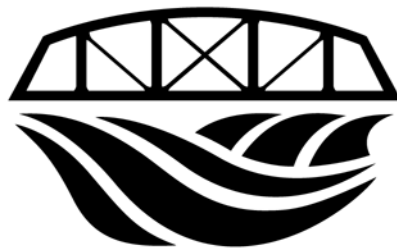


THE CORPORATION OF THE TOWN OF BRACEBRIDGE



BRACEBRIDGE
The Heart of Muskoka

OFFICIAL PLAN

Adopted by Council on: April 17, 2013

Motions: 13-DS-044, 13-DS-045, 13-DS-046, 13-TC-066, and 13-TC-067

Approved by District Council on: October 21, 2013

Consolidated Version – July 2024

Schedule A to Official Plan Amendment No. 18:
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QUALITY~~**

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Official Plan Amendments to the Official Plan of the Town of Bracebridge				
OPA #	Title	Approved	Consolidated	Repealed
1	TDCI Bracebridge Inc.	February 18, 2014	July 25, 2024	-
2	Uptown Area	January 8, 2016	July 25, 2024	-
3	Entrance Drive Mixed Use Area	April 1, 2016	July 25, 2024	-
4	Dennis/Lone Pine Drive	July 27, 2016	July 25, 2024	-
5	Cedar Lane Residential Special Area	November 14, 2017	July 25, 2024	-
6	Small Lot Detached Dwelling Criteria	March 19, 2018	July 25, 2024	-
7	Residential Densities	March 19, 2018	July 25, 2024	-
8	Under Appeal South Bracebridge Institutional Area	March 18, 2021-	July 3, 2025	-
9	Taylor Road Special Purpose Commercial	May 7, 2019	July 25, 2024	-
10	Fraserburg Road Institutional Area	May 14, 2019	July 25, 2024	-
11	Balls Drive Mixed Use Area	July 26, 2019	July 25, 2024	-
12	571 Manitoba Street – Site Specific Residential Policies	September 27, 2019	July 25, 2024	-
13	Goodale Marine Inc.	December 18, 2023	July 25, 2024	-
14	50 Balls Drive – District Shopping and Mixed Use Area	May 24, 2024	July 25, 2024	-
15	Alternative Notice Provisions	May 24, 2024	July 25, 2024	-
16	1017 Rainbow Lane – Site Specific Water Area – Shoreline Policies	November 14, 2024	July 3, 2025	

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SECTION A: INTRODUCTION

A1.0 PURPOSE

Purpose	A1.1	The Official Plan is a general land use document, the purpose of which is to provide direction on land use decisions and manage growth and development in the Town. In accordance with the <i>Planning Act</i> , an Official Plan shall contain, “goals, objectives and policies established primarily to manage and direct physical change and the effect on the social, economic, <u>built</u> and natural environment of the municipality.” The Official Plan is not a static document and it may be amended periodically to ensure it remains current and relevant.
The Planning Act	A1.2	The <i>Planning Act</i> requires local policies to be consistent with policy statements issued by the Province, such as the Provincial Policy-Planning Statement, 2005 <u>2024</u> . The Provincial Policy Statement provides direction on matters of Provincial interest related to land use planning.
Provincial Policy-Planning	A1.3	The policies of this Plan are consistent with the Provincial Policy-Planning Statement and provide expanded direction on matters of local interest in order to manage development, growth and change in the Town.
Muskoka Official Plan of the	A1.4	The <u>Muskoka</u> Official Plan of the Muskoka District Area is a <u>strategic</u> planning document that <u>generally addresses/manages growth and</u> land use <u>issues—decisionsrelated to while considering</u> —the economy, environment and community building . The <u>Muskoka</u> Official Plan of the Muskoka District Area is an upper tier Plan <u>that is strategic in nature enabling and the policies enables, more detailed planning by the</u> lower tier municipalities, including <u>the Town of</u> Bracebridge <u>to have more detailed planning policies</u> . The Bracebridge Official Plan must conform to the <u>Muskoka</u> Official Plan of the Muskoka District Area .
Five Year Review	A1.5	This Plan has been developed to guide land use decisions in the Town over the next 20 years <u>30 years until 2055</u> . Over this time horizon, Council is required to review the Official Plan every five years from the date of approval of the Plan for the purpose of determining the need for updates that reflect new Provincial and <u>District of</u> Muskoka Policy initiatives and emerging trends in development.

A2.0 COMPONENTS AND STRUCTURE OF THE PLAN

Sections of the Plan	A2.1	The Official Plan of the Town of Bracebridge is comprised of the text herein including all of sections A through J inclusive. Schedules A through E-F inclusive also form a part of this Official Plan.
Appendices	A2.2	Appendices A through C-B affixed hereto do not form part of the Official Plan but are provided for background information purposes only in order to assist in implementing the Plan.
	A2.3	This Plan has been divided into ten sections as described in the following sections.
	A2.4	Section A (Introduction) contains Vision, Principles, Goals and Objectives, and the Land Use Concept that apply to the entire Town of Bracebridge.

SECTION A: INTRODUCTION

The Vision and Principles are based on an understanding of past and future trends and have been developed with regard for the Town's Community Based Strategic Plan and public input through the Official Plan visioning and consultation process. The goals and objectives that form the basis of the Plan support the Vision and provide direction for the remaining policies in the Plan. The land use concept of Section A, identifies how the Vision, Principles, Goals and Objectives of the Plan will be implemented through a series of land use designations.

- A2.5 Section B (General Development Policies) contains policies that apply to the entire Town of Bracebridge and provides general guidelines that will be considered when reviewing development and planning applications. Included in Section B are growth management policies, environmental policies and affordable housing policies.
- A2.6 Section C (Urban Centre) contains policies that apply to the Urban Centre designation. More specific land use designations and implementation policies that apply in the Urban Centre designation are also found in Section C. The limits of the Urban Centre designation are found on Schedule 'A' and the more specific Land Use designations that apply in the Urban Centre are found on Schedule 'B'.
- A2.7 Section D (Muskoka Falls Community) contains policies that apply to the Muskoka Falls Community designation. The Muskoka Falls Community designation is found on Schedule 'A'.
- A2.8 Section E (Rural Area) contains policies that apply to the Rural Area designation. The Rural Area designation applies to lands that are not located in the Urban Centre, Muskoka Falls Community, or Waterfront Area designations. The more specific land use designations within the Rural Area designation are found on Schedule 'A'.
- A2.9 Section F (Waterfront Area) contains policies that apply to the Waterfront Area designation. The Waterfront Area designation applies to lands that are physically and functionally related to the waterbodies in the Town and are not located in the Urban Centre or Muskoka Falls Community designations. The more specific land use designations within the Waterfront Area designation are found on Schedule 'A'.
- A2.10 Section G (Open Space) contains policies that apply to public and private lands that provide opportunities for recreation and natural resource management in the Town. The Open Space designation applies to such uses as sports fields, trails, golf courses and natural areas. Lands identified as Open Space are found on Schedule 'A' and Schedule 'B'.

SECTION A: INTRODUCTION

	A2.11	Section H (Mineral Aggregate Extraction) contains policies that apply to Aggregate Extraction operations. These policies are intended to guide existing operations, proposed expansions and proposals for new operations. The Aggregate Extraction designation is identified on Schedule 'A'.
	A2.12	Section I (Transportation and Servicing) contains the policies that apply to the entire Town and address issues such as sewage and water servicing, roads and transportation, stormwater management and drainage, railways, airports, trails and corridors, and other general utility policies. Schedule 'C' provides information on transportation infrastructure in the Town.
	A2.13	Section J (Plan Implementation) describes how the Vision, Goals, Objectives and Policies of the Official Plan will be implemented by the Town.
Schedules	A2.14	<p>In addition to the text herein, the following Schedules also form part of this Plan:</p> <p>Schedule A Land Use</p> <p>Schedule B Land Use – Urban Centre</p> <p>Schedule C1 Transportation</p> <p>Schedule C2 Transportation – Urban Centre</p> <p><u>Schedule C3 Active Transportation</u></p> <p><u>Schedule C4 Urban Active Transportation</u></p> <p>Schedule D <u>Urban</u> Service Areas</p> <p>Schedule E Lake Classification by Phosphorus Sensitivity<u>Schedule E: Floodplain</u></p> <p><u>Schedule F1: Water Resources</u></p> <p><u>Schedule F2: Environmental and Constraints</u></p>
Appendixes	A2.15	<p>The following appendixes do not form part of this Plan, however they are provided for information to assist land use planning decisions:</p> <p>Appendix A Environmental and Constraints</p> <p>Appendix B<u>A</u> Built-Up and Future Development Areas</p> <p>Appendix C Over Threshold Lakes for Recreational Water Quality</p> <p><u>Appendix B Major Watersheds</u></p>

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A3.0 LAND USE CONCEPT

Structure of
Land Use
Concept

The land use concept has been structured to include the following land use designations:

- i) Urban Centre;
- ii) Muskoka Falls Community;
- iii) Rural Area; and
- iv) Waterfront Area.

A3.1 URBAN CENTRE

The Urban Centre designation identifies the major settlement area in the Town. This area contains the necessary public infrastructure to enable it to be the major service centre for the surrounding waterfront and rural areas. To promote the efficient use of land and infrastructure as well as to reinforce the character and function of the Urban Centre, the majority of permanent residential and Employment Area growth shall be directed to this area, unless the use is more appropriate in another designation due to land requirements or the nature of the use. In the Urban Centre designation there are a series of more specific land use designations that recognize commercial, industrial, open space, natural heritage and residential land uses.

A3.2 MUSKOKA FALLS COMMUNITY

The Muskoka Falls Community designation recognizes a historic settlement. As this community is serviced with individual private water and sewer services, growth will be limited through development of existing lots, minor infilling and limited lot creation that will maintain the character of the community.

A3.3 RURAL AREA

The Rural Area designation includes lands outside of the Urban Centre, Waterfront Area and Muskoka Falls Community designations. The Rural Area designation contains expansive undeveloped areas which provide opportunities for space extensive resource, recreational uses, small scale commercial and industrial uses and low density residential development. Subject to the environmental policies of this plan, space extensive industrial or commercial uses may be located in the Rural Area designation provided the use is resource based and cannot be accommodated in the Urban Centre and does not require urban services. Many significant natural, environmentally sensitive and wildlife habitat areas exist within this designation. Public lands in the Rural Area designation are generally recognized by the Open Space designation.

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A3.4 WATERFRONT AREA

The Waterfront Area designation includes lands that are physically and functionally related to significant lakes and rivers. The water resources and shoreline areas contained in the Waterfront Area designation provide major leisure and recreational opportunities, which benefit the Town. The Waterfront Area designation identifies and describes the permitted low density residential, tourist commercial, marina and open space uses. These uses are located in this designation due to the recreational and aesthetic opportunities presented by a significant water resource. These uses will continue to be accommodated in this designation. Many significant natural, environmentally sensitive and wildlife habitat areas exist within this designation. Public lands in the Waterfront Area designation are generally recognized by the Open Space designation.

A4.0 HOW TO READ THIS PLAN

Applicable
Policies

A4.1

The Plan should be read in its entirety in all instances. When determining the policies that apply to a given property, the following steps should be undertaken:

1. The property should be located on Schedule 'A' or Schedule 'B' to determine the applicable designation.
2. The property should be located on Appendix 'A' Schedules 'E', 'F1' and 'F2' to determine if there are natural environmental features or development constraints that are on the property or in proximity to the property.
3. The policies of the applicable designation should be reviewed. If the property is located in an Urban Centre designation located on Schedule 'B', the applicable policies are found in Sections C and G of this Plan. If the property is located on Schedule 'A', the applicable policies are found in Sections D, E, F, G or H of this Plan.
4. Section A, Introduction; Section B, General Policies; Section I Transportation and Servicing; and Section J Implementation apply to all properties within the Town.

Applicable
Lands

A4.2

The Official Plan applies to all lands in the Town of Bracebridge including publicly owned lands, except as otherwise denoted on the Schedules or noted in Statute such as Crown lands. Landowners, developers, and all users of this Plan should read all of the relevant policies as if they are cross-referenced with each other.

Definition of
Development

A4.3

Development for the purposes of this Plan means lot creation, a change in land use, or the construction of buildings and structures, requiring approvals under the *Planning Act* including consents, minor variances, zoning amendments and site plan control agreements. The term redevelopment refers to development on lands that have previously been developed.

SECTION A: INTRODUCTION

A5.0 VISION

Vision

A5.1

~~It is the Vision of the Town to enrich the social, cultural, economic and natural environments. Success in this vision will have been achieved by:~~

- ~~i) Increasing the amount of land set aside for preservation and encouraging the “greening” of residential, commercial and industrial development.~~
- ~~ii) Striking partnerships with community and regional groups that are also striving to improve community services.~~
- ~~iii) Becoming South Muskoka’s centre of health through enhanced recreation, child care, nutrition, active transportation infrastructure and health care services.~~
- ~~iv) Becoming Muskoka’s centre of learning through enhanced library service, larger university and college presence and collaboration between secondary schools and the community.~~
- ~~v) Protecting the Urban Centre’s small town character by preserving its heritage structures, establishing urban forests and having a strong mix of retail and service businesses in the downtown.~~
- ~~vi) Improving the ratio of permanent population to seasonal population over the next decade through an aggressive job creation initiative and the provision of services and amenities that are attractive to full-time residents.~~
- ~~vii) Increasing the non-residential tax base through business expansion and attraction.~~

~~Having a municipal corporation that demonstrates fiscal responsibility and accountability through long-term land use and capital expenditure plans as well as progressive administrative policies and procedures that provide an ongoing framework for community direction and Town and investor planning. Bracebridge is an inclusive and welcoming community that respects the heritage of its built and natural environments while encouraging a robust local and regional economy.~~

A6.0 PRINCIPLES

A6.1 INTRODUCTION

Principles

A6.1.1

The Official Plan is based on a set of principles. These principles, as detailed in the policies of this Plan, are intended to guide decision making on matters that are the responsibility of the Town of Bracebridge and should be considered in an integrated manner. The principles guide the physical development of the Town, strike a balance between the relevant economic, environmental, social and cultural factors within the context of continuing growth and redevelopment and are consistent with the direction established through the Provincial Policy Planning Statement and in

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conformity with the Muskoka Official Plan ~~of the Muskoka District Area~~. Each principle is important in its own right and there has been no priority placed on any one point.

A6.2 GENERAL

Sustainability	A6.2.1	Bracebridge is a progressive and well planned community committed to embracing its citizens' desires for a prosperous and sustainable Town that is healthy, green, and creative.
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Satisfy Lifestyle Demands	A6.2.2	Bracebridge has historically been a community with urban, rural, and waterfront development areas that cater to people who wish to live in a small community or in a rural or waterfront environment. This trend will be supported to satisfy the lifestyle demands of a wide variety of individuals, however to ensure efficient and cost effective use of municipal services there will be an emphasis on directing growth to the Urban Centre.
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A6.3 SETTLEMENT PATTERN

Focus of Growth	A6.3.1	Permanent residential and Employment Area growth will generally be directed to the Urban Centre on full municipal services. Limited development in the Waterfront, Rural Areas and Muskoka Falls Community designations will be permitted that maintains the character of those areas of the Town.
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Intensification	A6.3.2	Within the Urban Centre, a goal of 25% of all new residential development, will occur through intensification in the Built-Up Area shown on Appendix <u>'B'A'</u> . The remaining residential development may occur in the Future Development Area as shown on Appendix <u>'B'A'</u> . The progress of achieving this goal will be monitored over the life of the Plan in accordance with Section J.
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Urban Centre Boundary	A6.3.3	Within the Urban Centre, sufficient land has been identified to accommodate permanent residential and Employment Area growth through the life of this Plan. Urban Centre boundary adjustments are not anticipated to be required and will only be considered <u>in accordance with the Provincial Planning Statement 2024</u> as part of a comprehensive review .
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Piped Services	A6.3.4	Within the Urban Centre, municipal water and waste water treatment services required for growth shall be provided on a cost effective basis minimizing capital, operating and maintenance costs while allowing for a diversity of development. On this basis, services will be directed to development which results in its efficient and cost effective use and has been identified as necessary to meet projected growth demands.
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Rural Area	A6.3.5	The Rural Area will continue to support a mix of natural areas, resource production opportunities, low density residential uses, small scale commercial, industrial and community facility or space extensive uses that are compatible with the rural land uses and by their nature are required to be located in the Rural Area..
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Waterfront Area	A6.3.6	The waterfront is a unique recreational resource and land asset and, as such, low density residential, service and tourist commercial development
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in the Waterfront Area should enhance and protect those qualities that contribute to its attraction, including among others environmental qualities

Muskoka Falls	A6.3.7	The Muskoka Falls Community is recognized as an historic settlement area where a limited amount of low-density development is expected to occur on private services.
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A6.4 ECONOMY

Components of the Economy	A6.4.1	Bracebridge has a diversified economy that is shaped by strong and growing businesses in the construction, geo-tech/green, education, tourism and culture, retail and niche manufacturing sectors. The retention and expansion of these sectors is a key component to sustaining economic growth in the Town.
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Educational and Medical Sectors	A6.4.2	The educational and medical services sectors of the economy shall be expanded with emphasis placed on <u>supporting the</u> development of post secondary educational components and employment opportunities for graduates.
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Green Economy	A6.4.3	The community should promote business opportunities that are related to the green economy.
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Economic Activities	A6.4.4	Major economic activities in appropriate land use designations that are compatible with the historic, scenic, and biological values of the Town shall be encouraged and facilitated.
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Cost Effective	A6.4.5	Growth that supports the residents and visitors in a cost effective manner shall be encouraged.
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Commercial Uses	A6.4.6	The orderly distribution and development of retail and service commercial uses shall be encouraged to satisfy the shopping and service needs of permanent residents, seasonal residents and visitors to the Town.
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Urban Commercial Structure	A6.4.7	The urban commercial structure of the Town shall be maintained as the major focus of commercial activities in the Town. That structure is comprised of the following key elements:
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- i) The central commercial corridor, consisting of the historic downtown core, the midtown and the uptown area along Manitoba Street, and the Flats area on Muskoka Road 118 West; and
- ii) The Special Purpose Commercial Area at the west side of the Highway 11/Taylor Road interchange.

Maintain Corridors	A6.4.8	The maintenance, improvement and development of major transportation, infrastructure and communication corridors in appropriate locations throughout the Town shall be promoted.
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A6.5 ENVIRONMENT

Natural Environmental Features	A6.5.1	The health and integrity of the natural environment, which is one of the Town's most valuable resources, will be protected. The Official Plan
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identifies known natural environmental features on Appendix 'A' Schedules 'F1' and 'F2'. There may be previously unknown environmental features that may be identified and evaluated through the consideration of a development application. Appropriate planning tools will be used to protect and ensure that the integrity of any identified significant environmental feature is maintained, as well as to implement the recommendation of any associated environmental impact statement. Among other approaches, these may include:

- i) requiring increased lot frontages and areas at the time lots are created or through zoning requirements;
- ii) imposing building setbacks through zoning; and
- iii) specific siting of building and structures, driveways and pathways and the retention of vegetation through site plan control or other agreements.

Muskoka
River

A6.5.2 Development along and in the vicinity of the Muskoka River and its tributaries shall protect the river's natural features wherever possible. Where the natural features of the river banks have been degraded, the natural features of the shoreline shall generally be restored as part of any redevelopment. The function of the river as a recreational corridor shall be enhanced.

A6.5.3 This Plan recognizes that the Muskoka River Watershed, which extends much beyond the limits of the Town, including its component land and water based ecosystems, has increasingly been experiencing negative impacts due to a number of stressors including intensified development pressures, severe weather events, distribution of invasive species, and increased contaminant loads from land and water based activities. Such impacts have resulted in concerns for water quality and the overall ecosystem health of the watershed.

In this regard, this Plan recognizes that the natural environment including water is Muskoka's key asset and therefore should be protected for the values it provides including support for diverse ecosystems and a vibrant economy. The following principles are intended to support integrated watershed management planning and support the efforts of the Muskoka Watershed Council, other levels of government and other interested groups and stakeholders:

- i) Development activity should be undertaken in a manner that conserves, and enhances the features, functions and interconnections of the natural environment that sustains what is Muskoka for future generations;
- ii) To maintain, improve and where possible, restore the health, diversity, size and connectivity of natural heritage features and areas, hydrologically sensitive features and related ecological functions; and
- iii) To maintain natural water form and flow characteristics and the integrity and quality of watercourses and lakes and ensure that

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~~only land uses that maintain, improve or restore the ecological and hydrological functions are permitted.~~

A6.6 SUSTAINABILITY

Council
Decisions

A6.6.1 Land use decisions by Council shall be founded on the principle of sustainability and sustainable growth. New development and redevelopment shall have regard for the principles of economic, environmental, social and cultural sustainability.

Decisions relating to future land use, public works and capital expenditures shall be made having consideration for the long term impacts on the environment, economy and the community. This goal will be achieved by considering the impacts on the sustainability of the community.

Decision-making by Council will consider the four pillars of sustainability which include:

A6.6.1.1 Economic Sustainability

The creation and retention of a spectrum of jobs are a priority for the Town and will be based on growth that is managed and appropriate in order to protect the quality of life and the unique mix of amenities available to residents and visitors. Policies shall strike a balance between recruiting new businesses, retaining and growing existing businesses, and developing the required infrastructure and community amenities to attract growth while protecting the natural environment.

A6.6.1.2 Environmental Sustainability

A healthy natural environment will provide many ecological, social and economic benefits that will help to sustain the quality of life in the Town. The economic health of the Town depends upon the health of the natural environment, and recognizing that people live in and form part of this ecosystem. The community will sustain its urban/nonurban balance through managed growth and appropriate land uses; development of an intensified Urban Centre that is connected by active transportation corridors such as off-street bicycle paths and walking trails, and planning for future public transit; energy efficiency; and promoting the natural environment and healthy lifestyles.

~~In the Waterfront Area designation, the conversion of dwellings between seasonal and permanent use will occur over time and contribute to the economic health of the Town without creating significant increased pressure on the natural environment. These conversions represent a method of increasing local spending and use of recreational and cultural facilities while having minimal impact on land uses and the environment.~~

A6.6.1.3 Social Sustainability

Health, wellness, healthcare and social services are important to all residents and they are also key determinants of the economic, social and environmental fabric of the Town. Building a healthier community is

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beyond the mandate of any individual or agency. Rather, it results from varied partners contributing to developing active transportation systems, safe workplaces, clean environments, innovative technologies and attracting additional professionals to the Town.

The capacities and capabilities of health, wellness, healthcare and social services are essential building blocks to a healthy community for the benefit of those who live and work in the Town. Residents need access to these services.

A6.6.1.4 Cultural Sustainability

The Town has identified the need to support the creative economy and the creative industries within the Town. The Town will encourage the expansion of the existing base of local artists and artisans including cultural infrastructure. Arts and culture are part of a healthy, diverse and prosperous community with arts and culture being an important economic generator for the Town.

A7.0 GOALS AND OBJECTIVES

A7.1 INTRODUCTION

Complementary
Objectives

A7.1.1 In certain cases the objectives outlined in this section may be further complemented by the objectives contained in Sections C through I of this Plan.

A7.2 GROWTH MANAGEMENT

A7.2.1 Goal

A7.2.1.1 It is the goal of this Plan to direct the majority of development and intensification to the Urban Centre and to place the highest emphasis for growth within the Built-up Area, while providing a variety of housing forms and employment opportunities. As the Muskoka Falls Community is serviced with individual private water and sewage services, and the focus of the Rural Area is on space extensive resource and recreational uses, permanent residential and Employment Area growth will be limited. The Waterfront Area designation will accommodate low density residential, tourist commercial, marina and open space uses.

A7.2.2 Objectives

Full Services

A7.2.2.1 To direct the majority of new permanent residential and Employment Area growth to the fully serviced Urban Centre.

Intensification

A7.2.2.2 To encourage intensification through the provisions of ~~secondary dwelling units~~ additional residential units, mixed use developments, and designating lands for multiple residential uses.

Residential
Growth

A7.2.2.3 To encourage permanent residential growth in accordance with a goal of 80% to the Urban Centre designation and 20% to the Rural Area,

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Waterfront Area and Muskoka Falls Community designations over the life of this Plan in accordance with the monitoring policies in Section J.

Growth Goals	A7.2.2.4	To encourage a goal of 25% of the residential growth in the Urban Centre designation to occur within the Built-up Area, as shown on Appendix 'B' 'A' , through intensification over the life of this Plan.
Phasing	A7.2.2.5	To ensure that municipal water and sewer services are used efficiently and effectively by phasing the build-out of services within the Urban Centre .
Variety of Housing	A7.2.2.6	To provide the present and future residents of the Town a full range of housing types and densities to meet projected demographic and market requirements in a manner that supports the overall goal of mixed uses, visual attractiveness, and safe accessible active transportation connectivity.
Transit	A7.2.2.7	To encourage transit-oriented development patterns for new development in the Urban Centre in order to reduce motor vehicle use and air pollution.
Affordable Housing	A7.2.2.8	To encourage all levels of government and the private sector to provide for the development of affordable rental and ownership housing in a variety of forms and locations in the Urban Centre.
Muskoka Falls and Rural Area	A7.2.2.9	To allow a limited amount of permanent residential and Employment Area growth in the Muskoka Falls Community and the Rural Area that maintains the character of the area.
Waterfront Area	A7.2.2.10	To allow tourist commercial, marina, open space uses and low density residential growth in the Waterfront Area that maintains the character of the shoreline and protects the quality of the natural waterfront environment.
Employment Lands	A7.2.2.11	To maintain a sufficient supply of employment lands to accommodate the projected demand for these lands.

A7.3 ECONOMIC DEVELOPMENT

A7.3.1 Goal

Economic Environment	A7.3.1.1	It is the goal of this Plan to develop a vibrant, prosperous and economically sustainable community that will provide new and continuing employment growth and opportunities.
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A7.3.2 Objectives

Education	A7.3.2.1	To encourage investment in post-secondary education and the advancement of a wide variety of occupational opportunities, including skill trades.
Mixed Uses	A7.3.2.2	To encourage mixed use developments in the Urban Centre.
Natural Attributes	A7.3.2.3	To encourage the protection of the Town's natural attributes, such as its rural character, water quality of its lakes and rivers as well as other natural

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environmental features in order to ensure that the recreational and tourism uses that rely upon these attributes continue to thrive.

	A7.3.2.4	To develop initiatives that support the retention, maintenance and expansion of the existing business sectors.
Downtown	A7.3.2.5	To support a healthy and vibrant downtown.
Regional Center	A7.3.2.6	To maintain the Town's appeal as a regional service centre for health and education services, and commercial goods.
Institutional Facilities	A7.3.2.7	To recognize the employment benefits associated with new and expanding institutional, medical and educational facilities in the Town.
Waterfront Commercial	A7.3.2.8	To recognize and encourage the long term viability of tourism and waterfront commercial uses.
Proximity to Residential	A7.3.2.9	To encourage appropriate employment opportunities in proximity to residential areas to support increased opportunities for interaction and active transportation connectivity.
Strengthen and Diversify	A7.3.2.10	To promote commercial, industrial and institutional development in a manner that will broaden, strengthen and diversify the economic base of the Town in a visual attractive and environmentally sound manner.
Variety	A7.3.2.11	To maintain and strengthen the commercial, industrial and institutional bases of the Town, while ensuring a varied economy with appropriate flexibility to accommodate changes in these sectors to serve the needs of the residents of the Town, adjacent communities, and the traveling and vacationing public.

A7.4 NATURAL ENVIRONMENT

A7.4.1 Goal

Protect and Enhance	A7.4.1.1	It is the goal of this Plan to protect and enhance significant natural environmental features and ecological functions including the quality of water in the Town.
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A7.4.2 Objectives

	A7.4.2.1	<u>It is an objective of this Plan that the diversity and connectivity of natural features in the Town, and the long-term ecological function and biodiversity of natural heritage systems be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</u>
Wetlands	<u>A7.4.2.2</u>	To preserve wetlands and protect adjacent lands to maintain the ecological function of the wetland, where appropriate.
Protect Water Features	A7.4.2. 23	To protect water quality and hydrogeological characteristics of watercourses, lakes, aquifers, wetlands and water recharge areas.
Wildlife Habitat	A7.4.2. 43	To protect and maintain significant wildlife habitat including habitat of threatened and endangered species.
Fish Habitat	A7.4.2. 54	To protect and enhance fish habitat in accordance with federal and provincial requirements.
Surface Water	A7.4.2. 65	To protect surface water features through development control.
ANSI's	A7.4.2. 76	To protect and preserve Areas of Natural and Scientific Interest.
Protection	A7.4.2. 87	To take a proactive approach to environmental protection.
Climate Change	A7.4.2. 98	To plan development in a manner that will minimize the impact on climate change.

A7.5 COMMUNITY FACILITIES

A7.5.1 Goal

Efficient Use	A7.5.1.1	It is the goal of this Plan to make efficient use of, and improve access to, existing community facilities, and to appropriately site new facilities.
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A7.5.2 Objectives

Range of Facilities	A7.5.2.1	To maximize the use of, and provide a wide and varied range of accessible open space areas, recreational, institutional, educational and cultural facilities that are in close proximity to the population they served.
Expansion	A7.5.2.2	To encourage the expansion of public and private open space, and community facilities to serve the local and tourist communities.
Partnerships	A7.5.2.3	To encourage partnerships between the Town, school boards and post secondary institutions to improve community access to existing facilities.

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A7.6 COMMUNITY IMPROVEMENT

A7.6.1 Goal

Improve, Maintain, Rehabilitate	A7.6.1.1	It is the goal of this Plan to maintain, improve and/or rehabilitate residential, commercial, industrial, open space and community facility areas in a manner that supports the overall planning and development pattern of the Town.
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A7.6.2 Objectives

Public Infrastructure	A7.6.2.1	To support the maintenance, improvement and rehabilitation of public infrastructure, including roads, pedestrian walkways, parks, trails, recreational facilities and other municipal services.
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Funding	A7.6.2.2	To support research of opportunities for funding from other levels of government, non-profit agencies, or private foundations.
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A7.7 CULTURAL HERITAGE

A7.7.1 Goal

Culturally Sustainable	A7.7.1.1	It is the goal of this Plan to encourage a creative and culturally sustainable community in which the Town's cultural heritage resources are identified, conserved and enhanced whenever practical.
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A7.7.2 Objectives

Enhance Character	A7.7.2.1	To enhance the character of the Town by protecting, maintaining and enhancing the Town's cultural heritage resources.
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New Development	A7.7.2.2	To encourage and promote new development and redevelopment to incorporate aspects of cultural heritage into design.
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Retention	A7.7.2.3	To encourage the retention of cultural heritage resources wherever possible to provide continuity between the past and the present.
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Civic Pride	A7.7.2.4	To foster civic pride by recognizing the contribution that cultural heritage resources make to the Town.
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Economic Development	A7.7.2.5	To use cultural heritage resources to attract additional economic development, increase tourism opportunities and enhance the character of the Town.
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Nature and Location	A7.7.2.6	To ensure that the nature and location of cultural heritage and archaeological resources are considered before land use decisions are made. Development and site alteration shall only occur on lands containing archaeological resources if they have been conserved by removal, or preserved on site.
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Preserve	A7.7.2.7	To prevent the demolition, destruction, or inappropriate alteration or use of cultural heritage resources.
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A7.8 URBAN CENTRE

A7.8.1 Goal

Growth and Sustainability	A7.8.1.1	It is the goal of this Plan that the Urban Centre is the primary location for permanent residential and Employment Area growth in the Town and that the Urban Centre develops in a sustainable manner that recognizes the importance of the natural environment, cultural, social and economic opportunities in the community.
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A7.8.2 Objectives

Growth	A7.8.2.1	To direct permanent population and Employment Area growth to the Urban Centre.
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Environmental	A7.8.2.2	To encourage development that incorporates environmental design features such as green roofs or community gardens.
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Character	A7.8.2.3	To ensure that the character of established neighbourhoods and the Central Business District is maintained by requiring that new development and redevelopment is compatible <u>complementary</u> with the character of existing areas.
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Servicing	A7.8.2.4	To ensure that appropriate servicing is available to support new development in an efficient and effective manner.
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Transportation	A7.8.2.5	To promote safe, accessible and interconnected pedestrian and active transportation friendly environments.
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Housing	A7.8.2.6	To promote a mix of housing types, tenure and affordability in the community.
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Institutional Uses	A7.8.2.7	To promote the integration of institutional facilities into the existing community.
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Compatibility	A7.8.2.8	To ensure that proposed development is compatible with neighbouring uses from a community health perspective including industrial and commercial emissions, nuisance noise and odour impacts.
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A7.9 RURAL

A7.9.1 Goal

Environmental Quality	A7.9.1.1	It is the goal of this Plan to protect and maintain the character of the Rural Area.
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A7.9.2 Objectives

Restrict Impacts	A7.9.2.1	To permit development that would not negatively impact natural areas in the Rural Area.
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Protect Existing Uses	A7.9.2.2	To limit development that would adversely impact existing rural land uses.
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Trails	A7.9.2.3	To improve access to the Rural Area by identifying opportunities for expanded trail systems.
	A7.10	WATERFRONT
	A7.10.1	Goal
Protection of Waterfront	A7.10.1.1	It is the goal of this Plan that all new development and redevelopment will: <ul style="list-style-type: none"> i) protect the quality of the water; ii) protect the visual and aesthetic character of the lakes and rivers; iii) protect the recreational, social, and environmental experiences; iv) protect public safety by prohibiting development in areas subject to flooding or erosion; and, v) respect the unique character of each lake.
	A7.10.2	Objectives
Character	A7.10.2.1	To protect the unique natural character of the individual lakes and rivers.
Intensity of Development	A7.10.2.2	To limit the density and intensity of development and redevelopment on the lakes and rivers in the Town in order to protect the visual qualities of the lakes and rivers and to protect the natural shoreline character.
Protection	A7.10.2.3	To protect the shoreline, wetlands, and fish habitat.
Lake System Health	A7.10.2.4	To require the implementation of the Lake System Health program to allow development that does not negatively impact the recreational water quality of the waterbody.
Conversion of Dwellings	A7.10.2.5	To encourage the conversion of seasonal dwellings to permanent dwellings.
Development Controls	A7.10.2. 56	To support the use of development controls to maintain and improve the quality of surface water of lakes and rivers.
Access	A7.10.2. 67	To protect public access to rivers and lakes.
Waterfalls	A7.10.2. 78	To protect waterfalls in the Town as important natural and scenic landscape features.
Commercial Lands	A7.10.2. 89	To protect and enhance the viability of existing waterfront commercial lands.

SECTION A: INTRODUCTION

A7.11 MINERAL AGGREGATE RESOURCES

A7.11.1 Goal

Protection of
Aggregate
Resources

A7.11.1.1 It is the goal of this Plan to ensure that mineral aggregate resources are protected for long-term use while ensuring that extraction is undertaken in a manner which minimizes social, economic and environmental impact~~occurs in a manner that has minimal environmental and social impacts on the Town.~~

A7.11.2 Objectives

Protection

A7.11.2.1 To ensure that the mineral and mineral aggregate resources in the Town are protected for long-term use.

Management

A7.11.2.2 To encourage the proper management of mineral aggregate operations to minimize potential negative environmental and social impacts.

Land Use
Decisions

A7.11.2.3 To ensure that mineral resources are considered and protected when making all land use planning decisions.

Environmental

A7.11.2.4 To require the protection of significant natural environmental features, ground water and surface water resources when considering *Planning Act* applications dealing with mineral aggregate resources.

A7.12 SERVICES AND TRANSPORTATION

A7.12.1 Goal

Municipal
Services

A7.12.1.1 It is the goal of this Plan to ensure that all municipal services meet the needs of present and future residents and businesses in a financially responsible, efficient and environmentally sensitive manner.

A7.12.2 Objectives

Existing Services

A7.12.2.1 To encourage development and redevelopment on existing municipal services.

Efficient Use

A7.12.2.2 To encourage the efficient use of municipal water and sewer services within the existing built up area and to avoid undue extension of such services.

Consumption

A7.12.2.3 To promote conservation measures where municipal services service municipal properties and private lands.

Updating of
Sewage Services

A7.12.2.4 To encourage the updating of sewage services for new development and redevelopment in the Town.

Improve Safety

A7.12.12.5 To ensure people of all ages and abilities can move within and through the ~~Bracebridge Town~~ safely and comfortably.

Schedule A to Official Plan Amendment No. 18:
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SECTION A: INTRODUCTION

Active Transportation & Transit	A7.12.2. 5-6	<u>To provide residents and visitors with safe active transportation and reliable transit choices options, acknowledging these modes as essential services. To encourage a safe, accessible and interconnected active transportation network throughout the Town.</u>
	A7.12.2. 67	To participate, where it is financially feasible, in Town, District or inter-municipal transit programs.
TransitPreserv e Local Character	A7.12.2.8	<u>To develop transportation solutions that are sensitive to the Town's historic character and existing neighbourhoods.</u>
Internet Access	A7.12.2. 97	To encourage the development of high-speed internet access throughout the Town <u>that utilizes the latest technology.</u>
Accessibility	A7.12.2. 108	To increase the accessibility of lands and buildings in the Town for disabled persons.
Access of Transportation	A7.12.2. 119	To encourage community wide access for all modes of transportation in the Town.
Waste Reduction	A7.12.2. 120	To encourage recycling and reduction of waste and waste products.
	A7.13	ENERGY RESOURCES
	A7.13.1	Goal
Energy Resources	A7.13.1.1	It is the goal of this Plan to encourage the wise use of energy resources and encourage the development and the maintenance of renewable energy sources where appropriate.
	A7.13.2	Objectives
Hydro-Electric Generation	A7.13.2.1	To recognize and build on the Town's hydro generating power potential while maintaining the natural beauty of waterfalls in the Town.
Employment	A7.13.2.2	To encourage energy conservation through planning that promotes pedestrian and cycling.
Climate Change	A7.13.2.3	To encourage energy conservation and to minimize-mitigate the impact of climate change th rough building design, site design and development.
	A7.14	FINANCE AND IMPLEMENTATION
	A7.14.1	Goal
Council Decisions	A7.14.1.1	It is the goal of this Plan to ensure that decisions of the Town have regard for the financial well-being of the Town.
	A7.14.2	Objectives
Sound Finances	A7.14.2.1	To develop and promote the use of land within a sound municipal fiscal framework.

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SECTION A: INTRODUCTION

Revenue Sources	A7.14.2.2	To develop and utilize a full range of municipal revenue sources including government, community and public/private partnerships to accomplish the goals of this Plan.
Services	A7.14.2.3	To ensure municipal land use decisions make efficient use of existing services.
Financial Burden	A7.14.2.4	To ensure that new development or redevelopment does not place a significant and unacceptable financial burden on the Town.

A8.0 PLAN INTERPRETATION

Schedules	A8.1	Boundaries between areas designated or illustrated on any Schedule to this Plan are approximate only. They are not intended to define the exact location or extent of such areas except when they coincide with roads, railroads, transmission corridors, watercourses or other easily recognizable physical features.
Numeric Values	A8.2	Where this Plan indicates specific numerical figures, minor variations from those numerical requirements in this Plan may be permitted without an Official Plan amendment, provided the principles and intent of the Plan are maintained.
Permitted Uses	A8.3	Where lists or examples of permitted uses are provided in this Plan, they are intended to indicate the possible range and type of uses that are to be considered. Specific uses that are not listed, but that the Town considers to be similar to the listed uses and conform to the general intent of the applicable land use designation may be recognized as a permitted use.

A9.0 PARTNERSHIPS

Community Partnerships	A9.1	Effective community development requires the participation of a broad spectrum of residents, private developers, local organizations and governments. The Town will provide a leadership role in the future development of the Town and will encourage the cooperation and active involvement of community organizations and various governmental agencies to expand and develop the infrastructure required to enhance the quality of life in the Town.
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SECTION B: GENERAL DEVELOPMENT POLICIES

B1.0 GENERAL DEVELOPMENT POLICIES

B1.1 INTRODUCTION

B1.1.1 This section of the Plan presents the policies that are applicable throughout the Town regardless of the land use designation, unless otherwise indicated. These policies should be read in conjunction with the vision, principles, goals, objectives and policies contained in other sections of the Plan.

B2.0 ~~ACCESSORY DWELLING UNITS~~ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES

B2.1 ~~SECONDARY DWELLING UNITS~~ADDITIONAL RESIDENTIAL ~~UNITS~~

Criteria

B2.1.1 Within the Urban Centre designation, additional residential units are permitted subject to the following:

i) Notwithstanding any other policy in this Plan, up to three (3) residential units are permitted on a parcel of land within any land use designation on full municipal services in a designation that permits residential uses in the Urban Centre in the following configurations:

a. Two (2) residential units within the principal building (single detached dwelling, semi-detached dwelling, rowhouse dwelling) and one (1) residential unit in an ancillary building; or

b. Three (3) residential units within the principal building (single detached dwelling, semi-detached dwelling, rowhouse dwelling) provided there is no residential unit in an ancillary building

ii) The implementing Zoning By-law shall, in addition to setting out height, setback and coverage provisions:

a. restrict the size of additional residential units located within the principal building (single detached dwelling, semi-detached dwelling, rowhouse dwelling) to ensure that they have a cumulative floor area that is less than the floor area of the primary dwelling in the same principal building;

~~b. restrict the maximum size of an additional residential unit in an ancillary building;~~

b. require that parking be provided for each additional residential unit, provided no more than one parking space is required for each; and

SECTION B: GENERAL DEVELOPMENT POLICIES

Outside
Urban Centre

~~c. prohibit the establishment of additional residential units in a dwelling or on a parcel of land that is in a floodplain floodway, or in an area that is a hazardous site and/or hazardous lands.~~

~~iii) Additional dwelling units shall not be included in the calculation of maximum permitted density by this Plan~~

~~A secondary dwelling unit is defined as a separate dwelling unit that may be contained within a detached; semi-detached; duplex; or row dwelling or within accessory building thereto. A secondary dwelling unit is generally permitted within the Urban Centre Residential designation and Mixed Use designations subject to the following criteria, and as may be further defined in the implementing Zoning By-law:~~

~~i) The lot size and configuration are sufficient to accommodate adequate parking;~~

~~ii) The building condition is capable of supporting the intensified use and the Building Code and Fire Code requirements can be met;~~

~~B2.1.2 Within the Rural Area Countryside and Muskoka Falls Community designations, additional residential units are permitted subject to the following:~~

~~i) Notwithstanding any other policy in this Plan, one additional residential unit is permitted in a single detached dwelling or in an ancillary building in the Rural Area Countryside and Muskoka Falls Community designations.~~

~~ii) In addition to the above, a second additional residential unit may be permitted on lots in the Rural Area Countryside and Muskoka Falls Community designations that have a lot area of no less than 4.0 hectares in the following configurations:~~

~~a. Two (2) residential units within the single detached dwelling and one (1) residential unit in an ancillary building; or~~

~~b. Three (3) residential units within the single detached dwelling provided there is no residential unit in an ancillary building.~~

~~iii) The implementing Zoning By-law shall, in addition to setting out height, setback and coverage provisions:~~

~~a. restrict the size of additional residential units located within the principal building (single detached dwelling, semi-detached dwelling, rowhouse dwelling) to ensure that they have a cumulative floor area that is less than the floor area of the primary dwelling in the same building;~~

SECTION B: GENERAL DEVELOPMENT POLICIES

~~b. the maximum size of an additional residential unit in an ancillary building~~

b. require that an ancillary building containing an additional residential unit have the same setback requirements as the principal dwelling;

c. require that parking be provided for each additional residential unit, provided no more than one parking space is required for each;

d. restrict the development of a second driveway for any additional residential unit; and

~~a-e. prohibit the establishment of additional residential units in a dwelling or on a parcel of land that is in a floodplain floodway, or in an area that is a hazardous site and/or hazardous lands. A secondary dwelling unit may be permitted in the Rural Area Countryside and Muskoka Falls Community designations subject to the criteria set out in Section B.2.~~

B2.2 GARDEN SUITES

Zoning By-law	B2.2.1	Zoning By-laws may be enacted pursuant to the <i>Planning Act</i> to permit the temporary use of a self-contained, portable dwelling unit ("garden suites") within the yards of an existing dwelling as a form of temporary accommodation within residential neighbourhoods.
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Residential Designation	B2.2.2	Garden Suites shall be permitted in the Urban Centre Residential and Rural Area Countryside designation, subject to the provisions of the Zoning By-law.
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Criteria	B2.2.3	<p>The criteria identified in Section B2.1 for secondary dwelling units<u>additional residential units</u> shall also be satisfied for the development of a Garden Suite in addition to the following:</p> <ul style="list-style-type: none"> i) The need to provide the use in a separate building; and ii) As a condition of approval of a garden suite, the Town may require an agreement between the Town and the property owner, including, such matters as the installation, maintenance and removal of the suite; the period of occupancy of the suite; and the monetary or other form of security the Town may require for actual or potential costs to the municipality relating to the suite.
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B3.0 AFFORDABLE HOUSING INITIATIVES

B3.1 MIXED USE DEVELOPMENT

B3.1.1	Residential dwelling units are encouraged to be provided as part of commercial development in <u>all commercial or mixed use designations that</u>
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SECTION B: GENERAL DEVELOPMENT POLICIES

~~permit residential uses the Central Business District, Wellington Street Mixed Use Area, and Ecclestone Drive Mixed Use Area~~ provided that they are compatible with the existing uses in the area. Mixed use buildings provide live-work opportunities for proprietors and increased population densities in commerce areas. Consideration may be given to density bonuses where affordable housing units or special care housing units are provided.

