

SECTION C1 RESORT VILLAGE (Minett)

1 Definition

A Resort Village is a planned community, serviced by piped municipal sewer and water facilities, in which the focus of use is four season tourist commercial, recreational resort and related commercial activities. While residential development will also be permitted, industrial uses, except for those specifically noted in these policies, shall generally not be allowed.

The boundaries of Minett are as shown on Schedule J1 attached and include limited additional lands to accommodate the location of municipal servicing facilities.

2 Growth Strategy

Basis

Minett is currently a small unserviced community, containing four large tourist commercial properties, located on the western shoreline of Lake Rosseau. The character of Minett is rooted in its history as a resort community, dating back to the 1860's. Consistently over time, Township planning policies have recognized the importance and function of Minett as a resort node. More recently, Minett was identified as a focus for resort development and expansion.

Land use designations for Minett are shown on Schedule J1.

Strategy

- 2.2.1 Within the Township of Muskoka Lakes, Minett has been identified as a significant tourist commercial growth node. This role and function will be enhanced through the introduction of municipal piped water and sewer services and the development of the Red Leaves Resort. This development will allow Minett to develop as a four season tourist commercial destination with, permanent residential development and commercial services for Township residents.

3 Goal and Objectives

3.1 Goal

- 3.1.1 To create a four season Resort Village destination in Minett.

3.2 *Objectives*

- 3.2.1 To recognize the historic tourist commercial character of Minett and implement policies that will allow that focus to be strengthened.
- 3.2.2 To encourage development which will contribute to the success of Minett as a Resort Village destination.
- 3.2.3 To foster the growth and redevelopment of existing tourist resorts and establishments, as well as the development of new tourist resorts and associated establishments.
- 3.2.4 To create employment opportunities.
- 3.2.5 To integrate existing development with new development to maintain a sense of community within Minett.
- 3.2.6 To provide retail, resort, marine and recreational amenities that will be available to Muskoka residents as well as transient visitors.
- 3.2.7 To encourage a range of housing options that will accommodate permanent, seasonal and transient residents to ensure that Minett is a community where residents can live, work and play.
- 3.2.8 To recognize Minett as a serviced community and provide policies to guide development prior to the construction of water and sewage treatment facilities.
- 3.2.9 To promote development in locations and at a density that will facilitate the establishment of an efficient servicing network.
- 3.2.10 To protect environmentally sensitive areas and ensure that where development is permitted, its design and construction is sensitive to the natural features that contribute to the unique character of Minett.

4 General Development Policies

4.1 *Permitted Uses*

- 4.1.1 The uses permitted in Minett include tourist commercial (resorts, restaurants, hotels, etc.) recreational, marina, retail, service, residential, as well as accessory related uses. Industrial uses, with the exception of those related to traditional activities such as wooden boat building and complementary and related small scale cottage industries, are not permitted.

4.2 *Character*

4.2.1 Development in Minett will build upon the historic character of development in the Township. Scale and density of new development shall be appropriate to the site and built form shall include a variety of architectural styles. Generally height of buildings shall increase as the distance from the shoreline increases. Except for some icon buildings, height shall generally not exceed the height of more extreme topographic features or where these are not present, the mature tree line.

4.2.2 Conservation of the natural landscape and retention or restoration of vegetation, particularly along the shoreline, will be encouraged.

Existing natural amenities such as streams and wetlands shall be protected and integrated into the village design.

4.2.3 Stormwater management facilities will make use of the natural landscape to the greatest extent possible. Promotion of lake system health shall be a key consideration of all stormwater programs.

4.2.4 Landscaping shall be compatible with the natural Muskoka character and used to ensure that natural amenities soften the impact of built form. Native species shall be used in landscaping to the extent that is practical.

4.2.5 Dark sky lighting shall be used to preserve the darkness of the night sky.

4.2.6 The existing Scenic Corridor along District Road 7 from River Road northward shall be preserved.

4.3 *Access*

4.3.1 All new development shall front onto a year round publicly maintained road to the standard of the appropriate road authority except where development occurs by condominium description.

