

SECTION D – COMMUNITIES

1 Definition

- 1.1 Areas designated as Communities are existing settlements which function as small scale residential nodes and, to varying degrees, serve as focal points for commercial, industrial, institutional and recreational activities which serve a wider area.
- 1.2 The Community designation is assigned to settlement nodes which are not, and shall not generally be expected to be, serviced with full municipal services. Services will generally continue to be private individual septic disposal systems and private wells or private water lines from a lake.
- 1.3 The Community designation shall be defined as all lands in:
- Foot's Bay
 - Glen Orchard
 - Milford Bay
 - Torrance, and
 - Windermere

as shown on Schedules H1, H2, H3, H4, and H5.

2 Growth Strategy

2.1 *Basis*

- 2.1.1 The Communities provide an alternative for residential development, and help meet the demand for non urban residences.
- 2.1.2 It is anticipated that the Communities will see lower growth in the future over Urban Centres but higher growth than the surrounding rural areas of the Township.
- 2.1.3 The purpose of the strategy contained in Section 2.2 and of these policies is:
- a) to manage growth by encouraging that element of the population who wish to live in a non urban setting to settle in existing Communities;
 - b) to direct growth in the Communities in a manner that will contribute to the development of a viable community structure;
 - c) to protect the characteristics that define the Communities and make them attractive places to live; and

- d) to ensure that there is sufficient land available to accommodate limited growth in each of the designated Communities.

2.1.4 Opportunities for intensification and redevelopment should be encouraged in Communities over the surrounding rural areas.

2.2 *Strategy*

2.2.1 The Township's growth strategy is to direct the majority of permanent residential growth to the urban areas. The Communities are intended to provide an alternative location for residential development and to meet part of the demand for non urban residences.

2.2.2 Development in the Communities will be limited to development which is compatible with the existing character of the Community and for which appropriate servicing can be provided.

2.2.3 With the exception of the resort commercial sector, the development in the communities will be at a scale and of a type that is compatible with and enhances the service function of a small community.

2.2.4 The density of development in the Communities will be at a level lower than the density of development in the Urban Centres.

3 **Goal and Objectives**

3.1 *Goal*

3.1.1 To foster the continued existence of healthy Communities by building on the existing character of each of the designated Communities and by encouraging development of features that will strengthen the Community.

3.1.2 To identify opportunities for intensification, infill, and redevelopment within the existing boundaries.

3.1.3 To ensure there are opportunities for current and future residents to live in the Communities by providing a choice in alternative forms of housing.

3.1.4 To encourage initiatives to provide affordable housing.

3.1.5 To encourage economic growth as a way to sustain the Communities of the Township.

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- 3.1.6 To encourage the redevelopment and expansion of commercial businesses along the waterfront such as marinas and resorts and to recognize their important economic function.
- 3.2 *Objectives*
- 3.2.1 To ensure that development in the Communities is compatible with the existing built and natural environment.
- 3.2.2 To encourage forms of development that will preserve and enhance the natural and man made environment.
- 3.2.3 To direct development to areas that are well suited to accommodate those forms of development.
- 3.2.4 To provide a range of services appropriate to the service function of the community.
- 3.2.5 To provide a variety of development options that will lead to an innovative and integrated land use pattern.
- 3.2.6 To recognize the contribution of the Communities to the local economy as a generator of employment and economic opportunities.
- 3.2.7 To encourage the establishment and preservation of attributes of the Communities that accommodate and support the primary tourist base of Muskoka.
- 3.2.8 To encourage employment opportunities in the Communities for residents of the Communities.
- 3.2.9 To encourage commercial and industrial opportunities at a scale appropriate to the Community. Resort commercial uses which serve a large market will be permitted at higher densities.
- 3.2.10 To provide residential opportunities for a range of income groups.
- 3.2.11 To ensure compatibility of uses through the use of visual screens spatial separations and buffers.
- 3.2.12 To encourage development in locations that will facilitate the establishment of an efficient servicing network.
- 3.2.13 To direct development in a form that will foster a sense of community.

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- 3.2.14 To encourage development in locations that will minimize the short and long term costs to the municipality.
 - 3.2.15 To provide recreational opportunities for both permanent and seasonal residents.
 - 3.2.16 To ensure, where possible, the compatibility of development in the community to the waterfront and rural areas where they directly abut the waterfront and rural areas.
 - 3.2.17 To protect those features of the Communities which define them.
 - 3.2.18 To recognize and protect areas of historic and archaeological significance.
 - 3.2.19 To protect environmentally sensitive areas.
 - 3.2.20 To direct development to locations where private sewage disposal and water supply services can be installed to appropriate standards.
 - 3.2.21 To encourage recreational trail systems that provide recreational opportunities and link the Communities to other areas of the Township.
 - 3.2.22 To encourage redevelopment of existing properties while maintaining the character of the Community in which it is located.
 - 3.2.23 To recognize the housing needs of both current and future residents, and permanent and seasonal residents, by encouraging alternative forms of housing and affordable housing.
 - 3.2.24 To foster economic growth by encouraging businesses to locate in communities and assist in the expansion of existing businesses.
 - 3.2.25 To encourage increased energy generation through alternative renewable energy systems, including small-scale wind and solar power generators.
 - 3.2.26 To promote healthy and active communities by planning for public spaces, parks, public access to water, trails, and open space where possible.
 - 3.2.27 To recognize that each Community has its own unique character which should be preserved and enhanced.
 - 3.2.28 To protect and preserve the cultural heritage resources of the Township.
 - 3.2.29 To encourage the construction and expansion of marinas and resorts and to recognize their important economic and community functions.

- 3.2.30 To encourage redevelopment of existing, underutilized properties, and the productive use of infill sites in order to promote intensification.
- 3.2.31 To recognize that the waterfront character within Community areas may be different than that in the adjacent Waterfront designation, particularly as it relates to scale and intensity of development.
- 3.2.32 To protect and, where possible, enhance water quality.
- 3.2.33 To ensure that the environment is protected from negative impacts of development.
- 3.2.34 To ensure all lighting of properties is respectful of neighbours, navigation, the environment, and the dark sky.

4 Character

4.1 The Meaning of Character

- 4.1.1 Character is what defines each of the Communities and provides its sense of identity. Character is built over time and is linked to physical features, architectural form, the natural setting and the Community history. For each community it is important to recognize the distinct character and to ensure that future development is compatible with and enhances the existing character.
- 4.1.2 Community character is not static, but continues to evolve over time, adapting to new circumstances. The direction that this evolving change takes needs to be managed to ensure that the essential features of the community are not lost.

4.2 Protecting Character

- 4.2.1 To protect Community character policies must be put in place which recognize and protect the characteristics that define the Community. This must be done in a way that does not stifle innovative development.
- 4.2.2 To achieve this, the Community polices are divided in two types.
 - a) General policies which have been developed to deal with the elements common to all five Communities; and
 - b) Community specific polices designed to deal with the unique character of each community.
- 4.2.3 Alternative forms of housing and affordable housing initiatives shall be designed to be compatible with surrounding buildings and protect the character of the area in which it is located.

