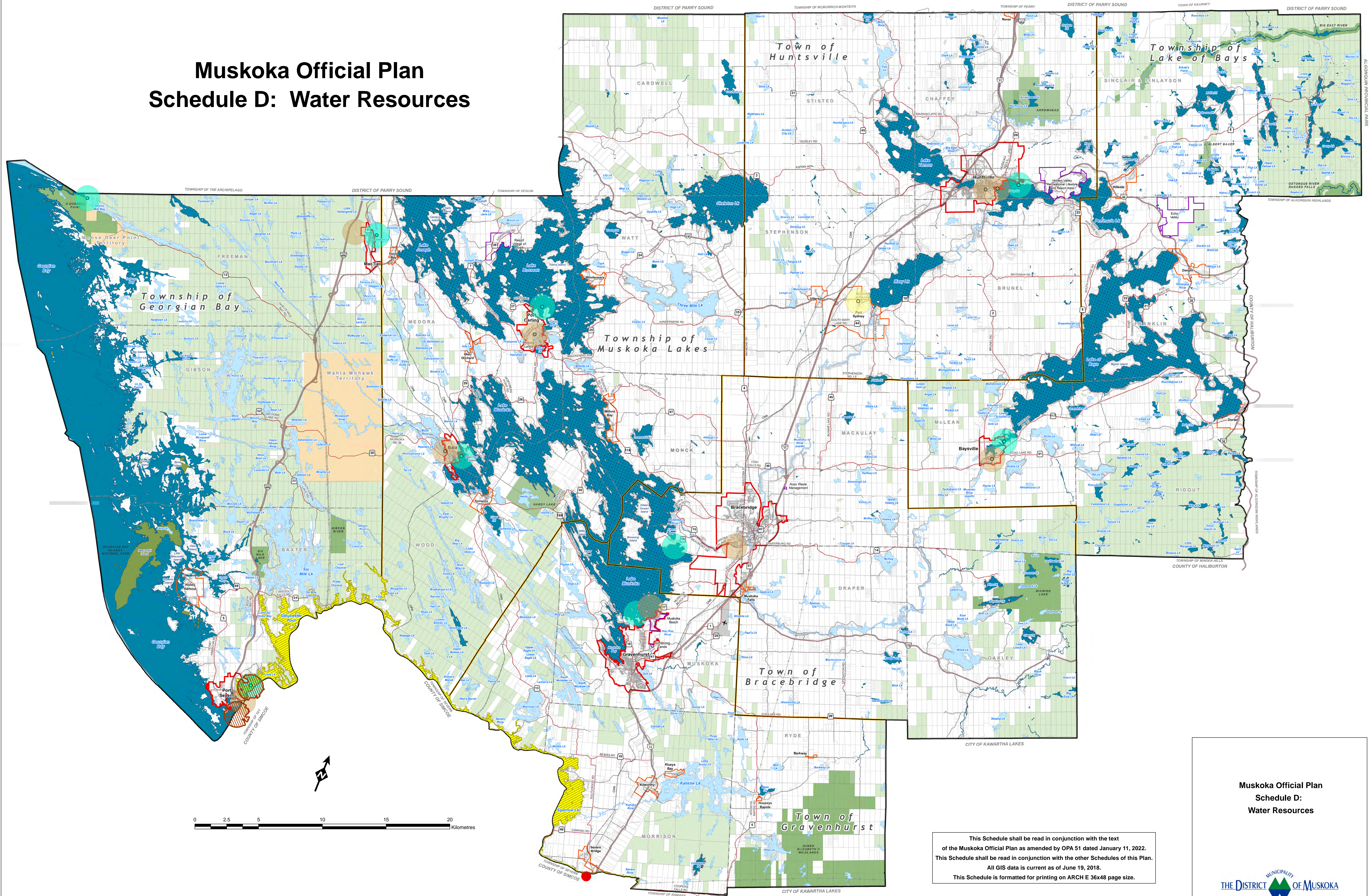
**Muskoka Official Plan  
Schedule C2:  
Natural Heritage Features and Areas**  
  
**Wetlands, Muskoka Heritage Areas  
and Sites, and Significant Wildlife Habitat**



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# Muskoka Official Plan Schedule D: Water Resources



This Schedule shall be read in conjunction with the text of the Muskoka Official Plan as amended by OPA 51 dated January 11, 2022. This Schedule shall be read in conjunction with the other Schedules of this Plan. All GIS data is current as of June 19, 2018. This Schedule is formatted for printing on ARCH E 36x48 page size.

**Muskoka Official Plan  
Schedule D:  
Water Resources**



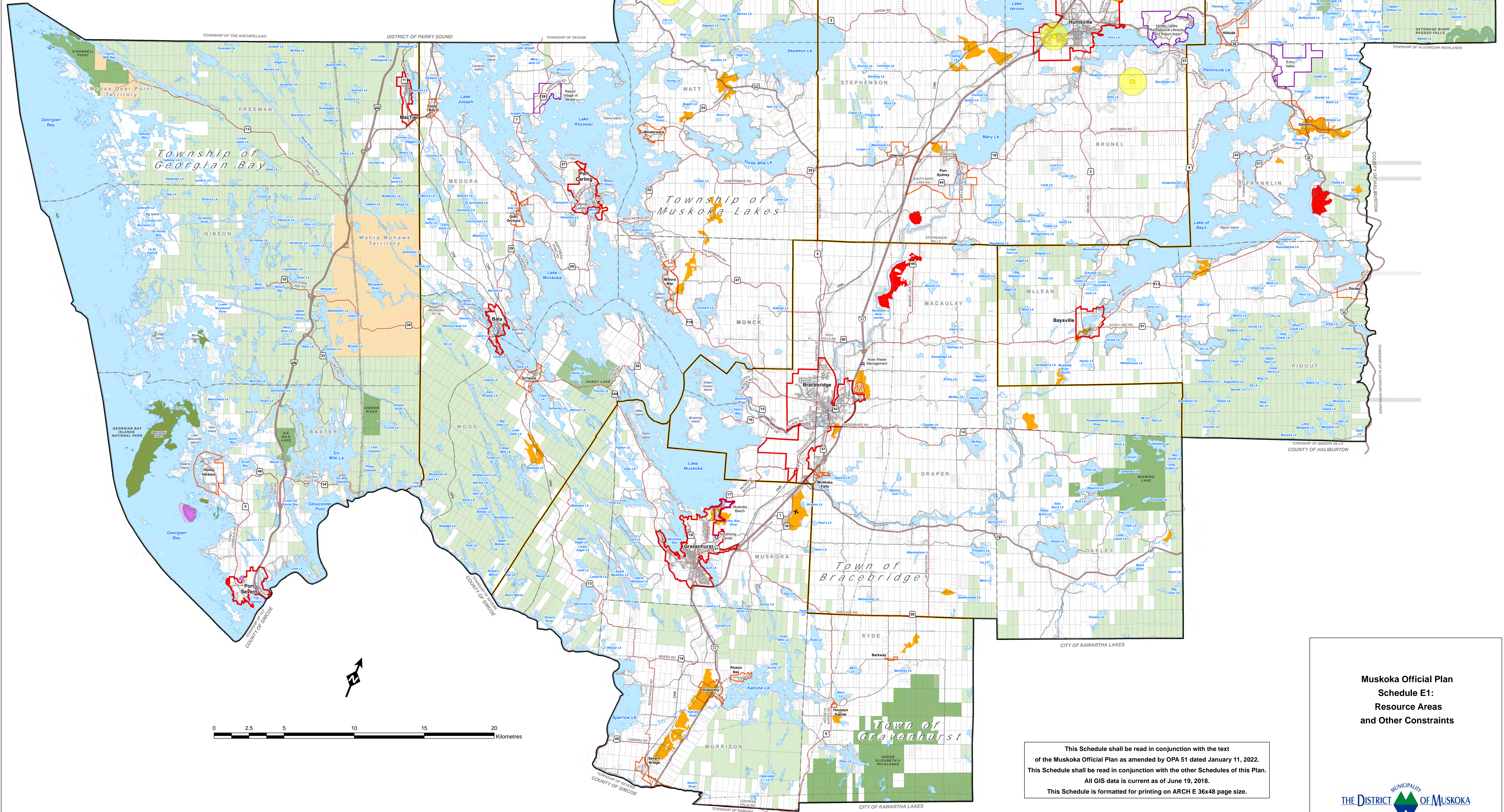
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### Legend