4.3.2. Where condominium registration is utilized, roads shall be designed and constructed to provide for emergency vehicular access to the satisfaction of the Township.

4.3.3. When development is proposed that may generate the need for a new road or road improvements, a traffic study satisfactory to the District of Muskoka and the Township shall be prepared by the developer to detail the works required and the timing of the works.

4.3.4 Public access to, from, and along Lake Rosseau shall be preserved and improved.

- 4.3.5 Strong linkages to the waterfront shall be developed and dockage shall be provided to accommodate transient visitors arriving by water. As part of redevelopment or new development, sufficient boat parking shall be provided to facilitate access to Minett. Docking shall be of adequate size and configuration to accommodate a variety of uses including the berthing of the Muskoka Steamship and Navigation Companies vessels.
- 4.3.6 Boat docking facilities may be considered as a partial alternative to vehicle parking or required in addition to vehicular parking.
- 4.3.7 Pedestrian facilities will be incorporated in all areas of the community to promote pedestrian traffic and to link amenities.

4.4 *Servicing*

General

- 4.4.1 Schedule J1A identifies the areas to be serviced in Minett.
- 4.4.2 Growth shall be directed to the areas within the community that have municipal water and sewer services. In the long term the entire area within the Resort Village boundary is expected to be serviced. However, until that time, development in Minett will be limited, unless otherwise noted herein.
- 4.4.3 Extension of municipal water and sewer services outside of the Minett boundary, as identified on Schedule J1 and J1A, shall not be permitted except where such works are undertaken as a municipal project or to remedy a health hazard or environmental concern.
- 4.4.4 The extension of services outside of the Resort Village boundary for the reasons identified in Section 4.4.3 above, shall not confer, or be deemed to confer, development rights for abutting properties, except for those rights which are specifically permitted by this plan.
- 4.4.5 A water and sewage allocation strategy for Minett will be prepared and maintained, in conjunction with the District of Muskoka in order to monitor the approved and proposed developments in terms of allocations of existing plant capacities.

Full Service Area

- 4.4.6 Within the municipal water and sewer service areas identified on Schedule J1A, new development shall proceed on the basis of these services. Development shall generally not proceed until municipal water and sewer services are available.
- 4.4.7 Until such time as the municipal water and sewer services are commissioned, the development of Phase 1 as shown on Appendix 2 including resort and retail

commercial and accessory uses may proceed on the basis of a private water supply and sewage disposal system. In addition, minor expansions to existing development may be permitted. When municipal water and sewer services are available, connection to these services shall be compulsory.

- 4.4.8 Existing development within the municipal water and sewer service areas shall be required to connect to these services when they are made available.

Future Service Area

- 4.4.9 In a Future Service Area identified on Schedule J1A, single detached residential development shall be limited to the development of existing lots or limited infill where:

- a) a potable water supply is confirmed and the proposed development and a suitable sewage disposal system can be accommodated on the property; and,
- b) it is designed in a manner that will facilitate future connection to municipal services.

A hydrogeological report may be required to confirm that such development will be viable and sustainable.

- 4.4.10 Private water and sewer services are encouraged to be located to facilitate future connections to municipal servicing systems.

- 4.4.11 Where development is proposed adjacent to a municipal sewage treatment plant, the use of the lands immediately adjacent to the plant shall generally be restricted. Residential development shall be setback a minimum of 200 metres (660 feet) and all other development shall be setback a minimum of 150 metres (500 feet).

4.5 *Stormwater Management and Sedimentation*

- 4.5.1 A master stormwater management, construction and sedimentation mitigation plan shall be prepared prior to the commencement of new development in each phase. Supplementary stormwater management, construction and sedimentation mitigation plans, to the satisfaction of the authority having jurisdiction, shall be required for each component or development within each phase.

- 4.5.2 Such plans will address the possible water quantity and quality impacts of runoff leaving the site and address them specifically with the intent of protecting lake system health. Generally, post development flows shall not exceed pre-development flows.