- 4.2.4 The Waterfront character within any Community is unique and reflects historic growth. This should be maintained and enhanced when possible.
- 4.2.5 Site plan control will be required for all major development and redevelopment projects, including all commercial, industrial and institutional uses, to ensure the character of the Community area is protected.
- 4.3 *Architectural Considerations*
- 4.3.1 The Communities contain a variety of architecturally significant buildings, the presence of which enhances the character of the communities. These features are to be preserved and enhanced.
- 4.3.2 The Township may undertake a program to identify appropriate streetscape and building facades that will enhance the architectural character of the Communities.
- 4.3.3 The Township will encourage redevelopment of buildings in the Communities in a manner which is consistent with the existing architectural style and by using natural exterior finishes and facades, and avoiding materials such as concrete block.

5 Permitted Uses

- 5.1 The areas designated as Communities have traditionally supported a mix of uses which include:
- low density residential uses;
 - secondary dwelling units;
 - commercial uses;
 - light industrial uses;
 - public or institutional uses;
 - recreation uses; and
 - open space uses.
- 5.2 It is expected that this range of uses will continue subject to the policies of this Plan. The detailed permitted uses shall be provided in the implementing zoning by-law.
- 5.3 Existing uses may be recognized as permitted uses in a zoning by-law provided the general intent of this Plan is maintained and that all environmental limitations and constraints are considered.

6 General Development Policies

6.1 *Development Form*

- 6.1.1 Lots in the communities shall be of sufficient size to provide for on site private servicing (sewage disposal, water supply and storm water retention).
- 6.1.2 Single family lots shall meet a minimum standard of 0.4 hectares (1 acre) of area and 60 metres (200 feet) of frontage. Where the character of existing development warrants it larger minimum requirements may be imposed. Smaller minimum lot sizes may be considered where substantiated by a hydrogeological study.
- 6.1.3 All lots shall be of a size and configuration appropriate to the proposed use.
- 6.1.4 Lots that front onto water have a similar character to shoreline development in the waterfront land use designation. To maintain this character, lot sizes may be larger for these shoreline lots than standard “town” lots that do not front on the water. Where the lots are of sufficient size, sleeping cabins may also be recognized.

6.2 *Land Use Compatibility*

- 6.2.1 Due to the character of the communities, a variety of land uses may occur in close proximity to each other provided such uses are, or can be made compatible. Spatial separations, screens and buffers may be used to ensure compatibility.
- 6.2.2 All new development in proximity to a principal rail main line may be subject to the principal main line requirements and the rail noise, vibration and safety impact policies of the relevant rail line authority.
- 6.2.3 Where two different types of land uses are proposed (i.e. commercial/residential) adjacent to one another, the Township may require the preparation of additional reports as part of a complete application package to justify the development, including, but not limited to: noise assessment; tree preservation/landscape plan; traffic study; shadow study; market feasibility study; and/or odour assessment; to satisfy the Township that no negative impact will result from the development.
- 6.2.4 New uses or interests in land shall be compatible with other legally existing land uses in the vicinity so as to ensure the continued operation of such uses and to allow expansions where feasible and appropriate.
- 6.2.5 Site Plan Control shall be required for all forms of development in the Communities. Single family residential development of fewer than 3 lots is

exempt from this requirement unless located on the waterfront. Council may waive this requirement for affordable housing developments.

- 6.2.6 Development adjacent to 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. Other uses should be setback from the specific facilities as detailed in the Ministry of the Environment Guidelines. Setbacks from municipal systems are detailed below:

FACILITY	MINIMUM SETBACK
Sanitary sewage disposal site (other than residential uses)	150 metres (500 feet)
Sanitary sewage disposal site (residential use)	200 metres (660 feet)
Waste stabilization ponds (all uses)	400 metres (1320 feet)
Hauled sewage lagoon (all uses)	400 metres (1320 feet)

- 6.2.7 Development within 1000 metres (3,280 feet) of a municipal water supply intake or municipal sanitary sewage outfall is not permitted unless the District of Muskoka is satisfied that the proposal will have no detrimental impact on the municipal servicing system. Where necessary the proponent will provide sufficient data to demonstrate no impact. Changes in land use within 1000 metres (3,280 feet) of a municipal water supply intake or municipal sanitary sewage outfall will be monitored.

6.3 Access

- 6.3.1 Generally all new development shall front onto a year round publicly maintained road or a navigable waterway.
- 6.3.2 Limited infill may occur on an existing private road if it is determined to the satisfaction of the Township that such private road cannot be upgraded or developed as a public road, if emergency vehicle access is possible, and if the infilling represents the final development in the area.
- 6.3.3 The construction of new private roads shall be prohibited unless deemed necessary by the Township. Minor extensions of existing private roads are permitted.

- 6.3.4 Reduced speed limits may be imposed to foster pedestrian traffic and to enhance the sense of community.
- 6.3.5 Public access to and from the water shall be preserved and improved.
- 6.3.6 Lot frontages on Provincial Highways and District Roads shall be outlined in the District Official Plan.
- 6.3.7 The connectivity of a public trail system throughout the Township should be encouraged. Lands shall be deeded to the Township where appropriate and where outlined in a Parks Master Plan. This could include trails for walking, biking, hiking, snowmobiling, or cross-country skiing, and may be located across public lands, road allowances, or publicly maintained year round roads.
- 6.4 *Servicing*
- 6.4.1 Development shall proceed on the basis of private individual water supplies and private individual sewage disposal systems that do not provide service to more than one lot or unit legally capable of being conveyed.
- 6.4.2 Uses in the communities shall be limited to low water users or effluent producers. Development on private services shall be limited to uses which use or produce less than 10,000 litres per day of water or sewage effluent or waste water, or do not create discharge which would be an environmental hazard or present a threat to ground or surface water.
- 6.4.3 The principal means of sewage disposal required for any development shall be a private individual Class IV (Septic) system. Aerobic or suitable alternative systems may also be used subject to receipt of an acceptable report from a professional engineer in support of the alternative system. Class V (Holding Tank) systems shall not be permitted except to remedy an existing situation. Class V systems are subject to approval and may only be used on a temporary basis.
- 6.4.4 Where development is permitted on private services, lots shall have sufficient and suitable area to adequately accommodate such services, and shall satisfy the authority having jurisdiction with respect to the approval of private water supply or private sewage facilities.
- 6.4.5 All development shall meet the requirements of the Ontario Building Code or its designate, with respect to sewage disposal.
- 6.4.6 Hydrogeological reports satisfactory to Township of Muskoka Lakes shall be submitted in support of any development proposal on private services where: more than five (5) lots are proposed; construction of a new road(s) is proposed; there are areas of known or suspect water quantity or quality; for commercial, industrial or other uses which would produce an effluent flow of greater than

4,500 litres per day; or private groundwater and sewage disposal services are proposed for an individual lot of less than 1 hectare in area on lands adjacent to existing lot development where the cumulative impacts of private services are deemed of significant concern by the authority having jurisdiction. These requirements do not apply where the lot or unit is a shoreline lot and the groundwater flow does not affect adjacent backlot or rural properties. Such reports shall demonstrate that the proposed use is suitable and can meet the applicable government regulations for water supply and sewage disposal facilities.