B3.2 ALTERNATIVE DEVELOPMENT STANDARDS

B3.2.1 ~~The Town, when implementing this Plan through an update of the implementing Zoning By-law, shall identify the standards that may be impediments to the development of attainable housing and make a determination on whether they should be changed to support more attainable and affordable housing. Standards to be reviewed, amongst others, include minimum lot frontage, minimum setbacks from lot lines, maximum lot coverage, minimum dwelling unit sizes, maximum height, minimum landscaped area in the front yard and required parking. The Town may consider the use of alternative development standards through the use of site specific Zoning By-laws that would result in the provision of more affordable housing opportunities, including accessory dwelling units.~~

B3.3 DEVELOPMENT CHARGES

Development Charges

B3.3.1 The Town may utilize the provisions of the Development Charges Act to encourage the production of affordable housing by reducing Development Charges for affordable housing projects.

B3.4 SUBDIVISION DEVELOPMENT

Subdivision Design

B3.4.1 The design of subdivisions will be encouraged to provide for varying lot and unit sizes and dwelling types that will recognize and encourage a variety of housing in the development. ~~For new Plans of Subdivision within the Urban Centre with more than 25 lots, the implementing Zoning By-law will require that~~ no less than 25% of the new single detached dwellings within the subdivision shall have at least one purpose-built additional residential unit. ~~Variations to the 25% requirement may be considered by the Town without the need to amend this Plan.~~

Zoning By-law

B3.4.2 The Zoning By-law may be utilized to ensure efficient use of services and infrastructure.

B3.5 ATTAINABLE HOUSING AFFORDABLE HOUSING DETERMINATION

B3.5.1 Attainable housing is defined as:

- i) Adequate in condition, requiring no major repairs;
- ii) Appropriate in size for the makeup of the household;
- iii) Affordable as defined in the Provincial Planning Statement, by the Canada Mortgage and Housing Corporation (CMHC), and/or through District of Muskoka affordable housing programs; and

SECTION B: GENERAL DEVELOPMENT POLICIES

iv) Accessible both physically for the individuals living in the house and located in areas where common services, amenities, transportation, and employment opportunities are generally available.

B3.5.2 As part of ensuring attainable housing is available, the Town supports the provision of housing which is affordable to low and moderate-income households. In this regard, the overall target is 10 to 15% of new residential dwelling units in new Plans of Subdivision in excess of 25 lots to be attainable as defined in this Plan. This target is intended to apply on aggregate across the Town, but not necessarily to each individual site-specific development proposal. Though attainable housing is encouraged in all land use designations that permit residential uses, the Urban Centre provides the most appropriate locations to meet the criteria of attainability listed above. The development of purpose-built additional dwelling units in new Plans of Subdivision can be counted as being attainable for the purposes of this policy.

B3.5.3 Within new Plans of Condominium in excess of 25 units, developers are encouraged to consider retaining 10% of the units to make these units available for rent no less than 10% of the units shall be planned to be rental units

B3.5.4 Lands within the Urban Centre shall be pre-zoned to permit intensification and infill where appropriate and priority intensification areas shall be identified through a future review of the implementing Zoning By-law.

B3.5.5 Surplus Town-owned land and/or buildings should be considered for the provision of housing required to meet the social, health and well-being requirements of current and future residents, including attainable housing.

B3.6 SHARED ACCOMODATION

B3.6.1 Shared accommodation (small scale) with three bedrooms or less shall be permitted in all zones which permit residential dwellings. Notwithstanding the above, shared accommodation (small scale) is not permitted in the Waterfront Area.

B3.6.2 Shared accommodation (large scale) exceeding three bedrooms shall be permitted in all zones in the Urban Centre which permit residential dwellings subject to locational criteria detailed in an implementing Zoning By-law.

B3.6.3 Prior to permitting shared accommodation (small or large scale) in the implementing Zoning By-law, the following safety concerns for neighbours and users of these residences and the matters below shall be considered further:

i) fire safety;

ii) property standards;

iii) compliance with building code;

SECTION B: GENERAL DEVELOPMENT POLICIES

iv) other health and safety considerations;

v) inspections;

vi) waste management; and

vii) parking, landscaping and fencing.

B4.0 AIRPORT APPROACH ZONE

Compatibility	B4.1	The Muskoka Airport plays an important economic development function for the Town and the District Municipality of Muskoka. It is important that development in proximity to the Muskoka Airport be complementary and compatible with airport uses. Prior to development within the Airport Approach Zone, as identified on Schedules 'C1' and 'C2', consultation with the District Municipality of Muskoka and the Town shall occur.
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Sensitive Land Uses	B4.2	Sensitive land uses such as new residential lots or institutional uses that are sensitive to noise should not locate in this area. The Zoning By-law should zone these lands appropriately to restrict residential development in areas where the Noise Exposure Forecast is above 30 dBA. If Noise Exposure Forecasts are developed for the Muskoka Airport they will be included in Comprehensive Zoning By-law. In addition, the Zoning By-law shall include provisions for height and land use regulations to ensure the safety of aviation activities and land use compatibility in the area.
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B5.0 BROWNFIELDS

Re-Use and Redevelopment	B5.1	It is the Town's objective to encourage the re-use and redevelopment of Brownfield sites. A Brownfield site is a property that has been or may be impacted by former industrial or commercial uses and may be contaminated as a result of these prior activities. These properties are either vacant or under-utilized and in some cases may be abandoned. There are concerns over their environmental liability, the stigma attached to the former use, and/or the financial costs for site rehabilitation. Vacant and neglected Brownfield sites can also present serious health and safety issues related to deteriorating buildings and/or surface debris present on the site.
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Town Support	B5.2	The Town will work closely with the development community to support the continued redevelopment of Brownfield sites. In addition, the Town may assist owners of Brownfield sites in seeking Municipal, Provincial or Federal funding assistance for rehabilitation.
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Contaminated Sites	B5.3	If the site of a proposed land use is known or suspected to be contaminated, a study may be required in accordance with provincial guidelines to determine the nature and extent of the contamination and the requirement for a remedial plan. Where the need is identified, the site shall be restored in accordance with the remedial plan before development occurs to ensure there will be no adverse effects on the proposed use or adjacent land uses.
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SECTION B: GENERAL DEVELOPMENT POLICIES

B6.0 BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES

B6.1 INTRODUCTION

B6.1.1 The Town's built heritage and cultural landscapes are important components in the tourist-based economy of the area. Approval of new development should be cognizant of the visual impact development has on the character of an area and strive to mitigate adverse impacts.

B6.2 CULTURAL HERITAGE INVENTORIES

B6.2.1 Council may pursue the development and use of comprehensive inventories of cultural heritage features, including entering into a data sharing agreement with the Ministry of Culture, to assist in conservation efforts. These inventories may include built heritage resources, cultural heritage landscapes, archaeological sites and areas of archaeological potential.

B6.3 DESIGNATION UNDER THE ONTARIO HERITAGE ACT

B6.3.1 The Town may by By-law designate built heritage resources or cultural heritage landscapes, such as individual building and conservation districts pursuant to the *Ontario Heritage Act* and the policies of this Section. Prior to the passage of such a By-law, the Town shall be satisfied that one of the following criteria is satisfied:

- i) the building or property is strongly associated with the life of a person who played an integral role in the development of the Town or District Municipality of Muskoka and/or is recognized locally, nationally or internationally;
- ii) the building or property is the location of, or is associated in a significant way, with a significant local, national or international event;
- iii) the building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect;
- iv) the building or property is considered to be an easily recognizable landmark in the Town and contributes to the character of the community.

SECTION B: GENERAL DEVELOPMENT POLICIES

B6.4 PRESERVATION OF HERITAGE RESOURCES

Retention of Buildings	B6.4.1	Council shall encourage the retention of buildings of architectural and/or historical significance in their original locations whenever possible. All options for on-site retention shall be considered before approval is given for relocation to another site. These options include: integration within new development areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the development site.
Heritage Committee	B6.4.2	A Municipal Heritage Committee may be established pursuant to the <i>Ontario Heritage Act</i> to advise and assist the Town on heritage resource conservation matters.
Design	B6.4.3	Streetscape, building facade improvements and new buildings shall be designed to create a continuous, harmonious, safe and attractive environment throughout the Town.
Preserve and Protect	B6.4.4	Development, redevelopment and public works shall be required to address the scenic amenity of road, pedestrian, river and boating corridors. A site evaluation report may be required to demonstrate that the scenic amenity shall be retained or enhanced prior to development.
Scenic Corridors	B6.4.5	Every effort shall be made to preserve and protect the scenic amenity outside the Urban Centre of the Highway #11, Highway #118 East, Muskoka Road #117 and Muskoka Road #118 West corridors, as identified on Appendix 'A' <u>Schedule 'F2'</u> . Retention of existing mature trees shall be maintained unless they have the potential to impact human health and safety or their removal is required to permit required road improvements. The planting of new native species shall be encouraged in appropriate locations. The restriction of signs shall be encouraged in these scenic corridors.
Rainbow Ridge	B6.4.6	Visually and aesthetically, the feature Rainbow Ridge is an asset to the Town. Development in this area shall preserve the visual and aesthetic character of this feature. The Rainbow Ridge is generally located in Lots 3, 4 and 5 of Concession 2, Monck South Ward.
Public Authority Development	B6.4.7	In undertaking road improvements or considering any public/private authority development, including hydro transmission lines, public/private utilities, services, and pipelines, the authority having jurisdiction shall consider the scenic qualities of the development and attempt to retain, enhance or otherwise protect scenic features.
Maintain Natural Appearance	B6.4.8	The protection, and maintenance of native vegetation and the revegetation of areas with native vegetation shall be encouraged where possible in an effort to maintain and enhance the natural appearance and aesthetics of the Town and provide a natural buffer, particularly in the Rural Area and Waterfront Area designations.

SECTION B: GENERAL DEVELOPMENT POLICIES

Natural and Man-Made Environments	B6.4.9	The enhancement and preservation of the natural and man-made environments shall be incorporated within any development or redevelopment proposal. Where landscaping is required, the use of native species shall be required.
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Adjacent Development	B6.4.10	Every effort shall be made to encourage development that is adjacent to significant cultural heritage resources to be of an appropriate and compatible scale and character.
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B6.5 ARCHAEOLOGICAL RESOURCES

B6.5.1	It is recognized that there are areas in the Town that have been demonstrated or have the potential to contain Archaeological Resources. Where development is proposed on or adjacent to lands that may have potential for archaeological resources, <u>the preservation of archaeological sites in an intact condition is the preferred means for the mitigation of impacts to archaeological sites development may only proceed if the archaeological resources have been conserved by removal and documentation, or by preservation on-site. Archaeological excavation as a means for the mitigation of impacts will only be considered when it is demonstrated that preservation is not possible.</u> To determine if the lands contain archeological resources, the Town may require completion of a heritage resource assessment to be prepared by the owner, as determined in consultation with the appropriate authority.
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B7.0 COMMUNITY FACILITIES

Community Uses	B7.1	<p>Community Facilities are defined as uses with the primary purpose of serving the educational, health and social needs of the community and shall include such uses as the following:</p> <ul style="list-style-type: none"> i) Educational facilities such as universities, colleges, elementary and secondary schools, both public and private, including accessory uses such as student housing, research facilities and resource centres; ii) Places of worship, monasteries and convents; iii) Hospitals, medical clinics and other health care and social service facilities, such as family counseling centres and emergency shelters; iv) Day care/child care facilities; v) Nursing homes and homes for the aged; vi) Libraries and public auditoria, fire and police stations; vii) Sporting facilities, such as arenas and playing fields; viii) Cemeteries;
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SECTION B: GENERAL DEVELOPMENT POLICIES

- ix) Municipal, provincial and federal government facilities.
- x) Parks and greenspaces for public gatherings; and
- xi) Community and school gardens.

Designations	B7.2	Community Facilities shall be permitted within all land use designations in the Urban Centre, subject to the provisions of the Zoning By-law, and provided the use is, or can be made, compatible with surrounding uses, adequate parking facilities are provided to accommodate the use, and the use is adequately buffered from any surrounding residential uses.
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Active Transportation	B7.3	Community facilities shall be encouraged, where appropriate, to be located where they can be accessed through an active transportation network. The facilities may also provide features to encourage active transportations such as bicycle racks. <u>Where it can be demonstrated, reduced vehicular parking requirements may be supportive for school sites that demonstrate active transportation measures.</u>
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Rural Area	B7.4	Small scale Community Facilities permitted in the Rural Area designation shall include: place of worship, cemetery, fire station, open air recreation facilities, research facilities that require proximity to the Rural Area, and Municipal, Provincial and Federal government facilities.
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Location	B7.5	Community Facilities shall generally be located in proximity to arterial and collector roads as identified on Schedules 'C1' and 'C2', Transportation Plan. Any alternative location shall only be considered upon submission of a traffic study that confirms that the surrounding road network has the capacity to support the use, that conflicts will not occur between existing uses and the community facility, and that parking will be adequately managed.
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	<u>B7.6</u>	<u>In the interest of preserving elementary and secondary school sites for their intended educational purposes and due to their importance as community hubs and/or neighbourhood gathering places, the Town encourages the retention of all such schools that existed on the date this Plan was approved. In addition, where a school site has been identified and reserved in a newly developing area, the Town encourages the school boards to implement their request initially to reserve the site when the planning for the area was undertaken. Once such a school site has been identified, the Town will require that a sign be placed on the property advising residents that a school is planned for the site and that the timing and need for the site is at the absolute discretion of the school board involved.</u>
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SECTION B: GENERAL DEVELOPMENT POLICIES

B7.7 Where all or part of a site which has been identified for an elementary or secondary school is not required, or where an existing school is proposed to be closed, alternative uses shall be permitted in order of priority as follows:

i) Other public institutional uses, parks or other open space uses that would continue to fulfill the role of the site as a focus of community activity and neighbourhood interaction particularly in areas where there is a parkland deficiency;

ii) Private institutional uses such as places of worship, private educational facilities, day nurseries, and long term care facilities and retirement homes as appropriate; and,

iii) Residential uses.

B8.0 CROWN LAND

Regard for
Policies

B8.1 The management of Crown Land is beyond the direct jurisdiction of this Plan. However, the Ministry of Natural Resources, in its review of Crown Land use activities, shall be encouraged to have regard for the policies of this Plan.

B9.0 DEVELOPMENT CONSTRAINTS

B9.1 INTRODUCTION

Identification

B9.1.1 Development constraints are identified in this section including lands prone to flooding, narrow waterbodies, steep slopes and waste disposal sites. Where mapping is available these constraints are identified on Appendix 'A' Schedules 'E' and 'F2' of this Plan.

B9.2 LANDS PRONE TO FLOODING

Definition

B9.2.1 Lands prone to flooding are defined as those lands adjacent to a river, stream or lake that are susceptible to flooding during the regulatory flood. These lands may be comprised of a floodway and a flood fringe. The floodway is the portion of the lands prone to flooding where the depth and velocity of flooding would cause a danger to public health and safety or property damage. The flood fringe is the outer portion of the lands prone to flooding where the depth and velocity of flooding are generally less severe than in the floodway. These areas are generally identified by the most up-to-date mapping, Provincial or Federal requirements, technical studies completed by qualified professionals or lands below the minimum elevation levels for studied lakes or rivers. There are many lakes and waterbodies where flood plain mapping has not occurred.

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SECTION B: GENERAL DEVELOPMENT POLICIES

Mapping Definition	B9.2.2	The limits of the floodplains in the Town of Bracebridge are identified on Schedule 'E' of this Plan, which are based on the November 14, 2023 HATCH Floodplain Mapping Technical Report prepared for the District Municipality of Muskoka. Due to the scale of the mapping in this Plan, the determination of the location of the floodplain, floodway and flood fringe can be determined on site by an Ontario Land Surveyor based on the elevations provided in the November 14, 2023 HATCH Floodplain Mapping Technical Report without the need for an amendment to this Plan.
Development	B9.2. 32	Further habitable development within the floodway will be prohibited. Further development within flood fringe areas shall be minimized. Within the flood fringe, development may be permitted subject to floodproofing to the level of the regulatory flood.
Flood Elevations	B9.2.3	Flood elevations have been defined by the Ministry of Natural Resources for certain lakes as follows: 226.49 metres above sea level for Lake Muskoka; and 301.36 metres above sea level for Wood Lake
Additional Lands Prone to Flooding	B9.2.4	The further delineation of additional lands prone to flooding will be encouraged and will not be require an Amendment to this Plan, subject to the appropriate supporting studies.
New Buildings or Structures	B9.2. 45	No new habitable building, structure or addition to an existing habitable building or structure shall be permitted in any floodway. In a floodway, no new buildings or structures shall be permitted except watershed management and flood and erosion control projects, non habitable accessory buildings or structures that do not impede floodwaters, and site modifications carried out or supervised by a public agency.
Renovations	B9.2. 56	Renovation of existing buildings or structures located in these areas may be permitted, provided the building or structure is floodproofed to the highest practical extent to the satisfaction of the Town and erosion control mechanisms have been instituted on the property.
Lot Creation	B9.2. 67	New lots shall not be created and existing vacant lots should not be developed unless it can be demonstrated that there is a satisfactory building and sewage disposal system envelope and access is outside of the floodway.
Marine Related Structures	B9.2. 78	Marine related structures (such as docks and boatports) may be permitted in the floodway, subject to specific size and design criteria established in an implementing zoning by-law.

SECTION B: GENERAL DEVELOPMENT POLICIES

Public or Private Works	B9.2. 89	Public or private works may be considered within lands prone to flooding where technical information is provided to the satisfaction of the Town, including but not limited to the following: <ul style="list-style-type: none"> i) Identification of lands prone to flooding; ii) Confirmation that development will not result in significant adverse off-site impacts; and iii) Confirmation that development can be adequately flood protected.
Impact Flood Flows	B9.2. 409	Filling, channelization or construction shall not be permitted where it would significantly impact flood flows.
Zoning	B9.2.1 40	Where flood plain mapping is available from the Town, District or Province, it shall be incorporated in the implementing Zoning By-law, subject to the appropriate supporting studies, however the addition of that floodplain mapping in the implementing Zoning By-law will not require an Amendment to this Plan. Where flood plain data is available through engineering studies, flood elevations and appropriate regulations shall be set out in an implementing zoning by-law.
Site Alteration By-law	B9.2. 4211	The cut and/or fill of land prone to flooding shall be regulated by the Town's Site Alteration By-law.
	B9.3	NARROW WATERBODIES
Definition	B9.3.1	Narrow Waterbodies are generally identified as areas on a river where the distance from shoreline to shoreline is less than 30 metres, or areas on standing waterbodies, where the distance from shoreline to shoreline is 150 metres or less. These areas have been identified as development may have an impact on the character of the shoreline or water based navigation.
Lot Creation	B9.3.2	Where new lot creation is proposed on or adjacent to a narrow waterbody, the shoreline frontage will be increased as follows: <ul style="list-style-type: none"> i) where the distance of the narrow waterbody from shore to shore is between 90 and 150 metres, a minimum frontage of 90 metres is required; ii) where the distance of the narrow waterbody from shore to shore is less than 90, a minimum frontage of 120 metres is required; iii) where the new lot fronts on a watercourse such as the Muskoka River or Black River and the distance from shoreline to shoreline is less than 30 metres, no increased lot frontage shall be required unless identified through a site evaluation report; or iv) Appropriate lot line configurations or greater lot line frontages may be required to address the constraints of a particular narrow waterbody or to address other constraints.

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Shoreline Structures	B9.3.3	New shoreline structures development in Narrow Waterbodies shall consider the impact of the proposed development on the character of the narrow waterbody and the safety of boat navigation and winter ice travel.
Site Plan Control	B9.3.4	New development in Narrow Waterbodies may be subject to Site Plan Control. New shoreline structure development shall be subject to the preparation of a Site Evaluation Report to identify the location of development on the property in a manner that will minimize the risk to navigation safety and natural environmental features to the satisfaction of the Town.
Existing Lots	B9.3.5	In the case of an existing lot located adjacent to a narrow waterbody, a variety of other techniques, such as increasing building setbacks for primary buildings, limitations on location and size of shoreline structures, retention of vegetation and night sky sensitive and safe lighting will be considered in order to address issues associated with specific narrow waterbodies.
Zoning	B9.3.6	The Implementing Zoning By-law may place properties in Narrow Waterbodies in a separate zone that requires greater lot frontages, greater development setbacks and limits the development of shoreline structures, in comparison to other waterfront areas.

B9.4 STEEP SLOPES

Definition	B9.4.1	Development shall be limited on steep slopes, or areas of erosion <u>in accordance with the policies of this section. Steep slopes, as identified below, are measured over a horizontal distance of a minimum of 10 metres.</u>
Setback from Top of Bank	B9.4.2	Development should be setback at least 15 metres from the top of a defined bankslope over 40% . A greater or lesser setback from the top of the bank may be permitted where recommended in a site evaluation or a technical report. <u>For the purposes of this policy, the top of a slope is where there is a break in slope or grade which no longer exceeds a 40% slope.</u>
Zoning	B9.4.3	The implementing Zoning By-law may contain setback requirements for buildings and structures from the top of steep slopes.
Vegetation Retention	B9.4.4	Where development is proposed on slopes over 20%, vegetation must be substantially retained on slopes, before and after construction, particularly those adjacent to a shoreline, ridgeline, in areas where there is minimal soil or areas of unstable soils or potential erosion. Where vegetation cannot be substantially retained, a Site Evaluation Report shall be required.
Principles	B9.4.5	The following principles will be implemented for development with respect to steep slopes over <u>30%</u> : <ul style="list-style-type: none"> i) Development on slopes should blend into the natural landscape without substantial site alteration, particularly blasting;

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- ii) Development will not be permitted on a slope where it is subject to erosion and would represent a potential hazard to life or property;
- iii) Natural environmental features will be protected;
- iv) Visual impact should be minimized;
- v) Tolerance for engineered solutions that affect the natural landscape may be greater for property within the Urban Centre.

30-40% slopes	B9.4.6	Where development is proposed on slopes in excess of 30%, but less than 40%, the Town will undertake a preliminary site inspection and evaluation of the property. The principles identified in Section B9.4.5 will be considered and where appropriate, planning tools will be used to implement any necessary mitigation measures. Where necessary, and as determined by the Town, a site evaluation or technical report will be required to ensure that the property is suitable for development and identify any necessary mitigation measures. In either case and at a minimum, the following should be addressed: <ul style="list-style-type: none"> i) Establishment of minimum setbacks from the slope or the top of the bank; ii) Identification of appropriate lot frontages, areas and lot lines; iii) Identification of suitable building and septic envelopes; iv) Identification of appropriate access routes or pathways; v) Locations for a shoreline activity area and particularly a dock; vi) Natural vegetative buffers and vegetation to be retained; vii) Environmentally sensitive areas or habitat to be protected; viii) Storm water management and construction mitigation measures; and ix) Appropriate supply of potable water.
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40% slopes on Majority of Property	B9.4.7	Where slopes of 40% and greater, or unstable soils exist over the majority of a property, or where development or site alteration is proposed on the portion of a property which has slopes of 40% or greater or unstable soils, a site evaluation or technical report will be required by the Town to address those matters identified in Section B9.4.5 and, in order to confirm that the lot is suitable to accommodate the development proposed. Any site evaluation or technical report will identify any mitigation measures that are necessary.
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40% slopes on Portion of Property	B9.4.8	Where slopes of 40% and greater, or unstable soils, exist on a portion of a property, the Town will undertake a site inspection and preliminary evaluation of the property. Where development or site alteration will not occur on or affect these slopes or unstable soils, development would not require a site evaluation report.
Site Plan Control	B9.4.9	Development on or adjacent to steep slopes or erosion hazards shall be subject to Site Plan Control, <u>where possible</u> .
	B9.5	WASTE DISPOSAL SITES
Proximity	B9.5.1	No development shall be permitted within 30 metres of any landfill site.
Study Requirement	B9.5.2	<p><u>The development of new uses or new or enlarged buildings or structures within 500 metres or other potential influence area distance as determined by the Province and/or District of Muskoka to existing operating and identified non-operating waste disposal sites may be permitted, provided an assessment is completed by a qualified professional and to the satisfaction of the approval authority to determine:</u></p> <p><u>i) Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the adjacent land use;</u></p> <p><u>ii) Whether human health will be adversely affected by ground and surface water contamination or gas migration; and</u></p> <p><u>iii) That there are no other environmental or human health and safety issues associated with the site that would make the lands unsuitable for development. Where new development is proposed within 500 metres of an active or inactive landfill site, with the exception of a pit or quarry operation, a study shall generally be required that evaluates the presence and impact of any adverse effects or risk to health and safety and establishes appropriate remedial measures to meet Provincial Guide</u></p>
Development Prohibited	B9.5.3	Prior to development proceeding in close proximity to an abandoned landfill site, the Town and the District of Muskoka shall be satisfied that there will be no adverse effects or risk to health on the development from the landfill site.
	B10.0	ENVIRONMENTAL FEATURES
	B10.1	INTRODUCTION
Identification	B10.1.1	Natural environmental features are identified in this section and generally include areas where biological features such as significant habitat or wetlands are located, as well as physical features such as watercourses and waterbodies. Known natural environmental features are identified on <u>Appendix 'A' Schedules 'F1' and 'F2' of this Plan.</u>
	B10.2	GENERAL
Development	B10.2.1	All development shall be sympathetic with the natural environment.

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Impact	B10.2.2	Where any development, including public works, is considered, the impact of the proposal on the natural environmental features shall be considered prior to any approvals being given.
Natural Features	B10.2.3	Natural features such as significant creeks, significant heights of land, significant rock faces or cliffs, significant waterfalls and significant wetlands shall be preserved.
Riparian Zone	B10.2.4	Retention of natural vegetation and the retention or provision of buffer areas on lands adjacent to streams, creeks and shoreline areas shall be required in order to protect the riparian zone and revegetation may be required where vegetation has been impacted.
Recreational Facilities	B10.2.5	Careful development of recreational trails along or within natural environmental features should be encouraged, having due regard to the sensitive natural environment feature.
Setbacks	B10.2.6	Building setbacks may be established from the limits of any natural environmental feature as warranted. Development shall be integrated into the landscape while protecting and enhancing the natural environmental feature, wherever possible. Generally a minimum setback of 30 metres will be required from a coldwater stream or coldwater lake and a minimum setback of 15 metres will be required from a warm water stream. An Environmental Impact Statement, prepared in accordance with Section B.25.1 of this Plan, may be required to reduce these setbacks, as determined by Town.
Wildlife Habitat	B10.2.7	Significant wildlife habitat shall be protected from incompatible development.
Environmental Impact Statement	B10.2.8	Development within or adjacent to a significant natural environmental feature which have not been identified may also be subject to an Environmental Impact Statement at the discretion of the Town.
Site Alteration	B10.2. 89	In all cases where an Environmental Impact Statement is required, it shall be submitted to the Town prior to site alteration occurring.
<u>Mapped Inventory</u>	<u>B10.2.9</u>	<u>It is acknowledged that the mapped inventory of natural heritage features and areas may be incomplete or dated. In addition, the limits of the mapped natural heritage features and areas may change over time, along with their related ecological functions. Alternatively, the presence of certain natural heritage features and areas may not be known or their significance not yet evaluated. On this basis and as a precautionary measure, an Environmental Impact Statement (EIS) in accordance with the requirements of this Plan shall be required in consultation with the Town for all applications for development or site alteration within and adjacent to natural heritage features and areas and/or where natural heritage features and areas are known to exist through a site inspection or other available information.</u>

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B10.3 HABITAT OF ENDANGERED OR THREATENED SPECIES AND SIGNIFICANT WILDLIFE HABITAT

Protection	B10.3.1	The Town recognizes the importance and value of endangered and threatened species and supports protection of these species and their habitat areas.
Endangered Species Act	B10.3.2	The <i>Endangered Species Act</i> requires the protection of Habitat of Endangered or Threatened Species. Large portions of the Town are potential habitat for Species at Risk. All development is prohibited within the significant habitat of endangered and threatened species, and must address the requirements of the <i>Endangered Species Act</i> .
Mitigation Measures	B10.3.3	Where development is proposed within 120 metres of Habitat of Endangered or Threatened Species or Significant Wildlife Habitat, an Environmental Impact Statement shall be required, to ensure that appropriate measures are in place to mitigate potential impacts on Endangered and Threatened Species or Significant Wildlife Habitat.

B10.4 FISH HABITAT

Type 1 or unknown Fish Habitat	B10.4.1	Where development is proposed in or within 30 metres of a portion of shoreline of land that contains Fish Habitat, confirmation from the authority having jurisdiction that the proposal will not negatively impact Fish Habitat shall be required. Alternatively, an Environmental Impact Statement, prepared in accordance with Section B.25.1 of this Plan, shall generally be required as determined by Town. The Environmental Impact Statement shall review the nature of the habitat, consider the most appropriate location for the proposed development from an environmental perspective and demonstrate that the proposed development will not have a negative impact on the Fish Habitat. The Environmental Impact Statement shall also make recommendations with respect to appropriate performance standards and mitigation techniques.
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B10.5 DEER WINTERING AREAS

Environmental Impact Statement	B10.5.1	Critical Deer Wintering Areas provide critical winter habitat for deer and is characterized by dense, mature conifer forests, with ready access to young hardwood growth suitable for browsing. Development proposed in critical Deer Wintering Areas shall generally require the preparation of an Environmental Impact Statement in accordance with Section B25.1 of this Plan, as determined by Town.
Lot Areas and Lot Frontages	B10.5.2	Lots proposed in critical Deer Wintering Areas may require increased lot areas and lot frontages, if recommended by the results of the Environmental Impact Statement.
Site Plan Control	B10.5.3	Development proposed in critical Deer Wintering Areas shall generally be subject to Site Plan Control, <u>where permitted by the Planning Act</u> .

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B10.6 MUSKOKA HERITAGE AREAS

B10.6.1 There are nine Muskoka Heritage Areas found in the Town that have been identified by the District Municipality of Muskoka. These Heritage Areas are identified on ~~Appendix 'A' Schedule 'F2'~~ to this Plan. The majority of these Heritage Areas/Sites have been identified in conjunction with other natural environmental features such as wetlands or Conservation Reserves. Development proposed within 50 metres of a Muskoka Heritage Area, identified in conjunction with other natural environmental features, shall generally be subject to the preparation of an Environmental Impact Statement, prepared in accordance with Section B.25.1, and completed to the satisfaction of the Town and District Municipality of Muskoka.

B10.7 WETLANDS

Definition	B10.7.1	Wetlands are defined as lands that are seasonally or permanently flooded by shallow water, as well as lands where the water table is close to the surface; in either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. Specific areas shall be identified or confirmed as wetlands by the Town, in consultation with the appropriate authority.
Identification	B10.7.2	Appendix 'A' Schedule 'F1' to this Plan illustrates Provincially Significant Wetlands and other wetlands, that have been identified by the Ministry of Natural Resources. The boundaries of a Provincially Significant Wetland may only be refined by the Province of Ontario. Wetlands that are not Provincially Significant Wetlands are identified on Appendix 'A' Schedule 'F1' as a general representation of a wetland and boundaries may be refined on the basis of a more detailed field examination. Site specific development reviews may lead to the identification of additional wetlands or the determination that a wetland is not on the site. Temporary wetlands created by seasonal or intermittent flooding or beaver dams shall <ins>may</ins> not be protected as wetlands, unless the flooding has created significant habitat.
Provincially Significant	B10.7.3	Development and site alteration shall not be permitted in Provincially Significant Wetlands. Development within 120 metres of a Provincially Significant Wetland shall be subject to an Environmental Impact Statement, prepared in accordance with Section B.25.1, to identify that the development will not have a negative impact on the Provincially Significant Wetland.
Agricultural Uses	B10.7.4	Existing agricultural uses are permitted within wetlands except identified Provincially Significant Wetlands. Where agricultural uses are permitted, best management practices should be employed to protect and enhance the wetland features.

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Environmental Impact Statement	B10.7.5	D Where development is proposed shall not be located within 30 metres of a wetland or within a wetland other than a Provincially Significant Wetland. a An Environmental Impact Statement, prepared in accordance with Section B.25.1, shall generally be required as determined by the Town, to support any confirm that the proposed development encroachment into this area and confirm will have no significant negative impact on the wetland feature or its function.
Zoning	B10.7.6	Areas identified as wetlands or abutting wetland areas may be subject to use restrictions and increased setbacks in the Zoning By-law. In addition, setbacks from such areas may be established in the Zoning By-law to ensure that the construction of buildings and structures permitted in adjacent zones, does not cause deterioration in water quality or vegetative cover due to erosion or increased surface water run-off.
Site Plan Control	B10.7.7	Where development is proposed within or adjacent to a wetland, the development may be subject to development control techniques including rezoning, and Site Plan Control.
	B10.8	AREAS OF NATURAL AND SCIENTIFIC INTEREST
Definition	B10.8.1	Areas of Natural and Scientific Interest (ANSIs) are areas of land and water that represent significant geological (earth science) and biological (life science) features. Earth science ANSIs include areas that contain examples of rock, fossil and landform features in Ontario. Life science ANSIs are areas that contain examples of the many natural landscapes, communities, plants and animals.
Impact of Development	B10.8.2	Development shall not be permitted in a Provincially significant ANSI unless it has been demonstrated through an Environmental Impact Statement, prepared in accordance with Section B.25.1, that there will be no negative impact on the natural environmental features or functions of the ANSI. Development within 50 metres of a Provincially significant ANSI shall generally require an Environmental Impact Statement, as determined by the Town.
	B10.9	WATERSHED AND SUBWATERSHED PLANNING
	<u>B10.9.1</u>	<u>This Plan supports the implementation of an advanced form of integrated watershed management in the Town, which is designed ultimately to drive all aspects of environmental management and land-use planning. In this regard, the Town supports the efforts of the Muskoka Watershed Council and the case it has made for integrated watershed management in January 2020. Appendix "B" illustrates the major watersheds within the Town.</u>
	<u>B10.9.2</u>	<u>Integrated watershed planning will be guided by a net benefit mitigation hierarchy, which is a sequential approach to planning and decision-making where emphasis is placed on avoidance, followed by minimization and mitigation to achieving no negative impact before considering other options.</u>

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The net benefit mitigation hierarchy requires that the outcome exceeds no negative impact and achieves a net positive outcome. The net gain mitigation hierarchy is generally described as follows and is required to be relied upon in future detailed studies for major Secondary Plans or Comprehensive Development Plans:

- i) Avoid Creating the Impact – this can be achieved through a range of actions including protecting features and functions, siting, management techniques and design;
- ii) Minimize and Mitigate the Impact(s) – where impacts cannot be avoided, effort should be placed on opportunities to minimize impacts to the extent possible and mitigate remaining impacts;
- iii) Restore the System – Restoration includes opportunities to address existing issues or impacts to improve the form or function of the system in the original location;
- iv) Enhance the System – enhancements in the system context generally include additions to natural cover, increasing habitat diversity to enhance functions, etc. These can be used to support retaining a feature in-situ to avoid impact(s) and support achieving a net benefit outcome; and
- v) Replication / Compensation – replication and/or compensation may be considered in limited circumstances. Replication and/or compensation are to be considered only after consideration is given to preceding steps in the hierarchy.

B10.9.3 Integrated watershed planning will inform:

- i) The development of an interactive hydrological model of the entire watershed covering both the landscape and the rivers and lakes;
- ii) The identification and refinement of water resource systems;
- iii) The protection, enhancement, or restoration of the quality and quantity of water; and
- iv) Planning for infrastructure.

B10.9.4 Watershed planning typically includes:

- i) Watershed characterization;
- ii) A water budget and conservation plan;
- iii) Nutrient loading assessments;

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- iv) Assessment of climate change impacts and severe weather events;
- v) Land and water use management objectives and strategies;
- vi) Scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures including watershed management options;
- vii) An environmental monitoring plan;
- viii) Requirements for the use of environmental best management practices, programs, and performance measures;
- ix) Establishing criteria for evaluating the protection of quality and quantity of water;
- x) The identification and protection of hydrologic features, areas, and functions and the inter-relationships between or among them;
- xi) Targets for the protection and restoration of riparian areas; and
- xii) Adaptive management frameworks.

B10.9.5 A subwatershed plan, or its equivalent, shall be prepared by the proponent ~~included as a requirement~~ to inform the identification of the natural heritage system and the development of policies to protect the natural heritage system when major Secondary Plans or Comprehensive Development Plans are proposed. Such a subwatershed plan, or equivalent, shall:

- i) Consider existing development and evaluate impacts of any potential or proposed land uses and development;
- ii) Identify hydrologic features, areas, linkages, and functions;
- iii) Identify a natural heritage system, natural heritage features and areas and related hydrologic functions; and
- iv) Provide for protecting, improving, or restoring the quality and quantity of water within a subwatershed through adaptive management

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B10.9.6 The Town shall work in partnership with the District, ~~other watershed municipalities~~, and other agencies to co-ordinate watershed planning initiatives and achieve watershed and subwatershed planning objectives. Such coordination should include the use of the Muskoka Watershed Council Report Card sub-watershed maps that identify the condition and stresses on a wide number of natural heritage features and areas and water resource features.

B10.9.7 All development decisions within the Town shall promote water conservation and support the efficient use of water resources on a watershed and subwatershed basis.

B11.0 EMPLOYMENT LANDS

Description

B11.1 Employment Lands are those lands located within the “Urban Centre” designation as illustrated on Schedule “A” and “B” which only permit stand alone ~~commercial or~~ industrial uses.

Conversion
Removal of
Employment
Lands

B11.2 The removal of Employment Lands may be permitted where it is demonstrated to the satisfaction of the Town that:

- i) there is an identified need for the removal and the land is not required for employment area uses over the long term;
- ii) the proposed uses would not negatively impact the overall viability of the employment area by:

 - a) avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with Sections B15.8 and B15.9 of this Plan; and
 - b) maintaining access to major goods movement facilities and corridors;
- iii) existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses; and
- iv) the Town has sufficient employment lands to accommodate projected employment growth to the horizon of the Official Plan.

~~The conversion of Employment Lands to stand alone residential uses shall only be permitted at the time of an official plan review which has been initiated by the Town, or by an official plan amendment which has been adopted by the Town and which is supported by a comprehensive employment lands analysis. Despite this, Town Council may consider the conversion of Employment Lands to stand alone residential uses outside of a comprehensive review of the official plan where it is demonstrated to the satisfaction of the Town that:~~

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		the land proposed to be converted is a small, isolated pocket of employment land that has little potential for employment land development; or a portion of an existing Employment Lands property is not suitable for employment development as it exhibits development constraints and is physically or functionally unrelated to existing or future operations.
Tests for Conversion	B11.3	In land use designations other than the Urban Centre designation, specific policies provide tests to guide the consideration of the conversion of lands containing commercial and industrial uses to stand alone residential uses.
	B12.0	GROUP HOMES
Criteria	B12.1	Group homes shall be permitted in all sub designations in the Urban Centre designation that permit residential development, subject to the provisions of the Zoning By-law. Group homes may be permitted in the Rural Area Countryside designation subject to a Zoning By-law amendment. Any group home shall meet the following criteria: <ul style="list-style-type: none"> i) The lot size and configuration are sufficient to accommodate adequate parking and outdoor privacy areas; ii) The building age and condition are capable of supporting the intensified use and the Building Code and Fire Code requirements can be met; iii) Any proposed building addition must satisfy the zoning requirements relative to height, setbacks and coverage for the entire dwelling or lot and shall not detract from or alter the building form and/or character of the area; and iv) Appropriate services are available to accommodate the increased demand, including such services as water, wastewater, storm sewers and parkland.
Zoning	B12.2	Group homes have features that require special regulations and locational considerations such as servicing, parking, compatibility and buffering that shall be detailed in the Zoning By-law.
Types of Group Homes	B12.3	The Zoning By-law may differentiate between open custody and closed custody group homes, and shall establish location and size criteria for group homes in the Town. In general, a group home should complement and fit in with the character of the surrounding residential community, and should provide accommodation for up to a maximum six residents (exclusive of staff) at any one time.
	B13.0	HOME BUSINESSES
	B13.1	Home businesses may be permitted in residential dwellings in the Urban Centre and Waterfront Area designations. Home businesses may also be permitted in residential dwellings and accessory buildings in the Rural Area and Muskoka Falls Community designations. Home Businesses shall

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be subject to the provisions of the Zoning By-Law which may provide for, but shall not necessarily be limited to, the following:

- i) Identification of the specific zones which shall permit home businesses;
- ii) Percentage of the floor area of the residence or accessory building which may be used for the home business;
- iii) Continuation of the residential appearance of the building containing the home business and the control of signs;
- iv) Appropriate parking standards; and
- v) Compatibility with surrounding uses.