- 4.5.3 Natural vegetation and shoreline buffers will be retained or utilized where possible to control erosion, attenuate flows, promote infiltration in order to

address lake system health and retain the natural beauty of the property. Source control components shall be utilized, where necessary.

- 4.5.4 The Township, at its discretion may hire an engineer to review stormwater plans at the expense of a developer/ landowner. Alternatively the Township can hire an engineer to complete stormwater, construction and sedimentation management plans at the expense of a developer / landowner.

4.6 *Alternate Standards*

- 4.6.1 Alternative standards for road allowance development may be considered in certain circumstances to enhance the character of the Resort Village, reduce costs, and increase density and housing alternatives. The types of standards to be considered would be travelled road width, sidewalks, and curbs and gutters.

4.7 *Employment Areas*

- 4.7.1 All lands upon which marinas, retail, service commercial, and/or small-scale industrial uses are located or permitted and the commercial component of resorts shall be referred to as Employment Areas of the Township.
- 4.7.2 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.

5 **Environmental and Resource Policies**

5.1 *General*

- 5.1.1 Environmental protection areas shall generally include wetlands and other lands, shoreline or aquatic areas that are environmentally sensitive.
- 5.1.2 Where required by an approval authority, studies shall be required to determine if the lands, shoreline or aquatic areas contain any environmentally sensitive features and that the development proposed will have no negative impacts on identified features.

5.2 *Wetlands*

- 5.2.1 Wetland areas in Minett are designated on Schedule J1. The location of these features is approximate and will be confirmed on site.
- 5.2.2 Development in wetlands with the exception of interpretive and educational facilities is not permitted.

5.2.3 Development adjacent to wetland areas may be permitted, provided a report is submitted to the satisfaction of the Township which indicates that it will not result in any of the following:

- i) loss of wetland function;
- ii) conflict with existing site-specific wetland management practices; and,
- iii) loss of contiguous wetland area.

5.3 *Fish Habitat*

5.3.1 Areas of significant fish habitat shall be protected.

5.3.2 Where required by the Township on the basis of potential impact on a habitat area, a fisheries habitat assessment shall be undertaken to the satisfaction of the Township.

5.4 *Areas of Use Limitation*

5.4.1 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:

- i) lands subject to periodic or seasonal flooding;
- ii) slopes steeper than 20%; and,
- iii) areas of erosion or slope instability.

5.4.2 Specific land shall be identified as part of an Area of Use Limitation through the review of a development application and after a site inspection by the appropriate authorities has been completed.

5.4.3 For lands subject to periodic or seasonal flooding, structural development shall be discouraged unless the constraints to development can be overcome to the satisfaction of the Township.

5.4.4 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.

5.4.5 For steep slopes >40%, an 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.

- 5.4.6 Building setbacks may be established from the margins of an Area of Use Limitation if, in the opinion of the Township, the extent of severity of the constraint warrants it. All development within an Area of Use Limitation shall be integrated into the landscape while protecting and/or enhancing the natural feature, where possible.

6 Development Policies

6.1 General

- 6.1.1 The land use designations applicable to the Resort Village of Minett are shown on Schedule J1. The boundaries of these designations are intended to be flexible and should be considered in conjunction with the following policies for the specific designation. The development policies set out below, apply to the specific land use designations and uses within the Resort Village of Minett.
- 6.1.2 Development shall only proceed if it is supported by appropriate servicing and municipal facilities including required emergency services.
- 6.1.3 Within the Resort Village, resort units are accommodation units that are available to transient visitors and dwelling units are accommodation units that are occupied on a residential basis.
- 6.1.4 Red Leaves Resort is an integral part of Minett and its facilities and amenities shall be part of the Resort Village fabric. Red Leaves Resort is a master planned resort development that is proposed on lands within Minett as shown on Appendix 1. Red Leaves will generally develop in accordance with the conceptual Master Plan, attached as Appendix 1.
- 6.1.5 The Red Leaves Resort development is proposed on lands that are included in the Village Core, Resort Commercial, Environmental Protection and Residential designations. The general policies of this plan as well as the specific policies of those designations, shall guide development of this resort village.