- 6.4.7 Development shall not be permitted where it would have a detrimental effect on surface water or ground water resources.
- 6.4.8 In areas where problems with either quality or quantity of ground water is a concern, any new development shall be conditional upon the availability of a suitable potable water supply.
- 6.4.9 Where existing lots presently do not have development rights conferred upon them a potable water source must be deemed acceptable with respect to both quantity and quality by the authorities having jurisdiction prior to having development rights conferred upon them.
- 6.4.10 The use of private alternative energy generators, such as small-scale wind turbines, solar panels, and other similar sources will be permitted as accessory uses in appropriate locations. Where these alternative energy structures are proposed, such facilities should be designed to avoid potential environmental, social, and aesthetic impacts.

6.5 *Alternate Standards*

- 6.5.1 Reduced standards for road allowance development may be considered in the Communities.
- 6.5.2 The types of standards to be considered would be travelled road width, road surface, sidewalks, curbs and gutters.
- 6.5.3 The circumstances where a reduction in standards may be considered is as follows:
- where there may be the opportunity to provide more affordable housing,
 - where staff accommodation is proposed
 - where there are no storm sewers,
 - where the development is not extensive (e.g.: cul-de-sac) and traffic does not warrant a wide street,
 - where development is an extension of an existing street which is substandard.

6.6 *Employment Areas*

6.6.1 All lands upon which resorts, marinas, retail, service commercial, and/or light industrial uses are located or permitted shall be referred to as Employment Areas of the Township.

6.6.2 The conversion of Employment Areas to Non-Employment Areas shall be permitted through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

6.7 *Cultural and Archaeological Heritage*

6.7.1 A Municipal Heritage Committee may be established pursuant to the Ontario Heritage Act to advise and assist Council on all matters related to cultural heritage resource conservation in the municipality.

Pursuant to the Ontario Heritage Act, Council may, by by-law:

- i) designate properties to be of cultural heritage value or interest.
- ii) define any area or areas within the municipality, as an area to be examined for designation as a heritage conservation district, and
- iii) designate any area or areas within the municipality, as a heritage conservation district.

Council will maintain register of cultural heritage resources of all buildings and structures designated pursuant to the Ontario Heritage Act and all buildings and structures identified as being of architectural, historical and contextual interest.

6.7.2 Council may consider the designation of a Heritage Conservation District. Prior to the designation of a Heritage Conservation District or Districts, Council shall:

- i) pass a by-law defining an area or areas to be examined for future designation as a Heritage Conservation District(s).
- ii) prepare a study for the area or areas to determine the feasibility of designation, the delineation of the Heritage District boundaries and an evaluation of the area's historic character.
- iii) the study will be prepared in accordance with Ontario's Heritage Conservation District Guidelines prepared by the Ministry of Culture.
- iv) public participation will be encouraged in the preparation of the study.

- v) Heritage District Planning Guidelines may be prepared after the approval of the designation of the Heritage Conservation District by the Ontario Municipal Board. The guidelines can include policies to guide Council in the approval of permit applications for new development and alterations to properties located within the Heritage Conservation District.
- 6.7.3 Locally significant buildings, places, and attractions, should be identified as being important to the character of the municipality. Although these areas may not be designated, every effort should be made to protect and preserve them as they are important to the residents and visitors of Muskoka Lakes.
- 6.7.4 The Township may exercise any powers granted to it pursuant to the Ontario Heritage Act to recognize and protect historically significant buildings, structures, or areas.
- 6.7.5 Significant built heritage resources and significant cultural heritage landscapes shall be conserved. Consideration shall be given to restoration, documentation, and maintenance in its original context. Development should be compatible with these built heritage resources and cultural heritage landscapes.
- 6.7.6 Development and site alteration may be permitted on adjacent lands to protected heritage property 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.
- Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.
- 6.7.7 Residential infill in areas of historic architectural or landscape merit shall be sensitive to the existing scale and pattern of those areas and consistent with existing landscape and streetscape qualities.
- 6.7.8 Council shall have regard for cultural heritage resources in the undertaking of municipal public works. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant heritage resources.
- 6.7.9 Archaeological resources shall be protected through the development approval process. Regard shall be had to the recommendations contained in the District of Muskoka Archaeological Master Plan.
- 6.7.10 An Archaeological Assessment, prepared by a professional licensed to conduct such work, shall be required for all major development, including all major Municipal infrastructure projects, located in and/or adjacent to known provincially registered archaeological sites or areas of moderate to very high potential as identified in the Muskoka Archaeological Master Plan. Development may only proceed once any significant archaeological resources

have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

6.8 *Rail Transport*

- 6.8.1 Rail corridors in the Township are recognized as transportation links of local, provincial, national and international importance respecting the movement of raw material, finished products and people.
- 6.8.2 Rail related noise, vibration and safety sensitive areas shall be considered to include those lands abutting or immediately adjacent to rail corridors or rights-of-way.
- 6.8.3 The Township will assist, where appropriate, in ensuring that noise, vibration and safety standards associated with rail corridor development or development adjacent to rail corridors are incorporated into required planning approval documents.

6.9 *Golf Courses*

- 6.9.1 Where development is proposed, including a new or expanded golf course, the following issues will be addressed to the satisfaction of the Township of Muskoka Lakes and the District of Muskoka:
 - a) Water quality;
 - b) Protection of shorelines;
 - c) Impact on Heritage Areas and Provincially Significant wetlands; and
 - d) Access as it relates to Township and District facilities.
- 6.9.2 New golf courses are only permitted as an accessory use to a resort commercial use. Due to potential of water quality impact, detailed water quality monitoring will be required. This will involve monitoring during construction, as well as during golf course operation. Such monitoring reports will be peer reviewed by the Township of Muskoka Lakes.

6.10 *Urban Fringe Areas*

- 6.10.1 Incompatible forms of Rural development are not permitted in areas immediately outside of the Community boundaries (within one kilometre) as identified on Schedules H1, H2, H3, H4, and H5.

- 6.10.2 No significant commercial/industrial use (exceeding the size of a Home Industry) will be located within one kilometre of the boundary of an Urban Centre or Community boundary.

7 Lake System Health

- 7.1 The District of Muskoka, through its Lake System Health Program, classifies lakes based primarily on water quality and the environmental well being of our lake system. The Township also classifies lakes based on lake character, settlement history, and lot development. Both Classification systems apply to all lakes in the Township.
- 7.2 New development, redevelopment or interest in land shall not exceed the water quality objective of a waterbody.
- 7.3 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. The frontage of a lot will be maintained in a natural state to a target depth of 15 metres (50 feet) from the shoreline where new lots are being created and where vacant lots are being developed. Where lots are already developed and further development or redevelopment is proposed, or where the lot is located within a community, these targets should be achieved to the extent feasible. Where these targets cannot be met, a net improvement over the existing situation is required.
- 7.4 For the purposes of identifying the sensitivity of lakes and rivers in the Township and development on waterfront lands, District of Muskoka Official Plan Amendment #32 (Lake System Health program) shall be followed. The Lake System Health program focuses on undertaking limits to growth assessments, facilitating remedial action programs, developing a program to address stormwater, continuing the enhanced monitoring program, and continuing to develop and implement education and stewardship programs.
- 7.5 All waterbodies have been classified by the District Official Plan, as having high, moderate or low sensitivity to additional phosphorus loading. This classification is based on the responsiveness of a waterbody to phosphorus and its mobility within the watershed. Schedule J2 lists the classified lakes and rivers. If a lake or river is not on the list, it is assumed that it is a moderate sensitivity waterbody unless otherwise identified by the District of Muskoka. All Communities, except Foot's Bay and Glen Orchard, are located on waterbodies of moderate sensitivity. Foot's Bay is located on a high sensitivity waterbody and Glen Orchard is on a low sensitivity waterbody.
- 7.6 When redevelopment of an existing property is proposed on a lake or river listed as having high sensitivity it shall be demonstrated that water quality will not be

adversely affected. Opportunities to improve existing situations should be considered and can be implemented through site plan control.