- |                           |                                |                                                             |                              |                           |                     |                        |                   |
|---------------------------|--------------------------------|-------------------------------------------------------------|------------------------------|---------------------------|---------------------|------------------------|-------------------|
| <b>Waterbody Features</b> | <b>Source Water Protection</b> | <b>Other Major Infrastructure and Related 1000 m Buffer</b> | <b>Urban Centre Boundary</b> | <b>Provincial Highway</b> | <b>Utility Line</b> | <b>Lake (&gt;=8ha)</b> | <b>Crown Land</b> |
| Cold Water Lake           | Well Head Protection Area      | Intake                                                      | Urban Centre Boundary        | Provincial Highway        | Utility Line        | Lake (>=8ha)           | Crown Land        |
| Lake Trout Lake           | Intake Protection Zone         | Outfall                                                     | Community Area Boundary      | District Road             | Railway             | Provincial Park        | Provincial Park   |
| Trent Severn Waterway     |                                | Well                                                        | Special Policy Area Boundary | Area Municipal Road       | Muskoka Airport     | Indigenous Lands       | National Park     |
|                           |                                |                                                             | District Boundary            | Area Municipal Boundary   |                     |                        |                   |
|                           |                                |                                                             | Geographic Township Boundary |                           |                     |                        |                   |




# Muskoka Official Plan Schedule E1: Resource Areas and Other Constraints



This Schedule shall be read in conjunction with the text of the Muskoka Official Plan as amended by OPA 51 dated January 11, 2022. This Schedule shall be read in conjunction with the other Schedules of this Plan. All GIS data is current as of June 19, 2018. This Schedule is formatted for printing on ARCH E 36x48 page size.

**Muskoka Official Plan  
Schedule E1:  
Resource Areas  
and Other Constraints**



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### Legend

- |                                   |                  |                                   |                                                                    |                              |                              |                     |                 |                  |                 |
|-----------------------------------|------------------|-----------------------------------|--------------------------------------------------------------------|------------------------------|------------------------------|---------------------|-----------------|------------------|-----------------|
| Sand and Gravel Aggregate Deposit | Karst Topography | Abandoned Mines and 1000 m Buffer | Municipal Operating Waste Disposal Site                            | District Boundary            | Urban Centre Boundary        | Provincial Highway  | Utility Line    | Lake (>=8ha)     | Crown Land      |
| Primary Significance              | Known            | Abandoned Mine                    | See Appendix C for additional information on waste disposal sites. | Area Municipal Boundary      | Community Area Boundary      | District Road       | Railway         | Parcel Fabric    | Provincial Park |
| Secondary Significance            | Potential        | 1000m Consultation                |                                                                    | Geographic Township Boundary | Special Policy Area Boundary | Area Municipal Road | Muskoka Airport | Indigenous Lands | National Park   |



## Schedule E2

### **WATERBODIES WHERE A WATER QUALITY INDICATOR HAS BEEN CONFIRMED IN ACCORDANCE WITH THE POLICIES OF SECTION C2.6 OF THE MUSKOKA OFFICIAL PLAN**

#### **WATERBODIES WHERE LONG-TERM PHOSPHORUS CONCENTRATIONS EXCEED 20 MICROGRAMS/LITRE**

Barron's Lake (GB)  
Bass Lake (GR)

Three Mile Lake (ML)