B14.0 LAKE SYSTEM HEALTH

B14.1 INTRODUCTION

Goals

B14.1.1 It is the goal of this Plan that development must protect, improve or restore the quality of waterbodies in the Town and protect the visual and aesthetic character of lakes so that future generations are able to experience and enjoy the same quality and character of waterbodies as previous and current generations.

Definition

B14.1.2 The District of Muskoka Lake System Health Program incorporates the best available science and responds to emerging water quality issues, based on periodic review, which in turn guides District policies to achieve a holistic and balanced approach to managing Muskoka's watershed health and its shoreline development. The policies of the District Official Plan were updated in July 2021 to reflect the results of the most recent review and the policies of this Plan are intended to support the policies of the District Official Plan as it relates to Lake System Health.
~~The District Municipality of Muskoka classifies lakes based on water quality and the environmental well-being of the lake system. This is referred to as Lake System Health. While this system focuses on the quality of the water, this Plan contains policies that expand on the District Municipality of Muskoka's approach and requires protection of the character of shoreline environments through the protection and regeneration of shoreline vegetation.~~

Standards

B14.1.3 This Plan is based on the policy that all eligible development proposed on the lakes in the Town shall meet the highest standards for development established by this Plan. This includes the submission of a water quality impact assessment where required, which will address the maintenance or improvement of shoreline vegetation, limiting shoreline use areas, meeting all setback requirements, controlling storm water runoff and erosion, providing enhanced sewage treatment, amongst other matters. Where studies are required a detailed Terms of Reference may be obtained from the District of Muskoka. These requirements may be implemented through the various tools set out in this Plan including an amendment to this Plan, the use of site plan control, monitoring

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requirements, or development agreements, the posting of securities, Zoning By-law performance standards, and other regulatory by-laws including tree cutting and site alteration.

B14.2 GENERAL POLICIES

District Policies	B14.2.1	The following general policies shall apply in addition to the Lake System Health policies of the <u>Muskoka District—Official Plan</u> Municipality of Muskoka .
Ability to Sustain Development	B14.2.2	<u>In the Waterfront Area designation, new lot creation, development, site alteration and construction and reconstruction (including additions and re-builds) on existing and new lots shall only be permitted where it is determined that impacts on water quality can be managed, mitigated or effectively eliminated and where resiliency of a waterbody to other environmental stressors is promoted in accordance with the policies of this section. In no case shall any development exceed the ability of a lake to sustain additional development, as set in the policies of this Section. Development of existing lots shall occur in accordance with the policies of this Plan</u>
Site Plan Control	B14.2.3	<p>Where Site Plan Control is required on a shoreline lot, the Site Plan Agreement should identify the following as a minimum:</p> <ul style="list-style-type: none"> i) building envelope and appropriate location of buildings, structures, sewage disposal systems, roads, driveways and pathways including identification of materials; ii) vegetation preservation areas including the requirement to retain or restore a natural vegetative buffer to prevent erosion, siltation and nutrient migration; iii) habitat and habitat protection areas; iv) locations on the site where vegetation will be protected; v) shoreline activity areas and dock locations; and vi) <u>implementation of stormwater management and construction mitigation techniques with an emphasis on lot level controls, low impact development practices and a treatment train approach to promote filtration, infiltration and detention, which may include proper recontouring, discharging of roof leaders, use of soak away pits, other measures to promote infiltration, and silt fencing for temporary sediment control all in accordance with the Town's Engineering and Design Criteria and Standards Manual, as may be amended from time to time; and</u>stormwater management and construction mitigation techniques. vii) <u>how components of the Site Plan Agreement will be monitored and reported on by the property owner to confirm long-term compliance with the agreement registered site plan and more specifically to ensure that the vegetative buffer and stormwater</u>

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Setbacks	B14.2.4	<p><u>mitigation measures are in place until such time as construction is complete and an occupancy permit is issued and on an annual basis for a period of no less than 10 years.</u></p> <p>Development, other than accessory shoreline buildings and structures, <u>open decks and minor accessory structures</u> shall be setback a minimum of 20 metres <u>and leaching beds shall be setback a minimum of 30 metres from the waters edge any shoreline.</u> A minimum of 75% of the linear shoreline frontage of the lot shall remain in a natural state within 15 metres of the shoreline. Within that natural state area, vegetative shall be maintained, enhanced or created as necessary. Where this setback cannot be achieved, a lesser setback may be considered where on-site phosphorus management is implemented and in the following circumstances:</p> <ul style="list-style-type: none"> i) Sufficient lot depth is not available; ii) Terrain and soil conditions exist, which make other locations on the lot more suitable; iii) The proposal is for an addition to an existing building or replacement of a leaching bed, where the setback is not further reduced; iv) Redevelopment is proposed on an existing lot and a net improvement is achieved; or v) The lot is located within the Urban Centre or Muskoka Falls Community designations and a net improvement over the existing situation is achieved.
Zoning	B14.2.5	<p>The Zoning By-law may be used to establish limits to development and expansions to existing uses before upgraded sewage treatment facilities are required.</p>
	B14.2.6	<p><u>A minimum 30 metre setback from any shoreline shall be required for leaching beds. Where this is not feasible, the following will be required:</u></p> <ul style="list-style-type: none"> i) <u>Where a new or upgraded septic system is necessary to service the proposal, the system shall incorporate soils that have a demonstrated ability to effectively retain phosphorus or equivalent septic abatement technologies, which may include the use of soils with appropriate elemental composition to bind phosphorus or pre-/post-treatment phosphorus controls; and</u> ii) <u>On all lots, on-site phosphorus management and impact mitigation measures shall be required for leaching beds in circumstances where the proposed construction or reconstruction requires Site Plan Approval. In this regard, the system shall incorporate soils that have a demonstrated ability to effectively retain phosphorus or equivalent septic abatement technologies, which may include the use of soils with appropriate elemental composition to bind phosphorus or pre-/post-treatment phosphorus controls.</u>

SECTION B: GENERAL DEVELOPMENT POLICIES

B14.2.7 A minimum of 75% of the linear shoreline frontage of the lot shall remain in a natural state within 15 metres of the shoreline and the linear buffer should be consecutive where terrain and soil conditions permit. Within that natural state area, vegetation shall be maintained, enhanced or created as necessary.

B14.3 LAKE CLASSIFICATION

~~B14.3.1 All waterbodies have been classified by the Official Plan of the Muskoka District Area, as having low, moderate or high sensitivity to additional phosphorus loading. This classification is based on the responsiveness of a waterbody to phosphorus and its mobility within the watershed. Schedule 'E' 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 Municipality of Muskoka. Where the phosphorous loading to a waterbody exceeds 50% of the undeveloped phosphorous load, the lake or waterbody is considered as being "Over Threshold" for phosphorous loading.~~

B14.4 LOW SENSITIVITY WATERBODIES

~~B14.4.1 The Town may require Site Plan Control Agreements for all shoreline development and redevelopment and all commercial, institutional and industrial development in order to ensure that stormwater management and construction mitigation techniques to minimize the impact of stormwater on the waterbody are implemented.~~

B14.5 MODERATE AND HIGH SENSITIVITY AND OVER THRESHOLD WATERBODIES

~~B14.5.1 In order to ensure minimal impact on recreational water quality, all development and redevelopment on shoreline lots of moderate and high sensitivity and over threshold waterbodies will be subject to Site Plan Control.~~

B14.6 HIGH SENSITIVITY WATERBODIES

B14.6.1 Lot Creation

Lot Creation on
Full Services

~~B14.6.1.1 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.~~

Lot Creation on
Private Services

~~B14.6.1.2 Notwithstanding Section B14.6.1.1, lot creation on private services may be permitted where the following requirements are implemented:~~

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

SECTION B: GENERAL DEVELOPMENT POLICIES

- ii) ~~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 Municipality of Muskoka and the Town 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 a Section 51(26) (subdivision, condominium or consent) and site plan agreements or development permits.~~

~~B14.6.2 Development on High Sensitivity Waterbodies~~

~~B14.6.2.1 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.~~

~~B14.6.2.2 The use of a septic system with soils that have a demonstrated ability to effectively bind phosphorus will be required.~~

Water Quality
Impact
Assessment

Septic System

SECTION B: GENERAL DEVELOPMENT POLICIES

Redevelopment	B14.6.2.3 — 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. 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.
Commercial Development	B14.6.2.4 — A net reduction of phosphorus loading to the lake will be required for commercial redevelopment.
	B14.7 — OVER THRESHOLD WATERBODIES
	B14.7.1 — Lot Creation — General
Full Services	B14.7.1.1 — 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.
	B14.7.2 — Lot Creation — Over Threshold Moderate and Low Sensitivity Waterbodies
Lot Creation	B14.7.2.1 — Lot creation on private services may be permitted on waterbodies identified as being of moderate or low sensitivity where the Town has passed a site alteration and tree cutting by law, through an Amendment to this Plan and where a Water Quality Impact Assessment has been prepared to the satisfaction of the Town and the District Municipality of Muskoka.
Water Quality Impact Assessment	B14.7.2.2 — 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 Town and the District Municipality of Muskoka 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

SECTION B: GENERAL DEVELOPMENT POLICIES

		<p>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;</p> <p>iii) The use of a septic system with soils that have a demonstrated ability to effectively eliminate phosphorus; and</p> <p>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.</p>
		<p>B14.7.3 Development on Over Threshold Waterbodies</p>
Water Quality Impact Assessment	B14.7.3.1	<p>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.</p>
Septic	B14.7.3.2	<p>The use of a septic system with soils that have a demonstrated ability to effectively bind phosphorus will be required.</p>
Redevelopment	B14.7.3.3	<p>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. 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.</p>
Commercial Development	B14.7.3.4	<p>A net reduction of phosphorus loading to the lake will be required for commercial redevelopment.</p>
	B14.83	<p>LAKE TROUT LAKES</p>
	B14.38.1	<p>Lakes that are classified as being “at capacity” for development by the Provincial Ministry with jurisdiction are listed in Appendix B to the Muskoka Official Plan. The lakes listed in Appendix B may change at any time as a consequence of decisions made by the Provincial Ministry with jurisdiction.</p>

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B14.3.2 The creation of new lots within 300 metres (984 feet) of at-capacity Lake Trout Lakes shall not be permitted except where:

- i) All new residential, commercial or industrial development is connected to a municipal sewage treatment facility;
- ii) All new tile fields are set back at least 300 metres from the shoreline of the lake, or such that drainage from the tile fields would flow at least 300 metres to the lake;
- iii) All new tile fields are located such that they would drain into the drainage basin of another waterbody that is not at capacity;
- iv) To separate existing habitable dwellings, each on a lot capable of supporting a Class 4 sewage system, provided that the land use would not change; or
- v) Where it is demonstrated through the submission of a site-specific soils investigation prepared by a qualified professional that there are undisturbed native soils over 3 metres (9.8 feet) in depth on the site and which meet Provincial requirements for chemical composition and hydrological conditions.

~~Lake trout lakes at capacity, are classified by the Province and have been identified on Appendix 'A'. New development on lakes at capacity which shall include any development requiring a *Planning Act* application (excluding minor variance and site plan approvals) within 300 metres of the high water mark of any lake trout lake identified as being at capacity shall not be permitted, except under one of the following special circumstances:~~

~~The tile fields on each new lot are set back at least 300 metres from the highwater mark of the lake, or such that drainage from the tile fields would flow at least 300 metres to the lake;~~

~~The tile fields on each new lot are located such that they would drain into the drainage basin of another waterbody, which is not at capacity;~~

~~To separate existing, habitable dwellings, each having a separate septic system, provided that the land use would not change; or~~

~~The proposed new use, has a scale and density that is less than currently exists on site, and shall demonstrate a net reduction of the phosphorus loading on the lake.~~

B14.3.3 Where lot creation or development is permitted subject to the above criteria, a 30 metre setback for all buildings and structures except shoreline structures, open decks and minor accessory structures shall be required and vegetation removal within the setback shall be restricted except to accommodate a limited number of paths, water lines, shoreline structures, or to remove trees posing a hazard. Additionally, planning tools must require long-term monitoring and maintenance in accordance with specified conditions.

SECTION B: GENERAL DEVELOPMENT POLICIES

B14.3.4 Lake Trout Lakes that are not at capacity can accommodate additional development provided that the waterfront setbacks, vegetative buffers and limits to site alteration identified in this Plan are met. When considering development applications on Lake Trout Lakes or adjacent to cold water waterbodies, the Town may require an Environmental Impact Statement with recommendations of measures that will need to be implemented through the development process to mitigate impacts on water quality and associated fish habitat.

B14.3.5 New lots shall not be permitted adjacent to watercourses that flow into Lake Trout Lakes listed in Appendix B to the Muskoka Official Plan unless the leaching bed can be located at least 100 metres from the top of bank of the watercourse.

B15.0 LAND USE COMPATIBILITY

New
Development

B15.1 New development or use of land shall be compatible with:

- i) Other legal land uses in the vicinity so as to ensure the continued operation of such uses and to allow expansion where feasible and appropriate to such uses; and
- ii) The type and character of the area in which the use is being proposed.

Locational and
Design Criteria

B15.2 Development shall occur in such a manner as to ensure compatibility with surrounding areas and between uses. In determining compatibility, the following factors shall be considered:

- i) Off-street parking and loading areas shall be located in such a manner so as to minimize the impact on adjacent residential uses with respect to noise, traffic, emissions and visual appearance;
- ii) Outdoor storage shall be appropriate for the site and may be required to be screened, fenced, and/or provide a vegetative buffer and where possible, located to the rear of existing buildings;
- iii) The exterior lighting of any building or parking area shall be designed to deflect glare away from adjacent properties and shall be sensitive lighting;
- iv) Landscaping and vegetative buffers using native species should be used where appropriate to mitigate conflicts between uses;
- v) An adequate separation distance or other suitable mitigation measures shall be implemented to protect sensitive land uses; and
- vi) The number and location of vehicular access points shall be limited to minimize disruption to traffic flows.

SECTION B: GENERAL DEVELOPMENT POLICIES

Parking	B15.3	<p>Development which requires parking areas shall meet the following criteria:</p> <ul style="list-style-type: none"> i) Parking areas will be established at a rate that will adequately service the related facilities subject to the provisions of the Zoning By-law; ii) Access points shall be limited in number and assigned in a manner which will minimize hazards to pedestrian and motor vehicle traffic in the immediate area; iii) Parking areas shall be adequately landscaped and where adjoining lower density residential uses, should be screened from view; and iv) Parking areas may be required to provide infrastructure for active transportation, such as bicycle racks.
Airport	B15.4	The Muskoka Airport plays an important economic development function for the District. It is important that development in the proximity to the Muskoka Airport be complementary and compatible with the airport uses. Prior to development within the airport approach zones illustrated on Schedules C1 and C2, consultation with the District Municipality of Muskoka and the Town shall occur.
Roadways	B15.5	The Town may require a noise feasibility study for development proposals situated within 300 metres of Highway 11 or within 150 metres of any other provincial highway or arterial road. The feasibility study will determine if provincial guidelines can be achieved and recommend appropriate mitigative measures where necessary.
Sewage Treatment Plant	B15.6	Where development is proposed adjacent to a sanitary sewage disposal facility, the use of land within 400 metres of the design limit of the sewage facility shall generally be discouraged.
Water Treatment Plant	B15.7	New development within one (1) kilometre of the municipal water supply intake at Kirby's Beach shall be required to demonstrate to the satisfaction of the District Municipality of Muskoka that there will be no detrimental impact on the municipal water supply.
Sensitive Land Uses	B15.8	<p><i>Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. Where a land use change is proposed that is likely to adversely affect existing uses or be adversely affected by existing uses, a feasibility study that assesses the impacts of odour, noise, vibration, particulate or other emissions may be required in accordance with applicable Ministry of Environment guidelines. Some uses (e.g., residential, institutional and uses that provide accommodation) may be sensitive to the odour, noise, vibration or other emissions associated with facilities such as highways, arterial roads, railway</i></p>

SECTION B: GENERAL DEVELOPMENT POLICIES

~~corridors, various types of industries and sewage treatment facilities. The feasibility study shall include recommendations on how impacts can be mitigated. The approval of the development proposals shall be based upon the achievement of adequate separation distances between land uses and other mitigation recommendations.~~

~~B15.9 Where avoidance is not possible in accordance with Section B15.8, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent *sensitive land uses* is only permitted if potential adverse effects to the proposed *sensitive land use* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures.~~

B16.0 MINIMUM DISTANCE SEPARATION

- | | | |
|-----------------|-------|---|
| New Development | B16.1 | All new developments shall comply with the applicable Minimum Distance Separation (MDS I or MDS II) as established by the Province. |
| Zoning | B16.2 | The implementing Zoning By-law may include performance standards based on MDS requirements. |

B17.0 ONTARIANS WITH DISABILITIES ACT

- | | | |
|---------------------------------|-------|---|
| Municipal
Accessibility Plan | B17.1 | In accordance with the provisions of the Ontarians with Disabilities Act, 2001, the Town will prepare a Municipal -multi-year Accessibility Plan to describe the removal of the barriers and provide access for persons with disabilities. The plan will assist the Town in making public facilities and private developments safe and accessible for use by all citizens in the Town. |
| Site Plans | B17.2 | The Town may circulate site plan applications to the Accessibility Advisory Committee for review and comment on accessibility issues related to the development. |
| Guidelines | B17.3 | The Town may develop guidelines to assist in the preparation and evaluation of development applications. |

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B18.0 PEAT EXTRACTION

B18.1 The extraction of peat soils shall only be permitted in the Rural Area Countryside Designation and on lands not identified as a Provincially Significant Wetland, ~~Significant~~ Habitat of Threatened and Endangered Species or an ANSI. The use may only occur after the preparation of an Environmental Impact Statement in accordance with Section B25.1, which has confirmed that there will be no negative impacts on the feature or its functions and associated or downstream properties. If the lands are identified as a Provincially Significant Wetland, Significant Habitat of Threatened and Endangered Species or an ANSI as a result of the Environmental Impact Statement, peat extraction shall not be permitted.

B19.0 PROPERTY ACCESS

B19.1 GENERAL POLICIES

Type of Access	B19.1.1	Development shall front on and have access from a year round publicly maintained road where approvals have been or may be obtained from the road authority having jurisdiction with the exception of the following:
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i) Where development is in the Rural Area Countryside designation, lands that do not have frontage on such road shall be limited in use to resource management, extraction and harvesting uses;

ii) Notwithstanding the above, the development of a dwelling on an existing vacant lot on a seasonally municipally maintained road in the Rural Area Countryside designation may be permitted provided the owner enters into an agreement with the Town that indicates that:

a) The owner acknowledges and agrees that the lot in question does not front on a year-round publicly maintained road;

b) The owner acknowledges and agrees that the Town does not or is not required to maintain or snowplough the said road or street; and

c) The owner acknowledges and agrees that the Town is not liable for any injuries, losses or damages as a consequence of the Town issuing a building permit.

iii) Where development is in the Waterfront Area designation shoreline development may be considered with the following access provisions:

a) An existing seasonally maintained public road; or

b) An existing private road, which may include a minor extension of such road where the capacity to handle the additional traffic and where a substantial increase in

Schedule A to Official Plan Amendment No. 18:
Track-change version showing all text changes to Official Plan dated July 3, 2025
Changes Made Since February 14, 2025 Draft OPA No. 18

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		demand for additional municipal services would not be created and where a legal right of way can be obtained; or
	c)	Water access, provided that <u>adequate long term private parking and docking facilities are available. For lot creation on Lake Muskoka adequate long term private parking and docking facilities are not required due to the number of marinas and public access points that serve the lake.</u>
Condominium Road	B19.1.2	Notwithstanding Section B.19.1.1, development may front on an internal condominium corporation road, except in the Rural Area Countryside designation, which is owned and maintained by a condominium corporation, provided the development as a whole fronts onto and gains access from a year round publicly maintained road.
Condominium Road Standards	B19.1.3	Roads owned and maintained by a condominium corporation shall meet the requirements for emergency access. The road shall also be designed to accommodate snow removal and utilities corridors and easements.
Arterial and Collector Roads	B19.1.4	Prior to allowing new access to municipal arterial and collector roads, traffic impacts may be required to be assessed and, if necessary, mitigated.
	<u>B19.1.5</u>	<u>Notwithstanding the above, shared access over an abutting lot to access a publicly maintained road may be considered in exceptional circumstances where topographical or safety constraints exist. If such a shared access is proposed, the access must be provided through a legally registered right-of-way that runs with the land.</u>
	B19.2	EXISTING WATER ACCESS
Maintenance of Access and Docking	B19.2.1	The maintenance of access points for water access properties is required as part of the transportation system in the Town. Given the important role of marinas in providing access to water access lots, it is the policy of this Plan to require redevelopment proposals for marina uses to maintain historic levels of boat docking for water access properties and appropriate levels of car parking.
Redevelopment of Marinas	B19.2.2	Prior to approving redevelopment of marina properties, the Town shall be satisfied that adequate access to existing water access properties is available.
Water Access Accessibility Study	B19.2.3	The Town may complete a Water Access Accessibility Study which shall include an inventory of water access lots and water access boat parking spaces. The Study shall recommend actions for the Town to consider in order to protect accessibility for water access property owners.
	B20.0	PUBLIC USE
	B20.1	A Public Authority may use any land, erect, or use any building or structure for the purpose of public service in any land use designation. Any building

SECTION B: GENERAL DEVELOPMENT POLICIES

erected or used for a public use will be encouraged to meet the following criteria:

- i) That any building or structure shall comply with the height, coverage and yard requirements prescribed in the Zoning By-law for the zone in which it is located;
- ii) That satisfactory parking standards are maintained;
- iii) That outside storage of goods, material or equipment shall only be permitted in zones that permit outdoor storage;
- i) That any building or structure in a residential area shall be designed and maintained in general harmony with the residential area.

B21.0 SENSITIVE LIGHTING AND DARK SKY

Night Sky

B21.1

The nighttime sky is a significant feature of the Town. The view of the nighttime sky is important for tourism in Muskoka. Sensitive lighting practices that help preserve the nighttime sky are encouraged for all development in the Town.

Sensitive Lighting

B21.2

All new construction and major renovation projects in the Town that requires a Planning Act approval shall be required to provide exterior lighting that:

- i) Minimizes or avoids light trespass, glare, clutter and skyglow;
- ii) Shall be of minimal intensity, be of a minimally intrusive colour, and used only when needed;
- iii) Shall be designed to direct downwards rather than outwards;
- iv) Shall not interfere with water navigation; and
- v) Does not include the use of exterior floodlights, unless absolutely necessary.

~~Sensitive lighting that is oriented downward, low wattage, energy efficient and minimizes glare will be encouraged, throughout the Town, in order to:~~

- ~~i) Prevent conflicts with abutting uses and preserve privacy;~~
- ~~ii) Minimize impacts on wildlife;~~
- ~~iii) Minimize hazards to navigation; and~~
- ~~iv) preserve the night sky.~~

Lighting Plan

SECTION B: GENERAL DEVELOPMENT POLICIES

	B21.3	The Town, as part of its site plan approval procedures, shall ensure that lighting designs and features incorporate sensitive lighting initiatives, as deemed appropriate.
Aesthetic Quality	B21.4	Lighting should be used to enhance the aesthetic quality of significant buildings and open spaces in the Town.

B22.0 SETTLEMENT PATTERN

Description	B22.1	The Town is comprised of Urban Centre, Muskoka Falls Community, Rural Area, and Waterfront Area designations as identified on Schedule 'A'. It is expected that this general settlement pattern will continue over the time frame of this plan.
Urban Centre	B22.2	Development of any scale requiring municipal services shall be directed to locate within the Urban Centre. The lands designated Urban Centre on Schedule 'A' are intended to support the growth in the urban population of the Town over at least a <u>thirty-year</u> twenty-year time horizon. Residential, commercial, community facilities and industrial uses will be encouraged to locate in the Urban Centre, consistent with the capability of the municipal services to accommodate such development.
Directing Growth	B22.3	Growth shall be directed to the Urban Centre in accordance with the Growth Management goals, objectives and policies.
Muskoka Falls	B22.4	The Community of Muskoka Falls is a historic settlement that supports a number of residential, community facilities, convenience commercial and open space uses, and is located northeast of the intersection of Highway 11 and Highway 118 East. The community does not have, nor is it contemplated in this Plan to have, municipal sanitary sewer or water services. The uses permitted will include residential, convenience commercial, limited community facilities and open space uses, at a scale that can be accommodated on private services.
Rural and Waterfront	B22.5	As the focus of the Rural Area designation is on space extensive resource and recreational uses, permanent residential and Employment Area growth will be limited. The Waterfront Area designation will accommodate low density residential, tourist commercial, marina and open space uses.

B23.0 SUBDIVISION OF LAND

B23.1 INTRODUCTION

Lot Creation	B23.1.1	This section contains policies that are to be considered with every application to divide land in the Town. Prior to considering an application for land division, regard shall be had to the specific policies dealing with lot creation in each land use designation.
Type of Lot Creation	B23.1.2	The preferred means of land division and new lot creation shall be by registered plan of subdivision or condominium where one or more of the following applies:

SECTION B: GENERAL DEVELOPMENT POLICIES

		<ul style="list-style-type: none"> i) The development requires the provision of new <u>public</u> roads or other municipal infrastructure (including parks and hard services); ii) It is necessary to ensure that the entire land holdings or area is developed in an orderly and efficient manner; and/or iii) A significant number of lots would be created.
Criteria	B23.1.3	<p>Prior to the consideration of an application for land division, the Town shall be satisfied that it has been demonstrated that:</p> <ul style="list-style-type: none"> i) the approval of the development is not premature and is in the public interest; ii) the lands will be appropriately serviced and may require, where appropriate, infrastructure, schools, parkland and open space, community facilities and other amenities, as required; iii) the density of the development is appropriate for the area; iv) the proposed lots or condominium units will be easily integrated and connected with existing development in the area; v) the proposed lots or condominium units conforms with the environmental and growth management policies of this Plan; vi) any new lot that fronts on a public road can obtain an entrance permit and meet the lot requirements of the Public Authority having jurisdiction over that public road <u>(see Section B19.1.5 for an exception to this policy)</u>; and vii) the proposal conforms to Section 51 (24) of the <i>Planning Act</i>, as amended.
	B23.2	NEW LOTS BY CONSENT
	B23.2.1	General Criteria
	B23.2.1.1	<p>Prior to considering an application to create a lot for any purpose, the approval authority shall be satisfied that the proposed lot:</p> <ul style="list-style-type: none"> i) can obtain road access and frontage in accordance with Section B.19.1 of this Plan; ii) will not cause a traffic hazard as a result of its location on a curve or a hill; iii) is in keeping with the intent of relevant provisions and performance standards of the zoning by-law; iv) can be serviced with an appropriate water supply and means of sewage disposal;

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- v) will not have a negative impact on the drainage patterns in the area;
- vi) will not affect the ability of the remainder of the lands to be developed, if they are designated for development by this Plan;
- vii) will not have a negative impact on the features and functions of any environmentally sensitive feature in the area;
- viii) has the shape and dimension appropriate for the use proposed, taking into account:
 - a) The character of the area;
 - b) The topography and other natural features;
 - c) Environmental and resource considerations of this Plan; and,
 - d) Any other applicable provisions of this Plan.
- ix) provides road widenings required to be dedicated to the appropriate authority;

B23.2.2 Lot Boundary Adjustments

- B23.2.2.1 A consent may be permitted for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot is created. In reviewing an application for such a boundary adjustment, the approval authority shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan.

B23.2.3 Re-creation of Lots

- B23.2.3.1 Where abutting lots have previously existed as conveyable parcels and have inadvertently merged in title under the applicable section(s) of the *Planning Act*, the approval authority may provide special consideration to the re-creation of the original lots, provided evidence of the merger is provided and subject to the objectives of the policies of this Plan.

B23.2.4 Lots for Utilities

- B23.2.4.1 The creation of new lots for public utilities, communication utilities and water and sewer infrastructure may be permitted, provided the area of the proposed lot is minimized and reflects what is required for the use.

B23.3 SUBDIVISION AND CONDOMINIUM DEVELOPMENT POLICIES

- General B23.3.1 This section is intended to contain general Plan of Subdivision and Condominium policies that are to be considered with every application for Plan of Subdivision or Condominium. Regard should also be had to the specific policies dealing with lot creation in each land use designation.

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Criteria	B23.3.2	Prior to the registration of any Plan of Subdivision or Condominium, an agreement between the landowner and the Town will be required. Applicants are encouraged to pre-consult with the approval authority prior to submitting an application.
Part Lot Control	B23.3.3	Where the Town determines that it is appropriate, lot creation may occur through the use of Part Lot Control Exemption by by-law, in accordance with the provisions of the <i>Planning Act</i> .

B24.0 SUSTAINABLE DESIGN PROMOTING SUSTAINABLE DEVELOPMENT AND HEALTHY COMMUNITIES

~~B24.1 The Town may adopt sustainable design standards for new industrial, institutional, commercial and multiple residential developments, and for major renovations of industrial, commercial and institutional buildings in excess of 600 square metres and multiple residential buildings in excess of 20 units.~~

B24.1 INTRODUCTION

~~B24.1.1 It is the intent of the Town to continuously require that development and redevelopment be carried out in a manner that furthers the goals and objectives of this Plan, and particularly those that deal with sustainable development and healthy communities.~~

~~B24.1.2 In addition to the above, the Town shall also consider developing and implementing a range of appropriate mechanisms and tools to promote and facilitate new development and redevelopment that addresses the sustainability objectives and policies of this Plan.~~

B24.2 GENERAL POLICIES

~~B24.2.1 It is the intent of the Town to require that development be carried out in a manner that furthers the goals and objectives of this Plan, and particularly those that deal with sustainable development and healthy communities.~~

~~B24.2.2 The Town shall also consider developing and implementing a range of appropriate mechanisms and tools to promote and facilitate new development that addresses the sustainability objectives and policies of this Plan including but not limited to those outlined in Sections B24.3 to B24.6.~~

B24.2.3 The Town shall encourage that all developments be planned and designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles

B24.3 HEALTH IMPACT ASSESSMENTS

~~B24.3.1 This Plan recognizes that there is a relationship between land use, infrastructure and public health that affects the vitality and resilience of the community. Elements such as built form, community design, road and trail~~

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networks, open spaces, the public realm, the natural heritage system and infrastructure shape citizens' physical and psychological well-being

B24.3.2 To support a health promoting, age-friendly community, the Town may require a human Health Impact Assessment in support of development applications for larger developments that shall address how:

- i) Physical activity and pedestrian mobility are addressed in project designs that are safe and convenient for persons using all modes of travel regardless of age or ability;
- ii) The potential health impacts or risks of proposals are mitigated and potential benefits are maximized;
- iii) Access to the natural spaces is maximized;
- iv) Marginalized or vulnerable parts of the population may be affected differently in comparison to the broader target population;
- v) Societal and economic risk factors such as income, employment, housing and food security, to name a few, are considered; and
- vi) Equitable access to services such as health, transportation and leisure are maximized for all demographic groups.

B24.4 PERFORMANCE CHECKLISTS

B24.4.1 The Town shall consider the adoption of a set of performance measures to guide and monitor development approvals in accordance with this Plan.

B24.4.2 To assist in the implementation of these performance measures, the adoption and use of performance checklists should be considered based on a series of theme areas which may include, but are not limited to, energy use, land use, natural heritage, transportation and active transportation, built form, air quality, green infrastructure, community building, cultural resources, materials and waste, and public spaces.

B24.4.3 Such performance checklists are intended to:

- i) Connect day-to-day decision making with achievement of the Town's vision;
- ii) Provide detail on key criteria intended to promote best practice solutions;
- iii) Challenge partners and stakeholders to provide new and better solutions;
- iv) Create consistency by ensuring that each development application is assessed using the same evaluation tool;
- v) Elevate standards through continuous assessment and improvement; and

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- vi) Present a consistent, transparent and clear assessment of how proposals are evaluated, modified and approved.

B24.5 GREEN DEVELOPMENT STANDARDS

B24.5.1 Green development standards are intended to recognize the importance of and support sustainable site and building design in both the public and private realms. It is a policy of this Plan to:

- i) Encourage and implement the development of green development standards, in consultation with the development industry, to ensure the sustainability goals and policies of this Plan are addressed through development applications; and
- ii) Encourage all new municipal buildings and projects to meet the minimum standards necessary to satisfy the applicable required elements outlined in the green development standards;

B24.6 SUSTAINABLE DESIGN AND DEVELOPMENT

B24.6.1 The following shall be considered by the Town in the review of applications for development where permitted by the Planning Act:

- i) The orientation of buildings should maximize passive solar gain in consideration of site vegetation;
- ii) Exterior building materials should have thermal properties that effectively manage heat and glare throughout all seasons;
- iii) Buildings should be designed, constructed and fitted to maximize energy efficiency;
- iv) The design of buildings and sites shall accommodate the separation and collection of organic waste for compost, dry recyclables such as plastic and paper;
- v) Permeable surfaces or “softscaping” should be maximized in landscaping, walkway, driveway and parking areas to maximize water infiltration, filtration, absorption and detention, and minimize heat island effects waste in accordance with the Town's Engineering Design Criteria and Standards manual, as may be amended from time to time;
- vi) Native grass, flower, tree and other plant species are encouraged in landscaping areas to minimize water consumption, insect infestation, and invasive species;
- vii) Green roofs, incorporating soil beds and plantings, are encouraged where appropriate and feasible;
- viii) Exterior and interior lighting should be energy efficient and mitigated to the extent possible to minimize light pollution;

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ix) Large windows should include design treatments that prevent bird collisions;

x) Facilities such as bicycle loops and lockers are encouraged to be located outside buildings to support active transportation ;

xi) Outdoor spaces should be designed to include natural and/or constructed shade features to protect residents from ultraviolet radiation/sun exposure; and

xii) Opportunities to support urban agriculture initiatives such as community gardens, edible landscaping and roof top gardens in residential, commercial, and institutional designations (e.g. health, cultural, and municipally owned facilities, places of worship and schools).

B24.6.2 Following the approval of this Plan The Town may develop Sustainable Design Guidelines, including a checklist that would be required to be submitted with any application for development.

B25.0 TECHNICAL STUDIES

B25.1 ENVIRONMENTAL IMPACT STATEMENT

Purpose	B25.1.1	Where required by the policies of this Plan, an Environmental Impact Statement shall be prepared by a qualified individual and shall contain detailed information regarding the eco-system and biological functions of the area. In some instances consideration of hydrogeological and hydrological functions is also required.
Requirements	B25.1.2	<p>An Environmental Impact Statement shall be prepared in accordance with the requirements of this Section and may include a description of:</p> <ul style="list-style-type: none"> i) the proposed undertaking; ii) the natural features and ecological functions of the area potentially affected; iii) the limits of any natural environmental features and the limits of lands potentially impacted by the ecological functions of the features; iv) the effects to the ecosystem that might be caused by the undertaking; v) any natural and human-made hazards that need to be addressed as part of the design (i.e. including steep slopes, flood areas, contaminants, soil conditions); vi) a Management Plan identifying how the significant adverse effects will be avoided or minimized over the construction period and the life of the undertaking and how natural environmental features and

SECTION B: GENERAL DEVELOPMENT POLICIES

functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the Management Plan. The Management Plan shall also establish mitigation measures including the limits of buffers and setbacks adjacent to watercourses, waterbodies, steep slopes, significant wetlands and vegetation to protect the natural environmental feature and its attributes and/or function from the significant negative effects of development; and

- vii) appropriate lot standards and performance standards to protect features from significant potential negative impacts of the proposed development.

Criteria Purpose

B25.1.3 The purpose of an Environmental Impact Statement is to provide a technical assessment of the potential environmental impacts of proposed development or site alteration and should:

- i) Collect and evaluate the appropriate information in order to confirm the presence of mapped and assess the presence of unmapped natural heritage features and areas where present and identify the boundaries, attributes and functions of natural heritage features and areas and the associated ecological and hydrological functions that exist on the subject lands and/or adjacent lands;
- ii) Undertake a comprehensive impact analysis in order to determine whether or not the proposed development or site alteration will have a negative impact on natural heritage features and areas and their ecological functions;
- iii) Where development or site alteration may be permitted in accordance with the other policies of this Plan, propose appropriate mitigation measures or revisions to the proposed development or site alteration to demonstrate that the proposed development or site alteration will not have a negative impact on natural heritage features and areas and their ecological functions;
- iv) Clearly articulate any negative impacts that cannot be avoided or mitigated;
- v) Where appropriate, recommend monitoring provisions to evaluate the long-term effectiveness of the identified mitigation measures; and
- vi) Consider the impacts of a changing climate, cumulative and/or watershed impacts.

Following the submission of an Environmental Impact Statement, Council will be satisfied that it has been demonstrated that the proposed land use would:

- i) not discharge any substance that could significantly harm air quality, groundwater, surface water and associated plant and animal life or habitat;

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- ii) ~~be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm existing water supplies and associated plant and animal life;~~
- iii) ~~not cause erosion or siltation of watercourse or changes to watercourse morphology;~~
- iv) ~~not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;~~
- v) ~~not cause an increase in flood potential on or off the site;~~
- vi) ~~maintain, enhance, or restore the natural condition of affected watercourses, as required;~~
- vii) ~~protect, enhance, or restore aquatic habitat, as required;~~
- viii) ~~not significantly negatively affect the scenic qualities of the area;~~
- ix) ~~not encourage the demand for further development that would negatively affect wetland function; and~~
- x) ~~not have a negative impact on the natural environmental features or ecological functions of significant habitat of endangered or threatened species, or other significant wildlife habitat, fish habitat, a Provincially Significant Wetland or other significant natural environmental feature or function.~~

B25.2 SITE EVALUATION REPORTS

Requirements

- B25.2.1 Where required by the policies of this Plan, a Site Evaluation Report shall be prepared by a qualified individual and the analysis shall determine whether the development is suitable. The Site Evaluation Report shall address the impact of all the components of the proposed development and make recommendations on if and how the development can be appropriately accommodated and mitigated. The following provides a checklist of issues that may be addressed in a site evaluation report:
- i) Location of building envelopes which meet setback requirements defined in local zoning by-laws;
 - ii) Adequate area, depth and suitability of soils for supporting an appropriate on-site sewage system;
 - iii) The availability of a potable water supply;
 - iv) The provision of access to an appropriate standard, as set out by the applicable road authority;
 - v) For properties that are adjacent to waterbodies, suitable water access availability including locations of shoreline structures and pathways that minimize erosion and slope stability;

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- vi) Maintenance of vegetation on slope faces (for all properties) and front yard setback areas (for properties adjacent to waterbodies) to address the visual and environmental integrity of the site;
- vii) Construction mitigation measures and stormwater management techniques that address slope stability, soil erosion, surface drainage, groundwater infiltration and water quality;
- viii) Determination of the shoreline and in-water location of shoreline structures that will have the least potential impact on significant wildlife habitat, wetlands, fisheries and other environmentally sensitive areas for the ecological functions and features; and
- ix) Generally address all components of the development proposal and its construction, including issues such as noise, contaminated soils, archaeological significance etc., which will have potential on-site or off-site impacts.

Guidelines

B25.2.2 The Town may develop and approve guidelines or “Terms of Reference” for the preparation of Site Evaluation Reports and all reports shall be prepared in accordance with the approved guidelines/terms of reference by a qualified professional.

B25.3 CONSIDERATION OF CUMULATIVE IMPACTS

B25.3.1 Considering cumulative effects from development is critical for ensuring long-term environmental health and resiliency and more broadly speaking on the capacity of the natural environment and system of lakes and rivers to accommodate development from both an environmental and social perspective.

B25.3.2 Multiple environmental stressors can impact environmental, social and economic systems (i.e., climate change, invasive species, habitat fragmentation, etc.) and are often dynamic and varying. Conversely, seemingly small, cumulative impacts of development can combine with other stressors to have significant negative consequences for ecosystems and environmental resilience, noise, air quality and social and economic systems over time.

B25.3.3 The consideration of cumulative impacts shall be required through the development or site alteration approval process when an EIS is required to be completed.

B25.3.4 Comprehensive natural heritage evaluations or other studies undertaken by the Federal and/or Provincial governments shall be encouraged to estimate cumulative impacts on an area or regional basis where the impacts are measurable.

B25.3.5 The Town shall work with the District of Muskoka to avail itself of any tools provided by the Province or other organizations or as developed in-house to measure and consider cumulative environmental and social impacts of development.

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	<u>B25.3.6</u>	<u>Cumulative impacts shall be assessed on the base conditions that existed from the time the Town and/or District first requires impact studies to be completed. Where major development or site alteration applications are considered, the proponent may be required to provide an overview of previous studies related to development impacts on the same or adjacent feature, if such studies are available. Any assessment of impact must include a description of cumulative impacts that have occurred prior to the impact assessment being undertaken. The scope of this assessment shall reflect the scale and impact of the proposed development or site alteration.</u>
	B26.0	TRANSCANADA PIPELINES
Proximity to Facilities	B26.1	TransCanada PipeL <u>in</u> es Limited operates two high-pressure natural gas pipelines within its rights-of-way that cross through the Town as identified on Schedules 'A' and 'B' to this Plan. Any development within 200 metres of TransCanada facilities may impact the pipelines.
Approvals	B26.2	TransCanada PipeL <u>in</u> es Limited is regulated by the National Energy Board <u>Canada Energy Regulator</u> that , which in addition to TransCanada PipeL <u>in</u> es Limited, has a number of requirements regulating development in proximity to the pipelines. This includes <u>written consent approval</u> requirements for activities on or within 30 metres of the <u>right-of-way such as excavations, blasting and any movement of heavy equipment</u> pipeline centreline, known as the "Prescribed Area".
	<u>B26.3</u>	<u>New development can result in increasing the population density in the area, and may result in TransCanada PipeL<u>in</u>es Limited being required to replace its pipeline to comply with CSA Code Z662. The Town shall require early consultation with TransCanada PipeL<u>in</u>es Limited for any development proposals within 200 metres of the right-of-way.</u>
Minimum Setbacks	B26. 4 <u>3</u>	A setback of 7 metres shall be maintained from the limits of the right-of-way for all permanent <u>buildings and structures</u> and excavations . <u>Accessory Structures shall have a minimum setback of at least 3 metres from the limit of the right of way.</u> Reductions to these setbacks may be considered provided that are supported by the entity having jurisdiction over the pipeline. Reductions in the setbacks will only be considered if it can be demonstrated, to TransCanada's satisfaction, that it will not compromise the safety and integrity of the pipeline and if all necessary municipal approvals are obtained.
Parking Setback	B26.5	<u>A minimum setback of 7 metres shall be maintained from the limits of the right-of-way for any parking area or loading area, including parking, loading, stacking and bicycle parking spaces, and any associated aisle or driveway. Reductions to these setbacks may be considered provided that are supported by the entity having jurisdiction over the pipeline.</u>
Open Space Uses	B26. 4 <u>6</u>	The Town will encourage <u>permit</u> the development use of TransCanada PipeL <u>in</u> es Limited's rights-of-way for recreational trail linkages, <u>passive parkland</u> or open space purposes subject to TransCanada's easement and underlying ownership rights.
Compressor Station		

SECTION B: GENERAL DEVELOPMENT POLICIES

B26.~~57~~ Where development is proposed in close proximity to the TransCanada Pipe~~Lines Limited~~ compressor station, regard shall be given to noise levels. A noise and vibration study may be required for development proposals within 750 metres of the compressor station to be reviewed by TransCanada Pipe~~Lines Limited~~. The study will determine if provincial guidelines can be achieved and, if necessary, recommend appropriate mitigation measures.