Low Sensitivity Waterbodies

- 7.7 The Township shall require site plan approval for substantial development on lots abutting low sensitivity waterbodies. In addition, the Township shall require site plan approval for all shoreline and non-shoreline commercial, institutional and industrial development in order to ensure that stormwater management and construction mitigation techniques are implemented.

Moderate and High Sensitivity and Over Threshold Waterbodies

- 7.8 In order to ensure no negative impact on recreational water quality, all substantial development on a lot within the waterfront designation (including backlots), and on shoreline lots in the urban centre and community designations, of moderate and high sensitivity and Over Threshold waterbodies will be subject to site plan control.

Site Plan Control

- 7.9 Where site plan control is required, or where on-site phosphorus management is required, the following matters will be addressed:
- a) appropriate location of buildings, structures and sewage disposal systems;
 - b) retention or restoration of a natural vegetative buffer in accordance with Section 7.3 to prevent erosion, siltation and nutrient migration;
 - c) maintenance or establishment of native tree cover and vegetation on the lot wherever possible;
 - d) appropriate location and construction of roads, driveways and pathways, including use of permeable materials; and
 - e) implementation of stormwater management and construction mitigation techniques, including proper re-contouring, discharging of roof leaders, use of soak away pits and other measures to promote infiltration.

High Sensitivity Waterbodies

Lot Creation

- 7.10 In general, no lot creation will be permitted on waterbodies identified as being of high sensitivity unless the lot is connected to municipal water and sewer services.

7.11 Notwithstanding Section 7.10, lot creation on private services may be permitted where the Township has the resources and tools in place and is prepared to implement the following requirements:

a) The lot creation may only proceed where a water quality impact assessment undertaken and implemented to the satisfaction of the District of Muskoka and the Township of Muskoka Lakes demonstrates that the development can proceed without negatively impacting water quality and which outlines the circumstances under which development should occur.

b) The water quality impact assessment shall consist of the following main elements at a minimum.

Phase 1

Site condition analysis to determine if the required conditions exist on site so that development can occur in a manner that will ensure the protection of water quality and shall include analysis of the site and surrounding area, soil characteristics, and vegetation cover. The Phase 1 report must be completed to the satisfaction of the District of Muskoka and the Township of Muskoka Lakes before proceeding to Phase 2.

Phase 2

i. Identification of recommended building and septic system (including the leaching bed) envelope and mitigation measures, including but not limited to, detailed construction mitigation plans, shoreline setbacks and buffers, measures for protecting natural vegetation, and stormwater management;

ii. Monitoring will be required to confirm 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 at a time approximately two years following the issuance of an occupancy permit;

iii. The use of a septic system with soils that have a demonstrated ability to effectively bind phosphorus will be required; and

iv. The recommendations of such a report and the monitoring and septic system requirements are required to be implemented through an official plan or zoning amendment and in Section 51(26) (subdivision, condominium or consent) and site plan agreements.

A detailed terms of reference is contained in Appendix J of the District of Muskoka Official Plan.

Development of Vacant Lots on Private Services

- 7.12 Development of a vacant lot on private services will only be permitted where it is demonstrated through a Phase 2 Water Quality Impact Assessment that building and septic system envelopes, together with appropriate mitigation measures, including but not limited to, detailed construction mitigation plans, shoreline setbacks and buffers will protect water quality and where these requirements are implemented in site plan agreements.
- 7.13 The use of a septic system with soils that have a demonstrated ability to effectively bind phosphorus will be required.

Redevelopment on Private Services

- 7.14 Redevelopment on private services will only be permitted where mitigation measures are implemented in order to prevent negative impacts on water quality, including phosphorus management measures.
- 7.15 Where the setback requirements cannot be met due to insufficient lot depth or the existence of terrain or soils 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 measures.
- 7.16 A net reduction of phosphorus loading to the lake will be required for commercial redevelopment.

Over Threshold Waterbodies

Lot Creation – General

- 7.17 In general, no lot creation will be permitted on waterbodies identified as being Over Threshold unless the lot is connected to municipal water and sewer services.

Lot Creation - Moderate and Low Sensitivity Waterbodies

- 7.18 Notwithstanding Section 7.17, lot creation on private services may be permitted on waterbodies identified as being of moderate or low sensitivity where the Township of Muskoka Lakes has passed a municipal site alteration and tree preservation by-law and is prepared to implement the following requirements:
- a) An amendment to the Official Plan will be required to implement specific development policy.
 - b) Lot creation may only proceed where a water quality impact assessment, undertaken and implemented to the satisfaction of the District of Muskoka and the Township of Muskoka Lakes demonstrates that development can

proceed without impacting water quality and which outlines the circumstances under which development should occur.

- c) The water quality impact assessment shall consist of the following main elements at a minimum:

Phase 1

Site condition analysis to determine if the required conditions exist on site so that development can occur in a manner that will ensure the protection of water quality and shall include analysis of the site and surrounding area, soil characteristics, and vegetative cover. The Phase 1 report must be completed to the satisfaction of the District of Muskoka and the Township of Muskoka Lakes before proceeding to Phase 2.

Phase 2

- i. Identification of recommended building and septic system (including the leaching bed) envelope and mitigation measures, including but not limited to, detailed construction mitigation plans, shoreline setbacks and buffers, measures for protecting natural vegetation, and stormwater management;
- ii. Monitoring will be required to confirm 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 until such time as the waterbody is no longer considered to be Over Threshold;
- iii. The use of a septic system with soils that have a demonstrated ability to effectively eliminate phosphorus; and
- iv. The recommendations of such a report and the monitoring and septic system requirements will be implemented through the official plan amendment and in the zoning amendment and Section 51(26) (subdivision, condominium or consent) agreements and site plan agreements.

A detailed terms of reference is contained in Appendix J of the District Plan.

Development of Vacant Lots on Private Services

- 7.19 Development of a vacant lot on private services will only be permitted where it is demonstrated through a Phase 2 Water Quality Impact Assessment that building and septic system envelopes, together with appropriate mitigation measures, including but not limited to, detailed construction mitigation plans, shoreline setbacks and buffers will protect water quality and where these requirements will be implemented in site plan agreements.

- 7.20 The use of a septic system with soils that have a demonstrated ability to effectively eliminate phosphorus will be required.