#### **WATERBODIES WITH A LONG-TERM STATISTICALLY SIGNIFICANT INCREASING TREND IN PHOSPHORUS CONCENTRATION**

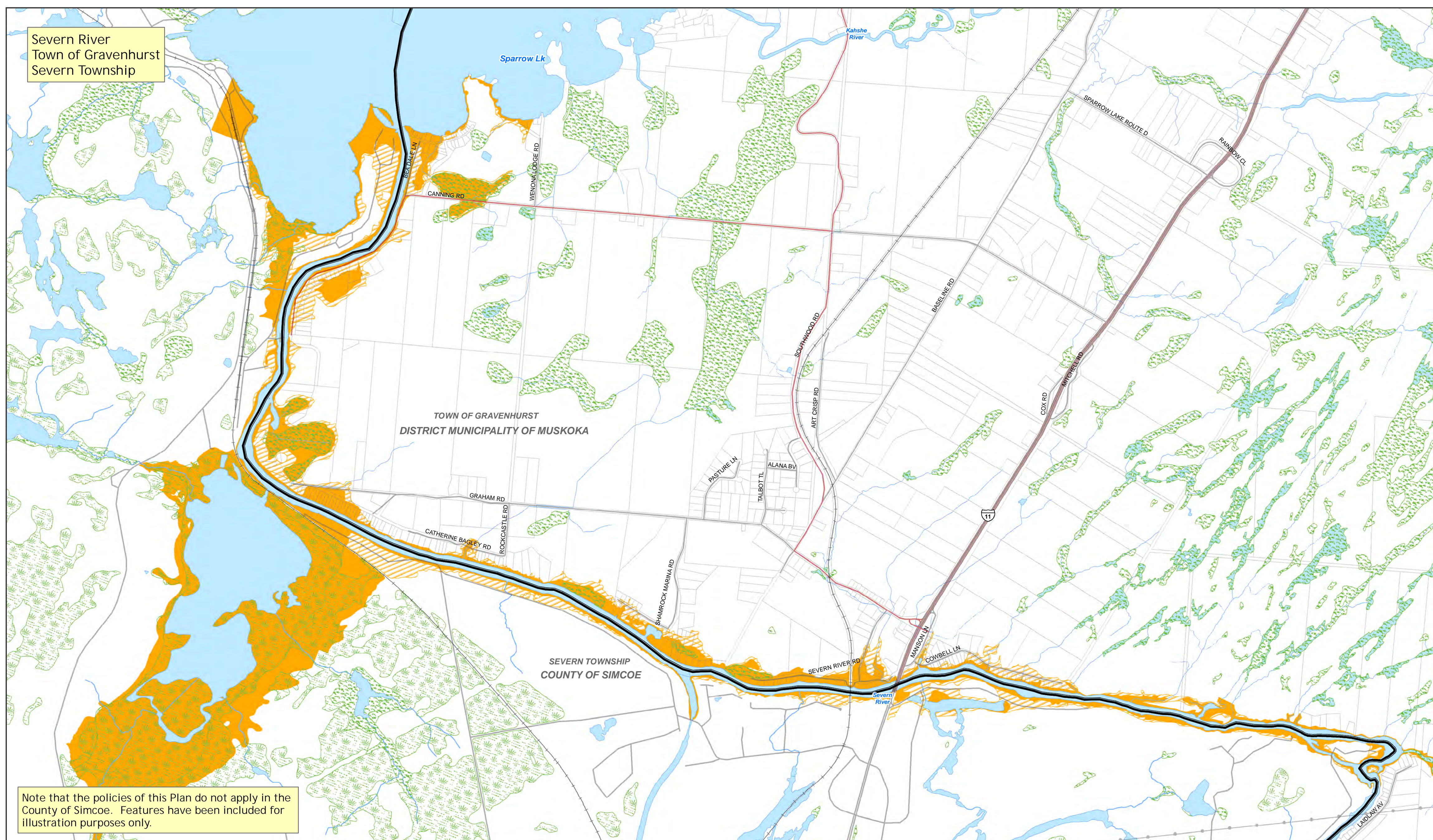
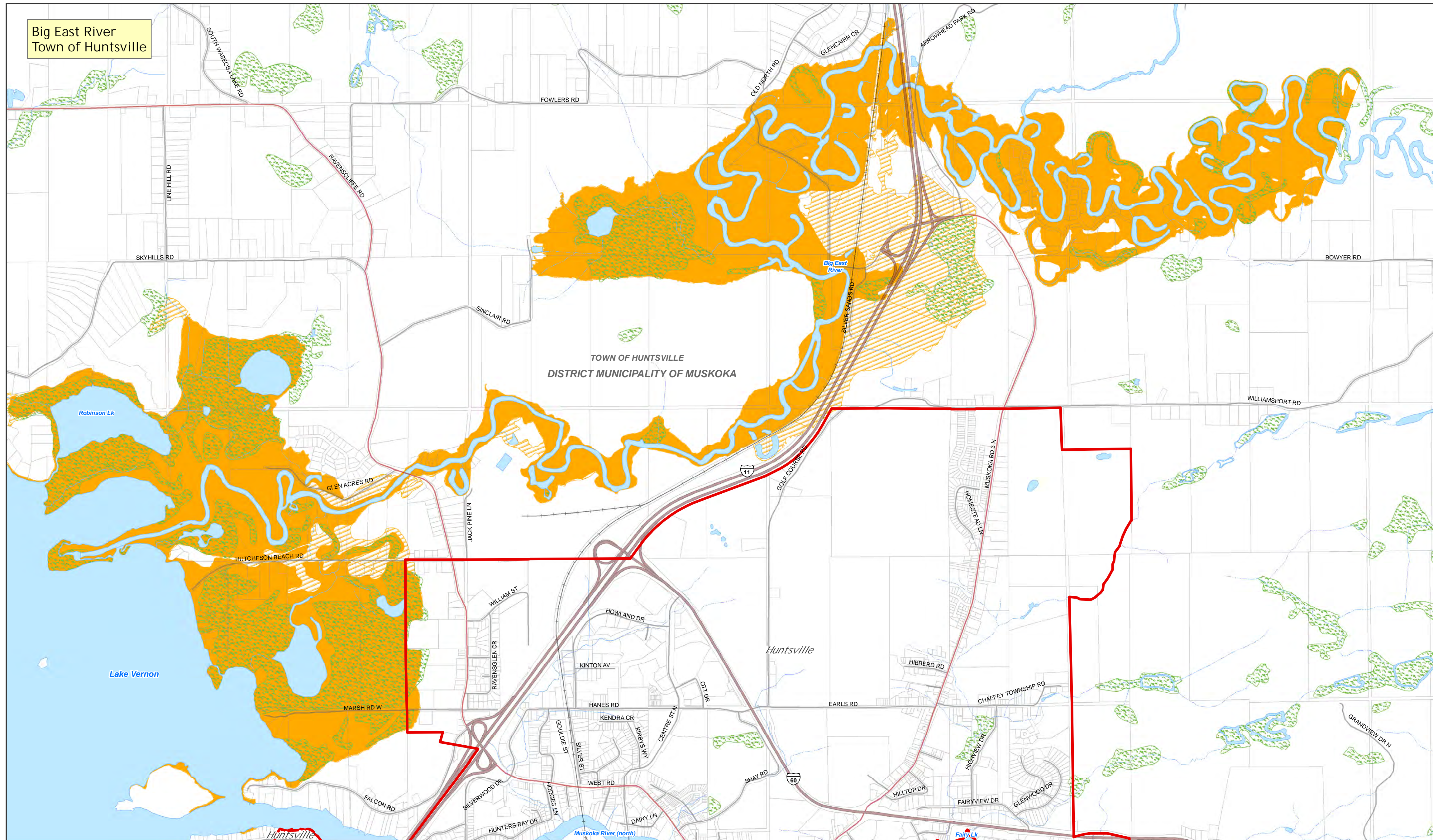
None