B27.0 SHORT TERM RENTAL ACCOMMODATION

B27.1 Short-term rental accommodation is defined as follows: Any dwelling unit or mobile home or any part of the foregoing as a place of temporary habitation, lodging or occupancy under authority of a concession, permit, lease, licence, rental agreement or similar commercial arrangement authorizing such temporary habitation, lodging or occupancy for a period equal to or less than twenty-eight (28) consecutive days, but does not include a bed and breakfast establishment.

B27.2 Licensed short-term rental accommodations (STRs) are generally permitted as a secondary commercial use in any land use designation that permits residential dwellings.

B27.3 In Residential designations, STRs shall only be permitted within single detached dwellings and semi-detached dwellings.

B27.4 STRs may be located in ancillary buildings appropriate for human habitation and that are secondary to a primary residential use provided adequate parking and water/wastewater services are provided.

B27.5 Stand-alone, purpose-built STRs are to be located only within land use designations that permit commercial hospitality uses.

B27.6 STRs may only be permitted on properties with legal access, such as direct access to a publicly maintained road, an easement across an abutting property or water access via publicly-accessible marina or boat launch with associated parking.

B27.7 An STR shall only be permitted within buildings or rooms that are appropriate for human habitation.

B27.8 A boathouse sleeping cabin shall not be used as a stand-alone STR and may only be used for sleeping accommodations where the entire property is rented as an STR.

B28.0 LAKE PLANS

B28.1 The Town supports the creation of Lake Plans and encourages them for all lakes.

B28.2 Lake Plans are intended to provide a greater level of detailed policies for specific lakes in the Town. Each Lake Plan is intended to reflect the individual character of a specific lake and are prepared by a ratepayer or

SECTION B: GENERAL DEVELOPMENT POLICIES

property owner's organization that represents a significant number of property owners within the lake and associated watershed. Lake Plans prepared for a number of smaller lakes that share common characteristics may also be considered by the Town.

B28.3 Land use aspects of such Lake Plans shall be incorporated in the Official Plan by way of an Official Plan Amendment when the Town is satisfied that a robust public consultation process has been followed throughout the preparation of the Lake Plan and the recommendations made in the Lake Plan are reasonable, appropriate and in the public interest. The land use policies incorporated into this Plan shall reflect policies developed through the Lake Plan process that are more specific than the policies in this Plan.

B28.4 The lake specific policies in this Plan shall be read in conjunction with the other policies of this Official Plan. Where there is a conflict, the most restrictive of all applicable policies of the Official Plan shall apply.

B28.5 The following matters, amongst others, should be identified in the supporting documentation for a Lake Plan:

- i) The lake watershed;
- ii) Physical characteristics of the lake including surface area, depth, mainland shoreline, island shoreline;
- iii) Distinct character areas and areas of cultural significance;
- iv) Nature and type of boathouses on the lake;
- v) The number of lots around the lake and the average setback of main buildings from the water's edge;
- vi) Location and nature of public access points;
- vii) Locations of areas of steep slopes, narrow waterbodies, hazards to navigation;
- viii) Topography, landscape, and shoreline features;
- ix) Wetlands and identified natural heritage features and areas (i.e. Areas of Natural and Scientific Interest, Conservation Reserves, etc.) and locations of species of conservation concern (i.e. habitat of endangered and threatened species);
- x) Water quality and the relationship to development capacity;
- xi) Historical development and cultural heritage;
- xii) Existing land use within the lake watershed;
- xiii) Existing built form;

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xiv) Development trends and issues;

xv) Open space, recreational areas, trails, Crown land;

xvi) Public access points;

xvii) Development potential and capacity; and

xviii) Specific policies and standards for development.

B28.6 In addition to land use policies, the Town encourages Lake Plans to include stewardship objectives and actions that will be implemented through the efforts of the organization preparing the Lake Plan. Stewardship objectives and actions should include education, communication, consultation and demonstration projects that encourage property owners to improve and enhance the natural conditions within the watershed, reduce the ecological impact of human activity and ensure the ability of waterfront residents to enjoy the peaceful, natural setting of the Muskoka waterfront

SECTION C: URBAN CENTRE POLICIES

C1.0 URBAN CENTRE POLICIES

C1.1 INTRODUCTION

Definition	C1.1.1	The Urban Centre consists of all developed lands and associated vacant lands where urban development is promoted as designated on the Land Use Plan, Schedule 'A'.
Function	C1.1.2	The function of the Urban Centre is to accommodate a wide range of land uses that meet the needs of local residents, businesses and visitors. The Urban Centre provides a nucleus for a full range of residential, commercial, industrial and community facility uses at a density that will make the most efficient use of municipal services and infrastructure.
Land Use Designations	C1.1.3	<p>Several more specific land use designations in the Urban Centre designation are shown on Schedule 'B'. These are:</p> <ul style="list-style-type: none"> i) Residential ii) Multiple Residential iii) West Bracebridge Residential iv) South Bracebridge Adult Lifestyle Residential v) Central Business District <ul style="list-style-type: none"> a) Downtown/Uptown b) Midtown c) Central Business District Mixed Use Area vi) District Shopping vii) Special Purpose Commercial viii) South Bracebridge Commercial ix) Wellington Street Mixed Use Area x) Ecclestone Drive Mixed Use Area xi) Muskoka Road 118 West Special Policy Area xii) Business Area xiii) Industrial xiv) Natural Heritage xv) Open Space

SECTION C: URBAN CENTRE POLICIES

C1.1.4 It is the intent of this Plan to support excellence in community living in new development areas that is based on the application of the following principles that result in:

- i) A well balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses;
- ii) The promotion of excellence in civic design in both the public and private realm;
- iii) An interconnected system of open spaces, including recreational areas and natural features and areas;
- iv) A range of recreational and community facilities that facilitate shared use where practical;
- v) The integration of new roads with existing roads in adjacent built-up areas;
- vi) An attractive built form of appropriate building heights, massing, setbacks, streetscapes, gateways and architectural treatments;
- vii) Efficient transportation links that provide for all modes of travel through and in and out of new development areas and which are planned with strong active transportation connections; and
- viii) Practical and cost effective innovations to support the development of a sustainable community that encourages where possible, the application of low impact development, alternative energy sources and energy conservation, water conservation, approximate targets for an urban forest canopy and, the restoration, linkage and enhancement of natural features where appropriate.

C1.2 OBJECTIVES

C1.2.1 A broad, diverse range of housing types and tenure, which is affordable and accessible to a broad range of residents, shall be encouraged throughout the Town.

Transit and
Active
Transportation

C1.2.2 Housing opportunities and development patterns that support pedestrian and bicycle transportation networks and facilitate the future development of public transit, shall be encouraged. Trail linkages in the Urban Centre will be promoted.

Land Supply|

C1.2.3 A ~~20-30~~ year supply of land for residential, commercial and employment uses shall be maintained.

Centre of
Employment

C1.2.4 The Urban Centre shall continue to function as a centre for employment by supporting the existing industrial and commercial uses and providing appropriate locations for a mix of new industrial and commercial uses in order to attract new businesses and provide employment opportunities.

SECTION C: URBAN CENTRE POLICIES

Provide Broad Range of Services	C1.2.5	The Urban Centre shall provide a broad range of activities, goods and services to meet the diverse needs of the permanent and seasonal population, work force, business and community facilities sectors, as well as those in the surrounding area, and tourists and visitors.
Unique Qualities of Central Business District	C1.2.6	As a mixed use area, the Central Business District shall take advantage of the unique qualities that set it apart from all other areas of the Town and contribute to its distinct identity. These qualities include the riverfront location and related activities, historic buildings, streetscapes and development pattern, cultural and entertainment activities, pedestrian orientation, a variety of residential uses and densities, and recognition as a centre of business, commerce, administration, and civic activity.
Interaction and Balance in Commercial Structure	C1.2.7	A healthy interaction and balance within the commercial structure shall be maintained by providing appropriate locations for new and expanded retail facilities within the Central Business District where practical and compatible.
	C1.2.8	To achieve complete communities, which are mixed-use neighbourhoods or other areas within the Town that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations. Objectives of complete communities are to:
	i)	permit a broad range of uses and more intense forms of residential, office and commercial development to support the development of complete communities;
	ii)	foster a diverse range of activities that make these locations a destination for many different reasons and a lively place at different times of the day and week;
	iii)	build a strong identity through placemaking features, including interesting architecture, public art, greenery, and heritage representation that creates a sense of belonging;
	iv)	include a range of unit types and a mix of amenities that support an excellent home-based work environment;
	v)	provide a range of retail and service experiences that serve local needs and draw customers from a wider catchment, with particular focus on creating spaces for independent small businesses;
	vi)	design for a variety of residential amenities to support vibrant, walkable, and complete neighbourhoods for all age groups;
	vii)	use public art to create a distinct sense of place and celebrate the dynamism of the Town and its rich economic, entrepreneurial, innovative, and cultural history;

SECTION C: URBAN CENTRE POLICIES

viii) promote the Urban Centre as a creative centre and liveable place for entertainment, leisure and civic activities, where a variety of experiences, niche market retail, arts, entertainment and restaurant uses are available;

ix) create a comprehensive, separate, attractive and well-designed network for walking and cycling that allows people to easily get around within the Urban Centre;

x) locate densities and uses in a manner that maximizes opportunities for walking, cycling, and transit ridership, while reducing dependency on the car;

xi) require high quality architecture and design that contributes to the Town's character and identity; and,

xii) create a network for walking and cycling that increases the accessibility of destinations and has features that make these ways of moving around the community safe, viable, and attractive.

C2.0 GENERAL RESIDENTIAL DEVELOPMENT POLICIES

C2.1 INTRODUCTION

Residential
Designations

C2.1.1 The policies of this Section apply to the following designations:

- i) Residential
- ii) Multiple Residential
- iii) West Bracebridge Residential
- iv) South Bracebridge Adult Lifestyle Residential

Short-Term Supply

C2.1.2 In the Urban Centre, the Town will endeavour to maintain a minimum three-year supply of draft approved and serviced registered residential lots and blocks, in order to meet anticipated short-term housing demands.

Long-Term Supply

C2.1.3 In the Urban Centre, a minimum ~~ten~~**fifteen**-year supply of land designated for residential development shall be maintained to meet long-term housing demands and opportunities.

Land Supply

C2.1.4 The Town and the District Municipality of Muskoka, as part of their **water and sewer capacity** ~~sewer and water~~ allocation strategy, shall maintain an inventory of vacant lots, draft approved lots and allocated and available capacity in order to monitor the extent to which the supply of residential lands is being maintained.

Type and Tenure

C2.1.5 To ensure that a range of housing and tenure types are available to meet the various lifestyle and income needs of the existing and future population, new residential development is encouraged to meet a variety of needs in terms of size, type, tenure and location.

SECTION C: URBAN CENTRE POLICIES

	<u>C2.1.6</u>	<u>It is the intent of the Town to promote well-designed and attractive residential neighbourhoods throughout Bracebridge. In this regard, new residential development areas shall include an appropriate range and mix of housing types, parks and open space features, supporting commercial uses and an array of community facilities.</u>
Cost Effective Development	C2.1. 76	Residential development shall be located and designed in such a manner as to efficiently use infrastructure and public service facilities by encouraging cost effective development at appropriate densities and in appropriate locations. The Zoning By-law may include minimum densities and maximum lot sizes to implement this policy and the policies of this Plan including Section C2.1. 910 .
Affordable Housing	C2.1. 87	The Town will encourage the development of affordable housing for middle and lower income people and families in the Town. In order to provide opportunities for affordable housing units, Council may consider increased densities, smaller dwelling units, various forms of tenure and relief from development fees. Consideration may also be given by Council to ensure that affordable housing is provided in the early stages of phased development.
Alternative Standards	C2.1. 98	Where appropriate, alternative standards for residential development may be implemented to reduce housing costs and to achieve urban design objectives. Where such alternative standards are proposed, they shall be supported by appropriate studies that assess the impacts and benefits of such alternative standards, all of which would be subject to Town approval.
Density Range AMENDED BY OPA NO. 7	C2.1. 910	<p>Residential development densities shall be calculated on a net basis. The net density will not include:</p> <ul style="list-style-type: none"> i) the area of a lot where development is prohibited due to a development constraint as outlined in Section B9.0 of this Plan unless a technical study is received to the satisfaction of the Town that demonstrates development can occur in the area of the identified development constraint. For the purposes of this policy any land located within a required setback from the development constraint will be included in the net density calculation. These development constraints include: <ul style="list-style-type: none"> a. floodways and areas of a lot that can only be accessed through a floodway; and b. steep slopes. ii) the area of an environmental feature as outlined in Section B10.0 of this Plan where development is prohibited unless a technical study is received to the satisfaction of the Town that demonstrates development can occur in that feature. These environmental features include; <ul style="list-style-type: none"> a. wetlands;

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- b. Provincially significant Areas of Natural and Scientific Interest (ANSI);
 - c. Muskoka Heritage Areas; and
 - d. The Habitat of Endangered or Threatened Species where an Environmental Impact Statement has identified the limits of the habitat on site and required the preservation of the habitat.
- iii) Any existing or proposed right-of-way.

All residential development shall generally conform to the following net densities:

- i) Low density development shall have a maximum density of ~~18-40~~ units per hectare, ~~with the exception that where development meets the criteria in Section C2.4 for small lot detached dwelling development the maximum density of 34 units per hectare is permitted~~subject to the criteria in Section C2.1.11;
- ii) Medium density development shall have a maximum density range of ~~30 to 42~~100 units per hectare, which will be dependent on the form of housing proposed. ~~Semidetached and duplex dwelling development shall have a maximum density of 30 units per hectare. Triplex and Fourplex dwelling development shall have a maximum density of 36 units per hectare and Row Dwellings shall have a maximum density of 42 units per hectare;~~
- iii) High density development shall have a maximum density of ~~60~~ 150 units per hectare and a maximum height of 10 storeys; and
- iv) For mixed development types an average density between the different types of development shall be taken depending on the composition of the development.

C2.4.2C2.1.11 Where low density development having a density of between 30 and 40 units per hectare or greater is proposed ~~that is not considered infill lot creation~~, the Town will consider a reduced minimum lot area and a reduced minimum lot frontage where ~~the development has demonstrated a regard to the following~~it has been demonstrated that:

- i) The proposed development efficiently uses municipal infrastructure~~The developable area is large enough to generally accommodate a number of smaller lots in order to make efficient use of municipal infrastructure;~~
- ii) Driveways on abutting lots will be **paired** **paired** to optimize the use and availability of on-street parking~~The development is in proximity to traditional low density residential areas;~~

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		<ul style="list-style-type: none"> iii) A mix of building types and architectural treatments are used to soften the impacts of the smaller lots on the streetscape. There is a demonstrated demand for more affordable and smaller lots; iv) The development should be located within close proximity to public open space or adequate open space and/or recreational facilities are provided as part of the development; v) The development allows <u>includes</u> mix of unit types and lot sizes where appropriate; vi) Existing vegetation is maintained and expanded where possible; and vii) The availability of appropriate municipal infrastructure including municipal water and municipal sewers, municipal storm sewers, curbs, gutters, grass boulevards, sidewalks and streetlight.
	C2.2	INTENSIFICATION OF THE BUILT-UP AREA
Residential Intensification	C2.2.1	<p>Residential intensification and infilling may be permitted within existing residential neighbourhoods on full municipal water and sewer services as a means of increasing the amount of available housing stock. Intensification initiatives may include the provision of secondary dwelling units <u>additional residential units</u> and the use of innovative lot configurations that would allow additional lots to be created in established areas. In addition, intensification shall also be achieved through infilling, the redevelopment of existing developed lands and the development of existing vacant parcels of lands. Infilling shall mean the creation of a lot or lots between two existing lots of a similar nature and which are located on the same side of the road and are not more than 60 metres apart</p>
Intensification and Infilling	C2.2.2	<p><u>In considering the development of housing intensification and infilling within existing neighbourhoods by way of a Planning Act approval, the Town shall be satisfied that:</u></p> <ul style="list-style-type: none"> i) <u>The lot frontage(s) and lot area(s) of the proposed new lot(s) will generally be of a lot frontage and lot area that is similar to other lots in the area;</u> ii) <u>The proposed new building(s) have heights, massing and scale appropriate for the site and generally consistent with that permitted by the zoning for adjacent properties and properties on the same street;</u> iii) <u>Front and rear yard setbacks for the new building(s) are generally consistent with the front and rear yards that exist on the same side of the street;</u> iv) <u>The setback between new building(s) and the interior side lot line increases by an appropriate amount as the lot frontage increases;</u>

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- v) The new building(s) have a complementary relationship with existing buildings, while accommodating a diversity of building styles, materials and colours;
- vi) Existing trees and vegetation are retained where possible and/or enhanced through new street tree planting and additional on-site landscaping;
- vii) The width of the garage(s) and driveway(s) at the front of new building(s) are limited to ensure that the streetscape is not dominated by garages and driveways;
- viii) New driveways and service connections are sited to minimize tree loss;
- ix) Impacts on adjacent properties are minimized in relation to grading, drainage, access and circulation, privacy and microclimatic conditions such as shadowing;
- x) The orientation and sizing of new lots do not have a negative impact on significant public views and vistas that help define a residential neighbourhood;
- xi) Proposals to extend the public street network are designed to improve neighbourhood connectivity, improve local traffic circulation and enhance conditions for pedestrians and cyclists; and
- xii) Municipal infrastructure shall be adequate to provide water and wastewater service, waste management services, fire protection and access to the property.

~~_____ The following criteria shall be considered when evaluating proposals for housing intensification and infilling within established neighbourhoods:~~

- ~~i) _____ Availability of municipal services to accommodate the increased demand, including such services as water, sanitary sewers, storm drainage and parkland;~~
- ~~ii) _____ Off street parking is adequate;~~
- ~~iii) _____ Compatibility with the existing neighbourhood character in terms of scale, massing, height, siting, setbacks, parking and amenity area so that a transition between existing and proposed buildings is provided;~~
- ~~iv) _____ Existing vegetation is maintained where possible;~~
- ~~v) _____ Community services and other neighbourhood conveniences are accessible; and~~
- ~~vi) _____ Capability to provide adequate buffering and other measures to minimize any identified impacts.~~

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~~C2.4.1~~C2.2.3 Where new infill lot creation is proposed in established neighbourhoods within residential designations the development will occur in accordance with the policies of Section C2.2.2 and the lots will generally be of a lot frontage and lot area that is similar to other lots in the area.

C2.3 MEDIUM DENSITY AND HIGH DENSITY DEVELOPMENT CRITERIA

Criteria

C2.3.1 In considering the development of new medium and high density residential development by way of a Planning Act approval, the Town shall be satisfied that:

- i) The primary facade of all buildings that are proposed close to a street relate directly to the street and will be sited generally parallel to it, creating a well-balanced, human-scale street and building relationship, which encourages pedestrian activity;
- ii) Where building elevations are visible from adjacent streets and open spaces, a variety of massing will be achieved through alternative facade treatments, roof line, emphasis, building projections, materials, colours and certain architectural styles;
- iii) A variety of roof types and forms will be provided, and be selected on a case-by-case basis, in order to ensure consistency with the architectural style of the buildings;
- iv) All buildings are designed to individually and collectively contribute to the character of the surrounding neighbourhood or district;
- v) The development is integrated with appropriate transitions to surrounding development particularly public uses such as schools and parks;
- vi) An attractive streetscape with a defined street edge will be established, which contributes to the pedestrian experience;
- vii) The perceived building mass is reduced through design measures such as the vertical articulation of the facades, building step-backs at the upper floors and the use of a podium;
- viii) Architectural expression which emphasizes the entry area and other special building areas is provided, while screening mechanical penthouses and elevator cores and integrating them with the building design;
- ix) Sunlight is maximized on the subject and adjacent properties as demonstrated, if required by the Town, through a sun/shadow analysis;
- x) Variations in building materials and design treatments are used to provide variety;
- ii)~~x~~i) appropriate access, both vehicular and pedestrian, can be provided from the site that is safe, accessible and interconnected

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for vehicles, pedestrians and other modes of active transportation;
and

- ~~vii)xii)~~ the development will not cause a traffic problem and may utilize existing engineering and development standards to improve safety for all users, including traffic calming and safety features;

~~In considering the development of new Medium and High density residential development by way of a Planning Act Approval, the Town shall be satisfied that:~~

- ~~i) the development should be in proximity to collector or arterial roads, however, it is recognized that medium forms of multiple residential uses (semi-detached to townhouse styles) may be appropriate to front on and obtain access from local roads;~~
- ~~ii) appropriate access, both vehicular and pedestrian, can be provided from the site that is safe, accessible and interconnected for vehicles, pedestrians and other modes of active transportation;~~
- ~~iii) the orientation shall be compatible with the adjacent type and form of residential development in terms of character, height, bulk and massing;~~
- ~~iv) the development should be located within close proximity to public open space or adequate on-site open space and/or recreational facilities are provided;~~
- ~~v) the development can be appropriately serviced with water, wastewater and storm water services;~~
- ~~vi) where apartment type residential development is proposed abutting existing or proposed single detached residential development, an increased buffer and setback shall be employed through the implementing Zoning By-law;~~
- ~~viii) the development is subject to Site Plan Control.~~

~~C2.3.2 New apartment buildings shall have a mix of 1, 2 and 3 bedrooms units to provide a variety of housing options to residents.~~

~~C2.4 SMALL LOT DETACHED DWELLING DEVELOPMENT~~

~~C2.4.2 Where low density development is proposed that is not considered infill lot creation, the Town will consider a reduced minimum lot area and a reduced minimum lot frontage where the development has demonstrated a regard to the following:~~

- ~~viii) The developable area is large enough to generally accommodate a number of smaller lots in order to make efficient use of municipal infrastructure;~~

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- ~~ix) The development is in proximity to traditional low density residential areas;~~
- ~~x) There is a demonstrated demand for more affordable and smaller lots;~~
- ~~xi) The development should be located within close proximity to public open space or adequate open space and/or recreational facilities are provided as part of the development;~~
- ~~xii) The development allows a mix of unit types and lot sizes where appropriate;~~
- ~~xiii) Existing vegetation is maintained where possible; and~~
- ~~xiv) The availability of appropriate municipal infrastructure including municipal water and municipal sewers, municipal storm sewers, curbs, gutters, grass boulevards, sidewalks and streetlight.~~

C3.0 RESIDENTIAL DESIGNATION

C3.1 PURPOSE

- C3.1.1 The Residential Designation applies to lands in the Urban Centre that are serviced and generally support residential development at a variety of densities.

C3.2 PERMITTED USES

- C3.2.1 In areas designated Residential, a broad range of residential dwelling types at varying densities are permitted ranging from single unit structures to multiple unit structures. Uses compatible with, complementary to, and serving the primary residential use of the land such as community facilities, home occupations, convenience commercial and open space uses are permitted within the Residential designations.

C3.3 GENERAL POLICIES

Muskoka River
South Branch
Residential

- C3.3.1 Single detached and multiple residential development may be permitted along those portions of the South Branch of the Muskoka River designated Residential, located south of the Industrial designation on Keith Road, subject to the development being setback from the flood elevations of the South Branch of the Muskoka River. In general, the shoreline shall remain in public ownership and shall, where practical, be developed for recreational trails.

- C3.3.2 The implementing Zoning By-law shall permit semi-detached dwellings in any zone where single detached dwellings are permitted subject to the inclusion of appropriate zone standards.

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- C3.3.3 The implementing Zoning By-law shall establish a zone that permits single detached dwellings on lots that have a minimum lot frontage of 9.0 metres, with such a zone applied in accordance with the policies of this Plan.
- C3.3.4 The Town shall generally may require a Block Plan, prior to the approval of any development application - Draft Plan of Subdivision/Condominium Description or Zoning By-law Amendment - within any area that is designated for residential purposes. The determination of whether a Block Plan is required shall be based on an assessment of the scale of the proposed development, its proximity to other lands expected to be developed, and the general complexity of the issues that need to be resolved. The required Block Plan shall identify the following:
- i) various land uses and densities, with a breakdown of the anticipated range and mix of dwelling types and associated population yields;
 - ii) the limits of protected environment areas, as recommended in appropriate supporting studies;
 - iii) the means by which affordable housing is to be delivered;
 - iv) all existing and proposed roads and public laneways including the location of sidewalks, multi-use paths, the trail system, and cycling infrastructure;
 - v) sizes of schools, parks, and other community facilities, which are informed by facility fit plans that are supported by the Town and/or the school boards;
 - vi) conceptual location of centralized mailboxes;
 - vii) cultural heritage resources; and
 - viii) proposed stormwater management ponds and related infrastructure.
- C3.3.5 Within larger development areas involving the development of more than 300 units, the development of locally serving retail and personal service uses shall be considered. These areas shall generally be located on a Collector Road and be within a walking distance of 5 to 10 minutes for most of the residents in the new development area.
- C3.3.6 New development areas shall be designed to:
- i) Create a connected, pedestrian-oriented and highly interconnected street and block pattern, with connections to adjacent communities and to community amenities/ destinations;
 - ii) Locate key destinations such as retail and service commercial uses, parks, and schools within a 5 to 10 minute walk (400 to 800 metres radius) of most residents;

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- iii) Limit development blocks to generally no more than 180 metres in length. Blocks that are longer than this in length shall include mid-block landscaped pedestrian links of at least 6 metres in width;
- iv) Provide appropriate transition to/integration among adjacent uses/built forms;
- v) Back-lotting of parks and open spaces shall be avoided;
- vi) Locate built form and public space to create gateways to the neighbourhood;
- vii) Locate higher density forms of development at prominent locations such as around parks, neighbourhood centres, adjacent to major roads, and at defined gateways;
- viii) Encourage built form that is a minimum of three storeys in height around parks, neighbourhood centres and at prominent locations;
- ix) Pedestrian and cycling facilities shall be provided with access from all parts of the surrounding community through a comprehensive active transportation network; and
- x) Include natural/naturalized landscapes throughout new development areas to improve air and water quality throughout the community, support outdoor physical activity and encourage connection with nature.

C3.3.7 Within development areas involving the development of more than 100 to 150 units, no more than 60% of the proposed units shall be single detached dwellings.

C3.4 SITE SPECIFIC POLICIES

C3.4.1 CEDAR LANE RESIDENTIAL SPECIAL AREA

C3.4.1.1 PURPOSE

C3.4.1.1.1 The Cedar Lane Residential Special Area applies to the property located at 541 Cedar Lane and legally described as Part of Lot 3, Concession 13, Draper Ward of the Town of Bracebridge being Part 3 of Registered Plan 35R-13835 and Part 2 of Registered Plan 35R-20328, and identified as the "Subject Lands" on Schedule "B-5".

C3.4.1.2 PERMITTED USES

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Permitted uses are all those uses permitted within the Residential designation in addition to a Fitness Facility which will have fitness activities within the building such as Aerobics Classes, Weight Training, Educational Seminars on Health and Wellness and outdoor activities such as hiking, soccer, running, and an obstacle course.

C3.4.1.3 GENERAL POICIES

C3.4.1.3.1 The permitted uses will generally be confined to the existing building and open areas of the property except for walking/hiking which will be permitted in the wooded areas also.

C3.4.1.3.2 Any enlargement of the building will not require an amendment to this Plan provided it is in keeping with scale of the property and surrounding land uses.

C3.4.1.3.3 Adequate parking will be provided on the property for the uses of the property.

C3.4.1.3.4 Any expansion of the existing building will be subject to Site Plan Control. Tree plantings may be required along the easterly and southerly boundaries of the property should a building expansion proceed in those directions.

C3.4.1.3.5 Zoning and site plan control shall be used to implement the requirements of these policies.

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C3.4.2 ECONERGY PROPERTY GROUP LTD.

C3.4.2.1 PURPOSE

C3.4.2.1.1 The policies in Section C3.4.1 only applies to the lands described as part of Lot 1, Concession 4, Macaulay Ward of the Town of Bracebridge being Part 1, Plan 35R-21148, and identified as "Subject Lands" on Schedule "B-10".

C3.4.2.2 Density Range

C3.4.2.2.1 Notwithstanding any policy of this Plan to the contrary, specifically Section C2.1.109, the permitted density for a retirement home on the subject lands shall not exceed 88 units per hectare to a maximum of 112 units.

C4.0 MULTIPLE RESIDENTIAL DESIGNATION

C4.1 PURPOSE

C4.1.1 The Multiple Residential Designation applies to specific lands identified on Schedule 'B' where higher density development shall be located. The designation applies to existing developed areas and to additional lands where a higher density is desirable.

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C4.2 PERMITTED USES

- C4.2.1 The permitted uses in the Multiple Residential Designation include a broad range of residential dwelling types at varying densities, with the exception of single detached dwellings, which are prohibited.

C4.3 GENERAL POLICIES

- | | | |
|------------------------|--------|--|
| Minimum Density | C4.3.1 | In addition to the maximum density provisions of Section C2.1.109, the minimum density of development in the Multiple Residential Designation shall be 30 units per gross hectare. |
| Storm Water Management | C4.3.2 | <u>Where a planning application is required</u> Prior to development <u>to occur, prior to the application</u> being approved, storm water management plans will be prepared by the applicant to the satisfaction of the Town. Such plans shall ensure that storm water does not adversely affect abutting properties. Any existing off site drainage problems related to a specific multiple residential development site shall be rectified prior to development occurring. |
| Site Plan and Zoning | C4.3.3 | All <u>Where permitted by the Planning Act,</u> development shall be subject to site plan control and may be subject to the use of Holding (H) provisions in the Zoning By-law. The Holding (H) provision shall only be removed upon execution of a site plan or other development agreement. |
| Privacy and Screening | C4.3.4 | Where a multiple residential development abuts a single detached property, development shall be subject to increased setbacks and vegetative buffers in accordance with the Zoning By-law to ensure privacy and screening. |
| Access | C4.3.5 | Notwithstanding any provisions to the contrary, access for development to lands designated Multiple Residential between Maple Street and Taylor Road will have no public road access from any of Gow, Joseph or Birch Streets. |

C5.0 WEST BRACEBRIDGE RESIDENTIAL DESIGNATION

C5.1 PURPOSE

- C5.1.1 The lands designated as West Bracebridge Residential will play an important role in the development of housing stock in the Town in the future. This section contains principles and policies that pertain to the development of these lands.

C5.2 PRINCIPLES

- C5.2.1 Due to the large size of these lands it will be important that individual development projects on these lands be designed so as to be seamless with other development proposals, as a whole, and integrated with the surrounding lands. This will be achieved:

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- i) Through the acknowledgement of an important opportunity of transportation linkages between Muskoka Road 118 West and Santa's Village Road;
- ii) By acknowledging the importance of Beaver Creek not only for its environmental significance, but for the excellent opportunity to create a large open space connection across these lands;
- iii) Through the appropriate connection of proposed development to the lands surrounding the boundaries of this designation both in scale and use;
- iv) By the expansion of municipal water and sewer services through these lands in an efficient, cost effective manner; and
- v) Through an effort to protect the natural features and topography of these lands using sound design principles.

C5.3 PERMITTED USES

C5.3.1 In the West Bracebridge Residential designation, a broad range of residential dwelling types at varying densities are permitted ranging from single unit structures to multiple unit structures. Uses compatible with, complementary to and serving the primary residential use of the land such as community facilities, home occupations, convenience commercial and open space uses are permitted within this designation.

C5.4 GENERAL POLICIES

Services

C5.4.1 Development shall only proceed on full municipal water and sewer services.

Design

C5.4.2 ~~The policies of Sections C3.3.4 to C3.3.7 also apply to lands within the West Bracebridge Residential designation. Individual development applications within this designation will be designed in accordance with patterns and connections with other pending or anticipated development applications within the designation and lands surrounding the designation. To achieve this, when preparing plans the proponents of any development shall incorporate the following aspects:~~

- ~~i) Connections between existing, proposed or apparent public park lands and trails;~~
- ~~ii) Efficient connections between existing and proposed public streets;~~
- ~~iii) Efficient connections to existing and proposed municipal services;~~
- ~~iv) Storm water management; and~~
- ~~v) Proposed land uses and scale of development to be compatible with existing land uses or other proposed development applications.~~

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	C5.4.3	The development of these lands will generally proceed through a Plan of Subdivision or Condominium, and shall be supported by studies for any or all of the development aspects described in Section B, where applicable and as deemed appropriate by the Town.
Road Connections	C5.4.4	An efficient collector road and transportation linkage between Muskoka Road 118 to the north and Santa's Village Road to the south shall be developed over time, in accordance with the requirements of the Town.
Beaver Creek	C5.4.5	The Beaver Creek lands shall be preserved as public open space providing a natural green space corridor through the lands within this designation.
	C6.0	SOUTH BRACEBRIDGE ADULT LIFESTYLE RESIDENTIAL DESIGNATION
	C6.1	PURPOSE
	C6.1.1	The lands designated as South Bracebridge Adult Lifestyle Residential are intended to play a specialized role in the development of housing stock in the Town over the next decades. This will be achieved through the development of an "adult lifestyle community" in which private recreational/open space amenities are provided for the residents of the development.
	C6.2	PERMITTED USES
	C6.2.1	Dwellings will provide accommodation in low density and medium density residential developments. Low rise and low and medium density retirement, assisted and extended care facilities will also be encouraged as part of a campus of continuous care facilities for residents.
	C6.3	GENERAL POLICIES
Implementation	C6.3.1	The "adult lifestyle community" shall be implemented in accordance with the general policies of this Plan and the following specific policies:
	C6.3.1.1	Servicing
	i)	All development shall only proceed on full municipal water and sewer services;
	ii)	Development may only proceed provided there is sufficient servicing capacity available from the District Municipality of Muskoka and the Town and where necessary by the expansion of municipal water and sewer services through these lands in an efficient, cost effective manner;
	iii)	No development shall occur until a functional servicing study which addresses development standards and servicing capacity and availability, including water, sanitary and storm water management has been prepared to the satisfaction of the Town

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and the District Municipality of Muskoka and all development proceeds in conformity with the recommendations and conditions contained within the study; and

- iv) Development shall have efficient connections to existing and proposed municipal services.

C6.3.1.2 Transportation

A transportation study shall be completed to the satisfaction of the District Municipality of Muskoka and the Town that includes a review of appropriate road linkages to existing and proposed roads.

C6.3.1.3 Implementation

- i) All development of these lands shall proceed through a Plan of Subdivision; severance, where appropriate, or; Condominium Plan and shall be supported by studies for any or all of the development aspects described in Section B where applicable and as deemed appropriate by the Town;.
- ii) Individual development applications within this designation will be designed in accordance with the following:
 - a) Efficient connections between existing and proposed public streets;
 - b) Efficient servicing connections;
 - c) Proposed land uses and scale of development shall be compatible with existing land uses or neighbouring development proposals; and
 - d) The use of land leases will be encouraged with the provisions in such leases that shall provide, where possible, that development of the adult lifestyle community shall be targeted accordingly.

C7.0 GENERAL COMMERCIAL DEVELOPMENT POLICIES

Commercial
Structure

C7.1 The Town has a primary commercial structure with associated planned functions that are intended to provide for the development of a wide range of retail and service commercial uses. The policies of this section apply to the commercial designations in the Town including the following:

- i) Central Business District
 - a) Downtown/Uptown
 - b) Midtown
- ii) District Shopping

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		iii) Special Purpose Commercial
		iv) South Bracebridge Commercial
Additional Designations	C7.2	Additional commercial uses are permitted in the Mixed Use Areas and Business Area designations but are not part of the primary commercial structure. Convenience commercial uses are also found in residential areas of the Urban Centre. The components of the primary commercial structures differ on the basis of their historic development, function, range of permitted uses, location, density and scale of development.
Commercial Hierarchy	C7.3	The orderly development and distribution of commercial uses is encouraged within Commercial designated areas, recognizing that the Central Business District, District Commercial and the Special Purpose Commercial Area are the major focus of commercial activity.
Zoning	C7.4	The zoning of individual sites may not allow for the full range of permitted uses or the full extent of development intensity at every location.
Rezoning for Specific Proposals	C7.5	Proposals for rezoning land to permit commercial uses within existing commercial designations shall be evaluated in relation to the planned function of the area in which the use is proposed and the appropriateness of the proposed use, addressing land use compatibility, traffic impacts and related site plan matters.
Discretionary Retail Market Demand and Impact Report	C7.6	<p>In addition, where such rezonings involve major new or expanded retail uses, except in the Central Business District, a retail market demand and impact report consistent with the provisions of Section C7.8 may be required, where deemed appropriate by the Town. The need for such market report shall be based on the following considerations:</p> <p>i) The type of use(s) proposed, particularly whether the proposal includes a supermarket, department store or mass general merchandiser;</p> <p>ii) The scale of the proposal, particularly whether the total retail floor area is:</p> <p style="padding-left: 40px;">a) In excess of 4,000 square metres in the case of a supermarket or other food retailing facility, whether proposed on a stand-alone basis or as a component of a larger retail store also selling non-food items; and</p> <p style="padding-left: 40px;">b) In excess of 10,000 square metres in the case of all other types of retail uses.</p> <p>iii) Whether the proposal raises legitimate concerns about significant adverse impacts on the planned function of other components of the commercial structure, particularly the Central Business District; and,</p>

Schedule A to Official Plan Amendment No. 18:
Track-change version showing all text changes to Official Plan dated July 3, 2025
Changes Made Since February 14, 2025 Draft OPA No. 18

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		iv) The consistency of the proposal with the Plan's objective to maintain a healthy interaction and balance within the Town's planned commercial structure.
Mandatory Retail Market and Impact Report	C7.7	Notwithstanding Section C7.6, in all commercial areas outside of the Central Business District, a retail market demand and impact report shall be a mandatory requirement in support of any rezoning to permit proposed major new retail facilities involving any new department store (or equivalent type of space), comprising one or more of the following:
		i) A new department store or mass general merchandiser with a retail floor area in excess of 5,000 square metres;
		ii) The expansion of an existing department store, mass general merchandiser, or other retail store, that will result in a total department store type merchandise (DSTM) floor area in excess of 5,000 square metres; and/or
		ii) A new retail store within which the department store type merchandise (DSTM) component is in excess of 5,000 square metres.
Retail Market Demand and Impact Report Components	C7.8	Where a retail market demand and impact report is required, it shall:
		i) Identify the trade area that will be affected and indicate where the consumer support would originate, and where any market impact would be expected;
		ii) Assess the market impact of the proposal on existing and designated commercial areas, and demonstrate that the planned functions of such other areas (particularly the Central Business District) will not be prejudiced, with resulting adverse impacts on legitimate matters of public interest — namely, levels of retail service and/or a significant risk of urban blight; and
		iii) Identify the benefits of the proposed development and how it will complement the existing commercial base, with particular regard to the objectives of adding a facility not currently available in the local market, expanding the range of shopping choice, and enhancing the convenient distribution of retail facilities.
		The intent of the retail market demand and impact report is to examine each of the Town's urban commercial areas as a total entity from a planned function standpoint, rather than evaluate the competitive effect of the proposed development on individual businesses.
Site Plan Criteria	C7.96	<p>The design and development of Commercial Areas shall promote compatibility between the areas and adjacent land uses. The following factors shall be considered in site plan approval when reviewing proposals for new and/or expanding Commercial Area uses:</p> <p>i) Includes features that integrate the use with surrounding uses;</p>

SECTION C: URBAN CENTRE POLICIES

- ii) Promotes safe, convenient and barrier-free pedestrian travel within and between the sites and adjacent land uses;
- iii) Outdoor storage areas shall be appropriate for the site and may be required to be screened and/or fenced, and where possible located to the rear of existing buildings;
- iv) Lighting satisfies the requirements of the Town related to sensitive lighting and is directed to minimize impacts on adjacent residential uses; ~~and~~
- v) The needs of persons with disabilities and other special needs groups are addressed; ~~and~~
- vi) The retention of natural vegetation and tree canopy and the incorporation of natural vegetation, trees, and other infrastructure such as green roofs to increase areas for shade and assist with dissipation of heat.

Criteria for District Shopping and Special Purpose Commercial

C7.~~69~~.1

In addition, proposals in District Shopping and Special Purpose Commercial Areas shall also consider:

- i) Lands not devoted to building coverage, parking, loading and access areas shall be landscaped throughout;
- ii) The number and location of access points to an arterial road shall be limited to minimize disruption to traffic flows and to minimize the impact on local roads;
- iii) Loading areas and service areas shall be screened and landscaped;
- iv) Loading areas and service areas shall be located to avoid conflict between pedestrian and vehicular traffic and away from adjacent residential uses;
- v) Off-street parking shall be located away from adjacent uses; and
- vi) Signage and other mechanisms to link the other commercial areas in Town and encourage interaction between them.

Redesignation Criteria

C7.~~49~~7

Proposals for the redesignation of lands to permit new commercial uses shall require an amendment to the Plan, and shall be evaluated with the assistance of appropriate reports, based on the following criteria:

- i) Development of the site shall be compatible with existing and proposed uses in the surrounding area;
- ii) It shall be demonstrated that there is no practical alternative site in existing commercially designated areas available to the applicant;
- iii) Adequate municipal services are available;

SECTION C: URBAN CENTRE POLICIES

		iv)	The site is physically and locationally suitable for commercial uses; and
		v)	Where deemed appropriate by the Town, submission of a traffic study, to address potential traffic impacts and necessary access and other road improvements, with the intention of avoiding a significant increase in traffic in surrounding residential areas and detrimental impacts on local roads; and
		vi)	For proposals involving a major addition to the Town's planned commercial structure, with an aggregate or total retail floor area in excess of 4,000 square metres (43,058 sq. ft.), submission of a retail market demand and impact report, consistent with the requirements of Section C7.8.
	C7.448	CONVENIENCE COMMERCIAL POLICIES	
Permitted Uses	C7.448.1	Convenience commercial uses are permitted in the Residential designations that permit residential uses to provide for a limited amount of retail commercial development to meet the day-to-day needs of the residents of the surrounding neighbourhood. Convenience commercial uses may include such uses as variety stores, gas bars, personal service shops, and similar type uses.	
Criteria	C7.448.2	A Convenience commercial use shall satisfy the following criteria:	
		i)	The use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;
		ii)	The use will be located on a collector or arterial road;
		iii)	The use may be safely and easily accessed by pedestrians and cyclists, which should include infrastructure for active transportation;
		iv)	The use will be located on a site that has adequate land area to incorporate required parking, waste management facilities, landscaping and buffering on-site;
		v)	The orientation of the development shall be compatible with the adjacent type and form of residential development;
		vi)	Suitable buffers, setbacks and privacy screening shall be provided to reduce the impact of the use on surrounding residential uses; and
		vii)	A maximum gross floor area of 930 square metres per site.
Conversion	C7.448.3	Conversion of dwellings to convenience commercial in residential areas may be permitted by amendment to the Zoning By-law, but only in cases where the use can be properly integrated into the neighbourhood and adequate facilities, such as off-street parking, can be provided.	