Redevelopment on Private Services

- 7.21 Redevelopment on private services will only be permitted where phosphorus mitigation measures are implemented in order to prevent negative impacts on water quality, including measures such as setbacks, vegetative buffers and stormwater management.
- 7.22 Where the setback requirements cannot be met due to insufficient lot depth or the existence of terrain or soils 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 should be achieved through the use of phosphorus management techniques.
- 7.23 A net reduction of phosphorus loading to the waterbody will be required for commercial redevelopment.
- 7.24 Site plan agreements will be required to implement buffers, stormwater and phosphorus management and building and septic system (including the leaching bed) envelopes.

8 Natural Areas

- 8.1 All major development, including commercial, industrial and institutional development, shall be required to submit an Environmental Impact Study (EIS) as part of the application process, to the satisfaction of the Township. Requirements of an EIS are detailed in Section F.
- 8.2 Natural features and areas shall be protected for the long term.
- 8.3 Development and site alteration shall not be permitted in:
- a) Significant habitat of endangered species and threatened species;
 - b) Significant wetlands;
 - c) Fish habitat except in accordance with provincial and federal requirements; and
 - d) Adjacent lands to the natural heritage features identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts.
- 8.4 Development and site alteration shall not be permitted in:
- a) Significant areas of natural and scientific interest;
 - b) Significant wildlife habitat, including deer wintering areas; and

- c) Adjacent lands to the natural heritage features identified above.

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

- 8.5 Where development and site alteration is permitted in deer wintering areas the following development standards shall be implemented:

- a) a minimum water frontage of 90 metres (300 feet);
- b) where possible, a setback from the water of 30 metres (100 feet) for all habitable space; and
- c) the maintenance of significant conifer vegetation for cover and food.

- 8.6 Applications for development immediately adjacent to fisheries areas may be permitted subject to consideration and appropriate utilization of development control techniques such as an implementing zoning by-law, site plan control, and/or subdivision control to ensure the impacts of the development are minimized.

- 8.7 Generally Wetland areas in the Communities are designated as Environmental Protection on Schedules H1, H2, H3, H4, and H5.

- 8.8 Development is not permitted within Environmental Protection areas or other regionally and locally significant wetlands as confirmed by site inspection or Environmental Impact Study (EIS) where required by the Township.

- 8.9 Development adjacent to Environmental Protection wetland areas may be permitted, provided that it does not result in any of the following:

- i) loss of wetland functions;
- ii) subsequent demand for future development which will negatively impact on existing wetland functions;
- iii) conflict with existing site-specific wetland management practices; and
- iv) loss of contiguous wetland area.

The Township shall require that a proponent prepare an Environmental Impact Study addressing the above.

- 8.10 In assessing the impact of proposed development upon a wetland, the Township may consult with the Ministry of Natural Resources and other agencies.

Heritage Areas

- 8.11 Heritage Areas, as defined by the Natural Heritage Evaluation of Muskoka, can be identified as areas where natural or man made features which contribute

significant historical, geological, biological, archaeological, scenic or other heritage value occur. Certain areas of the Township have been identified as Heritage Areas and are noted on Appendix B.

- 8.12 Where Heritage Areas are identified, regard shall be had for their protection in evaluating development proposals.
- 8.13 Development on lands adjacent to Heritage Areas shall not adversely impact on the heritage value of the area.

9 Area of Use Limitation

9.1 Areas of Use Limitation are areas with constraints to development that may be addressed through engineering and other technical support. The following areas are classified as Areas of Use Limitations:

- a) lands subject to periodic or seasonal flooding;
- b) slopes steeper than 20%;
- c) areas of erosion or slope instability; and
- d) narrow waterbodies

All major development, including commercial, industrial and institutional development, shall be required to submit an Environmental Impact Study (EIS) as part of the application process, to the satisfaction of the Township. Development of fewer than three lots may, at the discretion of the Township, be required to submit an EIS to the satisfaction of the Township.

9.2 Specific land shall be identified as part of an Area of Use Limitation only after a site inspection by the appropriate authorities.

9.3 Development and site alteration shall generally not be permitted on lands subject to periodic or seasonal flooding. Such lands shall be zoned, based on available flood elevation data and regulations, to prohibit new development, except for appropriate shoreline structures.

9.4 Public or private works may be considered on lands prone to flooding where sufficient technical information is provided in a technical report to the satisfaction of the Township including the following:

- a) identification of lands prone to flooding;
- b) confirmation that development is outside the floodway;
- c) confirmation that development can be adequately flood protected; and,

d) confirmation that any filling, channelization, or construction would not result in adverse impacts or significantly impact flows.

- 9.5 Development restrictions will apply within the regional/regulatory floodline where this has been identified.
- 9.6 For steep slopes >20% and <40%, existing vegetation should be substantially retained on all slope faces. If vegetation cannot be substantially retained, then an Environmental Impact Study (EIS) that addresses specific mitigation measures shall be required by the Township to address the visual and environmental integrity of such lands, among other matters.
- 9.7 For steep slopes >40%, and Environmental Impact Study (EIS) that addresses specific mitigation measures shall be required to the satisfaction of the Township. Where required, engineering evaluations must be provided to demonstrate how the constraint will be addressed. A Servicing Report may also be required to demonstrate how the site can be adequately serviced.
- 9.8 Building setbacks may be established from the margins of an Area of Use Limitation if, in the opinion of the Township or the authority having jurisdiction, the extent or severity of the constraint warrants it.
- 9.9 A narrow waterbody shall generally be defined as an area where the minimum distance from shoreline to shoreline is 150 metres (500 feet) or less. Where development is proposed fronting on to a narrow waterbody, lot frontages shall be increased up to two times the normal minimum frontage permitted in consideration of the severity of the narrowness of the channel and upon having regard to the impact of the development on such matters as density, water quality, navigation, aesthetics and channel congestion amongst others. Any increase in frontage will be substantial enough to address the aforementioned concerns. The length of docks may also be restricted.

10 Resources

- 10.1 Development in the Communities shall take place in locations that respect the objective of retaining agricultural lands for farming purposes.
- 10.2 Development in the Communities shall take place in locations that respect the objective of retaining high quality aggregate resources for future extraction.

11 Residential Development Policies

11.1 *General*

- 11.1.1 Affordable housing is a much needed resource in the Township. Every effort will be made to encourage the development of affordable housing.

- 11.1.2 Site Plan Control shall be required for all major development and redevelopment and all waterfront lots.
- 11.1.3 Alternative forms of housing are in short supply in the Township. The development of housing other than single family residential shall be encouraged.
- 11.1.4 All major development, including shall be required to submit an Environmental Impact Study (EIS) as part of the application process, to the satisfaction of the Township. Requirements of an EIS are detailed in Section F.

11.2 Low Density

- 11.2.1 Residential development within the communities shall be limited to low density residential uses that can be serviced by private individual sewage disposal and water supply systems.
- 11.2.2 Low density residential uses consist of single detached residential dwellings including secondary dwelling units provided appropriate servicing is available.
- 11.2.3 Residential development shall proceed primarily as infilling through the consent process, or through building on existing vacant lots. A plan of subdivision, or plan of condominium, will be required under the following circumstances, in addition to requirements outlined in Section F.11:
- A new internal road system is required;
 - For the proper and orderly development of the parcel of land and adjacent lands;
 - Significant upgrading of existing roads is required; and
 - A significant number of lots would be created.
- 11.2.4 Residential development shall occur in areas contiguous to an existing built up area of a community to facilitate development of compact community form and an efficient servicing system.
- 11.2.5 Residential development shall not occur in areas where neighbouring uses are deemed to be incompatible unless adequate buffering in the form of increased yards and vegetative buffers, screens or fences can remove potential for conflict.