#### **WATERBODIES WITH A CONFIRMED AND DOCUMENTED OCCURRENCE OF A BLUE-GREEN (CYANOBACTERIAL) ALGAL BLOOM**

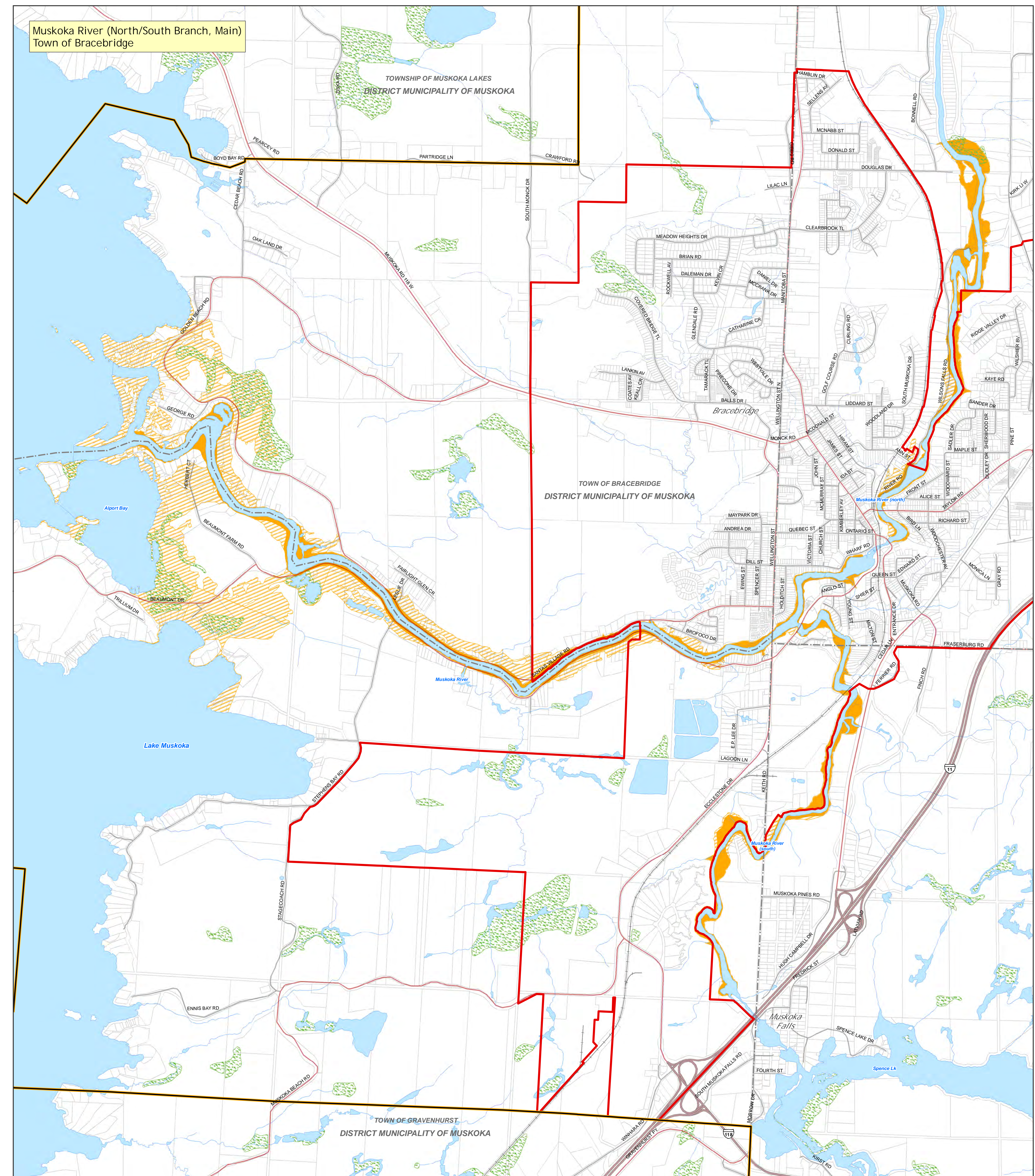
Bruce Lake (ML)  
Clark Pond (ML)  
Lake Muskoka – Boyd Bay (BR/ML)  
Leonard Lake (ML)  
Peninsula Lake (HT/LOB)  
Stewart Lake (GB/ML)  
Three Mile Lake (ML)



# Muskoka Official Plan Schedule E3: Flood Risk Mapping



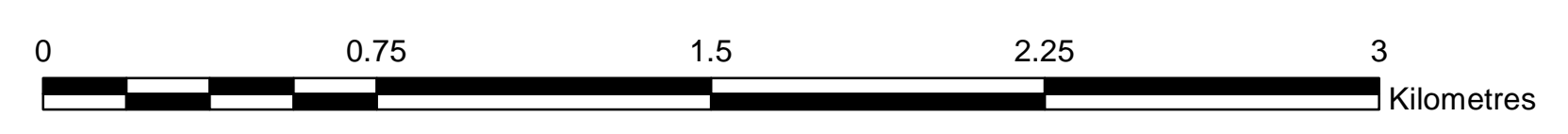
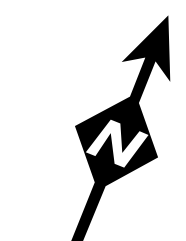
Note that the policies of this Plan do not apply in the County of Simcoe. Features have been included for illustration purposes only.



### Legend

- Floodway
- Flood Fringe
- Year Round Streams
- Intermittent Streams
- Waterbodies
- Wetlands\*
- District Boundary
- Municipal Boundary
- Geographic Township Boundary
- Urban Centre Boundary
- Parcel Fabric
- Utility Line
- Railway
- Provincial Road
- District Road
- Municipal Road

\* Features shown for illustrative purposes



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**Muskoka Official Plan  
Schedule E3:  
Flood Risk Mapping**

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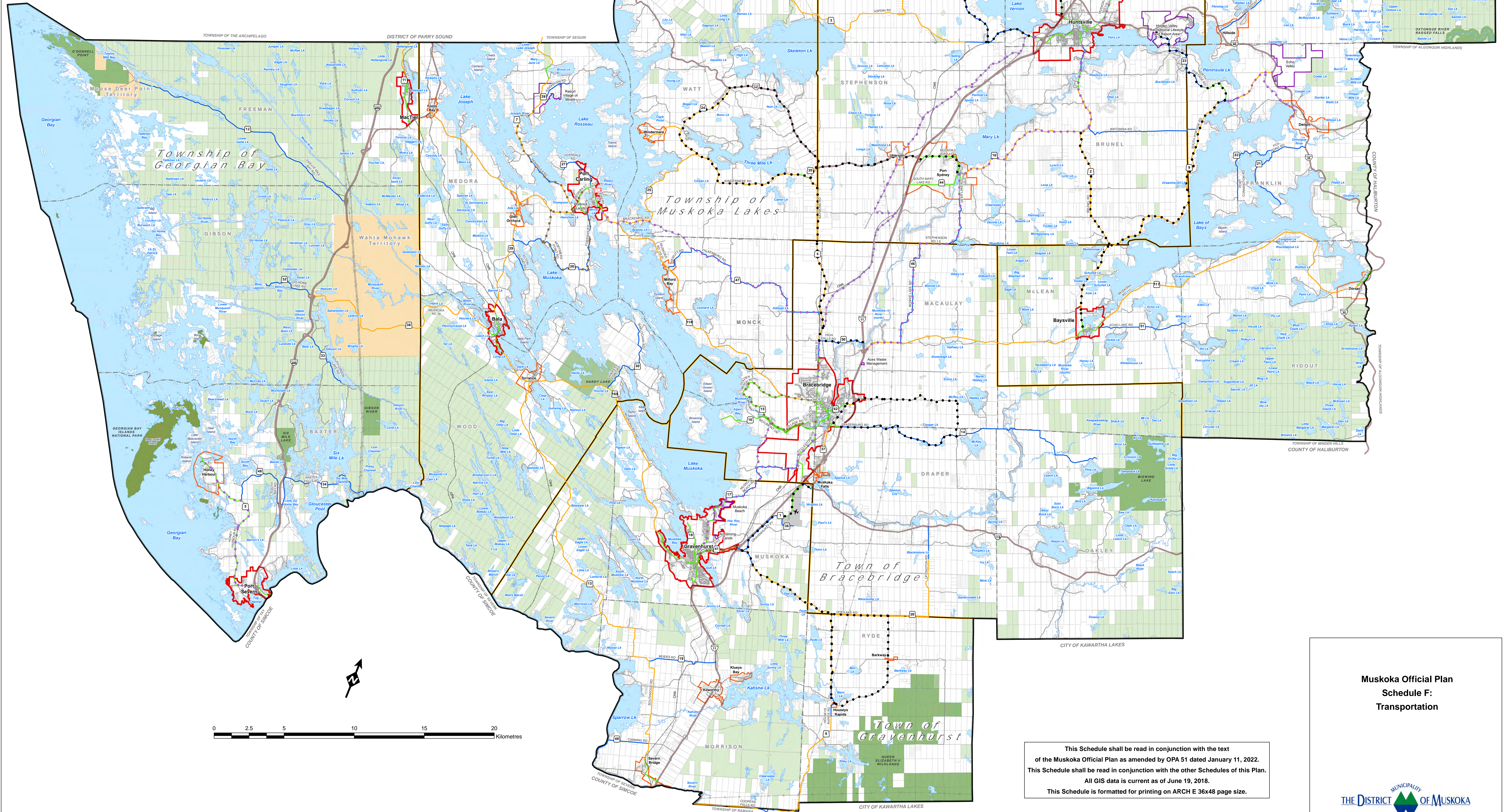
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# Muskoka Official Plan Schedule F: Transportation