SECTION C: URBAN CENTRE POLICIES

C8.0 CENTRAL BUSINESS DISTRICT DESIGNATION

C8.1 PURPOSE

C8.1.1 The function of the Central Business District designation is to serve as a multifaceted activity centre providing a wide range of retail and service commercial, employment, leisure, residential and tourism functions. The unique qualities of the Downtown, Uptown, Midtown and Mixed Use designations which make up the Central Business District designation make it a preferred location in Town for the accommodation of speciality shopping, tourist and hospitality services, business, professional and personal services, entertainment, other commercial activities and community facilities. Large space users such as department stores, mass general merchandisers and supermarkets are permitted where they can be accommodated within the Downtown/Uptown designation. The Central Business District designation is, and shall remain, the prime speciality retail, tourist commercial, and community focal point of the Town and surrounding area.

C8.2 PERMITTED USES

C8.2.1 The Central Business District designation is comprised of the Downtown, Uptown, Midtown and Mixed Use designations which permit a wide range of retail, service and business uses in addition to community facilities, open space, and residential uses.

C8.3 GENERAL POLICIES

Maintenance
and Appearance

C8.3.1 The Town shall continue to support efforts to improve the maintenance and appearance of the Central Business District designation including:

- i) Streetscape programs; and
- ii) The maintenance and improvement of individual facades of storefronts in keeping with the architectural character and history of the Town.

Functional
Components

C8.3.2 The Town shall continue improvements to the functional components of the Central Business District designation including such matters as:

- i) A co-ordinated off-street parking programme to provide for the needs of a growing local and trade area population;
- ii) Continuing to improve accessibility to the Central Business District designation while attempting to reduce traffic congestion, which includes encouraging interconnected active transportation systems and infrastructure;
- iii) Improvements to services as required; and
- iv) Linkages to other commercial areas.

Schedule A to Official Plan Amendment No. 18:
Track-change version showing all text changes to Official Plan dated July 3, 2025
Changes Made Since February 14, 2025 Draft OPA No. 18

SECTION C: URBAN CENTRE POLICIES

Linkages	C8.3.3	Uses that link Manitoba Street to the Bracebridge Bay Park, Kelvin Grove Park and the Muskoka River shoreline and are in character with the historic nature of the Central Business District designation shall be encouraged.
Residential Uses	C8.3.4	Increased residential densities may be permitted in appropriate locations within the Central Business District designation to encourage residential intensification. Residential uses may occur either simultaneously with the commercial uses or on their own.
Increased Densities	C8.3.5	In certain circumstances, consideration may be given through zoning to permit residential densities to a maximum of 80-150 units per hectare <u>and a maximum height of 10 storeys</u> in the Central Business District designation. Increases may be considered based on lot size, lot configuration, the extent to which the proposed use adheres to the multiple residential criteria <u>set out in Section C2.3.1</u> , availability of municipal water supply and sewage disposal system capacity and innovative approaches to reducing the impact of parking on the property and surrounding properties.
Architecturally Compatible	C8.3.6	Where an existing building with heritage value is converted to a new use, limited additions shall be permitted provided they are architecturally compatible with the existing structure and are sensitive to the character of the area.
Special Needs Housing	C8.3.7	Senior citizen, assisted and special needs housing shall be encouraged in the Central Business District designation to benefit from a wide range of commercial, health and social services.
Parkland Uses	C8.3.8	Parkland, trails and other public uses may be provided along any shoreline areas, as an integral part of any redevelopment of properties with Muskoka River frontage.
Retail uses	C8.3.9	In terms of the retail component, the two general categories of uses encouraged in the Central Business District designation are described as follows: <ul style="list-style-type: none"> i) Specialty shopping and comparison shopping, particularly fashion and apparel, and other types of retail facilities which similarly attract and serve permanent and seasonal residents from throughout the Town and surrounding area, as well as tourists and recreational visitors; and ii) Facilities which meet particular needs of the resident population of the Central Business District designation and nearby central areas of the Town, including food, drug and convenience shopping functions, personal services, banks and other businesses which similarly reinforce the attractiveness of these areas for residential purposes.

SECTION C: URBAN CENTRE POLICIES

C9.0 DOWNTOWN/UPTOWN DESIGNATION

C9.1 PURPOSE

C9.1.1 The Downtown/Uptown designation represents the historic downtown core of the Town. The Downtown area represents the lands between the North Branch of the Muskoka River and Mary Street and reflect the historic core of the Community. The Uptown area represents the area north west from Ann Street to Monck Road. These areas are depicted on Schedule 'B'.

C9.2 PERMITTED USES

C9.2.1 A wide range of retail and business functions shall be permitted to locate in the Downtown/Uptown areas including retail stores, business, professional and personal services, hardware, drugs, food, restaurants, hotels/motels, and entertainment uses and may include mass general merchandisers, department stores, supermarkets and other large-scale retail outlets. These uses may be integrated with residential, convenience commercial, community facilities and open space uses.

C9.3 GENERAL POLICIES

Specialty Retail C9.3.1 Specialty retail outlets and service uses that serve and support the tourist trade shall be encouraged.

Needs of Residents C9.3.2 Facilities that meet the daily needs of the resident population of the Central Business District including food, drug, personal services, banking, and convenience commercial shall be encouraged.

Commercial at Street Level
AMENDED BY
OPA NO. 2 C9.3.3 Buildings with both residential and commercial uses shall be encouraged, although buildings on Manitoba Street between Ontario Street and Mary Street shall maintain retail commercial, personal service, entertainment, restaurant, and financial institutional uses at grade level. Buildings on Manitoba Street between Ann Street and James Street shall have grade level uses of retail commercial, business, professional, personal service and entertainment uses for units that front onto Manitoba Street.

Architectural Protection C9.3.4 Architectural features shall be protected and integrated into new development, where practical, and shall be sensitive to the historic context of the street to maintain the character of established areas.

C10.0 MIDTOWN DESIGNATION

C10.1 PURPOSE

C10.1.1 The Midtown designation represents the link between the downtown and uptown areas of the Town and is depicted on Schedule 'B'. The Midtown designation is characterized by a mix of retail and professional office use with residential use typically found on upper levels of existing buildings.

SECTION C: URBAN CENTRE POLICIES

C10.2 PERMITTED USES

Permitted Uses	C10.2.1	Within the Midtown designation, street front at grade uses may include retail commercial uses as well as business, professional or personal services and entertainment uses.
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C10.3 GENERAL POLICIES

	C10.3.1	Buildings with both commercial or professional uses and residential uses shall be encouraged.
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Commercial at Street Level	C10.3.2	Residential uses may be permitted on upper stories or to the rear of buildings used for retail commercial, business, professional, personal service or entertainment uses.
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Architectural Protection	C10.3.3	Architectural features shall be protected and integrated into new development, where practical, and shall be sensitive to the historic context of the street to maintain the character of established areas.
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C11.0 CENTRAL BUSINESS DISTRICT MIXED USE AREA DESIGNATION

C11.1 PURPOSE

	C11.1.1	This designation represents the portion of the Central Business District that contains a mix of residential and commercial uses that are compatible with the historic forms of residential development in the area.
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C11.2 PERMITTED USES

Commercial Uses	C11.2.1	The commercial uses permitted in this designation will be limited to personal service and professional office uses such as members of the medical, legal and business professions. A residential component must be retained as part of any redevelopment or conversion.
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Residential Uses	C11.2.2	Residential permitted uses include all forms of residential development that maintain the character of the area.
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C11.3 GENERAL POLICIES

	C11.3.1	Additional site regulations shall be established through appropriate development control implementation mechanisms. However, the following site requirements shall form the minimum basis for the implementation mechanisms:
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| i) | External changes should be minimal and the low density, historic, stately, well-maintained residential character of the dwellings shall be retained; |
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| ii) | Any new accessory dwelling units shall require an outdoor privacy area which would be of sufficient size for each unit; |
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SECTION C: URBAN CENTRE POLICIES

- iii) Adequate off-street parking will be available for all residential and commercial uses and, where possible, shall be located towards the rear of the lot. Where a driveway exists for a residential unit(s) parking is permitted;
- ~~iviii)~~ Advertising and signage shall be kept to a minimum and located in the most appealing location;
- iv) A planting strip of sufficient width and height and incorporating existing mature trees, where possible, shall be provided to buffer adjacent residential areas where required; and
- vi) All lands not devoted to buildings or structures, parking and access shall be landscaped. To retain neighbourhood character, a minimum landscaped area shall be prescribed.

C12.0 DISTRICT SHOPPING DESIGNATION

C12.1 PURPOSE

C12.1.1 The function of the District Shopping designation is to primarily provide a wide range of retail and service facilities. The District Shopping designation, in combination with the Central Business District, forms the central commercial corridor, which is the most significant shopping node in the Town. Complementary residential uses may also be permitted provided the planned function of the District Shopping designation is not materially affected.

C12.2 PERMITTED USES

C12.2.1 A wide range of retail and business functions shall be permitted to locate in the District Shopping designation including retail stores, business, professional and personal services, automotive commercial, repair and service, hardware, drugs, food, restaurants, hotels/motels, and entertainment uses. These uses may be integrated with convenience commercial, community facilities and open space uses. Permitted retail uses shall comprise a full range of activities, including mass general merchandisers, department stores, supermarkets and other large-scale retail outlets. Included among the latter are space-extensive retail uses with a sub-regional or regional market draw. In addition to the above, complementary residential uses such as medium and high density residential uses may be permitted.

C12.3 GENERAL POLICIES

Function	C12.3.1	Uses in the District Shopping designation should not substantially duplicate the functions of the Central Business District but may incorporate some facilities that exist in the Central Business District to serve the nearby population and those visiting the anchor facilities. Space-extensive retail uses with a sub-regional or regional draw shall also be considered appropriate in this designation, consistent with its' established function.
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SECTION C: URBAN CENTRE POLICIES

Site Plan Control	C12.3.2	The development shall be subject to comprehensive site plan control. In addressing the siting and façade treatment of buildings, the layout of parking, loading and circulation facilities, and the grading and landscaping of the site, the site plan approval process will, among other matters, have regard for the maintenance of topographic features and the provision of attractive vegetative features on the balance of the site, consistent with “Muskoka character”.
Supplement Central Business District	C12.3.3	The District Shopping designation is intended to supplement the retail facilities of the Central Business District by providing an important location for larger anchor uses that cannot be realistically accommodated within the Central Business District because of the required size of the building or site or other functional or compatibility considerations.
	<u>C12.3.4</u>	<u>Complementary residential uses are permitted provided the retail and service functions of the lands in the District Shopping designation are not materially affected or compromised.</u>
	<u>C12.3.5</u>	<u>New residential uses shall be planned to be pedestrian, bicycle and transit friendly and shall be oriented to the street and designed to promote a vital and safe street life. Over the longer term, it is the intent of this Plan that a pedestrian oriented environment that is integrated with surrounding lands be established on lands within the District Shopping designation.</u>
	<u>C12.3.6</u>	<u>A key element in the evolution of the District Shopping designation is the creation of pedestrian oriented focal points that are walkable from nearby areas. These spaces shall be carefully designed to ensure they enhance the commercial function of the area. These spaces should be easily accessible and visible to the public, contain facilities such as seating amenities, hard landscaping, and natural elements, and potentially also provide passive recreation uses, public or private programmed activities, and public art.</u>
	C12.4	SITE SPECIFIC POLICIES
	C12.4.1	50 BALLS DRIVE – DISTRICT SHOPPING AND MIXED USE AREA
	C12.4.1.1	PURPOSE
	C12.4.1.1.1	The District Shopping and Mixed Use Area Designation applies to the property legally part of Lot 1, Concession 2, Monck Ward, Town of Bracebridge, being Parts 3, 4 and 9 on Plan 35R-11792, and identified as “Subject “Lands” on Schedule “B-11”.
	C12.4.2.1	PERMITTED USES
	C12.4.2.1.1	Permitted uses in the District Shopping and Mixed Use Area Designation are all those uses located within the District Shopping Designation including residential uses.
	C12.4.2.1.2	Buildings with a mix of commercial and residential uses are encouraged within the District Shopping and Mixed Use Area Designation with residential uses not permitted on the ground floor of buildings.

AMENDED BY
OPA NO. 14

SECTION C: URBAN CENTRE POLICIES

C13.0 SPECIAL PURPOSE COMMERCIAL DESIGNATION

C13.1 PURPOSE

Function	C13.1.1	The <u>primary</u> function of the Special Purpose Commercial designation shall be to provide a location for a range of retail and service commercial uses. These uses shall be primarily of a large-scale nature. These will be uses that cannot be realistically accommodated within the Central Business District due to the required size of the building or site, or other functional or compatibility considerations. The particular focus of this designation is those “destination” retail activities with a broader sub-regional or regional draw that benefit from locations with superior visibility and accessibility. However, smaller size retail and service units may be permitted which support the build-out of the area and respect the commercial structure and planned commercial function of the Town. <u>Complementary residential uses may also be permitted provided the planned function of the Special Purpose Commercial designation is not materially affected.</u>
Highway Commercial Uses	C13.1.2	In addition, a limited range of retail and service commercial uses of a highway commercial nature that rely on exposure to the travelling public may also be accommodated, including restaurants, automotive gas bars, repair and service stations, and hotels/motels.

C13.2 PERMITTED USES

	C13.2.1	A range of retail functions shall be permitted in the Special Purpose Commercial designation. Mass general merchandisers, department stores, supermarkets, automotive retail/service or other large-scale retail and service outlets shall be permitted. A limited range of retail and service commercial uses of a highway commercial nature relying on business from exposure to the travelling public shall also be permitted, including restaurants, automotive gas bars, repair and service stations, hotels and motels. <u>In addition to the above, complementary residential uses such as medium and high density residential uses, long term care homes and retirement homes may be permitted.</u>
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C13.3 GENERAL POLICIES

Unit Size	C13.3.1	Retail uses in the Special Purpose Commercial designation shall be subject to a minimum unit size gross floor area of 185 square metres for retail uses. This minimum unit size shall not apply to highway commercial uses.
Smaller Unit Size	C13.3.2	Notwithstanding Section C13.3.1, a maximum of six (6) retail stores containing a gross floor area less than 185 square metres shall be permitted in each of the Bracebridge Power Centre North and Bracebridge Power Centre South areas as shown on Schedule ‘B-2’ of this Plan.
Supplement Central Business District	C13.3.2	The Special Purpose Commercial designation should not substantially duplicate the functions of the Central Business District, but rather, is intended to complement the existing commercial structure of the Town, particularly by providing additional opportunities for large-format retail uses.

SECTION C: URBAN CENTRE POLICIES

Site Plan Control	C13.3.3	<p>The development shall be subject to comprehensive site plan control. In addressing the siting and façade treatment of buildings, the layout of parking, loading and circulation facilities, and the grading and landscaping of the site, the site plan approval process will, among other matters, have regard for the following:</p> <ul style="list-style-type: none"> i) The protection of the steep slopes and substantial retention of existing vegetation on the eastern portion of the site; ii) The maintenance of topographic features and the provision of attractive vegetative features on the balance of the site, consistent with “Muskoka character”; iii) The location of the site at one of the key gateways to the Urban Centre, the Highway 11/Taylor Road interchange; iv) The connection of parking areas between adjacent sites; and v) The maintenance of vegetation and revegetation of lands adjacent to Highway 11 and Taylor Road.
	<u>C13.3.4</u>	<u>Complementary residential uses are permitted provided the retail and service functions of the lands in the Special Purpose designation are not materially affected or compromised.</u>
	<u>C13.3.5</u>	<u>New residential uses shall be planned to be pedestrian, bicycle and transit friendly and shall be oriented to the street and designed to promote a vital and safe street life. Over the longer term, it is the intent of this Plan that a pedestrian oriented environment that is integrated with surrounding lands be established on lands within the Special Purpose designation.</u>
	<u>C13.3.6</u>	<u>A key element in the evolution of the District Shopping designation is the creation of pedestrian oriented focal points that are walkable from nearby areas. These spaces shall be carefully designed to ensure they enhance the commercial function of the area. These spaces should be easily accessible and visible to the public, contain facilities such as seating amenities, hard landscaping, and natural elements, and potentially also provide passive recreation uses, possible public or private programmed activities, and public art.</u>

SECTION C: URBAN CENTRE POLICIES

AMENDED BY
OPA NO. 9

C13.4 SITE SPECIFIC POLICIES

C13.4.1 TAYLOR ROAD SPECIAL PURPOSE COMMERCIAL

C13.4.1.1 PURPOSE

C13.4.1.1.1 The Taylor Road Special Purpose Commercial Designation applies to the property located at 320 Taylor Road and 982 Cedar Lane and legally described as part of Lot 6, Concession 2, Macaulay Ward, Town of Bracebridge being Parts 1 to 8 of Plan 35R-4406 Part 1 of Plan 35R-4429 and Part 1 of Plan 35R-24996, and identified as the Subject Lands on Schedule "B-7".

C13.4.1.2 PERMITTED USES

C13.4.1.2.1 Permitted uses are a limited range of retail and service commercial uses of a highway commercial nature that rely on exposure to the travelling public including restaurants, automotive gas bars, repair and service stations, and hotels/motels.

C13.4.1.3 GENERAL POLICIES

C13.4.1.3.3 The development shall be subject to comprehensive site plan control. In addressing the siting and façade treatment of buildings, the layout of parking, loading and circulation facilities, and the grading and landscaping of the site, the site plan approval process will, among other matters, have regard for the following:

- i) The protection of the Taylor Road as a gateway to the Downtown including retention of mature vegetation where possible;
- ii) The maintenance of topographic features and the provision of attractive vegetative features on the balance of the site, consistent with "Muskoka character"; and
- iii) Building façade treatments that are characteristic of Bracebridge including the use of natural looking materials and earth tones.

C14.0 SOUTH BRACEBRIDGE COMMERCIAL DESIGNATION

C14.1 PURPOSE

C14.1.1 The function of the South Bracebridge Commercial designation is to serve as a localized neighbourhood centre, providing tourist commercial facilities serving the travelling public, including accommodation, and local convenience and neighbourhood commercial uses that are of a scale suitable to serve the South Bracebridge Adult Lifestyle Residential and Business Area designations.

SECTION C: URBAN CENTRE POLICIES

C14.2 PERMITTED USES

C14.2.1 The only uses permitted in the South Bracebridge Commercial designation are commercial uses, which shall be limited to a maximum aggregate floor area of 11,600 square metres. The permitted commercial uses are tourist commercial, convenience commercial and neighbourhood commercial uses.

C14.3 GENERAL POLICIES

Floor Areas

C14.3.1 This designation, as it relates to the convenience commercial and neighbourhood commercial uses may be implemented by a zoning by-law which shall zone not greater than 3.5 hectares for such uses, provided the following policies are also met:

- i) Tourist commercial uses such as arts, crafts, gift boutiques and other similar tourist commercial shops, hotel/motel, restaurants, and gas bars shall be permitted;
- ii) Convenience commercial uses (which shall exclude a food supermarket), in accordance with Section C7.44-8 of this Plan, shall not exceed a total floor area of 1,000 square metres as part of the total commercial floor area allocation within the designation;
- iii) Neighbourhood commercial uses, including convenience commercial uses as described in Section C7.44-8 of this Plan, drug stores and food supermarkets, shall not exceed a total floor area of 5,000 square metres as part of the total commercial floor area allocation within the designation;
- iv) Supermarkets shall not exceed a maximum floor area of 2,800 square metres without a retail market demand and impact report, and all other commercial uses shall have a maximum unit size of 600 square metres;
- v) Mass general merchandisers offering department store type merchandise (DSTM) and other large format retailers primarily offering DSTM shall not be permitted; and
- vi) An amendment to this Plan and the Zoning By-law shall be required to permit a supermarket with a maximum floor area of greater than 2,800 square metres within the overall limit of 5,000 square metres for neighbourhood commercial uses. In support of such Official Plan and rezoning applications and notwithstanding Section C7.6, a retail market demand and impact report consistent with the provisions of Section C7.8 will be required and such study shall have a particular focus on the following considerations:

~~The planning factors cited in Section C7.6 iii) and iv)~~

- ~~b) Whether there is sufficient development in the South Bracebridge Adult Lifestyle Residential designation to appropriately support a food supermarket of the size proposed; and~~

SECTION C: URBAN CENTRE POLICIES

		c) The scale of the proposed supermarket above 2,800 square metres.
Phasing	C14.3.2	Development of tourist commercial uses may proceed at any time. The neighbourhood commercial uses shall not proceed until a minimum of 220 residential dwelling unit building permits have been issued within the South Bracebridge Adult Lifestyle Residential designation. The foregoing policy intent shall be enforced through the use of Holding (H) provisions in the implementing zoning by-law related to the balance of the neighbourhood commercial floor space permitted in Section C14.3.1. iii).
	C15.0	WELLINGTON STREET MIXED USE AREA DESIGNATION
	C15.1	PURPOSE
	C15.1.1	The Wellington Street Mixed Use Area is recognized as an area of land use transition where a mix of retail, personal service, office commercial, multi-unit residential, open space and community facility uses are appropriate.
	C15.2	PERMITTED USES
	C15.2.1	All types of residential development, including modifying existing single-detached homes to accommodate multiple units or commercial uses within the existing buildings shall be permitted.
	C15.3	GENERAL POLICIES
Access	C15.3.1	Where appropriate, joint driveway accesses shall be provided.
Densities	C15.3.2	The provisions of Sections C2.1. 9-10 and C2.2 for medium and high density development shall apply to residential development in this area.
Parking	C15.3.3	Adequate off-street parking will be provided for all uses and, where possible, shall be located towards the rear of the lot.
Site Plan Control	C15.3.4	Additional site regulations shall be established through appropriate site plan approval to provide landscaping, privacy and screening between uses.

SECTION C: URBAN CENTRE POLICIES

C16.0 ECCLESTONE DRIVE MIXED USE AREA DESIGNATION

C16.1 PURPOSE

C16.1.1 The Ecclestone Drive Mixed Use Area is an area of predominantly commercial uses ~~south of the South Branch of the Muskoka River and a mix of residential and commercial uses north of the South Branch of the Muskoka River that have developed along the shoreline of the Muskoka River.~~

C16.2 PERMITTED USES

C16.2.1 Redevelopment of these lands is appropriate for a variety of tourist commercial, service commercial and residential uses.

~~C16.2.2 Existing sites with retail commercial, professional commercial, and automotive uses may be recognized through zoning.-~~

C16.3 GENERAL POLICIES

Mixed Use
AMENDED BY
OPA NO. 1

C16.3.1 Buildings with both residential and commercial uses shall be encouraged. Notwithstanding this direction, stand-alone residential uses shall also be permitted subject to compatibility with adjacent business and commercial uses.

Densities

C16.3.2 The provisions of Section C2.1 ~~9-10~~ and C2.2 for medium and high density development shall apply to residential development in this area.

Parking

C16.3.3 Adequate off-street parking will be provided for all uses and, where possible, shall be located towards the rear of the lot.

Site Plan
Control

C16.3.4 Additional site regulations shall be established through appropriate site plan approval to provide landscaping, privacy and screening between uses.

C17.0 MUSKOKA ROAD 118 WEST SPECIAL POLICY AREA DESIGNATION

C17.1 PURPOSE

C17.1.1 The purpose of this designation is to recognize development along Muskoka Road 118 West, and to ensure that new development can be appropriately accessed and services.

C17.2 PERMITTED USES

Existing Uses

C17.2.1 In the Muskoka Road 118 West Special Policy Area designation on Schedule 'B', the predominant use of land shall be for uses existing as of the date of adoption of this Plan. The future land uses may be commercial, residential or a mix of both, provided appropriate transportation infrastructure and access can be provide to support the use.

SECTION C: URBAN CENTRE POLICIES

C17.3 GENERAL POLICIES

Supporting Studies	C17.3.1	Development shall proceed based on land use studies that support development within the designation, and the relationship to abutting lands and natural environmental features as well as a Transportation Study which identifies an internal road pattern that provides connections to the south and east.
Mixed Use	C17.3.2	A mixed-use residential and commercial area is contemplated. If no direct access to Muskoka Road 118 West is permitted for lands on the north side of Muskoka Road 118 West, then uses shall be limited to residential uses. Notwithstanding the foregoing, commercial uses may be permitted where access is from a local road that intersects with Muskoka Road 118 West and where the development is not separated from Muskoka Road 118 West by other residential land uses.
Access Restrictions	C17.3.3	Access to Muskoka Road 118 West shall be restricted; access to individual sites/uses shall be from an internal road, and shall be based on the results of a transportation study prepared in support of a development proposal.
Residential Standards	C17.3.4	The provisions for Multiple Residential uses apply to any residential development.

C18.0 BUSINESS AREA DESIGNATION

C18.1 PURPOSE

Function	C18.1.1	Business Areas are intended to provide for an optimum business development environment that responds to emerging trends in workplace arrangements and industrial and commercial activity. A wide range of light industrial, commercial and other related uses are encouraged.
Services	C18.1.2	Business Areas will function as business parks with a mix of industrial and non-industrial uses on full municipal services with the exception of those lands identified on Schedule 'D'.

C18.2 PERMITTED USES

Industrial Uses	C18.2.1	A range of light to medium industrial uses shall be permitted, including manufacturing, fabricating, assembly, storage, transportation, distribution, recycling, service and repair, service trades and construction, utilities, research and technology facilities.
Non-Industrial Uses	C18.2.2	A range of non-industrial uses shall be permitted, including personal and professional service commercial, office commercial, automotive commercial, limited retail commercial uses that are linked to production on site, floor space extensive entertainment and recreation related uses and community facilities provided such community facilities are compatible with the industrial uses generally permitted in the designation.

SECTION C: URBAN CENTRE POLICIES

Retail Criteria	C18.2.3	<p>Retail commercial uses shall be accessory and should generally exhibit one or more of the following characteristics:</p> <ul style="list-style-type: none"> i) Floor space extensive, but not of the size and type prohibited in section C18.2.4; ii) Require loading facilities or high clearance similar to industrial requirements; iii) Include both storage and sales (e.g. floor coverings); iv) Link to on-site production activity; or v) Serve the needs of the area.
Prohibited Uses	C18.2.4	<p>The following uses and similar facilities shall not be permitted:</p> <ul style="list-style-type: none"> i) Retail commercial uses such as mass general merchandisers in a retail format, which may include a large food department, and may involve a membership club format; ii) Department stores that sell a mix of family clothing and apparel, furniture, appliance and home furnishings and other miscellaneous goods; and iii) Supermarkets and grocery stores which sell a comprehensive line of groceries and food products and may include other confectionery, personal care products and limited amounts of house wares.
	C18.3	GENERAL POLICIES
	C18.3.1	<p>Businesses that require full municipal services or are considered heavy water users and effluent producers shall be encouraged to locate in this designation due to the availability of services excluding the Taylor Court Business Park Single Service Area shown on Schedule 'D'. This would include such uses as printing establishments, breweries and distilleries, and car washes amongst others.</p>
	C18.4	SITE SPECIFIC POLICIES
	C18.4.1	TDCI Bracebridge Inc.
	C18.4.1.1	<p>On the lands designated as Business Area and located on Part of Lots 1 and 2, Concession 13, Draper Ward, as shown on Schedule "B-3", hotel/motel and business services uses shall be permitted in addition to those uses permitted in Sections C18.2.1 and C18.2.2 of this Plan.</p>

SECTION C: URBAN CENTRE POLICIES

C19.0 INDUSTRIAL DESIGNATION

C19.1 PURPOSE

C19.1.1 Industrial Areas are intended to provide opportunities for a full range of industrial uses primarily related to manufacturing and processing. These types of uses may generate moderate off-site impacts related to traffic, noise, vibration and visual appearance and therefore should be separated from other sensitive land uses.

C19.2 PERMITTED USES

C19.2.1 The following uses may be permitted within the Industrial designation:

- i) Heavy industry including manufacturing, fabricating, assembly, aggregate extraction, the processing of goods and materials and contractor's yards where appropriate;
- ii) Light to medium industry including, storage, transportation, distribution, recycling, service and repair, service trades and construction, utilities, research and technology facilities; and
- iii) Accessory or complementary uses to an industrial use.

C19.3 GENERAL POLICIES

Site Plan Control	C19.3.1	To ensure compatibility, the design and development of new and/or expanding Industrial uses shall be required to submit site plans to show, among other matters, access, on-site parking and loading facilities, landscaped buffers and setbacks, sensitive lighting and signage and external design.
Redesignation Evaluation Criteria	C19.3.2	<p>Proposals for the redesignation of lands to Industrial from another designation shall be in accordance with Section B11.2 and evaluated based on the following criteria:</p> <ul style="list-style-type: none"> i) Development of the site shall be compatible with existing and proposed uses in the surrounding area; ii) The area is served by arterial or collector roads; iii) The site has direct access to roads that can safely accommodate the anticipated traffic generated by the proposed development; iv) The anticipated traffic shall not result in additional traffic in surrounding residential areas; and v) Adequate services and utilities are available.
Redesignation of Employment Lands	C19.3.3	The Town will encourage the retention and expansion of existing industrial and other employment areas, and will not support the redesignation of industrial or other employment lands to residential designations.

SECTION C: URBAN CENTRE POLICIES

C19.4 SITE SPECIFIC POLICIES

C19.4.1 984537 Ontario Inc. (True North Log Homes)

C19.4.1.1 Introduction

C19.4.1.1.1 The policies in Section C19.4.1 only applies to lands described as Part of Lots 2 and 3, Concession 10, Muskoka North Ward of the Town of Bracebridge being Part 2 of Plan 35R-6456 and Part 3 of Plan 35R-9600, and identified as Subject Lands on Schedule 'B-1'.

C19.4.1.2 Permitted Uses

C19.4.1.2.1 Notwithstanding any policy of this Plan to the contrary, specifically Section C19.2.1 and subject to all other applicable policies of this plan, the display and sale of model homes, business and administrative offices and similar uses on private services on new lots are permitted on the Subject Lands identified on Schedule 'B-1'.

C19.4.1.3 Development Policies

C19.4.1.3.1 The Town will not support the use of or re-designation of these lands for residential purposes.

C19.4.1.3.2 Prior to the approval of new lots, the applicant shall provide proof to the Town that private individual sewage treatment and water supply facilities can be provided for the development through the completion of a terrain and hydrogeological assessment.

C19.4.1.3.3 The development of the site will proceed on the following criteria:

- i) Outdoor storage is prohibited;
- ii) A landscape plan will be required showing the retention of existing vegetation and planting of additional vegetation on the site except for the proposed building locations, septic locations and parking areas to the greatest extent possible;
- iii) Exterior lighting on the property shall be designed or retrofitted to deflect glare away from adjacent properties and shall be dark sky friendly; and.
- iv) The requirements of the Ministry of Transportation shall be satisfied.

C19.4.1.3.4 Zoning and site plan control shall be used to implement the requirements of these policies

SECTION C: URBAN CENTRE POLICIES

C20.0 NATURAL HERITAGE DESIGNATION

C20.1 PURPOSE

C20.1.1 The purpose of the Natural Heritage designation is to recognize unique natural and environmental features that are recognized as significant or important at the Provincial, District or local level in the Urban Centre. The following features are recognized in the Natural Heritage designation:

- i) wetlands;
- ii) significant habitat;
- iii) water resource features such as aquifers and recharge areas; and
- iv) lands that may be hazardous to develop;

C20.2 PERMITTED USES

C20.2.1 Lands designated as Natural Heritage shall be maintained in a natural state and provide connectivity between natural features. Lands adjacent to lands designated as Natural Heritage should be used for natural buffer areas in order to protect the integrity of the features and their functions. Passive recreational uses and ecotourism uses, such as nature viewing, education and pedestrian trail activities, shall be permitted provided that there is minimal site alteration and the impact of such uses are minimized to the greatest extent possible. In this regard the Town may require the preparation of studies that demonstrate the minimal impact on these features prior to site alteration and to the satisfaction of the Town. Forestry and resource management uses where undertaken in a manner that minimizes any potential impact on the natural features and functions of the area shall also be a permitted use. In addition, watershed management and flood and erosion projects carried out or supervised by a public agency shall also be permitted. Archaeological and educational activities intended to assist in the protection of lands designated Natural Heritage shall also be permitted.

C20.3 GENERAL POLICIES

Impact	C20.3.1	Where a permitted use may impact the environmental integrity of a Natural Heritage feature, an Environmental Impact Statement shall be prepared in accordance with Section B25.1 of this Plan.
Alterations	C20.3.2	Alterations to the physical and biological features of lands in the Natural Heritage designation are prohibited. Proposed alteration shall be supported by an Environmental Impact Statement which is prepared in accordance with Section B25.1 of this Plan. The Environmental Impact Statement shall identify the precise boundary of the environmental feature and associated Natural Heritage designation and zone.

SECTION C: URBAN CENTRE POLICIES

Identification of Features	C20.3.3	Identified features have been recognized in the Natural Heritage designation based on the best mapping available at the time of preparing this Plan. As new information becomes available, additional lands may be added or removed from the Natural Heritage designation through an Official Plan Update. However, the boundaries of feature mapping in this Plan shall be considered general and shall be confirmed on a site-by-site basis and through the preparation of an Environmental Impact Statement.
Removal of Lands	C20.3.4	Applications to remove lands from the Natural Heritage designation shall be accompanied by an Environmental Impact Statement to identify that the lands are not part of an environmental feature and that development will have no negative impact on the natural features or functions of the area.
Zoning	C20.3.5	The Zoning By-law identifies the extent of Natural Heritage features through the establishment of Natural Heritage Zoning. The Zoning By-law shall also identify appropriate setbacks for development from the boundary of the Natural Heritage Zone or from the limits of Natural Heritage functions.

C21.0 OPEN SPACE DESIGNATION

	C21.1	The policies contained ed in Section G of this Plan shall apply to all lands designated Open Space in the Urban Centre designation.
	C21.2	There are large parcels of privately owned lands designated Open Space in the Urban Centre designation. It is recognized that these lands are not intended to be public parkland and that these lands may be developed in the future subject to an amendment to this Plan with the eventual development of these lands to include an open space component, the extent to which will be determined based on detailed studies during the amendment process.

AMENDED BY
OPA NO. 8

C22.0 SOUTH BRACEBRIDGE INSTITUTIONAL

C22.1 PURPOSE

The lands designated as South Bracebridge Institutional are intended to provide private education facilities in a unique environmental setting. The development of Institutional precincts, recreational/open space amenities and accessory on-site living accommodations will create a unique learning environment for students, and staff.

The subject lands are bisected by the future route of the Bracebridge West Transportation Corridor. This corridor is to be developed in the long term as an arterial road to serve high volumes of traffic as an alternate route through the Town of Bracebridge to Muskoka Road 118 West. The preferred route is intended to be protected from incompatible development to ensure its long term viability.

SECTION C: URBAN CENTRE POLICIES

C22.2 PERMITTED USES

C22.2.1 Permitted uses will include a public or private Secondary School, Elementary School, Multi-use Recreational Facility, Summer Camp activities, accessory on-site living accommodations and ancillary uses such as trails, nature pavilions, servicing infrastructure and other associated uses. The permitted uses shall apply only to those lands designated South Bracebridge Institutional generally on the west side of the lands. Residential uses not accessory to the school shall not be permitted within the South Bracebridge Institutional designation.

C22.3 GENERAL POLICIES

C.22.3.1 The 'South Bracebridge Institutional' designation shall be implemented in accordance with the general policies of this Plan and the following specific policies:

C22.3.1.1 Servicing

- i) All development shall proceed on full municipal services;
- ii) Development shall only proceed provided there is sufficient servicing capacity available from the District Municipality of Muskoka and the Town and where necessary by the extension of municipal water and sewer services through these lands in an efficient, cost effective manner;
- iii) No development shall occur until a functional servicing study which addresses development standards and servicing capacity and availability, including water, sanitary and stormwater management has been prepared to the satisfaction of the Town and the District Municipality of Muskoka, and all development proceeds in conformity with the recommendations and conditions contained within the Study; and
- iv) Development shall have sufficient connections to existing and proposed municipal services which may require extension of these services.

SECTION C: URBAN CENTRE POLICIES

C22.3.1.2 Transportation

- i) A Traffic Impact Study shall be prepared to the satisfaction of the District Municipality of Muskoka and the Town that includes a review of appropriate road connections and intersection designs. All development shall proceed in conformity with the recommendations and conditions contained in this study;
- ii) All development shall be accessed by a municipal road, or a private road built to Municipal standards that will have access to a year round publicly maintained road. The private road may be part of a condominium description however no condominium rights-of-way will be permitted to be located within the future road allowance for the Bracebridge West Transportation Corridor;
- iii) Development shall have restricted access to Stephen's Bay Road;
- iv) There will be no access from the site to Stagecoach Road;
- v) All proposed entrances onto the Bracebridge West Transportation Corridor will be designed and constructed to the satisfaction of the District of Muskoka and may include future infrastructure improvements such as pedestrian crosswalks or other linkages to ensure public safety and appropriate access; and
- vi) Any future development application(s) for land division will be require a land dedication to the District of Muskoka to secure the road allowance for the Bracebridge West Transportation Corridor.

C22.3.1.3 Environmental

- i) An Environmental Impact Study shall be prepared to the satisfaction of the Town that includes appropriate buffer areas and identification of environmental protection areas;
- ii) All environmental protection areas shall be void of any structures unless for information/preservation purposes such as an informative sign identifying a particular feature and a limited number and size of unenclosed structures accessory to an educational institution; and
- iii) All environmental protection areas as identified in the recommendations of the Environmental Impact Study should be appropriately zoned in an implementing zoning by-law amendment. The determined appropriate zoning shall include all required buffers.

SECTION C: URBAN CENTRE POLICIES

C22.3.1.4 Trails

- i) The existing TransCanada Trail abuts the property to the north and is located primarily on the road allowance. Any deviation of the TransCanada Trail onto private lands should be secured through an easement or land dedication or a suitable alternative provided to the satisfaction of the Town;
- ii) There is an existing snowmobile trail that links a main trunk trail located on the TransCanada Pipeline easement to Stephens Bay Road and Lake Muskoka farther to the west. The alignment of this existing snowmobile trail linkage is located primarily to the north of the property. Any deviation of this trail linkage onto private lands should be secured through an easement or land dedication or a suitable alternative provided to the satisfaction of the Town; and
- iii) Any land dedication for the purpose of trails will be considered as part of any parkland dedication requirements.

C22.3.1.5 Implementation

- i) All development of these lands shall be subject to Site Plan Control and shall be supported by studies for any or all of the development aspects, where applicable, as deemed appropriate by the Town;
- ii) Detailed site design features such as building elevations, siting of buildings, parking, landscaping, trails and other site design features will be reviewed during the Site Plan Control process; and
- iii) An implementing Zoning By-law Amendment shall implement these policies.

SECTION C: URBAN CENTRE POLICIES

AMENDED BY
OPA NO. 3

C232.0 ENTRANCE DRIVE MIXED USE AREA

C232.1 PURPOSE

C232.1.1 The Entrance Drive Mixed Use Area applies to the property on Entrance Drive that contains the historic Foundry building and permits the adaptive re-use of the building and site as a destination venue with a mix of industrial and commercial uses.

~~G22C23~~.2 PERMITTED USES

~~G22C23~~.2.1 The redevelopment of the existing building and lands is appropriate for a limited mix of industrial and commercial uses.

~~G22C23~~.2.2 The permitted industrial uses shall be limited to light industrial uses, bakery, brewery and distillery.

C232.2.3 The commercial uses shall be limited to commercial uses associated with the permitted industrial uses, restaurants/food service, a place of assembly, place of entertainment, and limited retail and service commercial uses.

C232.2.4 Residential uses shall not be permitted.

C232.3 GENERAL POLICIES

C232.3.1 The mixed use activities shall be limited to the extent and area of the building and structures on the property as of the date of adoption of this Plan, together with accessory outdoor seasonal areas.

C232.3.2 Appropriate fencing along the lot line adjacent to the CN Rail Line shall be required.

C232.3.3 Commercial uses that include sleeping accommodation, such as hotel, motel or tourist establishment, shall not be permitted unless a "Record of Site Condition" is completed to the satisfaction of the **Provincial** Ministry of ~~Environment and Climate Change~~ **with Jurisdiction**.

C232.3.4 The specific range of permitted uses shall be established in the implementing Zoning By-law.

C232.3.5 Additional site regulations shall be established through appropriate site plan approval to provide landscaping, parking, fencing, access and other site design considerations.

SECTION C: URBAN CENTRE POLICIES

AMENDED BY
OPA NO. 10

C2~~34~~.0 FRASERBURG ROAD INSTITUTIONAL AREA

C2~~43~~.1 PURPOSE

C2~~43~~.1.1 The Fraserburg Road Institutional Area designation applies to the properties located at 321 and 325 Fraserburg Road and legally described as part of Lot 5, Concession 1, Macaulay Ward, Town of Bracebridge being Parts 1 and 2, Registered Plan RD1870, and identified as the Subject Properties on Schedule "B-8".

C2~~43~~.2 PERMITTED USES

C2~~34~~.2.1 Notwithstanding any policy of this Plan to the contrary, specifically Section B7.0, the permitted uses on the subject lands are restricted to an Assembly Hall, Indoor Storage Facility and accessory uses hereto, until such time as the property is serviced by both municipal water and sewage services.

C2~~43~~.2.2 Once the property is serviced by full municipal services the permitted uses on the subject lands shall include an Assembly Hall, Day Nursery, Indoor Storage Facility, Public Office, Place of Worship and Public Park and accessory uses hereto.

C2~~43~~.3 GENERAL POLICIES

C2~~43~~.3.1 The development shall be subject to comprehensive site plan control. In addressing the siting of buildings, lighting, the layout of parking, loading and circulation facilities, and the grading and landscaping of the site, the site plan approval process will, among other matters, have regard for the following:

- i) Bracebridge Fairgrounds to the north;
- ii) Residential uses to the east; and
- iii) The maintenance of vegetative features on the site, wherever possible and planting of additional vegetation and other buffers to ensure compatibility with neighbouring uses.

AMENDED BY
OPA NO. 11

C2~~54~~.0 BALLS DRIVE MIXED USE AREA

C2~~54~~.1 PURPOSE

C2~~54~~.1.1 The Balls Drive Mixed Use Area Designation applies to the property legally described as part of Lot 1, Concession 2, Monck South Ward, Town of Bracebridge being Parts 1, 2, and 5 to 8 of Plan 35R-11792, and which are identified as the "Subject Lands" on Schedule "B-9".

SECTION C: URBAN CENTRE POLICIES

C254.2 PERMITTED USES

C254.2.1 Permitted uses are personal service uses, office uses, convenience commercial uses and multiple residential uses. Multiple residential uses will be limited to apartment dwelling units, and may include assisted living units.

C254.3 GENERAL POLICIES

C254.3.1 The Balls Drive Mixed Use Area Designation applies to a transitional site located between larger retail uses to the south and a mix of residential uses to the north. The site is encouraged to develop with a mixture of commercial and residential uses, however standalone residential uses would not be permitted, as any development or redevelopment of the site shall contain a commercial component.

C254.3.2 The permitted uses will generally be confined to a single building with associated parking and landscaped areas.

C254.3.3 The maximum number of dwelling units, including assisted living units shall be twenty (20).