11.3 Rooming Houses

- 11.3.1 A dwelling used primarily by persons who are renting rooms shall be a Rooming House. The implementing zoning by-law will define Rooming Houses.

- 11.3.2 Small Rooming Houses utilizing three bedrooms or less shall be permitted in all zones which permit residential dwellings.
- 11.3.3 Large Rooming Houses (exceeding three bedrooms) shall be permitted in all zones which permit residential dwellings subject to locational criteria detailed in an implementing zoning by-law consisting of, but not necessarily limited to:
- Maximum gross floor area of 275 sq.m (3000 sq. ft.),
 - Maximum of five bedrooms,
 - Minimum and maximum size bedrooms,
 - Minimum number of parking spaces,
 - Minimum landscaped area,
 - Increased / enhanced setbacks from property lines,
 - Buffer areas,
 - Minimum distance separation between large rooming houses,
 - Enlarged minimum lot sizes.
- 11.3.4 All large Rooming Houses shall be subject to site plan control.
- 11.3.5 In conjunction with zoning provisions for large Rooming Houses, a Licensing By-law pursuant to the Municipal Act will address safety concerns for neighbours and users of these residences. The matters to be addressed include, but not necessarily limited to:
- Fire,
 - Property Standards,
 - Electrical,
 - Building Code,
 - Health,
 - Fencing,
 - Regular inspections.
- 11.4 *Group Homes*
- 11.4.1 For the purposes of this section:
- a) A residential group home consists of between 3 and 6 residents living on a long term basis in a single housekeeping unit under responsible supervision consistent with the requirements of its residents. A residential group home is licensed under senior government legislation.
 - b) A treatment or rehabilitation group home consists of a dwelling or institution licensed, approved or supervised for treatment or rehabilitation, in which between 3 and 6 residents live on a more or less temporary basis as a single housekeeping unit under responsible supervision. A treatment or rehabilitation group home is licensed under senior government legislation.

- c) Detention facilities of any type are not classified as group homes.
- 11.4.2 Group homes which will not have significant impacts on the surrounding community shall be permitted.
- 11.4.3 Larger group homes, or those providing a treatment or rehabilitation function, shall be considered as institutional in nature and will require both zoning and official plan amendments prior to being established in a Community.
- 11.4.4 In general, the number of residents in a group home shall be appropriate to the size of the dwelling in which the group home is operating. In this regard, the principle of each person being provided with a private bedroom is encouraged and will ensure that occupancy in the home will approximate the occupancy in the neighbourhood in which such a home is located.

12 Retail and Service Commercial Development Policies

- 12.1 All commercial development is subject to Site Plan Control.
- 12.2 All commercial operators shall be encouraged to provide on site staff accommodation as a way to attract skilled and qualified workers to the area by providing housing options.
- 12.3 Golf course development is not a permitted use in any Community unless accessory to a resort commercial development.
- 12.4 Retail and service commercial uses involve the buying and selling of commodities or the supplying of services.
- 12.5 Retail and service commercial uses will be at a scale to service the community and its associated service area.
- 12.6 Retail and service commercial uses at a scale larger than a home occupation should be directed to a location that will become a community core or focus, and be located along through traffic routes.
- 12.7 Commercial uses may include low density residential uses provided they are secondary to a permitted commercial use, and are generally located either to the rear of the building or on upper storeys.
- 12.8 All new commercial development shall be appropriate to the lot on which it is proposed. Specific lot provisions shall be established in the zoning by-law. Few lot provisions have been included herein due to the variety in type and location of permitted commercial uses.

- 12.9 Commercial uses shall provide adequate off street parking and loading facilities where feasible. Alternatively, the Township may require as a condition of development, a cash contribution toward the development of parking facilities in the core commercial area.
- 12.10 Vehicular access points (driveways) shall be limited in number and designed in a manner that will minimize danger to vehicular and pedestrian traffic.
- 12.11 The buildings containing commercial uses shall be so designed, and lighting and signs so arranged, as to blend in with the desired character of adjacent uses.
- 12.12 The character of the community shall be retained through the use of setbacks, landscaping and architectural design as established through the site plan control process.
- 12.13 Providing active transportation will be encouraged for all commercial development.
- 12.14 All commercial development shall be required to submit an Environmental Impact Study (EIS) as part of the application process, to the satisfaction of the Township. Requirements of an EIS are detailed in Section F.
- 12.15 Staff housing shall be encouraged for all commercial development. The staff housing will enable commercial businesses to attract skilled and qualified workers to the area by providing housing options.

13 Marinas

- 13.1 New marina development shall meet the following minimum lot requirements:
- a) a lot area of 0.5 hectares (1.2 acres);
 - b) a water frontage of 60 metres (200 feet); and,
 - c) a natural buffer to ensure compatibility with adjacent residential uses; and,
 - d) increased setbacks for boat storage facilities located on land.
- 13.2 Marinas shall be encouraged to expand in a manner to provide additional boat storage thereby alleviating the pressure for docking facilities.

14 Resort Commercial Development Policies

- 14.1 Resort commercial development shall be those uses which provide lodging and accommodation for the vacationing public.
- 14.2 Gross density for Resort Commercial development shall not exceed 6 units per acre.

- 14.3 The maximum lot coverage for resort commercial developments of all buildings and structures shall not exceed 15%.
- 14.4 All new commercial development shall be appropriate to the lot on which it is proposed. Specific lot provisions shall be established in the zoning by-law.
- 14.5 Where a resort commercial development is located adjacent to the shoreline, appropriate open space and recreational uses shall generally be located adjacent to that shoreline. Additional open space uses such as tennis courts may be located in other areas.
- 14.6 Staff housing shall be encouraged for all commercial development. The staff housing will enable commercial businesses to attract skilled and qualified workers to the area by providing housing options.
- 14.7 To help foster year round resort opportunities, fractional ownership will be permitted. Where a fractional ownership project is proposed the units will be considered commercial and not residential and are to be available for the travelling public. The Township may require copies of a Resort Owners Agreement and Agreements of Purchase and Sale to ensure they are commercial operations. All fractions for a unit cannot be purchased by one individual or entity.
- 14.8 Any resort that was constructed prior to the approval of this Plan, and exceeds current permitted densities, shall be permitted to redevelop up to the existing density of building and units.
- 14.9 A resort will be operated under on-site central management for profit.
- 14.10 Where a resort commercial property will be registered by way of condominium description, private communal services may be permitted to the satisfaction of the District of Muskoka.

15 Industrial Development Policies

- 15.1 All industrial development is subject to Site Plan Control.
- 15.2 Industrial uses shall consist of small scale light industrial uses generally related to, and servicing the surrounding areas.
- 15.3 Industrial uses may include commercial uses provided they are secondary and incidental to a permitted industrial use.