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### Legend

- |                   |                               |                              |                              |                    |                  |                 |                     |
|-------------------|-------------------------------|------------------------------|------------------------------|--------------------|------------------|-----------------|---------------------|
| District Boundary | Active Transportation Cycling | District Boundary            | Urban Centre Boundary        | Utility Line       | Lake (>=8ha)     | Crown Land      | Provincial Highway  |
| Class A           | Community Route               | Area Municipal Boundary      | Community Area Boundary      | Railway            | Parcel Fabric    | Provincial Park | Area Municipal Road |
| Class B           | Connection Route              | Geographic Township Boundary | Special Policy Area Boundary | Muskoka Airport    | Indigenous Lands | National Park   |                     |
| Class C           | Loop Route                    |                              |                              | Port Carling Locks |                  |                 |                     |

### Muskoka Official Plan Schedule F: Transportation

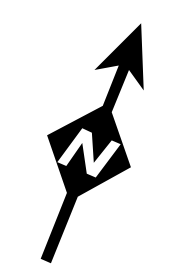
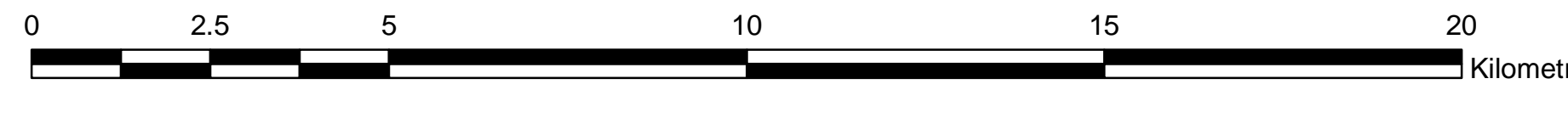
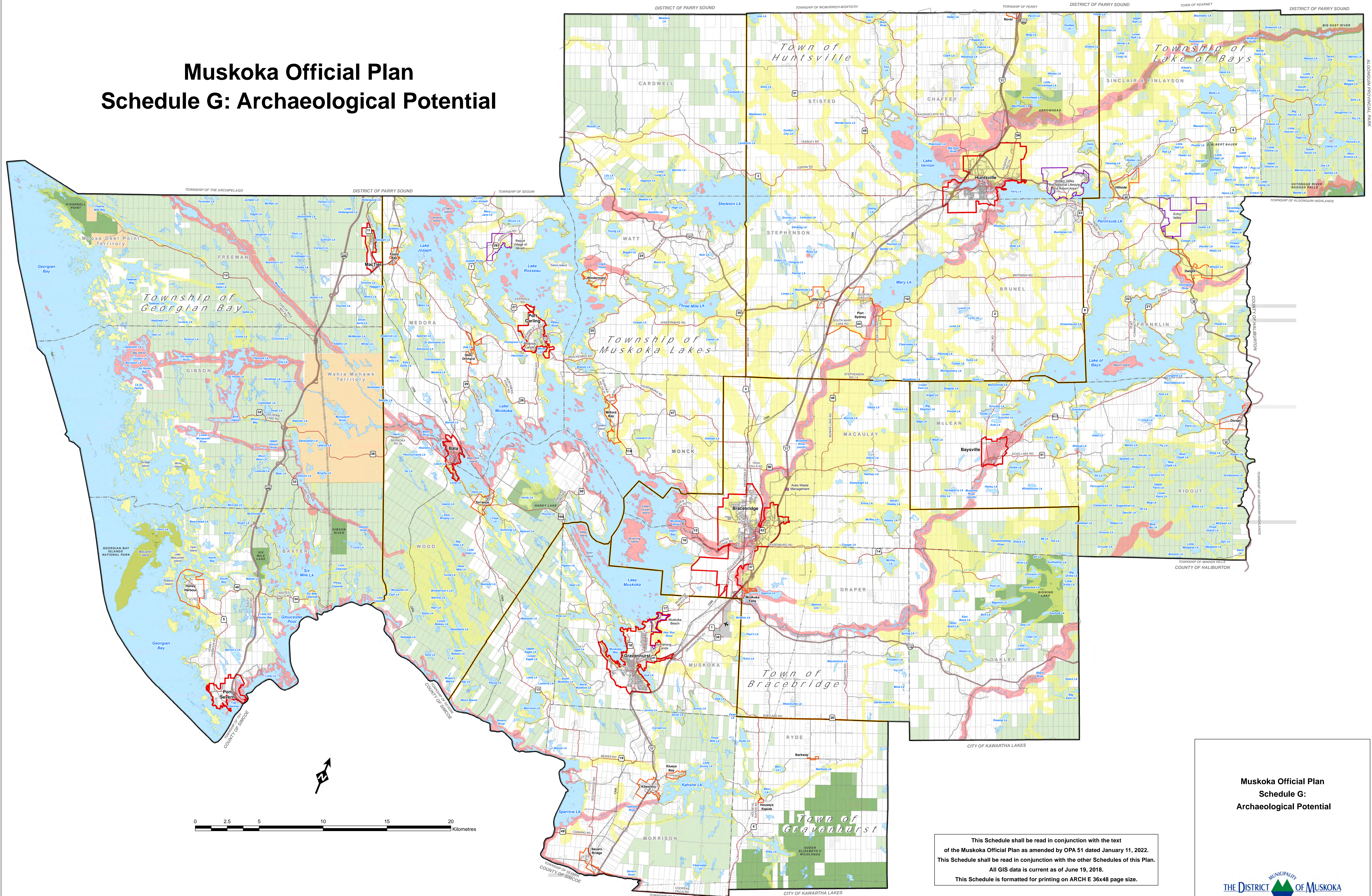


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# Muskoka Official Plan

## Schedule G: Archaeological Potential



### Legend

- |                                          |                              |                              |                     |                 |                  |                 |
|------------------------------------------|------------------------------|------------------------------|---------------------|-----------------|------------------|-----------------|
| <b>Areas of Archaeological Potential</b> | District Boundary            | Urban Centre Boundary        | Provincial Highway  | Utility Line    | Lake (>=8ha)     | Crown Land      |
| High to Very High                        | Area Municipal Boundary      | Community Area Boundary      | District Road       | Railway         | Parcel Fabric    | Provincial Park |
| Moderate to High                         | Geographic Township Boundary | Special Policy Area Boundary | Area Municipal Road | Muskoka Airport | Indigenous Lands | National Park   |

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**Muskoka Official Plan**  
**Schedule G:**  
**Archaeological Potential**

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# Appendix A

## SPECIES AT RISK KNOWN OR EXPECTED TO OCCUR IN MUSKOKA

### ENDANGERED SPECIES

Butternut  
Eastern Small-footed Myotis  
Engelmann's Quillwort  
Little Brown Myotis  
Northern Myotis  
Spotted Turtle