C254.3.4 The development shall be subject to comprehensive site plan control. In consideration of the site being a transition between larger retail uses to the south and a mixed of residential uses to the north, the site plan approval process will, among other matters, have regard for the following:

- i) The scale of the building will be similar to residential apartment buildings and will be in keeping with the scale of the property and surround uses;
- ii) The height of any building on the site shall not exceed four storeys;
- iii) Appropriate parking will be provided on site based on the Town's Comprehensive Zoning By-law requirements. Assisted living units will have a sustainably reduced parking requirement from apartment dwelling units due to the decreased demand for vehicle use; and
- iv) Pedestrian connectivity.

SECTION D: MUSKOKA FALLS COMMUNITY POLICIES

D1.0 MUSKOKA FALLS COMMUNITY POLICIES

D1.1 INTRODUCTION

D1.1.1 The Muskoka Falls Community is a historic settlement that straddles the South Branch of the Muskoka River, east of Highway 11 and north of Highway 118 East. It is a predominantly residential community with open space, convenience commercial, community facilities and public uses, and this development pattern is expected to continue. The limits of the Muskoka Falls Community and the Muskoka Falls Community designation are identified on Schedule 'A' to this Plan.

D2.0 MUSKOKA FALLS COMMUNITY DESIGNATION

D2.1 PURPOSE

D2.1.1 The purpose of the Muskoka Falls Community designation is to recognize the historic character of development in the Muskoka Falls Community and to allow for limited development that can be appropriately serviced and maintains the character of the Community.

D2.2 OBJECTIVES

Form and Density	D2.2.1	To maintain existing built form and density of the community through new development and redevelopment proposals.
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Services	D2.2.2	To ensure that development can be appropriately serviced.
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D2.3 PERMITTED USES

D2.3.1 Permitted uses in the Muskoka Falls Community include low density residential, convenience commercial, schools, places of worship, cemeteries and open space uses.

D2.4 GENERAL POLICIES

Services	D2.4.1	The Muskoka Falls Community is serviced with private individual water and sewage disposal facilities. This situation is expected to continue over the time frame of this plan, with no planned introduction of municipal piped sewer and water services.
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Low Effluent Uses	D2.4.2	All new development in the Muskoka Falls Community shall be limited to low effluent producing uses which do not generate large quantities of liquid effluent or create discharge which would be an environmental hazard to ground water, and in accordance with the relevant provisions of Section I related to development on private services.
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Lot Creation	D2.4.3	The creation of a limited number of new lots, infilling or the development of an existing lot of record, may be considered where the following criteria are met:
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SECTION D: MUSKOKA FALLS COMMUNITY POLICIES

- i) The lots front on an existing year round maintained municipal road;
- ii) The lots have an area and frontage sufficiently large to accommodate the use and private services;
- iii) The development is supported by appropriate engineering review to confirm the site suitability for the proposed use; and
- iv) The development is phased to permit a maximum of five new lots per phase.

Convenience
Commercial Uses

D2.4.4

Convenience commercial uses shall be subject to the provisions of Section C7.~~44~~8 of this Plan.

Highway 11
Corridor

D2.4.5

Any use that is proposed in the vicinity of Highway 11 shall provide an appropriate buffer from the highway and shall retain existing vegetation along the highway corridor.

SECTION E: RURAL AREA POLICIES

E1.0 RURAL AREA POLICIES

E1.1 INTRODUCTION

Location	E1.1.1	The Rural Area designation consists of all lands in the Town that are not in the Urban Centre, Waterfront Area or Muskoka Falls Community designations.
Description	E1.1.2	The Rural Area designation contains expansive undeveloped areas which provide opportunities for space extensive resource, recreational use, small scale commercial and industrial uses and low density residential development. The rural areas are characterized by large lots, low density well separated development patterns and modest infrastructure. Remnants of the historic settlement pattern including clusters of houses and small scale schools and places of worship may still be seen in the rural area. Together these elements define the rural character of Bracebridge.
Designations	E1.1.3	Further land use designations within the Rural Area designation are shown on Schedule 'A' and include: <ul style="list-style-type: none"> i) Countryside ii) Santa's Village Special Policy Area iii) Open Space iv) Aggregate Extraction

E2.0 RURAL AREA COUNTRYSIDE DESIGNATION

E2.1 PURPOSE

E2.1.1	The purpose of the Rural Area Countryside designation is to permit development that recognizes the rural character of the Town and has minimal negative impacts on the natural environment.
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E2.2 OBJECTIVES

Environment	E2.2.1	To ensure that development is sustainable and has minimal negative impacts on the existing environment.
Agricultural	E2.2.2	To encourage the preservation of existing agricultural lands and promote agricultural activities.
Minimize Impacts	E2.2.3	To minimize the impacts of new development on existing agricultural, forestry and aggregate operations and their ability to expand.
Protect Aggregate	E2.2.4	To protect existing aggregate resource uses from incompatible land uses.
Class B Pits	E2.2.5	To provide guidelines for small aggregate operations.

SECTION E: RURAL AREA POLICIES

Tourist Uses	E2.2.6	To protect and promote resource based recreational and tourist uses and activities that are compatible with the environment and surrounding land uses.
Commercial, Industrial and Institutional uses	E2.2.7	To recognize existing commercial, industrial and community facility uses in the Rural Area Countryside designation and to permit new small-scale development that maintains the character of the Rural Area designation.
E2.3 PERMITTED USES		
	E2.3.1	Land uses permitted in the Rural Area Countryside designation are generally space extensive resource based activities.
	E2.3.2	Permitted uses in the Rural Area Countryside designation include traditional resource based uses such as forestry, agriculture, and small scale (Class B) pits and accessory uses. Limited low density residential development, bed and breakfast establishments, and home businesses shall also be permitted. Small scale community facilities, rural industrial and commercial uses, recreational camps, wilderness tourist facilities and hunt camps shall also be permitted subject to the policies of this Plan.
Cedar Lane	E2.3.3	Cedar Lane outside the Urban Centre is a main entrance into the Urban Centre that has remained in a predominately natural state. The permitted uses on Cedar Lane, in the Rural Area Countryside designation shall be limited to low density residential development including bed and breakfast establishments and home occupations.
E2.4 GENERAL POLICIES		
Limited Development	E2.4.1	Limited residential uses, small scale industrial, commercial and community facility and space extensive development, which by their nature are required to be located in the Rural Area Countryside designation, may be permitted that is in conformity with this Plan by protecting and maintaining the natural environment and the character of the Town.
Zoning	E2.4.2	Lands in the Rural Area Countryside designation shall be placed in specific zones in the Implementing Zoning By-law that recognize the nature of specific rural resources. Lands used for aggregate pits may be zoned in an Extractive Zone.
Agricultural Lands	E2.4.3	Agricultural lands in Bracebridge present the opportunity to provide local agricultural products to consumers and are important components of the character and economy of rural Bracebridge. It is the policy of this Plan to encourage the continued production and preservation of agricultural lands and discourage land uses that would reduce the production capability of agricultural lands.
Buffer from Other Designations	E2.4.4	New or expansion to existing intensive agricultural uses and extractive industrial uses within 500 metres of the Urban Centre Boundary, Muskoka Falls Community designation or Waterfront Area designation shall require an amendment to this Plan.

Schedule A to Official Plan Amendment No. 18:
Track-change version showing all text changes to Official Plan dated July 3, 2025
Changes Made Since February 14, 2025 Draft OPA No. 18

SECTION E: RURAL AREA POLICIES

Existing Employment Lands	E2.4. 45	Legally existing employment uses (industrial, commercial, or community facility uses) shall be permitted and may be appropriately zoned by the implementing Zoning By-law.
Commercial and Industrial Uses	E2.4. 46	<p>Rural commercial <u>and industrial</u> uses are shall be low density in nature and either involve the buying or selling of commodities or supplying of services that meet the needs of rural residents. Rural industrial uses are low density in nature, and be associated with resources found in the rural area, or require a location in the rural area due to specific <u>locational</u> requirements. Rural commercial and industrial uses that generally service the rural and waterfront communities and are not appropriate for the Urban Centre may be permitted by Amendment to the Zoning By-law. Before considering such an Amendment, Council shall be satisfied that:</p> <ul style="list-style-type: none"> i) the size and scale of the proposed commercial or light industrial use is appropriate for the area; ii) the building housing the use is setback an appropriate distance from adjacent uses and lot lines; iii) outside storage shall be limited and screened; iv) the use is non-toxic and will not have an adverse impact on the enjoyment of nearby properties; v) the use can be serviced with private individual water and sewage services and an appropriate stormwater management plan is implemented to the satisfaction of the municipality; and vi) the development is subject to Site Plan Control;
Community Facilities	E2.4. 76	<p>It is a general policy of this Plan that community facility uses shall generally be directed to the Urban Centre. However, new small scale community facility uses may be permitted in the Rural Area Countryside designation in accordance with Section B7.4 of this Plan, subject to an Amendment to the implementing Zoning By-law. Before considering such an Amendment, Council shall be satisfied that:</p> <ul style="list-style-type: none"> i) the scale of the proposed community facility use is appropriate for the area; ii) the building housing the proposed use is set back an appropriate distance from adjacent uses and from lot lines; iii) any noise emanating from the use will not have an adverse impact on the enjoyment of adjacent properties; iv) a servicing and stormwater management plan is established to the satisfaction of the Municipality; and v) the development is subject to Site Plan Control.

Schedule A to Official Plan Amendment No. 18:
Track-change version showing all text changes to Official Plan dated July 3, 2025
Changes Made Since February 14, 2025 Draft OPA No. 18

SECTION E: RURAL AREA POLICIES

Restricted Uses	E2.4. 78	Automotive, motorcycle, snowmobile and motocross race tracks shall not be permitted in the Rural Area Countryside designation and shall require an Amendment to the Official Plan. <u>An amendment to permit such uses shall require a Noise and Compatibility study to address impacts on surrounding rural uses.</u>
	E2.4.89	Creation of New Lots
Criteria	E2.4. 89 .1	Development may occur through the development of existing vacant building lots, and though limited rural lot creation subject to the following: <ul style="list-style-type: none"> i) the new lot conforms to the Subdivision of Land policies of this Plan; ii) the severed and retained lots shall have a minimum frontage of 90-60 metres and a minimum area of 21.0 hectares. iii) additional lot frontage may be required to meet minimum frontage standards of Muskoka Roads or Provincial Highways; iv) <u>large intact natural features are not fragmented where possible the new lot line does not divide a natural feature including a stream or wetland and is situated an appropriate distance from such natural features;</u> and v) the new lots shall have frontage on a year round municipally or provincially maintained road.
Estate Residential	E2.4. 98 .2	<u>Estate residential development of 20 lots or less with minimum lot areas of 1.0 hectare and minimum lot frontages of 60 metres may be considered by way of Official Plan Amendment, with consideration given in particular to the following and the policies of the Muskoka Official Plan:</u> <ul style="list-style-type: none"> i) <u>Protection of natural and cultural heritage features and linkages between them;</u> ii) <u>Avoidance of further fragmentation of large, intact features and natural spaces;</u> iii) <u>Protection of areas with resource extraction potential and existing operations;</u> iv) <u>Protection of areas with agricultural potential and existing operations, including compliance with the minimum distance separation formula;</u> v) <u>Fiscal impacts on the short and long-term provision of hard and soft services;</u> vi) <u>Appropriate access to employment, schools, community facilities, services and amenities; and</u>

SECTION E: RURAL AREA POLICIES

vii) Avoidance of natural and human-made hazards.

~~Estate residential subdivisions or condominium development shall be prohibited in the Rural Area Countryside designation.~~

E2.4.8.3 Where a public road passes through the Rural Countryside designation just outside the Waterfront Area designation and runs approximately parallel to the shoreline, no more than a single tier of lots shall be permitted between the shoreline and the road. The creation and development of these lots are subject to the backlot policies in Section F2.4.4.2.

E2.4.940 Recreational Camps

Supporting Reports

E2.4.940.1

The development of new campgrounds or recreational camps for commercial or non-commercial purposes shall require an amendment to this Plan. Existing campgrounds shall be zoned and the zoning may permit expansion where appropriate to the existing campground. In addition to assessing environmental impacts, new applications for campgrounds and recreational camps or expansions to campgrounds and recreational camps shall be supported by reports assessing impacts related to:

- i) traffic;
- ii) impact on municipal roads;
- iii) compatibility with existing land use;
- iv) visual impact of the surrounding landscape; and
- v) stormwater management.

Natural Landscape

E2.4.409.2

Campgrounds shall be designed and developed with minimal alteration to the natural landscape other than what may be necessary for roads and services.

Accessory Uses

E2.4.940.3

Accessory commercial and institutional uses such as a convenience store or place of worship may be permitted in a campground provided that the size of such facilities is related to the scale or size of the campground.

E2.4.104 Wilderness Tourist Establishments and Hunt Camps

E2.4.104.1

Small scale, extremely low density Wilderness Tourist Establishments and Hunt Camps, which offer a wilderness experience due to limited services and facilities, that rely on a remote location and being separate from other uses may be permitted to establish in the Rural Area Countryside designation. Notwithstanding Section B19 of this Plan, access to these uses may be by year round or seasonally maintained public road, right-of-way or unopened municipal road allowances.

SECTION E: RURAL AREA POLICIES

AMENDED BY
OPA NO. 4

E2.5 SITE SPECIFIC POLICIES

E2.5.1 NO FRONTAGE ON A YEAR ROAD MUNICIPALLY MAINTAINED ROAD

Notwithstanding any policy of this Plan to the contrary, and subject to all other applicable policies of this plan, one (1) Detached Dwelling with accessory structures is permitted on a lot with no frontage on a year round municipally maintained road on the lands described as being Part of Lot 10, Concession 13, Macaulay Ward of the Town of Bracebridge, being Parts 1 and 2 of Registered Plan 35R-22579 and identified as "Subject Lands" on Schedule "A-1".

E2.5.1.2 Development Policy

E2.5.1.2.1 The Town will not support the use of or re-designation of these lands for any other purposes.

E2.5.1.2.2 The development of the site will proceed on the following criteria:

- i) The minimum lot size shall be 1.65 hectares (4.1 acres);
- ii) Construction of any buildings or structures on the site will be subject to site plan control;
- iii) Municipal services will not be provided; and
- iv) A Road Allowance Use Agreement is required as a condition of site plan approval.

E2.4.12.2.3 Zoning and site plan control shall be used to implement the requirements of these policies.

AMENDED BY
OPA NO. 13

E2.5.2 GOODALE MARINE LTD (2819 HIGHWAY 118 EAST)

E2.5.2.1 INTRODUCTION

The policies in Section E2.5.2 only apply to the lands described as part of Lot 28, Concession 7, Oakley Ward, Town of Bracebridge, and identified as "Subject Lands" on Schedule "A-2".

E2.5.2.2 Snowmobile Racetrack

E2.5.2.2.1 Notwithstanding any policy of this Plan to the contrary, specifically Section E2.4.8, a snowmobile racetrack shall be permitted on the subject lands.

E2.5.2.2.2 The establishment or expansion of a snowmobile racetrack will be subject to a Zoning Amendment that is supported by applicable studies including studies assessing noise and traffic.

SECTION E: RURAL AREA POLICIES

- E2.5.2.2.3 A snowmobile racetrack use shall be subject to site plan control, to address matters such as;
- i) stormwater management and drainage;
 - ii) lighting;
 - iii) access;
 - iv) parking layout and surfacing;
 - v) buffering and landscaping; and
 - vi) implementation recommendations of supporting studies including a Noise Impact Assessment~~t~~.

E3.0 SANTA'S VILLAGE SPECIAL POLICY AREA

Encourage
Upgrading and
Expansion

- E3.1 Santa's Village represents a significant tourist commercial operation in the Town with two distinct but related land use patterns, with theme park uses west of Golden Beach Road and tourist accommodation uses east of Golden Beach Road. The tourist commercial operations are encouraged to upgrade and expand within the physical and biological abilities of the property to support the development.

Permitted Uses

- E3.2 The permitted uses in the Santa's Village Special Policy Area are limited to Tourist Commercial uses.

Services

- E3.3 New development within the Santa's Village Special Policy Area identified on Schedule 'A' shall be serviced with a piped municipal water and sewer services, unless such new development would not by its nature require connection to municipal water and sewer services, as confirmed by the Town of Bracebridge and the District of Muskoka supply and may be serviced with private individual sewage disposal facilities, unless municipal sewage disposal is or can be made available.

Character

- E3.4 Measures to retain or improve the character of the development shall be incorporated into the design of the facility at site plan approval.

West
Transportation
Corridor

- E3.5 Development within the Santa's Village Special Policy Area, shall be integrated with the West Transportation Corridor, which is illustrated on Schedules 'C1' and 'C2'. The arterial route corridor shall be protected. The route corridor shall be conveyed as a condition of development approval for any significant new development in the Santa's Village Special Policy Area.

E4.0 OPEN SPACE DESIGNATION

- E4.1 The policies contain in Section G of this Plan shall apply to all lands designated Open Space in the Rural Area designation.

SECTION E: RURAL AREA POLICIES

E5.0 AGGREGATE EXTRACTION DESIGNATION

- E5.1 The policies contain in Section H of this Plan shall apply to all lands designated Aggregate Extraction in the Rural Area designation.

SECTION F: WATERFRONT AREA POLICIES

F1.0 WATERFRONT AREA POLICIES

F1.1 INTRODUCTION

Location	F1.1.1	The Waterfront Area designation consists of lands in the Town that are generally located within 150 metres of a waterbody, or are functionally or physically related to a waterbody and are not located in the Urban Centre or Muskoka Falls Community, as shown on Schedule 'A'. For the purposes of this Plan, a waterbody shall be deemed to be a permanent standing waterbody in excess of 8 hectares or a major river such as the Black River or Muskoka River.
Designations	F1.1.2	Further land designations within the Waterfront Area designation include: <ul style="list-style-type: none"> i) Shoreline ii) Open Space

F2.0 WATERFRONT AREA SHORELINE DESIGNATION

F2.1 PURPOSE

F2.1.1	The purpose of the Waterfront Area designation is to accommodate a community of appropriate Tourist Commercial, marina, and low density shoreline residential uses with the protection or enhancement of the character of this area..
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F2.2 OBJECTIVES

Visual Quality	F2.2.1	To protect and enhance the natural visual quality of lake and river environments.
Preserve and Enhance	F2.2.2	To protect and enhance the natural environment surrounding lake and river environments including fish and wildlife habitat.
Character	F2.2.3	To maintain and protect the character of the waterfront area.
Naturalized Shorelines	F2.2.4	To promote the preservation of naturalized shorelines and to promote the re-naturalization of shoreline areas.
Mainland Parking	F2.2.5	To promote mainland parking opportunities for waterfront properties that are water access only.
Waterfront Commercial	F2.2.6	To encourage the retention of waterfront commercial uses and expansion of these uses, where appropriate.
Uses in Character	F2.2.7	To permit development that is in character with the waterfront environment.

SECTION F: WATERFRONT AREA POLICIES

F2.3 PERMITTED USES

F2.3.1 Permitted uses in the Waterfront Area Shoreline designation include ~~single unit dwellings~~~~low density residential uses~~, tourist commercial uses, marinas, open space, waterfront landings and individual access points. ~~One accessory sleeping cabin may be permitted on a lot subject to provisions of the implementing Zoning By-law provided the sleeping cabin does not exceed a habitable floor area of 37 square metres. Sleeping cabins that are greater in size may be considered through a zoning by-law amendment or minor variance on significantly larger lots, provided they are located in a manner that minimizes impacts on the character of the Waterfront Area.~~

F2.4 GENERAL POLICIES

F2.4.1 Septic Systems

F2.4.1.1 Implementation of septic system upgrades may be required as a condition of development approval.

F2.4.2 Preservation of Shoreline Vegetation

Preserve Vegetation F2.4.2.1 New development and redevelopment adjacent to the shoreline shall be sensitive to the preservation of tree cover and native vegetation to prevent erosion, siltation and possible nutrient migration and maintain the complex ecological functions of the shoreline and littoral zone environment.

Site Alteration and Retention of Vegetation F2.4.2.2 Site alteration and disturbance of vegetation within 15 metres of the shoreline shall be limited to minor alterations to accommodate access trails, marine related structures, water pumping equipment or restoration work and limited limbing of mature trees. At a minimum, 75% of the linear shoreline frontage of a lot will be maintained in a natural state to a ~~target~~ depth of 15 metres from the shoreline. As a condition of development or redevelopment, revegetation of shorelines with natural species may be required. In these instances, undisturbed shorelines shall be used as an example of how to appropriately revegetate a disturbed shoreline.

Public Trails F2.4.2.3 Public trails may be permitted within vegetative buffer areas provided that they are designed and maintained in a manner that will maintain the ecological function of the buffer.

F2.4.3 Protecting the Character of Waterfront Areas

Character F2.4.3.1 The character of the waterfront includes exposed bedrock and a forested landscape where the natural environment predominates over built form.

Building Siting F2.4.3.2 Buildings in the Waterfront Area Shoreline designation shall be sited to limit the removal of vegetation and to protect significant landscape features in the Waterfront Area.

SECTION F: WATERFRONT AREA POLICIES

Siting and Design	F2.4.3.3	Development and redevelopment proposals should be designed and sited so that buildings are incorporated into the existing landscape and buffered from the waterbody in order to maintain the character of the shoreline environment.
Design Guidelines	F2.4.3.4	The Town may adopt design guidelines for the development of buildings in the Waterfront Area Shoreline designation.
Zoning	F2.4.3.5	<p>The implementing Zoning By-law shall include regulations that:</p> <ul style="list-style-type: none"> i) limit the shoreline occupied by shoreline structures and the lot coverage of accessory buildings and structures within 30 metres of the water's edge; ii) limit the height of buildings in the Shoreline designation; iii) limit the size of marine related structures based on the shoreline frontage of the property; iv) carefully control development that requires significant site alteration of landscape features such as steep slopes, or cliffs; and v) limit development in areas of narrow waterbodies.
	F2.4.4	Residential Development Form
Lot Sizes	F2.4.4.1	Shoreline residential development shall consist primarily of a single detached dwelling on an individual lot that shall generally fronts on the shoreline . New lots should have at least 60 metres of shoreline frontage and a lot area of 0.4 hectares. Larger lots may be required where natural environmental features exist.
Backlot Development	F2.4.4.2	<p><u>Where a public road passes through the Waterfront Area Shoreline designation approximately parallel to a shoreline, not more than a single-tier of building lots shall be permitted between the shoreline and such road. Similarly, not more than a single-tier of building lots shall be permitted beyond such public road, which are referred to as backlots. Backlot development would be subject to the following:</u></p> <ul style="list-style-type: none"> <u>i) Access to a waterbody by means of a right-of-way shall not be permitted for backlot development. However, easements may be considered for the purpose of providing private water supply to the lot or for other utilities as required; and</u> <u>ii) New residential back lots shall have a minimum lot frontage of 150 metres and a minimum lot area of 2.0 hectares and shall front on and gain access from a publicly owned and year-round maintained road.</u>

SECTION F: WATERFRONT AREA POLICIES

		Backlot development consists of a single detached dwelling on an individual lot which is physically separated from the shoreline by a legally conveyable parcel of patented land that has development potential. Backlots are usually located in a linear fashion along a year round maintained public road, which is parallel to the shoreline, but backlots may also be located on such a road that runs perpendicular to the shoreline.
Lot Creation	F2.4.4.3	Where lot creation is proposed in the Waterfront Area Shoreline designation and the Town requires the submission of a Site Evaluation Report, in addition to those matters identified in Section B25.2, the following matters shall also be addressed: <ul style="list-style-type: none"> i) Sufficient information about the nature of the lands, the development proposal and the sites context in the lake system; ii) Site specific information such as a description of the lands, location, slope and soil characteristics, vegetation, drainage, erosion and flooding characteristics; iii) Description of the area context of the site, detailing the surrounding land use and environment; iv) Identification and analysis of environmentally sensitive areas shall be identified and analyzed, including wetlands, significant fish habitat, and wildlife habitat; v) Identification of potential impacts of the development including lake water quality impacts, storm water quality and quantity impacts, erosion, vegetation, habitat, shoreline and visual/aesthetic impacts; vi) An assessment of the constraints to development and how the constraints can be managed or mitigated effectively through the utilization of appropriate development control techniques, including Site Plan Control; and vii) An assessment of the appropriateness of the proposed development and its ability to satisfy the principles and goals of this Plan
	F2.4.4.4	Residential compounds and cluster development can only proceed through an Amendment to this Plan.
	F2.4.5	Residential Cluster Development
Definition	F2.4.5.1	Residential Cluster development consists of a group of single detached dwellings, each located on an individual lot or unit, which are setback from the shoreline, with the shoreline frontage being maintained as communal open space
Criteria	F2.4.5.2	New residential cluster development will only be permitted through an amendment to this Plan and must proceed by way of plan of subdivision

SECTION F: WATERFRONT AREA POLICIES

or vacant land condominium description. The new residential cluster development will only be permitted where:

- i) a maximum of 25 lots or units are located in one cluster, and each cluster is separated from another by at least two concession lots;
- ii) the land is suitable for the development proposed;
- iii) the natural features of the site are maintained and substantial natural vegetation is preserved;
- iv) each cluster incorporates substantial open space so that the gross density of development is not greater than 25 lots or units in 40 hectares or there is a ratio of 1 lot or unit for every 1.6 hectares of area;
- v) natural open space surrounds the perimeter of the cluster;
- vi) a contiguous open space block with a depth of at least 30 metres of depth will be retained along the water frontage;
- vii) the cluster is located adjacent to and has a functional relationship with the shoreline open space block;
- viii) a minimum of 15 metres of water frontage will be required per dwelling unit in the cluster, with a minimum total water frontage of 122 metres;
- ix) single detached dwellings are located on individual lots or units located to the rear of the open space block;
- x) each lot holds an equal interest in the shoreline open space block or the block is held as a common element in a condominium;
- xi) the shoreline open space block will be substantially maintained in its natural state, but may include a common docking facility;
- xii) the common docking facility is not located on a narrow water body;
- xiii) a hydrogeological assessment demonstrates that an adequate supply of potable water exists and that the development will be sustainable over time;
- xiv) the condominium property or each of the lots in a subdivision front on and have access from a year round publicly maintained road and an internal private road in a condominium property is constructed and maintained in a manner that will accommodate emergency services;
- xv) the cluster includes a variety of lot or unit sizes, which reflect the terrain and natural features of the site;

SECTION F: WATERFRONT AREA POLICIES

- xvi) the average lot or unit size is at least 1.2 hectares and the average road frontage is 90 metres; and
- xvii) the minimum lot or unit size is 0.4 hectares and the minimum road frontage is 60 metres.

Backlot Cluster Development

F2.4.5.3 Residential cluster development, which is separated from the shoreline by linear shoreline development or separate and developable, patented land, will not be permitted.

F2.4.6 Island Development

Smaller Islands

F2.4.6.1 Where residential development is proposed on an island which is less than 0.8 hectares, the development will only be proposed where:

- i) the island is greater than 0.2 hectares in area;
- ii) it has been demonstrated to the satisfaction of the Town that the physical and natural characteristics, shape and size of the island make it suitable for the development proposed;
- iii) the setback requirements of this Plan will be satisfied;
- iv) the development and shoreline structures in particular will not be located on a narrow waterbody; and
- v) the visual impact of development will be minimized through maintenance or restoration of vegetation and limits on shoreline structures

Larger Islands

F2.4.6.2 New residential shoreline lots located on an island, which is greater than 4 hectares in area, will have a minimum lot area of 0.8 hectares.

F2.4.7 Residential Compound Development

F2.4.7.1 Where more than one dwelling exists on a property in a residential compound type situation, the addition of any further dwellings on the property should not be permitted. Expansion of existing buildings or structures or the addition of accessory structures should only be permitted where the intent and principles of this Plan will be addressed

F2.4.8 Undeveloped Land in the Shoreline Designation

F2.4.8.1 The Waterfront Area Shoreline designation includes lands that are still in a natural state and are primarily undeveloped. The inclusion of these lands in the Shoreline designation does not necessarily imply that all of these lands will ultimately be developed for those uses permitted by the Waterfront Area Shoreline designation. The future use of these lands shall be permitted where the objectives and policies of the Plan are met including recognizing and addressing the constraints identified in this Plan.

F2.4.9 Redevelopment in the Shoreline Designation

SECTION F: WATERFRONT AREA POLICIES

Zoning Criteria for Redevelopment	F2.4.9.1	It is recognized that a significant amount of development that will occur in the Waterfront Area Shoreline designation over the life of this Plan will occur through redevelopment of existing properties. The Zoning By-law shall contain specific provisions to ensure that the new development is in character with the existing development in the surrounding area.
Character	F2.4.9.2	When considering applications for redevelopment in the Waterfront Area Shoreline designation, the Town shall ensure that the building scale, mass and coverage are limited in relation to the size and frontage of the property and the character of the area. To reduce the visual impact of the proposed structure, existing vegetation should be maintained and new native shoreline vegetation planted, where required.
	F2.4.10	Lot Creation in the Shoreline Designation
New Lots	F2.4.10.1	New lots will only be permitted where it is demonstrated to the satisfaction of the Town that the waterbody and watershed can sustain the impact associated with additional development.
Criteria	F2.4.10.2	When evaluating applications for new lot creation in the Waterfront Area Shoreline designation, the following shall apply: <ul style="list-style-type: none"> i) there is sufficient frontage on each lot to ensure that there is an appropriate waterfront amenity area generally located outside of environmentally sensitive areas; ii) the physical characteristics of the land enable the development in accordance with the policies of this Plan and the regulations of the Zoning By-law without major alteration to the natural landscape including mature trees, natural bedrock outcrops and steep slopes; iii) where development is permitted on the basis of water access only, there are sufficient provisions for mainland parking, docking and waste disposal. The lot providing water access must have vehicular road access; and; iv) <u>a new residential backlot shall have a minimum lot area of 2.0 hectares and 150 metres of road frontage and shall front on and gain access from a publicly owned and year-round maintained road. All backlot development shall be subject to site plan control in order to ensure that adequate vegetation is retained. Access to a waterbody by means of a right-of-way shall not be permitted for backlot development. However, easements may be considered for the purpose of providing private water supply to the lot or for other utilities as required;</u> and v) lots may be created for the purpose of providing deeded access to water access properties. Where these lots are created the development of water access landings shall be subject to Site Plan Control and shall have access to a municipally maintained public road.

SECTION F: WATERFRONT AREA POLICIES

F2.4.11 Implementing Zoning By-law

Access	F2.4.11.1	The implementing Zoning By-law may zone existing developed lands in the Waterfront Area Shoreline designation based on the access provided. Developed properties that do not abut a year round maintained road may be placed in a restrictive zone category.
Vacant Lands	F2.4.11.2	The implementing Zoning By-law may zone vacant lands in the Waterfront Area Shoreline designation in a manner that requires an Amendment to the Zoning By-law to permit multiple lot creation.

F2.4.12 Tourist Commercial Development

Existing and New Uses Criteria	F2.4.12.1	<p>Lands used for tourist commercial purposes at the date of adoption of this plan shall generally be zoned for such use in the Comprehensive Zoning By-law. New tourist commercial developments such as resorts, inns, campgrounds, cottage rental establishments, and lodges will require an amendment to this Plan. In considering an amendment for a new tourist commercial development, the following matters shall be addressed to the satisfaction of the Town:</p> <ul style="list-style-type: none"> i) the scale, size and density of the development; ii) compatibility of the use with adjacent properties; iii) site characteristics; iv) impacts on water quality; v) protection of natural and cultural heritage; and vi) the use can be serviced with private individual water and sewage services.
Site Plan	F2.4.12.2	Site Plan Control shall apply to new tourist commercial development and redevelopment or expansions of existing tourist commercial developments.
Encourage Expansion	F2.4.12.3	Existing tourist commercial uses shall be supported and encouraged to expand their operations and facilities in order to adapt to changing conditions and provide year-round services, provided the changes protect the integrity of the shoreline environment. The implementing Zoning By-law will zone existing commercial uses to permit a reasonable degree of expansion. Major expansions to existing tourist commercial uses shall require an Amendment to the Zoning By-law.
Conversion	F2.4.12.4	Conversion of existing tourist commercial uses to residential uses is discouraged. Prior to considering an application to amend the Zoning By-law to permit redevelopment of the lands for residential uses, the Town shall be satisfied that a report has been prepared by the applicant and approved by the Town which demonstrates that the change in use has a positive long-term impact on the economy and the environment and does

SECTION F: WATERFRONT AREA POLICIES

not negatively impact the availability of tourist accommodation in the Town and District Municipality of Muskoka.

F2.4.13 Marina Operations

Existing Marina	F2.4.13.1	Existing marinas will be encouraged to continue to provide a broad range of goods and services to the shoreline community. Changes in use from a marina to another use that eliminate the marina function shall generally be discouraged and will require an Amendment to this Plan.
Expansions	F2.4.13.2	<p>Expansions to existing marinas may require an Amendment to the Zoning By-law. An expansion to an existing marina must address the following:</p> <ul style="list-style-type: none"> i) The property is of sufficient size and configuration to accommodate the expansion; ii) Any building or structure shall be buffered from the shoreline, where appropriate; iii) Any building or structure shall be buffered from any abutting residential uses; and iv) Any dry land boat storage structures should be setback a minimum of 30 metres from the shoreline and 15 metres from any abutting residential uses; and iv)v) The impacts that additional boating slips have on the surrounding area, which may require the submission of a boating impact assessment, as determined by the Town.
New Marina	F2.4.13.3	<p>Any new marina shall require an Amendment to the Zoning By-law. The following criteria shall be considered at a minimum when evaluating proposals for new marinas:</p> <ul style="list-style-type: none"> i) The proposed marina is compatible with the character of the Waterfront Area; ii) A portion of the shoreline will remain in a natural state; iii) The property is of sufficient size and configuration to accommodate the use; and iv) The property will be accessed by a year round publicly maintained road-; and v) The submission of a boating impact assessment to quantify the effect of the new boating slips have on the surround area.

SECTION F: WATERFRONT AREA POLICIES

F2.4.14 Waterfront Landings

Definition	F2.4.14.1	Waterfront landings are facilities which provide dedicated mainland docking and parking facilities required for water access properties. Waterfront landings are not intended for large storage facilities, marina use, or commercial use. Waterfront landings are encouraged in appropriate locations to provide permanent access to water access only properties.
Criteria	F2.4.14.2	<p>Waterfront landings may be permitted or expanded in the Waterfront Area Shoreline designation provided the following matters are addressed to the satisfaction to Council:</p> <ul style="list-style-type: none"> i) approval will be subject to a Zoning By-law Amendment and Site Plan Agreement; ii) an assessment will be provided of the current capacity, condition and tenure of existing facilities and confirmation of the need for such a facility; iii) the property has adequate area and frontage to accommodate the facilities, but should not be smaller than 0.15 hectares in area and a minimum of 30 metres of water frontage; iv) sufficient docking and parking facilities will be provided to serve the primary water access use(s); v) the property, particularly the shoreline, is suitable for the use; vi) access to and from the facility by both water and land is suitable; vii) the facility will not have a significant negative impact on fish habitat or other aspects of the natural environment; viii) the facility is designed in a manner that is most compatible with abutting properties, and natural buffering of the parking areas shall be maintained; ix) parking facilities are setback at least 30 metres from the shoreline and a natural vegetative buffer is maintained within the setback area; x) generous side yards shall be maintained to provide for screening and buffering of neighbouring residential properties; xi) there are a minimum of 2 vehicle parking spaces for each boat slip; and xii) stormwater management and construction mitigation is addressed.

SECTION F: WATERFRONT AREA POLICIES

Suitability of Site F.2.4.14.3 In general, the size of the waterfront landing and the number of properties it serves will depend on the suitability of the site and its impact on the abutting properties. The design of the waterfront lands shall minimize and mitigate impacts on neighbouring residential properties.

F3.0 OPEN SPACE DESIGNATION

F3.1 The policies contain in Section G of this Plan shall apply to all lands designated Open Space in the Waterfront Area designation.

SECTION G: OPEN SPACE POLICIES

G1.0 OPEN SPACE

G1.1 INTRODUCTION

G1.1.1 The Open Space Designation is found throughout the Town, within the Urban Centre, Muskoka Falls Community, Rural Area and Waterfront Area designations.

G1.2 PURPOSE

G1.2.1 The purpose of the Open Space designation is to recognize areas such as Provincial Parks, Town parks, Conservation Reserves, sports fields, trails, golf courses, passive and active recreation areas and Crown Land.

G1.3 OBJECTIVES

Network	G1.3.1	To protect existing public open space and development of a future network of linked pedestrian, bicycle and snowmobile trails, neighbourhood parks, school yards, downtown and waterfront parks, significant open space corridors, portages and water-based recreational trails.
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Opportunities	G1.3.2	To encourage through future development, increase opportunities for trail system development.
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Environmental	G1.3.3	To ensure that Open Space areas are developed and used in an environmentally sensitive and sustainable manner.
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Natural State	G1.3.4	To maintain passive Open Space areas in their natural state.
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Partnerships	G1.3.5	To encourage partnerships with groups and agencies for the protection and creation of increased-access opportunities to Open Space areas and to allow for educational opportunities in Open Space areas.
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G1.4 PERMITTED USES

G1.4.1 Permitted uses in the Open Space designation shall be limited to passive and active recreational uses, conservation and resource uses, linear multi-use trails, golf courses, best management forestry practices, parks and public recreation facilities.

G1.5 GENERAL POLICIES

Intensive Recreational Uses	G1.5.1	New intensive recreation uses such as moto-cross and snowmobile-cross shall only be permitted following an amendment to this Plan.
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Limited Buildings	G1.5.2	Lands in the Open Space designation shall generally be kept free and clear of buildings and structures. Limited buildings that are required for, or incidental to, the recreational use of the property are permitted in accordance with the policies of this Plan.
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SECTION G: OPEN SPACE POLICIES

Dedication of Lands	G1.5.3	The Town shall explore opportunities to expand open space and trail connectivity through the dedication of lands as a condition of approval for new developments in accordance with Schedules ' G1-C3 ' and ' C24 ', <u>Active</u> Transportation.
	G1.5.4	Golf Courses
New or Expanding Golf Courses	G1.5.4.1	New golf courses or expansions of existing golf courses shall be designed and constructed in accordance with the Best Management Practice and Guidelines for the Development and Review of Golf Course Proposals, as may be amended, and the policies of this Plan.
Support Studies	G1.5.4.2	<p>In addition to assessing environmental impacts through an Environmental Impact Statement as outlined in Section B25.1 of this Plan, new golf courses or the expansion of existing golf courses shall be supported by studies assessing impacts related to:</p> <ul style="list-style-type: none">i) traffic;ii) impact on municipal roads;iii) compatibility with existing land use;iv) visual impact of the surrounding landscape;v) stormwater management and construction mitigation; andvi) irrigation water options.
Driving Ranges	G1.5.4.3	New driving ranges may be permitted through an amendment to the Zoning By-law.

SECTION H: AGGREGATE EXTRACTION POLICIES

H1.0 AGGREGATE EXTRACTION DESIGNATION

H1.1 INTRODUCTION

Location of Designation	H1.1.1	The Aggregate Extraction designation recognizes land holdings that contain mineral aggregate resources which may be licensed or have the potential to be licensed under the <i>Aggregate Resources Act</i> .
Operation Class	H1.1.2	For the purposes of this Plan, pits and quarries are considered to be Class A or Class B. <ul style="list-style-type: none"> i) A Class A Pit or Quarry means an area licensed for the removal of more than 20,000 tonnes of material from the site annually. ii) A Class B Pit or Quarry means an area licensed for the removal of less than 20,000 tonnes of material from the site annually.

H1.2 PURPOSE

	H1.2.1	The purpose of the Aggregate Extraction designation is to identify the location of quarry operations and Class A pits to facilitate aggregate resource extraction and to protect these areas from incompatible land uses.
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H1.3 OBJECTIVES

Protect Resources	H1.3.1	<u>To ensure that extraction is carried out in a manner that minimizes negative social, economic and environmental impacts</u> To protect areas identified as being of primary, secondary or other commercially viable aggregate mineral resources significance for on-going or future resource extraction.
Impacts on Environments	H1.3.2	<u>To ensure that as much of the mineral aggregate resources as is realistically possible is made available as physically close to market as possible</u> To ensure that new operations or expansion to existing operations have minimal impacts on the natural, social and man-made environments.
Orderly Development	H1.3.3	<u>To recognize existing mineral aggregate operations and protect them from activities that would preclude or hinder their continued use or expansion</u> To ensure that operations are developed in an orderly fashion to ensure the efficient orderly expansion and maintenance of municipal road infrastructure.
Haul Routes	H1.3.4	<u>To protect known deposits of mineral aggregate resources for potential future extraction while recognizing that aggregate resources are readily available throughout much of the Town</u> To ensure that each haul route is of an appropriate standard so as to minimize any adverse impacts on abutting property owners and other users of the road.

SECTION H: AGGREGATE EXTRACTION POLICIES

New and
Expanding
Quarries

H1.3.5 To encourage mineral aggregate resource conservation, including through the use of accessory aggregate recycling facilities within operations, wherever feasible~~To require an amendment to the Official Plan and Zoning By-law prior to the establishment of any new quarry on land not currently designated as Aggregate Extraction.~~

H1.3.6 To support the final and progressive rehabilitation to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible.

H1.4 PERMITTED USES

H1.4.1 Permitted uses in the Aggregate Extraction designation shall include all forms of aggregate extraction and associated operations such as crushing, screening, washing and storage. Uses that are not related to extraction such as forestry, agriculture and resource management uses may be permitted provided they do not interfere with the use of or potential future use of the land for aggregate extraction. Uses such as concrete batching plants or asphalt plants are permitted subject to approval of an implementing Zoning By-law.

H1.5 GENERAL POLICIES

Aggregate
Resources Act

H1.5.1 The Ministry of Natural Resources licenses mineral aggregate operations under the *Aggregate Resources Act*. The Town shall promote open consultation between the Town, the District Municipality of Muskoka, the Ministry of Natural Resources, the general public and the proposed licensee during the license approvals process.

Residential
Development

H1.5.2 Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere~~Residential development is generally considered as incompatible with mineral aggregate operations. When new residential developments are proposed within 1,000 metres of the property limits of a pit or quarry a technical report shall be required addressing the compatibility of the proposed use. Before approving the new residential development, Council must be satisfied that the proposed use will not impact the operations of the pit or quarry or the ability of the pit or quarry to expand.~~

H1.5.3 Notwithstanding the above, the nature of the resource that is proposed to be extracted, such as dimensional stone that is a non-essential decorative and/or architectural stone, or for another purpose that is not infrastructure-related should be a consideration in determining the appropriateness of the location proposed and whether there is a requirement to demonstrate need.