- 15.4 Industrial uses shall be located where direct access and frontage to a public, open and maintained road is available.
- 15.5 Adequate buffering between industrial uses and residential, open space or recreational uses shall be provided.
- 15.6 Industrial uses shall provide adequate off street parking and loading facilities. In addition, driveways shall be limited in number and designed in a manner that will minimize danger to vehicular and pedestrian traffic.
- 15.7 Buildings shall be so designed, and lighting and signs so arranged, as to conform with the desired character of adjacent uses.
- 15.8 Open storage shall be encouraged to be located to the rear of the buildings or uses. If it cannot be located to the rear of the buildings, an appropriate buffer will be required.
- 15.9 New Industrial uses are not permitted along the waterfront
- 15.10 Staff housing shall be encouraged for all industrial development, where appropriate. The staff housing will enable commercial businesses to attract skilled and qualified workers to the area by providing housing options.
- 15.11 All industrial development shall be designed with the needs of the accessibly challenged in mind. This may include the requirement for ramps and accessible parking spaces.
- 15.12 Providing active transportation will be encouraged for all industrial development.
- 15.13 The preparation of an Environmental Impact Study shall be required for all industrial development in Communities. Requirements of an EIS are detailed in Section F.

16 Open Space and Institutional Development Policies

- 16.1 Open Space uses may include parks, and other open areas which may or may not be devoted to public use. A golf course is not a permitted use in a Community unless accessory to a resort development.
- 16.2 Institutional uses may include municipal facilities, churches, schools and facilities for service clubs and certain non-profit organizations among others.
- 16.3 Open Space and small scale institutional uses may be permitted provided they are recognized in an implementing zoning by-law.

- 16.4 Open Space uses should be distributed throughout the community in such a way that all types of recreational areas are available within a reasonable distance of residential areas.
- 16.5 Where possible, lands developed for parks purposes shall be consolidated into acreages of sufficient size to facilitate the desired recreational use and parks maintenance.
- 16.6 Where lands under private ownership are designated as Open Space, this plan shall not be construed to imply that such lands will necessarily be purchased by the municipality. If at any time, proposals are made to develop any such lands, and the municipality does not wish to acquire them in order to develop or maintain the Open Space, then an application for the redesignation of the lands for other purposes will be given due consideration by the Township.
- 16.7 As a condition of development or redevelopment of land, parkland dedications as authorized under the Planning Act shall be conveyed to the Township for park or other public recreational purposes. The Township will consider the value of the land for either active recreation, nature preservation or recreational trails.
- 16.8 Alternatively, the Township may accept a cash-in-lieu contribution for parkland, where it is determined that a park dedication is not appropriate or in the interests of the Township.
- 16.9 All community buildings, which include, but are not limited to, community centres, arenas and municipal offices, shall be accessible to persons with disabilities while having regard for The Ontarians With Disabilities Act, 2005.

17 Recreational Trails

- 17.1 In order to enhance the potential for a network of linked trails throughout the Township regard will be had for the development and preservation of such a network when evaluating development proposals for the Communities. Pathways for the purpose of hiking and cycling are encouraged along all publicly maintained roads.
- 17.2 Where deemed appropriate by the Township, the 5% parkland dedication may be used to acquire land for a linked trail system.
- 17.3 Development of trail systems in the Communities will be encouraged.
- 17.4 The connectivity of a public trail system throughout the Township should be encouraged. Lands shall be deeded to the Township where appropriate and where outlined in a Parks Master Plan. This could include trails for walking,

biking, hiking, snowmobiling, or cross-country skiing, and may be located across public lands, road allowances, or publicly maintained year round roads.

- 17.5 The Township of Muskoka Lakes encourages active transportation as a way to ensure healthy communities.

18 Shoreline Areas

- 18.1 Public access to and from the water shall be preserved and improved. These access points shall only be used for recreation purposes and short term uses.

- 18.2 Shoreline development shall generally be compatible with the development in the surrounding Waterfront area. Development located on the waterfront shall be subject to a tree preservation and site alteration by-law.

- 18.3 Development impacting shoreline areas will be compatible both in scale and architectural style with the existing character of development in the Communities.

- 18.4 A minimum 20 metre (66 feet) setback from any shoreline will be required for all development, excluding shoreline structures. Where this setback cannot be achieved, a lesser setback may be considered where on-site phosphorus management is implemented and in the following circumstances:

- Sufficient lot depth is not available;
- Terrain or soil conditions exist which make other locations on the lot more suitable;
- The proposal is for an addition to an existing building or replacement of a leaching bed where the setback is not further reduced;
- Redevelopment is proposed on an existing lot and a net improvement is achieved; or,
- The lot is located within a Community and a net improvement over the existing situation is achieved.

- 18.5 A minimum 30 metre (100 feet) setback from any shoreline will be required for leaching beds. Where this is not feasible, on-site phosphorus management will be required.

19 Shoreline Structures

- 19.1 Prior to development on shorelines, necessary approvals shall be obtained from the appropriate authority. Shoreline structures most commonly include docks

and boathouses. Filling, dredging, and shoreline alteration is discouraged. Any approved artificial increase in water frontage or lot area shall not confer additional development rights.

- 19.2 Standards regulating shoreline structures shall be detailed in the implementing comprehensive zoning by-law.
- 19.3 Buildings, structures, or works extending beyond the normal or controlled high water mark or located at the shoreline shall be designed and located in a suitable manner so as to have regard for the following matters:
- a) critical fish and wildlife habitat;
 - b) the natural flow of water;
 - c) potential damage from flood and ice heaving;
 - d) privacy; and,
 - e) other shoreline, resource development, and environmental policies.
- 19.4 To maintain a balance of natural and built form, the maximum cumulative width of shoreline structures, including all docks, shall be the lesser of 25 percent or 23 metres (75 feet) of the lot's water frontage, with the exception of the following:
- a) waterfront landings which shall be limited to 25 percent;
 - b) waterfront contractors which shall be limited to 25 percent;
 - c) resort properties which shall be limited to 25 percent;
 - d) marinas which shall be limited to 75 percent; and,
 - e) large residential properties with severance potential, as determined by the Township, which shall generally be limited to 25 percent per minimum water frontage on potential lots.
- 19.5 Shoreline structures shall not impede the immediate view of surrounding properties, as defined by the extension of property lines onto the water.
- 19.6 The primary use of docks is for the docking and berthing of boats as well as access to the lake for swimming. Large docks, used as decks over the water, shall be discouraged.

Boathouses and Boatports

- 19.7 New two-storey boathouses shall generally meet the following requirements:
- a) located on Category 1 Lakes, provided the structure is not located on a narrow waterbody and significant fish habitat is protected, as defined in this Plan;
 - b) located on a lot with a minimum water frontage of 90 metres (300 feet);
 - c) may include a second floor structure not exceeding the floor area permitted for a sleeping cabin;
 - d) may include a covered deck up to 23 square metres (250 square feet); and,
 - e) an increased setback from the projected side lot line.
- 19.8 New single-storey boathouses and boatports shall generally meet the following requirements:
- a) located on Category 1 or Category 2 Lakes, provided significant fish habitat is protected, as defined in this Plan;
 - b) located on a lot with a minimum water frontage of 30 metres (100 feet); and,
 - c) an increased setback from the projected lot line where a roof is for a sundeck.