### THREATENED SPECIES

Bank Swallow  
Barn Swallow  
Blanding's Turtle  
Bobolink  
Branched Bartonian  
Chimney Swift  
Eastern Foxsnake  
Eastern Hog-nosed Snake  
Eastern Meadowlark  
Eastern Whip-poor-will  
Lake Sturgeon  
Least Bittern  
Massasauga Rattlesnake

### SPECIES OF SPECIAL CONCERN

Broad Beech Fern  
Bald Eagle  
Canada Warbler  
Cerulean Warbler  
Common Five-lined Skink  
Common Nighthawk  
Eastern Musk Turtle  
Eastern Ribbonsnake  
Eastern Wood-Pewee  
Golden-winged Warbler  
Grass Pickerel  
Monarch  
Northern Map Turtle  
Olive-sided Flycatcher  
Peregrine Falcon  
Red-headed Woodpecker  
Snapping Turtle  
Wood Thrush

## Appendix B

### LAKE TROUT LAKES AT CAPACITY

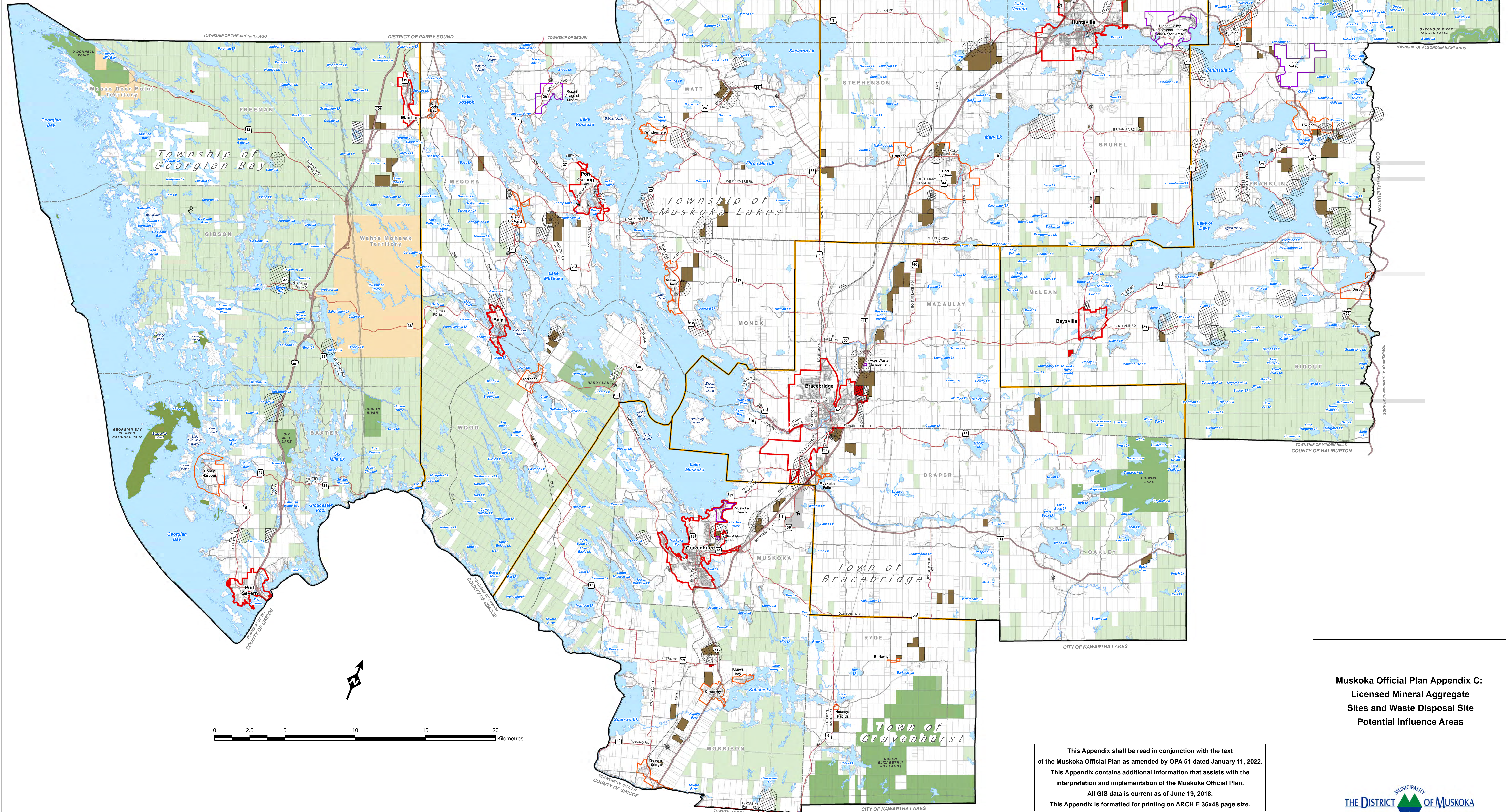
Lake Name	Municipality
Bella Lake	Lake of Bays
Bigwind Lake	Bracebridge
Blue Chalk Lake	Lake of Bays
Bonnie Lake	Bracebridge
Buck Lake (Green)	Lake of Bays
Clear Lake (Oakley Twp.)	Bracebridge
Clearwater Lake	Gravenhurst
Dotty Lake (Long)	Lake of Bays
Fifteen Mile Lake	Lake of Bays
Harp Lake	Huntsville
Jerry Lake	Lake of Bays
Margaret Lake	Lake of Bays
Oxbow Lake	Lake of Bays
Peninsula Lake	Lake of Bays, Huntsville
Pine Lake	Bracebridge
Rebecca Lake	Lake of Bays
Red Chalk Lake	Lake of Bays
Shoe Lake	Lake of Bays
Solitaire Lake (Clear)	Lake of Bays
South Tasso Lake (Blue)	Lake of Bays
Tasso Lake (North Tasso)	Lake of Bays
Young Lake	Muskoka Lakes

Source:  
Ministry of Natural Resources and Forestry, January 15, 2016



# Muskoka Official Plan

## Appendix C: Licensed Mineral Aggregate Sites and Waste Disposal Site Potential Influence Areas



**Legend**

Sites Licensed under the Aggregate Resources Act		Waste Disposal Site Potential Influence Areas		District Boundary		Urban Centre Boundary		Provincial Highway		Utility Line		Lake (>=8ha)		Crown Land	
	Active		Operating		District Boundary		Urban Centre Boundary		Provincial Highway		Utility Line		Lake (>=8ha)		Crown Land
	Inactive		Municipal		Area Municipal Boundary		Community Area Boundary		District Road		Railway		Parcel Fabric		Provincial Park
			Non-operating		Geographic Township Boundary		Special Policy Area Boundary		Area Municipal Road		Muskoka Airport		Indigenous Lands		National Park
			Operating												
			Non-Operating												
			Non-Operating												

This Appendix shall be read in conjunction with the text of the Muskoka Official Plan as amended by OPA 51 dated January 11, 2022. This Appendix contains additional information that assists with the interpretation and implementation of the Muskoka Official Plan. All GIS data is current as of June 19, 2018. This Appendix is formatted for printing on ARCH E 36x48 page size.