SECTION H: AGGREGATE EXTRACTION POLICIES

- H1.5.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.
- H1.5.5 Existing mineral aggregate operations shall be permitted to continue without the need for Official Plan, Zoning By-law or Community Planning Permit amendment under the Planning Act. When a license for extraction or operation ceases to exist, Section H1.5.8 of this Plan continues to apply
- H1.5.6 When development is proposed within 300 metres of a pit ~~and or~~ 500 metres from a quarry, the Town shall require a land use compatibility assessment to determine conformity with this section of the Plan.
- H1.5.7 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts
- H1.5.8 In known deposits of mineral aggregate resources shown on Schedule E1 to the Muskoka Official Plan and on adjacent lands, development and activities that would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if the following criteria are met and an assessment addresses the matters included in Section H1.2.3.3.3 of the Muskoka Official Plan to the satisfaction of the Town:
- i) Resource use would not be feasible; or
 - ii) The proposed land use or development serves a greater long-term public interest; and
 - iii) Issues of public health, public safety and environmental impact are addressed
- H1.5.9 The following development is exempted from Section H1.5.8:
- i) Any form of development within Urban Centres and Muskoka Falls Community;
 - ii) The adjustment of a lot line for legal or technical reasons;
 - iii) The separation of existing non-resource uses on the land;
 - iv) The re-zoning of land for the development or expansion of a commercial, industrial or recreational use in the Rural Countryside Area or Waterfront Area designations provided an amendment to this Plan is not required and provided the use does not include the establishment of dwelling units or accommodation units;
 - v) The development of any type of agricultural use;
 - vi) The expansion of a legal non-conforming use, provided such an expansion meets all of the other tests in this Plan; and

SECTION H: AGGREGATE EXTRACTION POLICIES

		<u>vii) Any application for minor variance, regardless of location.</u>
	<u>H1.5.10</u>	<u>Where a proposed mineral aggregate operation is within 500 metres of a watercourse that flows into a waterbody that is part of the District of Muskoka recreational water quality monitoring program, the applicant shall demonstrate how run-off and water used in the operation and processing shall be returned to the environment with a water quality that matches conditions in the watercourse existing prior to the mineral aggregate operation. In a case where this policy applies, proposals shall be supported by an Adaptive Management Plan that identifies baseline conditions, the proposed monitoring program and how impacts will be mitigated.</u>
New Quarry or Class A Pit	H1.5. 3 11	<p>A proposal for a new quarry or Class A Pit or expansions of an existing quarry or Class A Pit on lands that are not designated Aggregate Extraction shall require an Amendment to this Plan and the Zoning By-law. In order to be declared complete, such applications shall be supported by a site plan and such professionally prepared technical studies as required under the <i>Aggregate Resources Act</i>. The required reports may include:</p> <ul style="list-style-type: none"> i) a land use planning report; ii) a natural environmental report; iii) a cultural heritage resource report; iv) a hydrogeological report; v) a haul route study and traffic report; vi) a blast design report; and <u>vii) a noise assessment report; and</u> <u>vii)viii) a vibration analysis and impact report.</u>
New Class B Pit	H1.5. <u>4</u> 12	Where a proposal for a new Class B pit or an expansion of a Class B Pit requires an amendment to the Zoning By-law, such amendment may be approved if the new pit is to be located in the Rural Area Countryside designation. In order to be declared complete, an application shall be supported by a site plan and such professionally prepared technical studies as required under the <i>Aggregate Resources Act</i> . Such reports may include those noted in Section H1.5.3 and may be re-scoped given the reduced size and nature of the proposed operation.
Provincially Significant Wetland	H1.5. <u>5</u> 13	No new aggregate operation, wayside pit and quarries or earth extraction uses shall be permitted within a Provincially Significant Wetland or significant habitat of endangered or threatened species.
Criteria	H1.5. <u>1</u> 46	An application for the approval of an Official Plan Amendment or a Zoning By-law Amendment made in order to permit the licensing of a mineral aggregate operation shall not be approved unless the applicant demonstrates that:

SECTION H: AGGREGATE EXTRACTION POLICIES

- i) the proposed aggregate operation will conform to the policies of this Plan and that from a land use planning perspective, the use is reasonable and appropriate for its context;
- ii) all reasonable and proper mitigative or remedial measures will be taken to protect significant natural environmental features;
- iii) where there is the potential or likelihood of archaeological resources, that the archaeological resources have been identified, assessed for their significance and protected (i.e. preserved or collected);
- iv) the proposed aggregate operation will not adversely affect the water table or ground water regime, including wetlands, ANSIs or nearby wells;
- v) that proposed aggregate will not result in road or traffic impacts that are unacceptable and which cannot be satisfactorily mitigated; **and**
- vi) any noise, odour, dust and vibration that may be generated by the proposed aggregate operation are not expected to result in any loss of normal enjoyment of property by persons residing in close proximity to the operation or along the haul route; and**
- vii) an air quality impact assessment that reviews air quality impacts.**

Rehabilitation	H1.5.157	The progressive rehabilitation of aggregate pits and quarries shall be encouraged and in every event the property owner shall be required to implement the site rehabilitation plans approved by the Ministry of Natural Resources before an alternate use of the property is approved by the Town.
Zoning	H1.5.168	The implementing Zoning By-law shall establish separate zones to differentiate between approved quarry operations only, sand and gravel operations only, or both types of operations. The zone may be further differentiated by the class of license approved or proposed. The implementing Zoning By-law will contain setbacks for extraction operations from adjoining properties designated for residential purposes, municipal right-of-ways and property boundaries.

SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

I1.0 TRANSPORTATION, SERVICING AND UTILITIES

I1.1 INTRODUCTION

I1.1.1 The Town promotes an efficient, cost effective, safe, accessible, interconnected and multifaceted transportation network, as well as municipal water supply and sewage disposal facilities and utilities that are capable of serving the local community and visitors.

I1.2 OBJECTIVES

Infrastructure	I1.2.1	To ensure the provision of needed and required infrastructure.
Facilitate Movement/Minimize Traffic Congestion	I1.2.2	To enable the efficient movement of residents, visitors and goods between neighbourhoods, attractions and destinations in Bracebridge. To facilitate the safe movement of people and goods within the Town and to and from adjacent municipalities.
Integrated Transportation System	I1.2.3	To facilitate an integrated transportation system that safely and efficiently accommodates various modes of transportation including rail, public transit , automobiles, trucks, cycling, walking and other forms of active transportation.
Road Widths	I1.2.4	To ensure that appropriate road widths for all existing and proposed roads are provided in accordance with the <i>Planning Act</i> , which also allow for active transportation where appropriate.
Titles to Roads	I1.2.5	To obtain title to roads that the Town maintains.
Financial	I1.2.6	To ensure that the financial implications of decisions relating to road construction and maintenance are thoroughly considered.
Financial Support the Local Economy	I1.2.7	To leverage transportation investment to catalyze economic growth and promote tourism.
Trail System	I1.2. 87	To develop a safe, accessible, and interconnected trail system in the Town and an integrated urban walkway system in the Urban Centre.
Traffic Hazards and Congestion	I1.2. 98	To ensure that new development does not create traffic hazards or unmanageable levels of congestion.
Restrictive Development	I1.2. 109	To restrict development on non-winter municipally maintained roads, private roads, unopened road allowances and individual rights-of-way unless an agreement on services is registered on title.
Utility Infrastructure	I1.2. 119	To service the Town with the most up-to-date utility infrastructure, including telecommunications, wireless internet and cellular infrastructure where feasible.
Scenic Corridors Protect the Natural Environment	I1.2.124	To enhance the natural environment as a core piece of the community's identity, protecting and promoting access to its natural features and scenic

SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

Green Energy	11.2.1 32	routes. To maintain the forested corridor adjacent to Highways #11 and #118 East and Muskoka Roads #117 and #118 West outside of the Urban Centre as scenic corridors. To promote opportunities for green energy development where compatible and appropriate.
Accessibility	11.2.1 43	To improve accessibility for persons with disabilities.
Services	11.2.1 54	To allocate services in a manner that will implement the policies of this Plan.
Piped Infrastructure	11.2.1 65	To encourage the District to provide sufficient piped infrastructure to accommodate development in the Urban Centre.

I2.0 ROAD NETWORK

I2.1 ROAD CLASSIFICATION SYSTEM

- I2.1.1 All Roads in the Town have been classified as follows:
- i) Provincial Highways;
 - ii) Muskoka Roads;
 - iii) Municipal Roads – Arterial;
 - iv) Municipal Roads – Collector;
 - v) Municipal Roads – Local;
 - vi) Municipal Roads – Seasonal;
 - vii) Municipal Roads – Unassumed;
 - viii) Private Roads (includes condominium roads and private laneway); and
 - ix) Road Allowances

I2.2 PROVINCIAL HIGHWAYS

Encourage Upgrading	I2.2.1	The Town will encourage the continued upgrading of Provincial Highways throughout the Town. Development adjacent to these roads should not reduce the effectiveness of these routes by reducing existing speed limits or creating traffic hazards.
Ministry of Transportation	I2.2.2	Approval of the Ministry of Transportation will be required for any development, entrance, new roadway, site alteration, or signage within the permit control jurisdiction of Highway 11 as a Controlled Access Highway and of Highway #118 as a King's Highway. Ministry of Transportation

SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

permits may be required. Land owners are encouraged to pre-consult with the Ministry of Transportation at an early stage before proceeding with any activity within the permit control jurisdiction of a Provincial Highway.

Highway 11 Entrances	I2.2.3	New entrances to Highway 11 will be prohibited. All existing private entrances to Highway 11 and all existing at-grade intersections with Highway 11 will be removed over time as Highway 11 is converted to a freeway with all access from grade separated interchanges.
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Highway 118 Entrances	I2.2.4	New entrances to Highway 118 must qualify for a Ministry of Transportation entrance permit subject to safety, geometric and operational review by the Ministry of Transportation.
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I2.3 MUSKOKA ROADS

Arterial Roads	I2.3.1	All Muskoka Roads serve a regional role by carrying traffic through and to the Town. All development abutting Muskoka Roads shall be subject to the jurisdiction of the District Municipality of Muskoka.
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Entrance Permit	I2.3.2	Muskoka Roads are controlled access and an entrance permit shall be obtained from the District Municipality of Muskoka in order to gain access to a property from a Muskoka Road.
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Lot Creation	I2.3.3	Subject to the policies of this Plan and the Muskoka Official Plan of the Muskoka District Area , new lots may be permitted on Muskoka Roads provided an entrance permit can be obtained and the lot requirements and criteria of the Muskoka Official Plan of the Muskoka District Area are satisfied.
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I2.4 MUNICIPAL ROADS – ARTERIAL

I2.4.1	Arterial Roads are intermediate roads which carry significant volumes of traffic from local roads to Muskoka Roads and Provincial Highways. Direct access to arterial roads may be limited. Arterial Roads should have a minimum right-of-way width of 30 metres.
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I2.5 MUNICIPAL ROADS – COLLECTOR

I2.5.1	Collector Roads are designed to collect and carry local traffic to Provincial Highways, Muskoka Roads and arterial roads or distribute traffic to the local roads. Collector roads should have a minimum right-of-way width of 26 metres.
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I2.6 MUNICIPAL ROADS – LOCAL

I2.6.1	Local roads carry traffic from the regional road system, collector roads and from the arterial roads to individual properties. Local roads should have a minimum right-of-way width of 20 metres.
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SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

12.7 MUNICIPAL ROADS – SEASONAL

12.7.1 Where development is approved on the basis of seasonal road access, the Town may permit the development only where such lands have frontage on or are adjacent to a lake or large river and the owner enters into an agreement with the Town that acknowledges that municipal services to the lands may not be available to the lands at certain times of the year and that the Town assumes no liability to provide services to the development. Development may be subject to an agreement with the Town.

12.7.2 Roads that are presently being maintained on a seasonal basis will not be maintained year-round unless:

- i) the roads have been constructed to the current minimum Public Road standards of the Municipal Servicing By-law; and
- ii) the benefits, financial and otherwise, of assuming and maintaining the road outweigh the municipal costs.

12.8 MUNICIPAL ROADS – UNASSUMED

Criteria to Assume Roads

12.8.1 It is not the policy of Council to maintain those roads on municipal road allowances that are not presently maintained municipal roads, nor will they necessarily be assumed by the Municipality. The Municipality may assume, open and maintain new municipal roads only when:

- i) the Municipality has clear and free title to the land;
- ii) the roads have been constructed to the current minimum Public Road standards of the Municipal Servicing By-law; and
- iii) the benefits, financial and otherwise, of assuming and maintaining the road outweigh the municipal costs.

Remote Developments

12.8.2 Notwithstanding Section B.19.1, Council may permit remote development such as hunt camps or wilderness tourist establishments that are accessed by means other than a year round municipally owned and maintained road, only where the owner enters into an agreement with the Town that acknowledges that municipal services to the lands may not be available to the lands at certain times of the year and that the Municipality assumes no liability to provide services to the development.

12.9 PRIVATE ROADS

Existing Private Roads

12.9.1 Existing private roads may continue to be used but shall not be extended unless legal access to a public road is confirmed. Extensions to private roads shall be limited to provide access to up to three new lots.

New Private Roads

12.9.2 Council will not permit the creation of new private roads in the Municipality unless those roads are created by Plan of Condominium. The standard of

SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

condominium roads shall be determined based on the use of the site and the adequate access for emergency service vehicles.

Infilling	I2.9.3	New residential development on existing private roads may be permitted where it is considered infilling between existing residential units and can be accessed by a legal right-of-way. As a condition of development on a private road, Council may require that the owner of the land enter into an agreement with the Town that acknowledges that municipal services to the lands may not be available. Development on private roads shall be subject to Site Plan Control.
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Condominium Roads	I2.9.4	Condominium Roads shall be developed to an appropriate standard to accommodate emergency service vehicles and utilities. The Town of Bracebridge may development design guidelines for Condominium Roads.
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I2.10 ROAD ALLOWANCES

I2.10.1 Unopened Road Allowance

Selling of Road Allowances	I2.10.1.1	Unless there is an alternative, the Town will not stop up or sell unmaintained road allowances where there is any possibility that there is a potential future public use for the lands. Road allowances leading to water or leading to an original Shore Road Allowance shall not be sold to abutting property owners unless there are other more usable public access points leading to the water in the immediate area.
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Exchange of Land	I2.10.1.2	Where application is made to close and convey a road allowance, if the road allowance would not contribute to a trail system, regard shall be had for the possibility of conducting an exchange for alternative land that could become part of a trail system.
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Trails	I2.10.1.3	Town road allowances that could become a link in a trail system will not be conveyed out of public ownership.
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I2.10.2 Shore Road Allowance

	I2.10.2.1	The closure and sale of original Shore Road Allowances to the abutting property owner may be considered by the Town where there are no environmental, cultural, or other public interests that may be significantly affected by the sale of these lands.
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I2.11 ROAD DEDICATION

	I2.11.1	As a condition of development approval under the <i>Planning Act</i> , the Town may require dedication of a roadway or road allowance.
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SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

I3.0 GENERAL TRANSPORTATION POLICIES

I3.1 RIGHT-OF-WAY WIDTH

Land Dedication	I3.1.1	Where development is proposed, the Town may require land dedication in order to expand road widths to accommodate anticipated road widening or sight triangles, as set out in this Plan, as a condition of <i>Planning Act</i> approvals.
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I3.2 WEST AND NORTH TRANSPORTATION CORRIDORS

West Transportation Corridor	I3.2.1	Schedules 'C1' and 'C2', Transportation Plan, shows the future alignment for the Bracebridge West Transportation Corridor. The final alignment of the corridor will be established through an approved Class Environmental Assessment. The approved alignment will be deemed to comply with this Plan. While no specific time frame is proposed for the construction of the arterial road, the corridor will be protected from incompatible development and integrated into any development proposals along its route.
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West Transportation Corridor Features	I3.2.2	<p>The Bracebridge West Transportation Corridor should incorporate the following features:</p> <ul style="list-style-type: none"> i) The roadway should be designed and constructed as a two-lane scenic parkway; and ii) The bridge over the Muskoka River should incorporate design features that reflect the heritage values characteristic of Muskoka so that the structure could be an architectural showpiece and scenic destination unto itself. The bridge should also facilitate boat traffic on the Muskoka River.
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North Transportation Corridor	I3.2.3	Schedules 'C1' and 'C2', Transportation Plan, shows a potential future location for the Bracebridge North Transportation Corridor. The final alignment of the corridor will be established through the approval of a Class Environmental Assessment.
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I3.3 TRANSIT

	I3.3.1	It is recognized that transit services improve accessibility in the community. The Town shall review options for transit services and consider options for non-traditional forms of transit that may be economically and socially feasible.
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I3.4 RAILWAYS

	I3.4.1	<u>The Town acknowledges the importance of rail infrastructure and recognizes its critical role in long-term economic growth and the efficient and effective movement of goods and people.</u>
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	I3.4.2	<u>Development in proximity to rail facilities shall be developed in accordance with the Guidelines for New Development in Proximity to Railway</u>
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SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

Operations prepared by the Federation of Canadian Municipalities and the Railway Association of Canada (FCM/RAC Guidelines).

Rail infrastructure is important to the movement of goods and people and new development shall not impact the functionality of existing rail lines.

13.4.3 In order to ensure that proposed land uses are compatible with existing rail lines the following requirements shall be considered:

- i) All proposed residential developments or other sensitive uses located within 300 metres of a railway right-of-way ~~may~~ shall be required to undertake noise studies, to the satisfaction of the Town, and the Authority having jurisdiction in consultation with the appropriate railway operator, and shall undertake to implement appropriate measures to mitigate any adverse effects from noise that were identified that were identified in the report and as may be required by the appropriate railway operator;-
- ii) All proposed residential development located or other sensitive uses within 75 metres of a railway right-of-way ~~may~~ shall be required to undertake vibration studies, to the satisfaction of the Town, and the authority having jurisdiction in consultation with the appropriate railway operator, and shall undertake to implement appropriate measures recommended in those studies to mitigate any adverse effects from vibration that were identified in the report and as may be required by the appropriate railway operator;-
- iii) All proposed building setbacks shall be in accordance with the FCM/RAC Guidelines. As a general guideline, buildings shall be setback 30 metres with an appropriate berm abutting the rail right-of-way. Reduced setbacks can be considered in certain circumstances dependent on the proposed use and in conjunction with additional studies and alternative safety measures, to the satisfaction of the Municipality, in consultation with the appropriate railway operator;-
- iv) All proposed residential development or other sensitive uses located adjacent to railways shall ~~ensure that appropriate safety measures such as increased~~ implement appropriate mitigation measures, including but not limited to safety setbacks, berms, crash barriers and security fencing, and sightline requirements of Transport Canada are provided, to the satisfaction of the Town in consultation with the appropriate railway or Authority in accordance with FCM/RAC Guidelines, as appropriate;-
- v) All proposed residential developments or other sensitive uses located adjacent to railways shall implement the applicable warning clauses provided by the appropriate railway operator;

SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

- iv) ~~All proposed residential developments or sensitive uses located adjacent to railways shall implement, secure and maintain implementation and maintenance of~~ any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title, such as development agreements, warning clauses and/or environmental easements, ~~will be secured~~ through appropriate legal mechanisms to the satisfaction of the Town and the appropriate railway operator; and.
- vii) ~~All proposed residential developments or other sensitive uses located in proximity to rail facilities shall evaluate, prioritize and secure grade separation of railways and major roads, where a grade separate may be required, in co-operation with Transport Canada and the appropriate railway operator. Future rail crossings may be required with the approval of the appropriate railway authority.~~

13.5 RECREATIONAL TRAILS

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| Trail System | 13.5.1 | The Town currently contains a number of trail and corridor systems that support a wide range of recreational activities including snowmobile use and passive recreational uses. The trail systems and the activities that they support are important components of local tourism infrastructure. A conceptual linked trail system is shown on Schedules 'C2'-'C3' and 'C4' . Where the trail system crosses private property, the location and uses of the trail is subject to the land owner's permission. |
| Natural Features | 13.5.2 | Trails shall be developed in a manner that provides access to the natural environmental features of the Town without significantly adversely impacting those features. Vehicular trails through significant habitat areas or areas of significant environmental sensitivity will not be permitted, unless it can be demonstrated by the proponent via the Environmental Impact Statement process that the impact would be minimal. |
| Opportunities and Linkages | 13.5.3 | Wherever possible, inter jurisdictional, recreational trail opportunities shall be facilitated and linkages provided between existing trails and local tourist attractions, points of interest, areas of scenic or environmental significance and other community trail networks. |
| River Routes and Portages | 13.5.4 | <u>Existing and new R</u> iver routes and portages should shall be protected to enhance recreational opportunities and linkages to the existing and future trail network should be supported. |
| Agricultural or Resources | 13.5.5 | Trails will have regard for the protection of any surrounding agricultural or resource based operations, and will not interfere with such operations. |

13.6 ACTIVE TRANSPORTATION

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| New Development | 13.6.1 | While it is not anticipated that the public dependency and the importance of the automobile will change over the life span of this Plan, there will be opportunities brought about by an aging population and residential |
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SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

		intensification to support active transportation modes as well as transit supportive neighbourhoods. New development should provide for a network of interconnected sidewalks <u>active transportation infrastructure</u> that are <u>is</u> constructed to municipal standards.
Interconnected System	I3.6.2	The Town will encourage the development of an interconnected trail system and may require land dedication for trail purposes as a condition of <i>Planning Act</i> approvals. Schedules C3 and C4 identifies existing trails and future trail connections, however additional trail locations may be identified through review of Planning Act approvals. Trails will be designed and developed in accordance with the Bracebridge Recreation, Parks, and Trails Master Plan.
Street Design	I3.6.3	Schedules C3 and C4 identifies existing and future cycling routes. Land dedication, including road widenings, may be required as a condition of Planning Act approvals to facilitate the development of cycling routes. Cycling routes will be designed and developed in accordance with the Bracebridge Transportation Master Plan. Street design should facilitate cycling and pedestrian movements and crossings should incorporate best management practices to achieve traffic speeds and promote public safety and safe crossings.
<u>Pedestrian Walksheds</u>	<u>I3.6.4</u>	<u>Street networks should be designed to maximize pedestrian convenience. Where a full street grid is not desired or feasible, the pedestrian network should be designed to include a system of pedestrian walkways that provide a connected grid.</u>
	I3.7	GENERAL
Pedestrian Facilities	I3.7.1	The reconstruction of existing roads and the construction of new roads shall include safe, convenient and attractive active transportation facilities such as sidewalks, corner ramps and pedestrian signals. On some low volume roads, active transportation facilities may not be needed.
Accessible Access	I3.7.2	An accessible pedestrian access system consisting of connected sidewalks, trails and designated walkways on roads shall be developed throughout the Urban Centre.
Truck Traffic	I3.7.3	Heavy truck traffic may be restricted to designate truck routes to minimize the negative impact that this traffic will have on residential areas and other sensitive land uses.
Community Health	I3.7.4	Land use designations shall consider impacts on community health especially for vulnerable populations (i.e. children and seniors) when located adjacent to high traffic, trucking and highway corridors.
Community Facilities	I3.7.5	New schools and community facilities shall be located in close proximity to residential neighbourhoods and should be accessible through various modes of active transportation to allow for easy pedestrian access for members of the community.

SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

<u>Lot Dimensions</u>	13.7.6	<u>Narrower frontages are encouraged to provide more variety and increase the attractiveness of walking as well as help to locate more people and services close to one another.</u>
<u>Parking Requirements</u>	13.7.7	<u>A reduction or elimination of minimum parking requirements for new commercial, industrial, and institutional developments may be considered through the review of individual applications for development to allow for market-driven decisions on the supply of offstreet parking as requiring too much parking leads to inefficient land use patterns and undermines the multi-modal objectives of the Town's Transportation Master Plan.</u>
<u>Mixed Use</u>	13.7.8	<u>Encouraging complete communities with neighbourhood-level retail, schools, community facilities and other amenities mixed with residential uses to facilitate active transportation and fewer motor vehicle trips.</u>

14.0 WATER AND WASTEWATER SERVICING POLICIES

14.1 GENERAL POLICIES

Full Municipal Services	14.1.1	All development in the Urban Centre shall proceed on the basis of full municipal water and sewer services within the area designated for municipal sewer and water services on Schedule 'D'. This Schedule also identifies the general phasing for those services within the Urban Centre.
Existing Service Area	14.1.2	The Existing Service Area shown on Schedule 'D' represents all lands in the Built Up Area, as well as approved developments in the Future Development Area. Development within the Existing Service area shall generally occur before extending municipal water and sewer services into the Future Service Area.
Future Service Area	14.1.3	<p>Where development is proposed in the Future Service Area, as identified on Schedule 'D', which requires the extension of municipal water and sewer services, Council may permit the development to proceed without an amendment to this Plan, provided:</p> <ul style="list-style-type: none"> i) The development remedies a health hazard or an environmental concern; or ii) The Town and District are satisfied that the proposed development meets the following criteria: <ul style="list-style-type: none"> a) there is adequate municipal water and sewer capacity available; b) the development is adjacent to the Existing Service Area; c) the development is in a compact urban form and is comprised of a mix of densities; and d) the development makes efficient use of municipal water and sewer services.

SECTION I: TRANSPORTATION, SERVICING AND UTILITIES POLICIES

Servicing Capacity	14.1.4	The Town, in conjunction with the District Municipality of Muskoka, will ensure that servicing capacity is allocated in a manner that will achieve the policy objectives in this Plan.
Private Services in Urban Centre	14.1.5	Where full municipal water and sewer services are not yet available within the Existing Service Area or Future Service Area, development may be exempt from connection to municipal water and sewer services, where: <ul style="list-style-type: none"> i) such services are currently not available and no present or immediately foreseeable water or sanitary problem would be further compounded and the development represents limited infilling in an established built area or the development or redevelopment of an existing lot of record. Where such development is permitted, private individual water supply and sewage disposal services shall be provided to the satisfaction of the authority having jurisdiction and the uses shall be restricted to low effluent producing; ii) a specific capital funding reserve has been approved to provide for the installation of municipal service on the lands or area, but the works are not scheduled for construction; or iii) Schedule 'D' provides for an exemption.
Water Only Services	14.1.6	The creation of a new lot presently serviced with municipal water only may be permitted where: <ul style="list-style-type: none"> i) The lots front on an existing year round maintained municipal road; ii) The lot has a frontage at least double the requirement for fully serviced lots in the Zoning By-law, a minimum lot area of 0.4 hectares, can accommodate a private individual sewage disposal system and is configured in such a way that the lot may be divided in the future when full services become available; iii) Development on the lot occurs on one side of the property, to ensure that future division of the property is possible; iv) An agreement is entered into between the owner and the Town or the District Municipality of Muskoka where the owner agrees to support any local improvements for the extension of municipal piped services and to connect to such services when they become available; v) Future development of the balance of the property on full services is not jeopardized; and vi) The creation of the lot would be considered minor infilling in an established built up area.

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	I4.1.7	No amendment to this Plan is required if the District Municipality of Muskoka extends sewer services to any area serviced by municipal water.
Single Service to Full Services	J4.1.8	It is the intent of this Plan that eventually all single service areas will become fully serviced unless otherwise specified.
Allocation Strategy	I4.1.9	Water and sewage capacity allocation strategies will be prepared, monitored and maintained by the Town and the District Municipality of Muskoka, for the Urban Centre in order to monitor the approved and proposed developments in terms of allocations of existing water and sanitary sewage plant capacities.
Holding By-law	I4.1.10	Where rezoning would permit uses that require a significant allocation of sewer and water capacity, a holding by-law may be used in order to facilitate phasing of a development and to defer final allocation until construction is to proceed. The Municipality will remove the holding provision upon confirmation of servicing capacity and appropriate agreements have been entered into.
Fire Protection	I4.1.11	In the Urban Centre, adequate water supply for fire protection shall be provided to the satisfaction of the Town. Such water supply may be over and above that which is generally provided by the District Municipality of Muskoka water supply systems, and may require site-specific measures at the expense of the proponent.
Services Outside the Urban Centre	I4.1.12	Extension of municipal water and sewer services outside of the Urban Centre boundaries identified on Schedule 'D' will not be permitted except where such works are undertaken in the public interest to remedy a health hazard or an environmental concern, in which case an amendment to this Plan is not required.
Extension of Service to Abutting Properties	I4.1.13	The extension of services outside of the Urban Centre boundaries for reasons identified above, shall not confer, or be deemed to confer, development rights for abutting properties and further extensions from such services to surrounding properties shall not be permitted, except as permitted herein.
Provision of Private Water Services	I4.1.14	An adequate quality and quantity of potable water shall be available for development proposed on private services. Where ground water is the potable water sources then substantial development or development in areas of suspect water quality shall only occur after a hydrogeological study that satisfies all applicable guidelines and is satisfactory to the authority having jurisdiction is completed. Such study may also determine ultimate development density and minimum lot size.
Suitable Area	I4.1.15	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. Class V (Holding Tanks) shall not be permitted except:

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- i) To remedy a problem or situation on an existing developed lot that would be unsuitable for any other system; or
- ii) As a temporary measure provided municipal services will be available within twelve months.

Low Effluent Producers	I4.1.16	Development on private services shall be limited to low effluent producing uses which do not generate large quantities of liquid effluent or create discharge which would be an environmental hazard to ground water.
High Water or Sewage Users	I4.1.17	Implementing zoning by-laws will not permit "as of right" high water users or sewage generators on private services.
Conservation	I4.1.18	Conservation measures that result in more efficient use of water and sewage facilities will be promoted and encouraged. New development will be required to incorporate low flow water facilities and the recycling of grey water will be encouraged.
Zoning By-law	I4.1.19	Implementing zoning by-laws may prohibit the development of land unless municipal water and sanitary sewer services as required for the development and detailed herein are available.

I4.2 TAYLOR COURT BUSINESS PARK SINGLE SERVICE AREA

Extension of Services	I4.2.1	The extension of sewer services across Highway 11 is not anticipated in the foreseeable future.
Permitted Uses	I4.2.2	Permitted uses shall be limited to low effluent, low water users.

I4.3 SANTA'S VILLAGE ROAD AND STEPHEN'S BAY ROAD SINGLE SERVICE AREA

Extension of Services	I4.3.1	The extension of sewer services to these areas <u>that are not currently services with sewer services</u> is not anticipated in the foreseeable future. Only lots currently serviced with a single service will be provided service. The extension of this single service will generally not be permitted.
Lot Creation	I4.3.2	New lot creation shall conform to the applicable rural or waterfront standards of the Town and the District Municipality of Muskoka to maintain the character of the area.

I5.0 STORMWATER MANAGEMENT

I5.1 GENERAL POLICIES

Requirement	I5.1.1	All substantial commercial, industrial, institutional and residential development shall be supported by a Stormwater Management (SWM) report. The content and depth of the SWM report shall be determined based on the development parameters of the proposal.
SWM Report	I5.1.2	The SWM Report shall be prepared by a qualified professional to the satisfaction of the Town, and be prepared in accordance with The Ministry

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of Environment's *Stormwater Management Practices Planning and Design Manual (Ministry of Environment 2003)* or as amended, or its successor, and shall:

- i) provide recommendations on a stormwater quantity system which ensures that post-development run-off rates will not be greater than the pre-development run-off rates for storms up to and including the 1:100 year flood and the regional storm flood (a storm centered event based on the Hurricane Hazel storm of 1954);
- ii) document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;
- iii) provide recommendations on how to maintain pre-development water quality and improve run-off where appropriate;
- iv) document the means by which stormwater volume control will be provided; and
- v) determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of development.

Zoning	15.1.3	All stormwater management facilities in a Plan of Subdivision shall be placed in an appropriate Open Space or Environmental Protection Zone in the Implementing Zoning By-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. Stormwater facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the Town may be required as a condition of approval, to provide for their continued maintenance.
Alterations and Naturalization	15.1.4	Alterations to natural streams, watercourses and wetland areas shall be avoided. Stormwater management facilities are encouraged generally required to be naturalized using native species and are encouraged to use on-site stormwater management techniques such as swales and soak away pits to maximize infiltration and reduce off-site runoff.
Environmental	15.1.5	Storm water management facilities shall protect natural environmental features to the greatest extent possible, shall blend with the surrounding environment and shall be developed on the basis of best management practices.

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I6.0 UTILITY CORRIDORS AND FACILITIES

I6.1 GENERAL POLICIES

Integrity and Safety	I6.1.1	Utilities infrastructure is important to the lifestyle, economy and social well being of the community. New development shall not affect the integrity or safety of utilities.
Setbacks	I6.1.2	The Zoning By-law shall establish appropriate setbacks for development from high pressure pipelines and major electricity transmission lines.

I7.0 TELECOMMUNICATIONS FACILITIES

I7.1 GENERAL POLICIES

New Infrastructure	I7.1.1	Residents and visitors to Bracebridge are increasingly dependent on telecommunications to enhance their daily lives from both a business and personal perspective. Emergency response services such as 911, police, fire and ambulance services also rely on telecommunication to reduce response times and ultimately keep the Town residents safe. In order to allow better service and increased market competition, new telecommunications infrastructure will be required to be developed.
Public Consultation	I7.1.2	While the authority to regulate telecommunication facilities lies with the Federal Government, the Town shall encourage public consultation prior to the establishment of new telecommunication facilities.
Criteria to Encourage	I7.1.3	For telecommunications facilities, the Town shall encourage: <ul style="list-style-type: none"> i) Facilities to be located away from visually prominent areas such as the waterfront or cultural heritage landscapes; ii) Service providers to co-locate infrastructure to reduce the number of structures across the landscape; iii) Service providers to explore opportunities to use existing structures to reduce the need to construct new structures; and iv) Service providers to camouflage infrastructure elements within existing architecture.

I8.0 ENERGY EFFICIENCY

I8.1 GENERAL POLICIES

Design Practices	I8.1.1	The Town encourages the use of energy efficient building and landscaping design practices in all development as a means of promoting sustainable development.
Energy Efficient Designs and Practices	I8.1.2	The Town may establish and/or participate in programs to conserve energy and improve energy efficiency across the entire Municipality,

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where appropriate. The Town encourages energy efficient building and landscape design practices including:

- i) Compact urban form in the Urban Centre;
- ii) Mixed use development in appropriate locations and live-work relationships to reduce automobile use;
- iii) Lot and building design that maximizes direct access to sunlight during the winter;
- iv) The use of vegetation that will reduce the energy consumption of buildings;
- v) Use of energy efficient building design and fixtures;
- vi) Facilities and infrastructure for cycling and walking; and
- vii) The retrofitting of existing structures including residential dwellings to encourage energy efficiency, with particular attention given to the retention and retrofitting of heritage structures and their heritage attributes.

19.0 GREEN ENERGY PRODUCTION

19.1 GENERAL POLICIES

Alternative
Energy Systems

19.1.1 The Town will encourage the development and utilization of alternative energy systems, including wind, solar and renewable energy systems. ~~The use of private power generators, such as small scale wind turbines, solar panels and other similar sources are regulated under the Green Energy Act and Green Economy Act.~~ When providing comments on alternative energy projects, the Town shall consider the following specific policies as well as the general policies of this Plan:

- i) Large scale power generation operations that develop and sell electricity for commercial purposes including solar and wind farms shall be considered an industrial use in accordance with the provisions of this Plan.
- ii) Large-scale commercial operations, involving wind turbines or solar panels generating electricity for sale to the electrical grid should be sited and regulated so that most of the safety and the noise effects, ~~as regulated by the Ministry of the Environment,~~ are contained on the subject property and the adverse visual impacts at ground level are negligible.

Generating
Systems

19.1.2 Green energy generating systems shall be directed to not locate on, or adjacent to, environmentally sensitive lands such as natural environmental features as identified on ~~Appendix 'A' Schedules 'F1' and 'F2'~~ to this Plan.

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Supporting
Studies

19.1.3

Prior to providing comments on Green Energy proposals, the Town may require the proponent to submit any or all of the following studies and materials:

- i) A noise study to identify the setbacks or other mitigation measures, if any, ~~required to meet the applicable Ministry of the Environment standards;~~
- ii) A visual impact study analyzing the impact on the landscape as viewed from arterial roads and area residences and the mitigation measures required, if any;
- iii) A study on impacts on storm water management and potential impacts of ground and surface waters;
- iv) A study analyzing the potential amount of adverse shadow or light reflection effects on sensitive uses adjacent to the subject property and the related mitigation measures, if any;
- v) A study of any impacts on natural environmental features and functions such as bird migration and feeding activities; and
- vi) A study outlining the potential impact on agriculture and required mitigation measures.

Rehabilitation of
Site

19.1.4

If Green Energy facilities are decommissioned, the site shall be appropriately rehabilitated for a use permitted by the applicable policies of this Plan.

SECTION J: IMPLEMENTATION POLICIES

J1.0 IMPLEMENTATION POLICIES

J1.1 INTRODUCTION

J1.1.1 This Section identifies key means to be used to implement the provisions of this Plan. In this respect, it should not be considered to be all encompassing nor limiting as to municipal authority. These policies should be read in conjunction with the policies contained in other parts of this Plan.

J2.0 ZONING BY-LAW

Implementation	J2.1	The primary tool for implementation of this Plan shall be through a Comprehensive Zoning By-law.
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Limited Use Zoning	J2.2	It is not intended that all areas designated in this Plan will necessarily be zoned for all uses permitted within that designation in an implementing by-law. Certain areas may be zoned in a limited use category, due to factors such as, but not limited to, type of development, availability of services, and access.
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J3.0 HOLDING BY-LAW

Introduction	J3.1	In accordance with the <i>Planning Act</i> , Council may pass a By-law incorporating the use of the Holding (H) symbol in conjunction with any zone of a Zoning By-law. Where such Holding (H) symbols are indicated, no new use may be provided, or building or structure erected on the site unless an application for amendment is made to remove the (H) symbol and such application is approved.
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Use of Holding By-law	J3.2	It is intended that the Holding (H) symbol be used where the ultimate or desired use for specific lands is known, but it is appropriate to delay their actual development until such time as certain objectives are met.
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Objectives	J3.3	<p>Council's objectives in using Holding (H) symbol provisions in relation to any individual property or area include one or more of the following:</p> <ul style="list-style-type: none"> i) To ensure that adequate provision is made for urban (water and sewer) services, stormwater management, utilities, road infrastructure and access; ii) To facilitate good site plan design; iii) To ensure proper phasing of development; iv) To reduce processing times of development applications in areas where land assembly is a requirement of development; and v) To ensure that agreements respecting the proposed land use or development are entered into.
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Removal	J3.4	Applications to remove the Holding (H) symbol will be considered in accordance with the provisions of the <i>Planning Act</i> , and shall address relevant objectives set out in Section J3.3, to demonstrate, to the Town's satisfaction, that the proposed development is not premature.
	J4.0	TEMPORARY USE BY-LAW
Introduction	J4.1	The Town may pass Temporary Use Zoning By-laws that may not conform to a specific policy within this Plan. While the long term intention would be that such uses cease to exist, it is deemed appropriate to allow limited temporary uses other than those which conform to this Plan on a time-limited basis, until such time as redevelopment is proposed which does conform to this Plan; and to provide development standards and guidelines to regulate any such temporary uses.
Timeframe	J4.2	The temporary use may be authorized for a period of up to three years, as provided in the <i>Planning Act</i> . Subsequent by-laws granting extensions of up to three years may be passed. However, once the by-law has lapsed, the use must cease or will be viewed as in contravention of the Zoning By-law..
Nature of Temporary Use	J4.3	In the consideration of such applications, Council shall satisfy itself that the use will be of a temporary nature only, and will not have a negative effect on the surrounding area with regard to such matters as type of use, parking, traffic, ingress and egress.
Implementing Zoning By-Law	J4.4	<p>The following criteria will guide consideration of any temporary rezoning:</p> <ul style="list-style-type: none"> i) The proposed use is of a temporary nature and shall be capable of reverting back to the original use without creating undue hardship on the owner; ii) The use and the proposed performance standards shall be compatible with adjacent land uses and the character of the neighbourhood; iii) The use does not interfere with the desirable development of the adjacent area and is compatible with the surrounding area; iv) The use does not constitute a danger to surrounding uses, the environment and persons because of the hazardous nature or traffic generated; v) The long term intent and purpose of this Plan is maintained; vi) The use does not require the expansion of municipal services; and vii) The owner has entered into an agreement with the Town, and or/posted securities, if necessary to ensure that structures associated with a temporary use can be removed upon expiry of the By-law.

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J5.0 CONDITIONAL ZONING

Ontario Regulation	J5.1	Recent amendments to Section 34 of the <i>Planning Act</i> provide municipalities with the authority to implement Conditional Zoning. However, at the time this Plan was prepared, the necessary Ontario Regulation had not been brought into effect by the Province.
Use of Conditional Zoning	J5.2	Subsequent to the enactment of the applicable Regulation, this policy shall enable Council to implement Conditional Zoning.

J6.0 SITE PLAN CONTROL

Area of Site Plan Control	J6.1	In accordance with the provisions of the <i>Planning Act</i> , all areas within the corporate limits of the Town of Bracebridge are a Site Plan Control Area.
Provisions of Site Plan Control	J6.2	<p>Site Plan Control and agreements shall be utilized by the Town to ensure:</p> <ul style="list-style-type: none"> i) Safe, orderly and functional development; ii) Safety and efficiency of vehicular and pedestrian access; iii) Land use compatibility between new and existing development; iv) The provision of functional and attractive on site amenities and facilities such as landscaping, fencing and lighting to enhance the urban design policies of this Plan; v) The provision, appropriate placement, and construction elements of required services such as driveways, parking, loading facilities and garbage storage and collection; vi) The preservation and enhancement of shoreline vegetation; vii) The provision of easements or grading and site alterations necessary to provide for public utilities and site drainage; viii) The proposed development is built and maintained as approved; and ix) Appropriate dark sky lighting is implemented.
Input from District	J6.3	The Town shall not approve a site plan agreement until the District Municipality of Muskoka, has been advised by the Town and afforded a reasonable opportunity to require the owner of the land to meet the District Municipality of Muskoka requirements where the District Municipality of Muskoka interests would be affected pursuant to the provisions of the <i>Planning Act</i> with respect to sanitary sewer or water services, solid waste disposal or for Muskoka Roads.

SECTION J: IMPLEMENTATION POLICIES

J7.0 COMMUNITY IMPROVEMENT POLICIES

Definition	J7.1	Community Improvement encompasses those activities, both public and private, which maintain, rehabilitate and redevelop the existing physical environment to accommodate the social and economic priorities of the Town of Bracebridge, within the context of the <i>Planning Act</i> .
Designation of Community Improvement Areas	J7.2	<p>The Town may, by by-law, designate areas of the municipality as Community Improvement Project Areas based on the following criteria:</p> <ul style="list-style-type: none"> i) The area contains incompatible land uses that may negatively impact the functional or economic role of the area; ii) The area has been identified as being deficient in terms of the level of municipal services (either soft or hard), because it no longer meets current development standards, is characterized as inefficient from a service delivery perspective or for a desired use, has inappropriate uses in a particular area, or exhibits signs of aging; iii) The area has been identified as being deficient in terms of neighbourhood and/or community parkland, recreational or community facilities (i.e. Athletic fields community centres, arenas, libraries, senior citizen facilities, etc.), community trails/linkages, and opportunities for affordable housing; iv) The area or a portion thereof lies within a flood susceptible area as identified by approved flood line mapping, or has natural drainage characteristics that require such measures as flood proofing or storm water management to alleviate storm related flooding situations; v) The area contains man-made hazards such as level railway crossings, poor intersection design, and problems with traffic circulation that should be eliminated in order to ensure a greater degree of public safety; vi) The area has been identified as one where the buildings are approaching the end of their functional life and should either be rehabilitated, restored, or otherwise improved for sequential uses in keeping with the nature of the area or demolished so as to allow for redevelopment of the site for a use more compatible with adjacent land uses; vii) The area contains vacant and underutilized lands and buildings or structures which could be rehabilitated, developed or redeveloped in a manner which reinforces the functional role of the area, provides opportunities of energy conservation and, at the same time, provides for the enhancement of the municipal tax base;

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- viii) The area has commercial uses that require upgrading, streetscape improvements, building/facade/signage improvements, improvements to energy efficiency, and/or improved off-street parking and loading facilities to aid the area's economic viability; and
- ix) The area exhibits other symptoms of physical, functional, environmental, and/or economic decline that do not contribute to the image, identity or brand of the community that it wishes to convey to residents or visitors.