6.2 Density of Development

- 6.2.1 Notwithstanding the following specific density allocations, the overall gross density of development within the Resort Village boundary, shall not exceed 12 units per acre (30 units per gross hectare).

- 6.2.2 The calculation of density for the Red Leaves Resort shall include both resort units and dwelling units. The maximum density permitted within each of the six areas designated on Schedule J1B shall be as follows:

Area	Gross Density Units /Acre
1	25
2	10
3	8
4	6
5	4
6	9

7 Village Core

- 7.1 The Village Core area is shown on Schedule J1.
- 7.2 The Village Core shall be the major focus of Minett. Critical to the success of this area is a planned main street consisting of a mix of commercial, residential, resort and institutional uses with appropriate connections to arterial roads and the water.
- 7.3 The mix of uses in the Village Core may include retail commercial, marine, tourist commercial, residential and resort accommodation, service and recreational uses. This area will be to provide ongoing marine services to the general public and water access property owners, limited industrial uses such as a marina, wooden boat building and complementary and related small scale cottage industries may be permitted.
- 7.4 The uses in this designation shall be subject to specific standards as set out in a zoning by-law.
- 7.5 It is anticipated that the densities and heights of buildings in this area will be the highest of any area in Minett.
- 7.6 Development will be designed to encourage and provide pedestrian use, including the shoreline.

- 7.7 All buildings shall be designed such that signs and lighting shall blend in with the desired character and dark sky policies.
- 7.8 All uses shall provide adequate off street parking and where appropriate, loading facilities, where feasible.
- 7.9 The architecture of buildings in the Village Core shall incorporate natural exterior finishes and façades with varied pitch roofs and other architectural features including dormers. The architecture will relate to the hierarchy of elements and relationships to such key elements as the Village Square, corners, and courtyards.

8 Resort Commercial

- 8.1 Areas designated Resort Commercial have been identified on Schedule J1.
- 8.2 Lands designated Resort Commercial shall provide for resort commercial uses, which provide lodging, accommodation and food and beverage for the vacationing public.
- 8.3 The mix of uses shall include resort commercial development (hotels, motels, restaurants, taverns, etc) and accessory uses.
- 8.4 Residential development may be permitted as an integral part of a resort commercial development, provided the site is serviced by municipal water and sewer facilities and shall be subject to the same provisions as for resort units.
- 8.5 At no time shall the total number of residential units located on land designated as Resort Commercial exceed 50% of the units that are existing or have been approved in a zoning by-law or site plan.
- 8.6 Accessory retail and service commercial uses may be permitted as part of any resort commercial development.
- 8.7 Recreational facilities shall be encouraged and are an integrated and important component of any resort commercial development.
- 8.8 Public use of resort facilities, particularly recreational and docking facilities, is encouraged, where appropriate.
- 8.9 All new resort commercial development shall be appropriate to the lot on which it is proposed. Specific lot provisions shall be established in the zoning by-law.
- 8.10 The uses in this designation shall be subject to specific standards as set out in a zoning by-law.

9 Residential

9.1 General

- 9.1.1 Areas designated for Residential use have been identified on Schedule J1.
- 9.1.2 A variety of residential densities, building types and tenure are permitted within this designation in order to provide a variety of housing options. Dwelling units within this designation may be used as resort units or staff accommodations.
- 9.1.3 At no time shall the total number of resort units located on land designated as Residential exceed 50% of the units that are existing or have been approved in a zoning by-law or site plan.