### Muskoka Official Plan Appendix C: Licensed Mineral Aggregate Sites and Waste Disposal Site Potential Influence Areas

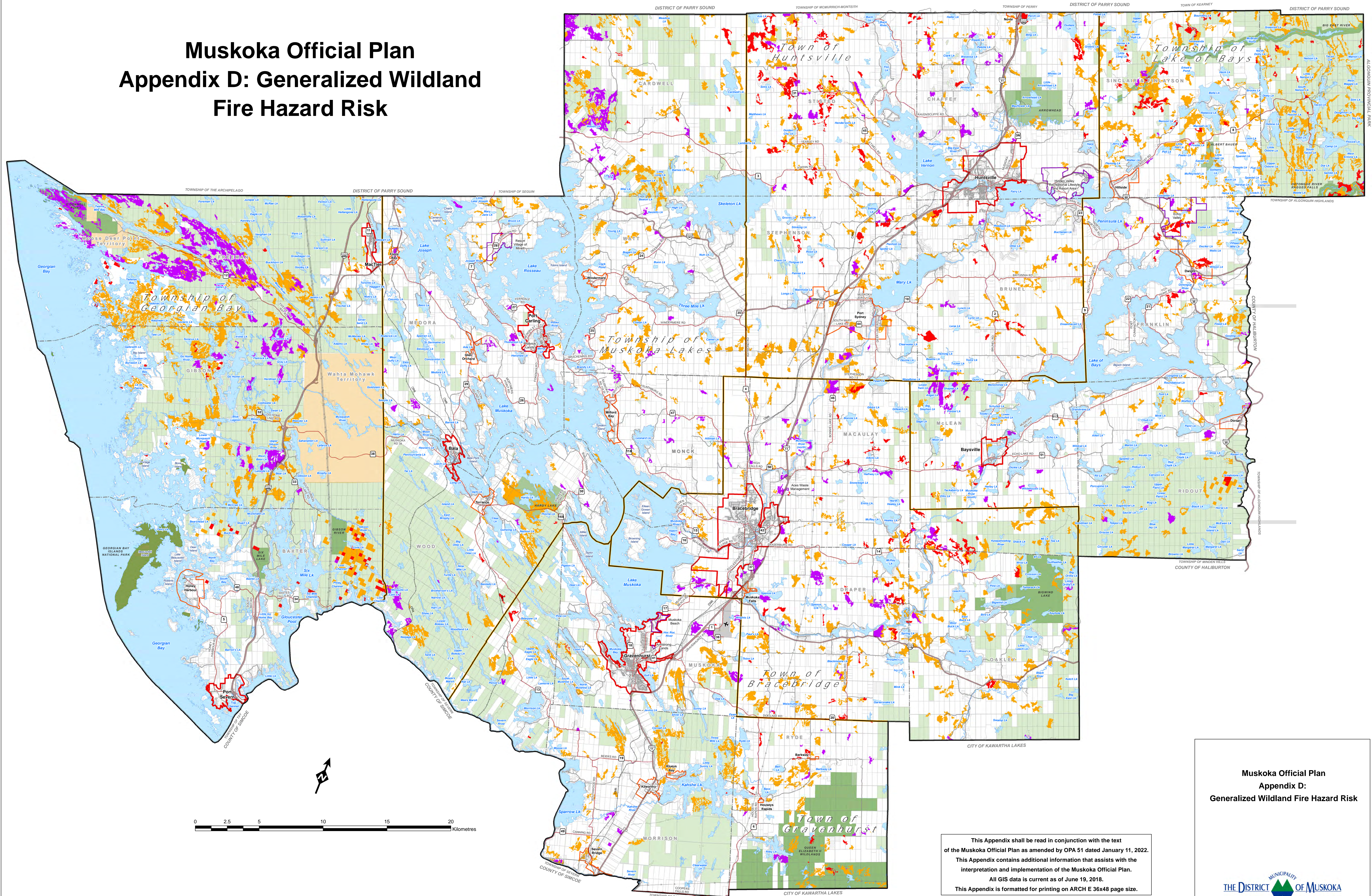


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# Muskoka Official Plan

## Appendix D: Generalized Wildland Fire Hazard Risk



### Legend

- |                                  |                              |                              |                     |                 |                  |                 |
|----------------------------------|------------------------------|------------------------------|---------------------|-----------------|------------------|-----------------|
| <b>Wildland Fire Hazard Risk</b> | District Boundary            | Urban Centre Boundary        | Provincial Highway  | Utility Line    | Lake (>=0ha)     | Crown Land      |
| Extreme                          | Area Municipal Boundary      | Community Area Boundary      | District Road       | Railway         | Parcel Fabric    | Provincial Park |
| High                             | Geographic Township Boundary | Special Policy Area Boundary | Area Municipal Road | Muskoka Airport | Indigenous Lands | National Park   |
| Pine - Needs Evaluation          |                              |                              |                     |                 |                  |                 |