20 Specific Policies for Foot's Bay

- 20.1 The community boundaries for Foot's Bay are established on Schedule H1.
- 20.2 The boundaries of Foot's Bay have been established to incorporate the community features and include sufficient land for projected growth for the planning period covered by these policies.
- 20.3 Foot's Bay functions as an access and service point for water access property owners. This function is recognized and supported.
- 20.4 To enhance its function as an access and service point, additional waterfront land should, over the long term, be designated for commercial use.
- 20.5 Development of additional recreational facilities including a community waterfront recreation area and additional marinas is encouraged.
- 20.6 The redesignation of a portion of Highway 69 to a District road should be used as an opportunity to integrate the road into the community and provide additional development opportunities.

- 20.7 To relieve congestion in the waterfront area, the Township shall encourage the creation of off-street parking.
- 20.8 Lake Joseph is classified in the District of Muskoka lake classification system as being a high sensitivity waterbody to phosphorus loading. In order to ensure no negative impact on recreational water quality, and in addition to all requirements identified in Section D.7.10 and D.7.11, development along the waterfront (including backlots), will be subject to site plan control.

21 Specific Policies for Glen Orchard

- 21.1 The community boundaries for Glen Orchard are established on Schedule H2.
- 21.2 The boundaries of Glen Orchard have been established to incorporate the community features and include sufficient land for projected growth for the planning period covered by these policies.
- 21.3 Glen Orchard is an area of various residential, commercial, institutional and industrial uses that provide services to the surrounding area.
- 21.4 Highway 169 creates a barrier within the community that should be addressed through the development of pedestrian linkages.
- 21.5 Glen Orchard should be promoted as a residential community in recognition of the presence of a large school in the community.
- 21.6 To enhance the growth of Glen Orchard, the areas within Lots 17 and 18, Concession III and IV (Medora), Lot 17, Concession II (Medora), and Lot 19, Concession III are possible residential growth areas. This is not static and could change over time.

22 Specific Policies for Milford Bay

- 22.1 The community boundaries for Milford Bay are established on Schedule H3.
- 22.2 The boundaries of Milford Bay have been established to incorporate the community features and include sufficient land for projected growth for the planning period covered by these policies.
- 22.3 The character of Milford Bay is defined by the mix of service and resort commercial, small scale industrial, institutional and residential land uses. This character is appropriate and shall be retained and promoted.

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- 22.4 Milford Bay's function as a residential community should be supported through the provision of additional residential opportunities.
- 22.5 Minor infilling is permitted and shall be defined as lots being created between two existing developed lots where the distance between the lot lines of the developed lots is no more than 100 metres (328 feet).
- 22.6 A focus for retail commercial activities is required in Milford Bay. Several nodes, including the corner of Milford Bay Road and Beaumaris Road, on the Butter and Egg Road, at the north end of the community where there is a resort commercial focus, and the vicinity of Bay Cliff Park would be appropriate. The flexibility of permitted uses in these areas is encouraged.
- 22.7 A system of pedestrian linkages providing internal community linkages and linkages with the waterfront is encouraged. The focus for these linkages should be the open space areas, particularly the publicly owned shoreline areas.
- 22.8 Milford Bay supports a number of small scale cottage industries. These uses are appropriate in the community and should be supported with provision made for buffering of adjacent land use. Zoning provisions should be implemented to control these uses.
- 22.9 A traditional resort commercial operation on the property in Lots 26 and 27, Concession X and XI is appropriate. Any redevelopment of this property would require a rezoning, supported by a comprehensive planning review.
- 22.10 Lots 26 and 27, Concession IX contains a former resort property (Roseneath). Any redevelopment of this property would require a rezoning, supported by a comprehensive planning review.
- 22.11 Milford Bay's traditional link with the waterfront should be promoted through provision of additional public recreation and water access facilities. This will allow access to the community by water and land.
- 22.12 Significant natural features, including the Huckleberry Rock Cut at Highway 118 and rock outcrops facing Lake Muskoka on the municipally owned lands, shall be preserved. Other municipally owned lands in the vicinity shall generally be considered for future residential development.

23 Specific Policies for Torrance

- 23.1 The community boundaries for Torrance are established on Schedule H5.

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- 23.2 The boundaries of Torrance have been established to incorporate the community features and include sufficient land for projected growth for the planning period covered by these policies.
- 23.3 The character of Torrance as a residential community providing services to the surrounding area is appropriate and should be encouraged.
- 23.4 The community's current role as a location for support services for the surrounding waterfront community should be supported by encouraging cottage industries and commercial activities.
- 23.5 The potential for commercial development associated with the opening of Hardy Lake Provincial Park is recognized and should be supported.
- 23.6 Potential for commercial development exists in the area between East Bay Road and the rail line.
- 23.7 There is a potential for the redevelopment of large land holdings in Torrance. Careful consideration should be given to proposed uses to ensure compatibility with the Community.
- 23.8 Development on the lands described as Part Lot 23, Concession 8, former Township of Wood (Clear Lake Village Resort), more particularly described as Parts 1 and 4, 35R-5955 shall be limited to 20 accommodation or housekeeping units and shall proceed in accordance with all other applicable policies in this Plan.

Amenities on the lands noted above shall include a swimming pool in an effort to reduce the intensity of use of the associated waterfront parcel described as Lot 18, Plan 7, former Township of Wood.

A portion of the associated waterfront lands shall be revegetated to reduce visual and water quality impacts.

No additional shoreline structures shall be permitted on the associated waterfront property.

24 Specific Policies for Windermere

- 24.1 The community boundaries for Windermere are established on Schedule H4.
- 24.2 The boundaries of Windermere have been established to incorporate the community features and include sufficient land for projected growth for the planning period covered by these policies.

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- 24.3 The character of the community as a resort and residential centre is recognized and encouraged.
 - 24.4 Industrial uses are not permitted in Windermere.
 - 24.5 The function of the community should be improved by encouraging additional retail uses in the community core.
 - 24.6 Pedestrian linkages should be encouraged throughout the community.
 - 24.7 The existing uses located on the private roads should be recognized and limited infill allowed subject to the other policies of this Plan.
 - 24.8 Redevelopment of central Windermere will enhance the existing Windermere House in both services provided (i.e.; retail shops and studios) and character of the buildings and property.

25 Dark Sky Lighting

- 25.1 Dark Sky Lighting policies apply to all development, including residential, commercial, industrial and institutional uses, and is implemented through Site Plan Control.
- 25.2 New and existing development shall be encouraged to provide exterior lighting that avoids light trespass, and does not impose glare on neighbouring properties. In all cases, lighting must be designed to direct downwards rather than outwards.
- 25.3 Exterior lighting shall not interfere with water navigation.
- 25.4 The intensity of light on both existing and new development should be reduced where possible to minimize the impact on surrounding properties. Exterior floodlights shall not be permitted.
- 25.5 Full cutoff dark sky compliant lighting shall be required for all new development, and where appropriate redevelopment. Low level lighting is encouraged.
- 25.6 In the case of major development a detailed lighting plan shall be required.