9.2 Low Density Residential

- 9.2.1 Low density residential uses consist of single detached residential dwellings, and may include accessory apartments.
- 9.2.2 Greater minimum lot areas and frontage may be required where soil, water quality or terrain constraints dictate a larger lot size.
- 9.2.3 In general, the following minimum new lot standards will be required for new single detached dwellings:

	Lot Area	Lot Frontage
Municipal Water and Sewer Supply	511 sq.m. (5,500 square feet)	15 metres (50 feet)
Private Water and Sewer Supply	0.4 hectares (1.0 acres)	60 metres (200 feet)

- 9.2.4 Individual lot frontages and areas in a plan of subdivision on full municipal services may be less than the minimum stated above where the physical nature of the site warrants such a reduction.
- 9.2.5 In the case where municipal services are not presently available but are anticipated, residential lots should be large enough and buildings should be located in such a manner that the splitting of the respective lots in the future will be possible in order to create additional lots when servicing becomes available. To facilitate the splitting of lots, principal buildings should be sited on one-half of the lot.

9.2.6 Existing vacant lots that do not meet the minimum standards noted above may be developed for single detached residential uses provided the lots can be adequately serviced, there is adequate lot area for parking, and the required building setbacks can be adhered to.

9.3 *Multiple Residential*

9.3.1 Multiple residential development consists of low profile apartments, townhouses, duplexes, semi-detached dwellings, and dormitory style accommodation for resort employees and is generally considered medium density in nature.

9.3.2 Multiple residential development shall only be permitted on fully serviced land.

9.3.3 Multiple residential uses shall provide adequate off-street parking and loading facilities. In addition, vehicular access points shall be limited in number and designed in a manner that will minimize danger to vehicular and pedestrian traffic.

9.4 *Residential Intensification/Affordability*

9.4.1 A conversion of a single detached dwelling to a duplex may be recognized subject to the following:

- a) each dwelling unit shall maintain a suitable area within the converted structure;
- b) any expansion of a structure must provide adequate front, side and rear yards to protect neighbouring residences;
- c) adequate off-street parking for residents and guests must be provided for each dwelling unit; and
- d) an adequate municipal sewer and water service is available to the property.

9.4.2 Intensification may also occur as part of a mixed use development, provided the applicable commercial development policies are satisfied.

10 Institutional

10.1 Institutional uses have been designated on Schedule J1.

10.2 Institutional uses may include, municipal facilities, churches, schools, service clubs, etc.

- 10.3 New large scale institutional uses proposed to be located in a designation other than the Institutional designation shall require an amendment to the Official Plan, to ensure full review of the implications of the development and consideration of appropriate site development standards. Large scale institutional uses are considered to be those which are substantially out of character with surrounding areas, taking into account such elements as the building area and height, building coverage, traffic and parking requirements.
- 10.4 Other institutional uses may be permitted in any other land use designation.

11 Recreational Amenities/Parkland

- 11.1 Recreational amenities shall be permitted in all designations of the Resort Village.
- 11.2 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 in Minett.
- 11.3 Where deemed appropriate by the Township, the parkland dedication requirement may be met by providing public access to private recreational facilities, including a linked trail system.
- 11.4 Development of trail systems that will allow access to the shoreline will be encouraged.

12 Implementation

- 12.1 The Comprehensive Zoning By-law will be amended to implement the policies for the Resort Village of Minett. This will include the use of holding provisions for the phasing of development and to allow for submission of required studies to ensure that all matters are addressed to the satisfaction of the Township and the District.
- 12.2 The development of Red Leaves at Minett shall proceed in phases, generally in accordance with the Phasing Concept Plan attached as Appendix 2. A holding “H” symbol will be applied to the zoning of any phases of development beyond the first phase. The holding provision may be removed, subject to the following being satisfied:
 - i) confirmation that the preceding phase is substantially under construction or elements of future phases are directly related to the built space previously constructed;
 - ii) confirmation from the District Engineer or his delegate of the availability of sufficient municipal water and sewer capacity to service each individual phase;

- iii) completion of satisfactory background supporting studies;
- iv) completion of, or receipt of securities to complete, necessary infrastructure improvements; and
- v) receipt of satisfactory site plans and agreements.

12.3 All development in the Resort Village shall be subject to site plan control.