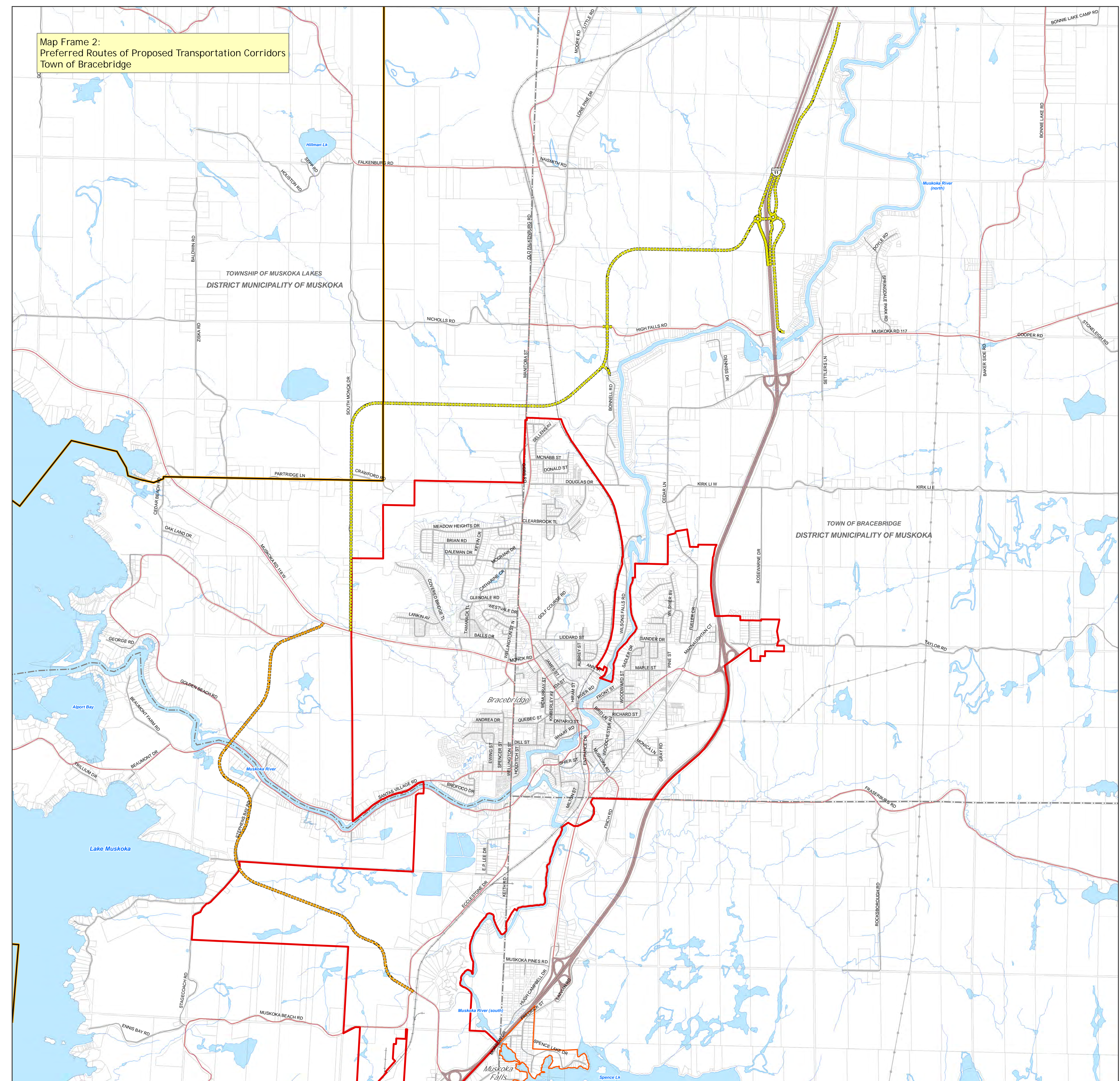
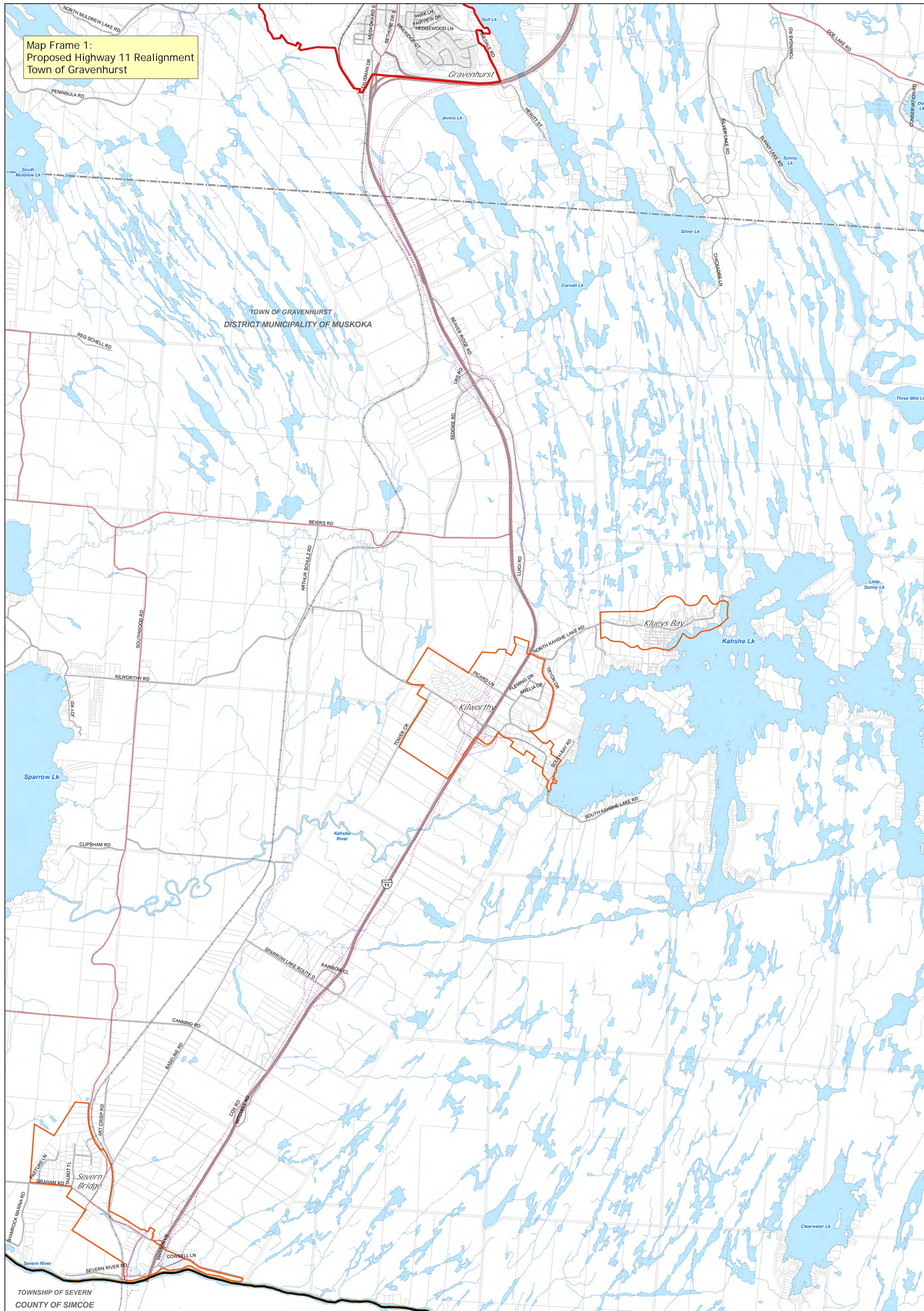
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**Muskoka Official Plan**  
**Appendix D:**  
**Generalized Wildland Fire Hazard Risk**

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# Muskoka Official Plan Appendix E: Preferred Routes of Potential Transportation Corridors



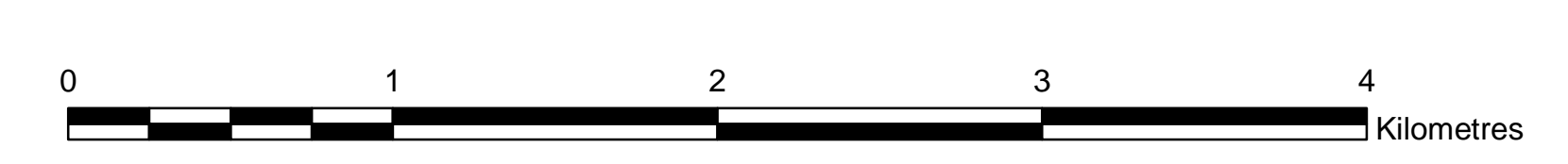
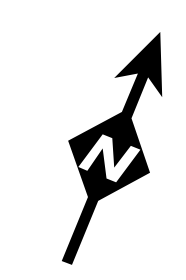
## Legend

### Map Frame 1: Proposed Highway 11 Realignment

Includes Expressway and Service Roads

### Map Frame 2: Preferred Routes of Potential Transportation Corridors

- District Boundary
- Municipal Boundary
- Geographic Township Boundary
- ⊕ Urban Centre Boundary
- ⊕ Community Area Boundary
- Utility Line
- Railway
- ⊕ Provincial Road
- ⊕ District Road
- Municipal Road
- Parcel Fabric
- Year Round Streams
- Intermittent Streams
- Waterbodies



This Appendix shall be read in conjunction with the text of the Muskoka Official Plan as amended by OPA 47 dated June 28, 2019. This Appendix contains additional information that assists with the interpretation and implementation of the Muskoka Official Plan. All GIS data is current as of June 19, 2018. This Appendix is formatted for printing on ARCH E 36x48 page size.

## Muskoka Official Plan Appendix E: Preferred Routes of Potential Transportation Corridors



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