J7.3 The Town shall undertake the preparation of a Community Improvement Plan for designated Community Improvement Project Areas. The Town shall have regard for the following matters in the preparation and adoption of a Community Improvement Plan namely:

- i) The basis for selection of the Community Improvement Project Areas;
- ii) The boundary of the area and the land use designations and intent of the Official Plan;
- iii) The nature of existing land uses, the physical condition of the buildings and structures and the socio-economic fabric of the community;
- iv) The existing level of services and the nature of improvements proposed to the municipal infrastructure, that is roads, water supply, sanitary and storm sewers, public utilities and other community and recreational facilities;
- v) The identification of properties proposed for acquisition and/or rehabilitation;
- vi) The estimated costs, means of financing and the staging and administration of the project;
- vii) The provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
- viii) The phasing of improvements and the means of implementation;
- ix) The provision for citizen involvement during the preparation of a Community Improvement Plan; and
- x) The potential for stimulating private sector investment and an improved municipal assessment base.

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Phasing of Improvements	J7.4	The Town shall have regard for the phasing of improvements in order to permit a logical sequence of events to occur without creating unnecessary hardship for area residents and/or businesses. Priority shall be given to those improvements relating to municipal services, public roads, street lighting, storm drainage, sidewalks and community and recreational facilities. The Town shall determine the phasing of specific community improvement projects.
Notification of Improvements	J7.5	In order to ensure the proper coordination and development of public works, notification of proposed improvements shall be provided to the appropriate public agencies and any required approvals secured prior to affected works proceeding.
Implementation	J7.6	<p>The Town may implement Community Improvement Policies in the following manner:</p> <ul style="list-style-type: none"> i) Identify specific Community Improvement Project Areas and prepare Community Improvement Plans; ii) Make grants or loans to owners and tenants of land and buildings within the Community Improvement Project Area to pay for the whole or any part of eligible Community Improvement costs; iii) Participate in programs with senior levels of government; iv) Acquire land to implement adopted Community Improvement Plans; v) Encourage the orderly development of lands as a logical and progressive extension of development which provides for infilling of underutilized lands; vi) Encourage the private sector to utilize available government programs and subsidies; vii) Encourage the rehabilitation of existing buildings and structures which may adapt to an alternative, sequential use, compatible with the surrounding community and the intent of the Official Plan; viii) Review and possibly enact specific provisions in the comprehensive zoning by-law which provide for a range of appropriate uses according to permitted standards, and encourages an efficient and integrated compatible land use pattern; ix) Review and where appropriate, apply the Ontario Heritage Act to recognize, designate and protect heritage buildings and districts; x) Enforce the municipality' s Property Standards By-law;

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- xi) Cooperate with and support constructive activities and programs undertaken by special interest groups within the designated Community Improvement Project Area; and
- xii) Cooperate with and support activities and programs undertaken by local service organizations, particularly those which provide for improvements to recreational and community facilities where identified deficiencies exist.

District of Muskoka	J7.7	In addition to preparing and implementing its own Community Improvement Plans, the Town may, where appropriate, participate in grant and loan programs offered by the District Municipality of Muskoka. The Town will also encourage participation by the District in grant and loan programs offered through locally adopted Community Improvement Plans.
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<u>J7.8</u>	<u>The Town may consider the preparation of an Affordable and Rental Housing Community Improvement Plan, the intent of which would be to:</u>
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- i) increase the supply of purpose-built rental housing;
- ii) increase the supply of smaller unit sizes;
- iii) support the development of additional dwelling units;
- iv) support the development of mixed-use developments; and
- v) support emergency and transitional housing services.

J8.0 NON-CONFORMING USES

Definition	J8.1	Any land use existing at the date of approval of the Zoning By-law that does not conform with the permitted uses in the land use designations shown on the Schedules to this Plan, is intended to cease to exist in the long term. In special instances, however, it may be desirable to permit the extension or enlargement of the non-conforming use through the granting of a Minor Variance or by placing the use in an appropriate zone in the Zoning By-law.
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Criteria to Allow Extensions	J8.2	If a property occupied by a non-conforming use cannot be acquired or the building(s) relocated, the Committee of Adjustment may, without an amendment to this Plan, allow extensions to a non-conforming use, subject to the provisions of the <i>Planning Act</i> .
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Zoning	J8.3	Certain uses of land which exist at the date of the passage of the Zoning By-law and that do not conform with the permitted uses of this Plan may be zoned specifically in accordance with their present use and performance standards, provided: <ul style="list-style-type: none"> i) The Zoning By-law will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent conforming uses;
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- ii) The uses do not significantly impact with the desirable development of adjacent areas; and
- iii) The uses do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic generation.

J9.0 NON-COMPLYING BUILDINGS, STRUCTURES OR LOTS

Definition	J9.1	A non-complying building, structure or lot is where the building, structure or lot does not comply with the site regulations and performance standards of the Implementing Zoning By-law.
Criteria to Enlarge, Repair or Renovate	J9.2	<p>A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:</p> <ul style="list-style-type: none"> i) does not further increase the extent of non-compliance unless otherwise granted by a zoning amendment or a minor variance; ii) complies with all other applicable provisions of this Plan and the Implementing Zoning By-law; iii) does not substantially increase the amount of floor area in a required yard or setback area; and, iv) will not pose a threat to public health or safety.
Implementation	J9.3	The Implementing Zoning By-law shall contain specific provisions regarding the enlargement, repair or renovation of non-complying structures. Performance standards for the enlargement, repair or renovation of non-complying structures shall be contained within the By-law and may contain standards respecting maximum width of the addition, maximum size of the dwelling or structure, maximum height, and other relevant standards.
Non-Complying Lot	J9.4	A non-complying lot in existence prior to the effective date of the Implementing Zoning By-law that does not meet the lot area and/or lot frontage requirements contained within the Implementing Zoning By-law, may be used and buildings thereon may be erected, enlarged, repaired or renovated provided the use conforms with the applicable policies of this Plan and the Implementing Zoning By-law, and the buildings or structures comply with all of the other provisions of the Implementing Zoning By-law.

J10.0 PARKLAND DEDICATION

Establishment of Provisions	J10.1	The Town shall establish provisions for the dedication and use of lands for park or other public recreational purposes, where an increase in demand for land or services occurs, pursuant to the <i>Planning Act</i> .
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Land Dedication or Cash-In-Lieu of Parkland	J10.2	<p>In considering development or redevelopment of land, or lot creation by registered Plan of Subdivision, Condominium or Consent application, the Town may require the applicant to dedicate <u>the following:</u></p> <p>i) <u>2% of the area of the lot where development/redevelopment is;</u></p> <p>ii) <u>5% of the area to the land where development/redevelopment is for residential purposes;</u></p> <p>iii) <u>For mixed uses development, parkland dedication should be calculated based on the proportionate ratios above for each use and added together to determine the sum of total parkland required; and</u></p> <p>iv) <u>The Town will determine if the dedication may take the form of viable parkland as set out above or as cash payment under the provisions of the <i>Planning Act</i>.</u></p> <p>up to 5% of the gross area to the provision of public open space in residential developments and up to 2% for commercial or industrial developments. This dedication may take the form of viable parkland or as cash payment under the provisions of the <i>Planning Act</i>.</p>
Alternative Requirement to Dedication	J10.3	As an alternative to the basic provisions for parkland dedication noted above, conveyance may be requested at a rate of up to one hectare for each <u>6300</u> dwelling units proposed.
<u>Criteria and</u> Hazard Lands	J10.4	<p><u>In determining the appropriateness of lands to be taken for parkland the Town shall consider the following criteria:</u>Lands that are rocky, low lying, marshy, unstable, hazardous, prone to flooding, contain steep slopes, hazardous or contain a natural peril may be set aside as permanent open space and shall not constitute part of the dedication for public open space use.</p> <p>i) <u>The land should be generally flat, well-drained developable land of a suitable shape with no constraints to active park use; and</u></p> <p>ii) <u>Hazard lands and sensitive natural features will not be accepted as part of the minimum mandatory parkland dedication.</u></p>
Multi-Use Trails	10.5	In order to enhance the potential for a network of linked multi-use recreational trails throughout the Town, all development applications will be reviewed and evaluated on the extent to which the creation, expansion and preservation of such a network can be accomplished as part of that development application.
Recreational Trails	J10.6	Where deemed appropriate by the Town, the parkland dedication may be used to acquire or develop land for a linked recreational trail system.

SECTION J: IMPLEMENTATION POLICIES

J11.0 PROPERTY STANDARDS

Minimum
Standards

J11.1 In order to assist in improving the structural integrity and aesthetic appeal of buildings, structures and the environment in the Town, Council may pass by-laws to establish, update and implement detailed property standards by-laws.

All Property

J11.2 All property within the Town shall be subject to any property standards by-law.

J12.0 PUBLIC CONSULTATION

J12.1 ~~Council will encourage public input and participation in decisions on planning matters and major public works. It is a policy of this Plan that public participation be an integral component of many land use planning processes where the Town of Bracebridge is the approval authority. Where public consultation is required under the Planning Act, the Town shall be satisfied that:~~

- ~~i) Adequate public notice in accordance with the Planning Act has been given;~~
- ~~ii) Enough information to enable reasonable understanding of the nature of the proposal and its impacts is available prior to any public meeting including at minimum the preliminary results of any peer reviews of supporting documentation;~~
- ~~iii) All public and agency comments have been assessed and analysed by staff; and,~~
- ~~iv) Their decision will appropriately balance the overall public interest against the private interest expressed in the application~~

~~J12.2 Proponents shall be encouraged to pre-consult with neighbouring landowners to obtain their views before a formal application is submitted.~~

~~J12.3 The Town shall consult with Indigenous communities on applications that will affect indigenous treaty rights and indigenous interests.~~

~~J12.4 As part of a complete application, a strategy for consulting with the public related to applications for an amendment to this Plan or an amendment to the Zoning By-law is required, where deemed appropriate by the Town.~~

~~J12.5 In accordance with Section J12.4 the Town requires that generally two (2) additional public consultation methods be used as part of an applicant-developed public consultation strategy, depending on the scale and type of the proposal. District of Muskoka strategy requirements must be included in the submission to the Town where required by the District of Muskoka Official Plan.~~

SECTION J: IMPLEMENTATION POLICIES

J12.6 A public consultation strategy required by Section J12.5 is to be provided to the satisfaction of the Town and include at minimum a summary of the following elements:

- i) The scope and objectives of consultation;
- ii) The methodology to be used;
- iii) How public comments will be considered;
- iv) An outline of how the results will be reviewed and documented;
and
- v) A communication plan (if required).

J12.7 The results of the public consultation strategy referenced in Sections J12.5 and J12.6 will be provided to the Town in advance of staff making a recommendation on the application(s).

J12.8 The Town may develop more detailed public consultation strategy guidelines to implement to policies in this Plan.

J13.0 INDIGENOUS ENGAGEMENT

J13.1 The Town of Bracebridge will work to ensure Indigenous consultation occurs as appropriate and as required for applications and decisions made under the Planning Act.

J13.2 The Town must ensure that all of the following policies are implemented as part of the land use planning process so that the Wahta Mohawk (Mohawks of Gibson), Moose Deer Point First Nation, Beausoleil First Nation (Christian Island), Chippewas of Mnjikaning (Rama) First Nation, Georgina Island First Nation, Wasauksing First Nation, Huron-Wendat First Nation, Metis Nation of Ontario, Georgian Bay Metis and Moon River Metis: are notified, engaged and/or consulted on:

- i) Any comprehensive update to this Plan undertaken as per the Planning Act or any new official plan document created under the Planning Act;
- ii) Any proposed development where areas of Indigenous interest and/or Native Values and/or the potential for Indigenous artefacts to be encountered have been identified;
- iii) The Town's adoption of any site Official Plan Amendment where a Stage 2 Archaeological Assessment has shown the potential for Indigenous artefacts to be encountered;
- iv) Burial sites or remains considered to be of potential Indigenous origin discovered through the development process;

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v) Any Archaeological Studies related to proposed developments where areas of Indigenous interest and/or Native Values have been identified; and

i)vi) Any Stage 2 Archaeological Assessment Report that indicates areas of historical interest or presence of Indigenous artefacts.

J1~~43~~.0 NOTICE REQUIREMENTS

J1~~4~~.~~3~~.1 OFFICIAL PLAN AMENDMENTS AND COMMUNITY IMPROVEMENT PLANS

Delegation	J1 43 .1.1	Council may provide by resolution that the setting of a public meeting date and the giving of notice thereof may be delegated to a Committee of Council or an appointed official.
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Second Public Meeting	J1 43 .1.2	Where Council proposes to convene a second public meeting or meetings pursuant to the appropriate provisions of the <i>Planning Act</i> , such meetings shall be held not sooner than 10 days after the requirements for the giving of notice have been complied with.
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Technical Amendment	J1 43 .1.3	Where it is found necessary to make a technical amendment to this Plan that does not change the effect of this Plan, such as correcting clerical, grammatical or typographical errors or the numbering of provisions, Council may forego the public meeting required pursuant to the provisions of the <i>Planning Act</i> .
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J1~~43~~.2 ZONING BY-LAWS AND AMENDMENTS

Delegation	J1 43 .2.1	Council may provide, by resolution, that the setting of a public meeting date and giving of notice thereof may be delegated to a Committee of Council or appointed official for a specific class or classes of applications for amendments to a zoning by-law.
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Second Public Meeting	J1 43 .2.2	Where Council proposes to convene a second public meeting or meetings pursuant to the provisions of the <i>Planning Act</i> , such meetings shall be held not sooner than 10 days after the requirements for the giving of notice have been complied with.
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Technical Amendment	J1 43 .2.3	Where it is found necessary to make a technical amendment to a by-law, such as correcting clerical, grammatical or typographical errors or the numbering of provisions, Council may forego the public meeting required pursuant the provision of the <i>Planning Act</i> .
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Other By-laws	J1 43 .2.4	The provisions of this section also apply to by-laws passed respecting Holding By-laws, Temporary Use and Interim Control By-laws pursuant to the provisions of the <i>Planning Act</i> .
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AMENDED BY OPA NO. 15	J143.3	PUBLIC NOTIFICATION AND ENGAGEMENT
	J1 43 .2.1	In accordance with alternative measures for informing and obtaining the views of the public on Official Plans, Official Plan Amendments, Zoning By-laws and Consents under the Planning Act, the Town shall use one or more of the following communication methods to notify the public of open houses and public meetings:
		i) Personal service or prepaid first class mail;
		ii) E-mail;
		iii) Public notice signs;
		iv) Surveys (electronic or mail-out);
		v) Neighbourhood open houses and/or public information centres;
		vi) Neighbourhood working groups or focus groups;
		vii) Information meetings;
		viii) Statutory public meetings;
		ix) Electronically circulated newspaper;
		x) Town website or other digital communications; and/or,
		xi) Any other methods deemed by the Municipal Clerk as effective in notifying those persons with an interest in the matter under consideration.
	J154.0	CAPITAL FINANCING
	J1 54 .1	The provision, extension or upgrading of capital works shall be in accordance with the provisions of this Plan.
	J156.0	FINANCIAL
	J165.1	PUBLIC FACILITIES AND INFRASTRUCTURE
	J1 65 .1.1	Where new development creates the need for new or expanded public facilities and infrastructure, Council may require that the cost of providing such facilities is borne by the development proponent.
	J176.0	OFFICIAL PLAN REVIEW PROCESS
Amendments	J1 76 .1	The Official Plan is not a static document and may be amended periodically to remain current and relevant, wherever necessitated by changing conditions and where the public interest is served.

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Five Year Review	J1 76 .2	Council is required to review the need for changes to the Official Plan at least every five years, as required by the <i>Planning Act</i> . Council will convene a public meeting to consider the need for a review of the Plan.
Contents of Review	J1 76 .3	<p>The five-year review will consist of an assessment of:</p> <ul style="list-style-type: none"> i) the relevance of the vision, principles, goals and objectives that form the basis of this Plan; ii) the extent to which the residential and non-residential growth and intensification targets for the Urban Centre are being met and whether changes to the Urban Centre boundaries are appropriate; iii) the effectiveness of the Plan in protecting water quality, heritage resources, natural resources, significant habitat and the general environment in the Town; iv) the effectiveness of achieving sustainable development initiatives; v) the suitability of the policies applicable to the various land use designations; and vi) matters which are necessary to ensure conformity with the <u>Muskoka</u> Official Plan of the Muskoka District Area and consistency with the Provincial <u>Policy Planning</u> Statement.
	J187.0	OFFICIAL PLAN AMENDMENT PROCESS
Amendments	J1 87 .1	While this Plan is intended to provide direction for growth for a specific time horizon, there is recognition that an Official Plan may not anticipate all forms of development that may be appropriate and desirable in the Town. As such, amendments to this Plan may be initiated or considered by the Town at any time, to ensure that this Plan remains current and relevant.
Evaluation Criteria	J1 87 .2	<p>Requests for site-specific changes to this Plan may be considered by Council upon application, and will be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> i) Conformity with the overall vision, principles, goals, objectives and policies of this Plan; ii) Suitability of the location of the site for the proposed land use; iii) Compatibility of the proposed land use with surrounding uses; iv) The need for and feasibility of the use, as required by this Plan; v) The impact of the proposal on natural and cultural heritage, municipal services and infrastructure;

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vi) The economic benefits and financial implications to the Town; and

~~vii)~~viii) Conformity to the Muskoka Official Plan ~~of the Muskoka District Area~~ and consistency with the Provincial ~~Policy Planning~~ Statement.

Secondary Plans	J1 7 <u>8</u> .3	In addition this Plan may accommodate Secondary Plans, which is a specific type of Official Plan Amendment. A Secondary Plan is generally applied to a larger mass of land. A Secondary Plan process provides an opportunity to establish a more detailed planning framework for a specific area of the municipality within the context of the general policy framework established in this Plan.
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Cost of Secondary Plan	J1 8 <u>7</u> .4	Secondary Plans shall be prepared by the development proponents or the Town, in consultation with each other and at the expense of the affected landowners within the Secondary Plan area, or may be funded as a growth related study though the <i>Development Charges Act</i> .
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Requirements	J1 8 <u>7</u> .5	<p>In addition to the criteria in Section J18<u>7</u>.2, a Secondary Plan may also need to address, where deemed appropriate by the Town, the following:</p> <ul style="list-style-type: none"> i) Overall development concept for the area, including principles, objectives and assumptions for the development of the area; ii) Population and household targets for the Secondary Plan area; iii) More detailed policies on land uses, densities, housing mix and identification of residential densities; iv) Identification of major community facilities, commercial and institutional sites, schools, parks and recreational trails; v) Approximate location of future arterial and collector roads, access points, walkways and bicycle paths; vi) Appropriate storm water management facilities; vii) Urban design policies and directions to reflect the character of the area; viii) Strategy for the protection of the natural environment, including the preservation of natural areas, significant woodlots, ridges, valleys and stream corridors; ix) Integration with the existing surrounding land uses; x) Establishment of an integrated open space and trails system; and xi) Phasing plans and identification of minimum public infrastructure required for each phase.
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No Public Notification	J198.0	TECHNICAL AMENDMENTS TO THE PLAN
	J198.1	Council shall not issue public notification under the <i>Planning Act</i> for changes to this Plan which facilitate the following:
		i) Change the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
		ii) Consolidate previously approved Official Plan Amendments in a new document without altering any approved policies or maps;
		iii) Correct grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or maps; and
Purpose		iv) Translate measurements to different units of measure or changes reference to legislation or changes to legislation when the subject legislation has changed.
	J2019.0	DESIGN GUIDELINES
	J2019.1	Design guidelines are used to ensure that development contributes to the quality of life of residents and enhances the positive aspects of the community character. Design policies have been included in this plan to contribute to and guide:
		i) The revitalization of the Central Business District;
		ii) New commercial and industrial development;
		iii) Subdivision design;
		iv) Preservation of cultural heritage features and scenic values;
		v) Conservation of significant natural environmental features;
		vi) Location and design of arterial and collector roads;
		vii) Compact and efficient urban uses;
Central Business District Guidelines		viii) Pedestrian walkways and bicycle paths;
		ix) Community integration; and
		x) Aesthetics.
	J2019.2	The following policies are designed to protect the viability of the Central Business District and to enhance its appeal:
		i) The preservation and adaptive re-use of historic buildings and features is encouraged;

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- ii) A mix of retail, small business, residential intensification and community facilities is encouraged in the Central Business District designation;
- iii) Signage, streetscape and building facades should be coordinated through a program to further enhance the attractive and distinctive small town character; and
- iv) A program to create small public places at varying scales is implemented as part of the development of parks.

Entrances	<u>J2049.3</u>	At entrance points to the core, distinctive development and signage should occur.
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Stephens Bay Road Access Restriction	<u>J2049.4</u>	With respect to any structural development permitted in the Open Space Designation of the Urban Centre in the vicinity of Stephens Bay Road, such development shall be accessed internally and there will be no direct access for the general public off Stephens Bay Road. Provision for pedestrian, public service, utility and emergency vehicle circulation to Stephens Bay Road may be permitted.
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Views and Vistas	<u>J2049.5</u>	The maintenance of existing, and creation of new, views and vistas and scenic corridors will be encouraged in any development or redevelopment.
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 Cash-in-lieu of Parking	<u>J2049.6</u>	In the Central Business District, the payment of cash-in-lieu of parking is an option for new development. The cash may be used to create interconnected and clearly identified parking areas near the core area in convenient locations.
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Commercial, Institutional and Residential Design	<u>J2049.7</u>	New commercial, institutional and multiple residential development is encouraged to implement the following design requirements:
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- i) Landscaping and green spaces are to be provided between the road and sidewalk; between the sidewalk and large parking lots; and between parking aisles, in order to soften the impact of the asphalt;
- ii) Pedestrian linkages will be provided between abutting residential, recreational, community facilities and small scale commercial uses;
- iii) Flexible design standards will be implemented so design features, consistent with the existing small town character, can be contemplated in the design. This will permit the use of smaller setbacks, parking behind buildings, wall mounted signs and architecture compatible to traditional forms to help maintain a small town character;
- iv) Access and infrastructure for pedestrians, cyclists, and other modes of active transportation may be considered in site design;
and

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		<p>v) Pedestrian friendly streetscapes are encouraged through the use of overhead canopies, bollards, flags, flagpoles and small parkettes; <u>and</u></p>
		<p>vi) <u>Existing natural vegetation and tree canopies are retained and new natural vegetation, trees, and other infrastructure such as green roofs are incorporated in new, existing, and future developments to increase areas for shade and assist with dissipation of heat.</u></p>
Subdivision Design Guidelines	J2049.8	<p>Subdivision design will contribute to the health, well being and social cohesiveness of the community. To promote this, the following principles are used to guide subdivision layout, both within subdivisions and between subdivisions:</p>
		<p>i) Street patterns will be designed to distribute traffic throughout the site and provide numerous linkages both within the subdivision and with abutting development;</p>
		<p>ii) <u>New developments with limited vehicular access points and overuse of cul-de-sacs should be discouraged as single access points create bottlenecks, funnel traffic towards a single corridor rather than disperse it which creates challenges for emergency response.</u></p>
		<p>iii) Alternative development standards may be considered to encourage a variety of street types and neighbourhood character;</p>
		<p>iviv) Subdivisions will be designed to facilitate efficient future transit service;</p>
		<p>ivv) A mix of housing types that are affordable and accessible to a full range of income and age groups will be encouraged;</p>
		<p>vi) Proximity and accessibility to schools and parks will be considered in the subdivision design;</p>
		<p>vii) Active transportation facilities, including sidewalks, bike path/lanes and links with schools, recreation facilities, open space and commercial areas, should<u>shall</u> be considered in the development;</p>
		<p>viii) Natural features will be integrated into the design and preserved for public enjoyment;</p>
		<p>viiix) Views and vistas should be preserved and new ones created where feasible;</p>

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		ix)	Parks, open space areas, and schools sites should be integrated where feasible. <u>Developers shall consult early in the design process on the need and location of school sites within a subdivision;</u>
		xi)	Trees will be planted adjacent to the boulevard on private property;
		xii)	Energy conservation issues may be addressed through siting of buildings and orientation of streets;
		xiii)	Walking and bicycle trails linking the development to other facilities in the community should <u>shall</u> be provided, <u>where possible;</u>
		xiv)	Driveways will be designed to ensure sufficient separation distances at the street to allow for on-street parking; and
		xv)	Home occupations will generally be allowed in residential areas, subject to standards established in the zoning by-law.
Encourage Innovation	J 2049 .9		Flexibility will be incorporated into the design criteria for subdivisions to allow innovation and adjustments for specific site conditions.
Entrance Features	J 2049 .10		Major entrances to the Town create an impression of the community, and require specific design considerations to reflect the character of the Town and Muskoka. Streetscape improvements and regulation of signs and parking areas will be important components in any strategy to improve the visual features of the entrances.
	J20.11		<u>Lane-based development may be considered to soften the impacts of smaller-lot Plan of Subdivision development on the streetscape and provide opportunities for innovative house design. If new lane-based development is proposed, new lanes shall be wide enough to support access by fire vehicles and snowplows.</u>
	J2 10 .0		COMPLETE APPLICATION REQUIREMENTS AND PRE-CONSULTATION
Deemed Complete	J2 01 .1		The Town shall not declare any application made under the <i>Planning Act</i> to be complete until the Town is provided with all of the information, studies or drawings specified in this Plan that are necessary to inform the public and make a decision on the application. Until the Town has received the prescribed fee and such material and information, and has deemed the application complete, Council may refuse to accept or further consider the request for an amendment and the appeal time periods shall not be in effect.

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Pre-Consultation	J2 10 .2	In order to ensure that all the relevant and required supporting information pertaining to a planning application is provided at the time of submission, the Town may, by By-law, require a proponent to attend a pre-consultation meeting with staff prior to the submission of a planning application. Subsequent to a pre-consultation meeting, the Town will determine what supporting information (i.e. reports and studies) is required as part of the complete application submission and inform the proponent of these requirements.
Required Information	J2 10 .3	<p>The following information, at a minimum, shall be required as part of a complete application:</p> <ul style="list-style-type: none"> i) Prescribed application fee; ii) Completed application form together with requisite authorizations, and cost acknowledgement agreement if necessary; iii) Prescribed information and material as required by <i>Planning Act</i> regulations; iv) Covering letter, which outlines the nature of the application and details of the pre-consultation meeting (if applicable); v) Concept plans and/or drawings; vi) Copy of the property deed; and vii) Any studies as identified as necessary through pre-consultation
Supporting Information	J2 10 .4	<p>The following supporting information may be required as part of a complete application, to be determined through pre-application consultation with staff:</p> <ul style="list-style-type: none"> i) Site Evaluation Report; ii) Transportation Impact Study; iii) Functional Servicing Report; iv) Stormwater Management Plan; v) Tree Preservation Report and Plan; vi) Hydrogeological Assessment; vii) Watershed or Sub-watershed Study; viii) Floodline Delineation Report; ix) Architectural/Urban Design Study;

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- x) Planning Justification Report;
- xi) Ministry of the Environment (MOE) Record of Site Condition (RSC);
- xii) Contaminant Management Plan;
- xiii) Environmental Impact Statement;
- xiv) Archaeological Assessment;
- xv) Heritage Impact Assessment;
- xvi) Noise Study;
- xvii) Vibration Study;
- xviii) Geotechnical Study;
- xix) Slope Stability Study;
- xx) Market/Retail Impact Study or Analysis;
- xxi) Conceptual Site Plan and Building Elevations;
- xxii) Water Quality Impact Assessment;
- xxiii) Erosion and Sediment Control Plans; and
- xxiv) Other documentation as deemed necessary.

Peer Reviews	J2 19 .5	Where a policy in this Plan requires the submission of technical studies, such studies must be prepared at the applicant's expense by a qualified person or qualified professional. When technical studies are submitted to the Town, after review of the technical studies by Town it may be determined that it is necessary to have a qualified person or qualified professional to peer review such studies and provide advice to the Town at the applicant's expense.
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Expedite the
Approval Process

	J2 19 .6	Where the Town identifies a development application that implements specific objectives of this Plan such as proposals that demonstrate a high degree of sustainable design and construction and affordable housing, following receipt of a complete application the Town will utilize its best efforts to expedite the approval process in accordance with the <i>Planning Act</i> .
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J2~~21~~.0 INTENSIFICATION MONITORING

Monitor Growth	J2 24 .1	In accordance with the intensification policies of this Plan, The Town shall monitor growth and development in the Future Development and Built-up
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Areas to determine if the intensification goals in this Plan are satisfied on a five year basis.

J2~~2~~3.0 TRANSITIONAL PROVISIONS

Timing of
Application

J2~~2~~.1

Subject to Section ~~J22~~J23.3, any matter or proceeding mentioned in subsection J-~~2223~~.2 that was commenced before this plan comes into force shall be continued and finally disposed of under the Town Official Plan as it read on the day the matter or proceeding was commenced.

Types of
Applications

J2~~3~~2.2

For the purposes of subsection ~~J22~~J23.1, a matter of proceeding shall be deemed to have been commenced, in the case of,

- i) An official plan or an amendment to it or a repeal of it, on the day the by-law adopting the plan or adopting the amendment or repeal of the plan is passed;
- ii) an application for an official plan amendment initiated by any person or public body, on the day the application was accepted, whether or not the official plan amendment is adopted;
- iii) a zoning by-law or an amendment to it, on the day the by-law is passed;
- iv) an application for an amendment to a zoning by-law that has been refused or has not been decided before the day this plan comes into force, on the day the application is made;
- v) development in a site plan control area, on the day the application for approval of a site plan has been made;
- vi) an application for a minor variance on the day the application is made;
- vii) an application for the approval of a plan of subdivision, on the day the application is made; and
- viii) an application for consent, on the day the application is made.

Plan Partially in
Effect

J2~~3~~2.3

It is acknowledged that in accordance with Section 17 of the Planning Act, this Plan may come into effect in portions. Notwithstanding anything to the contrary, where an application described in Section ~~J22~~J23.2 is received after a portion of this Plan has come into effect, the portions in effect shall apply.

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SCHEDULE 'E'

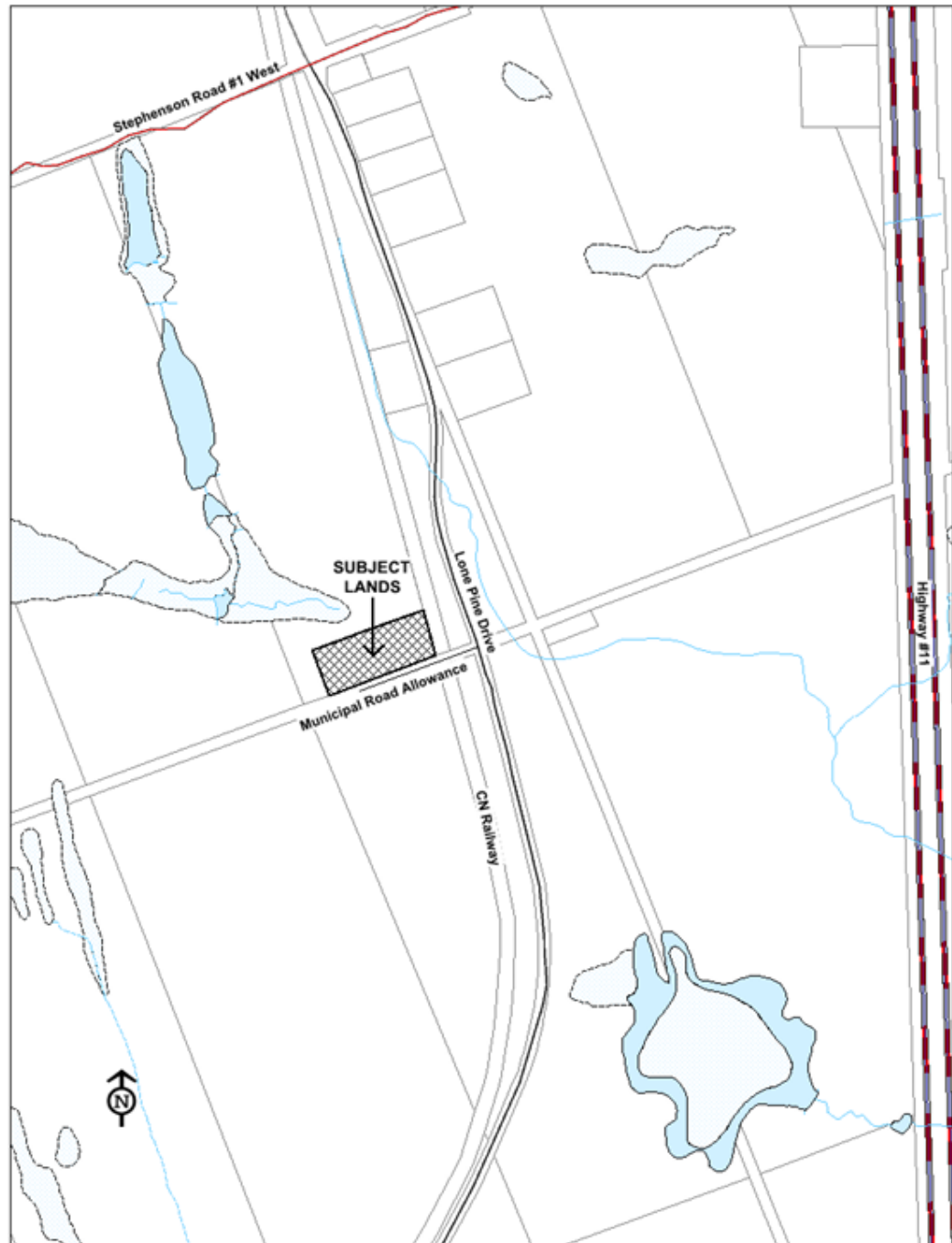
LAKE CLASSIFICATION BY PHOSPHORUS SENSITIVITY

Lake Name	Sensitivity
Atkins	Low
Big Orillia	Moderate
Bigwind	Moderate
Bird	Moderate
Bonnie	Moderate
Clear	Moderate
Crosson	Moderate
East Buck	Moderate
Ennis	Moderate
Fawn	Moderate
Fawn (Lowe)	Moderate
Gilleach	Moderate
Gullfeather	Moderate
Halfway	Moderate
Healey	Moderate
Keyhole	Moderate
Leech	Moderate
Little Orillia	Moderate
Little Otter	Moderate

Lake Name	Sensitivity
McKay	Moderate
McRey	Moderate
Muskoka River	Moderate
North Healey	Moderate
Paul (Reay)	Moderate
Pine	Moderate
Prospect	Moderate
Saw	Moderate
Shack	High
Spence	Moderate
Spring	Moderate
Stoneleigh	Moderate
Thinn (Reay)	Low
Weismuller	Moderate
West Buck	Moderate
Wood	Moderate
Woodbine	Moderate
Wrist	Moderate

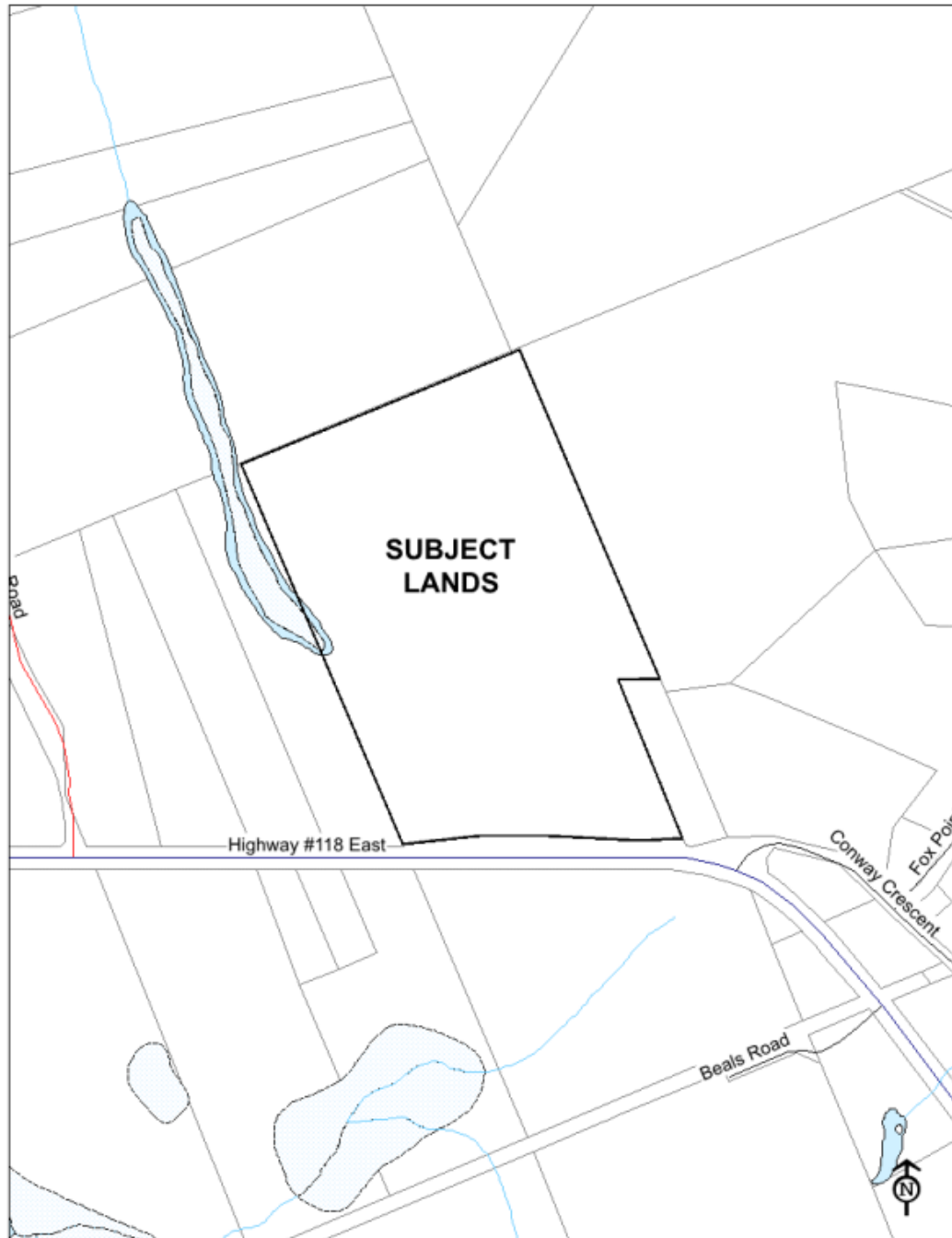
SCHEDULE 'A-1'

**SITE SPECIFIC POLICIES – NO FRONTAGE ON A YEAR ROUND
MUNICIPALLY MAINTAINED ROAD**



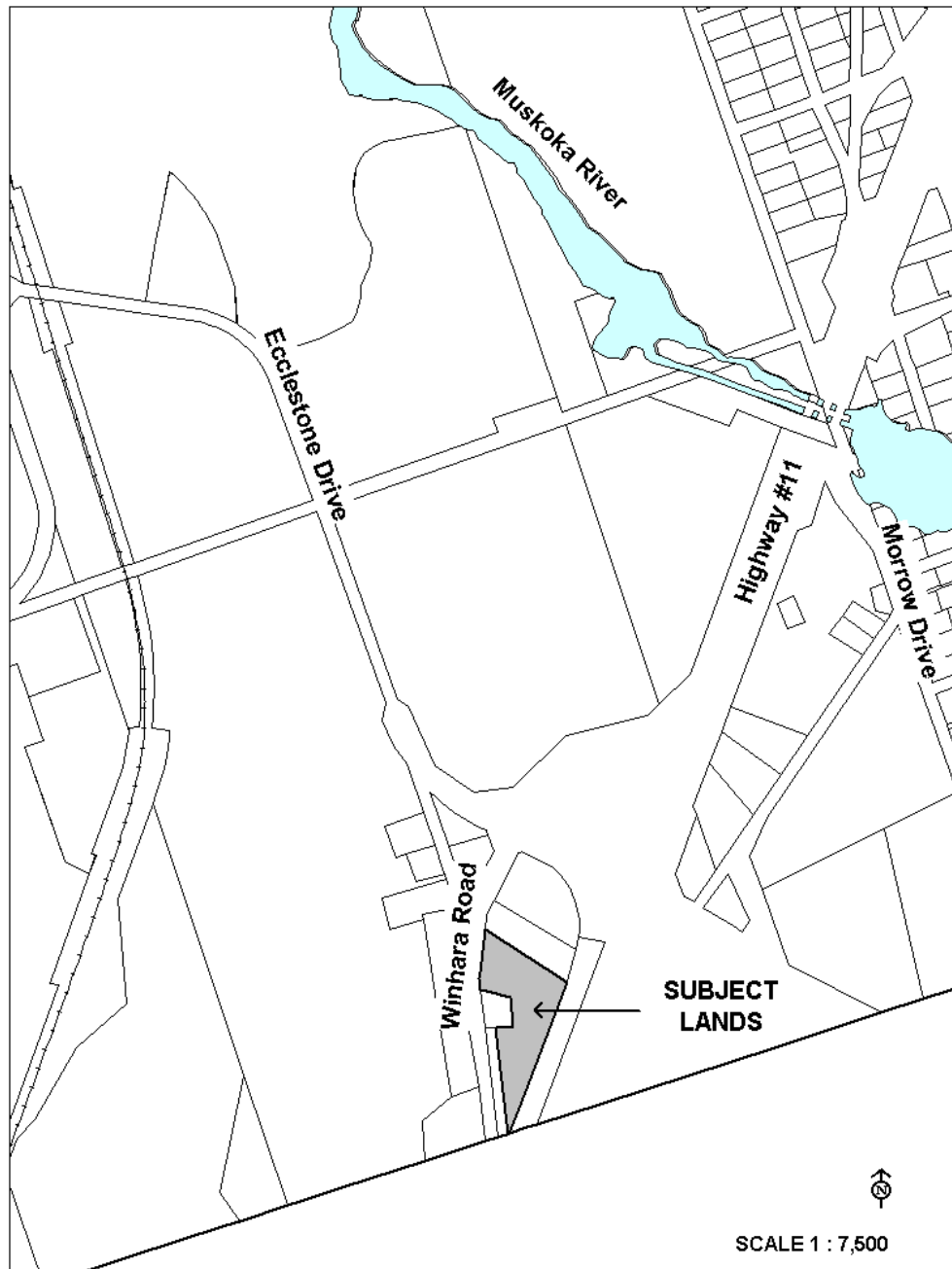
SCHEDULE 'A-2'

SITE SPECIFIC POLICIES – GOODALE MARINE LTD



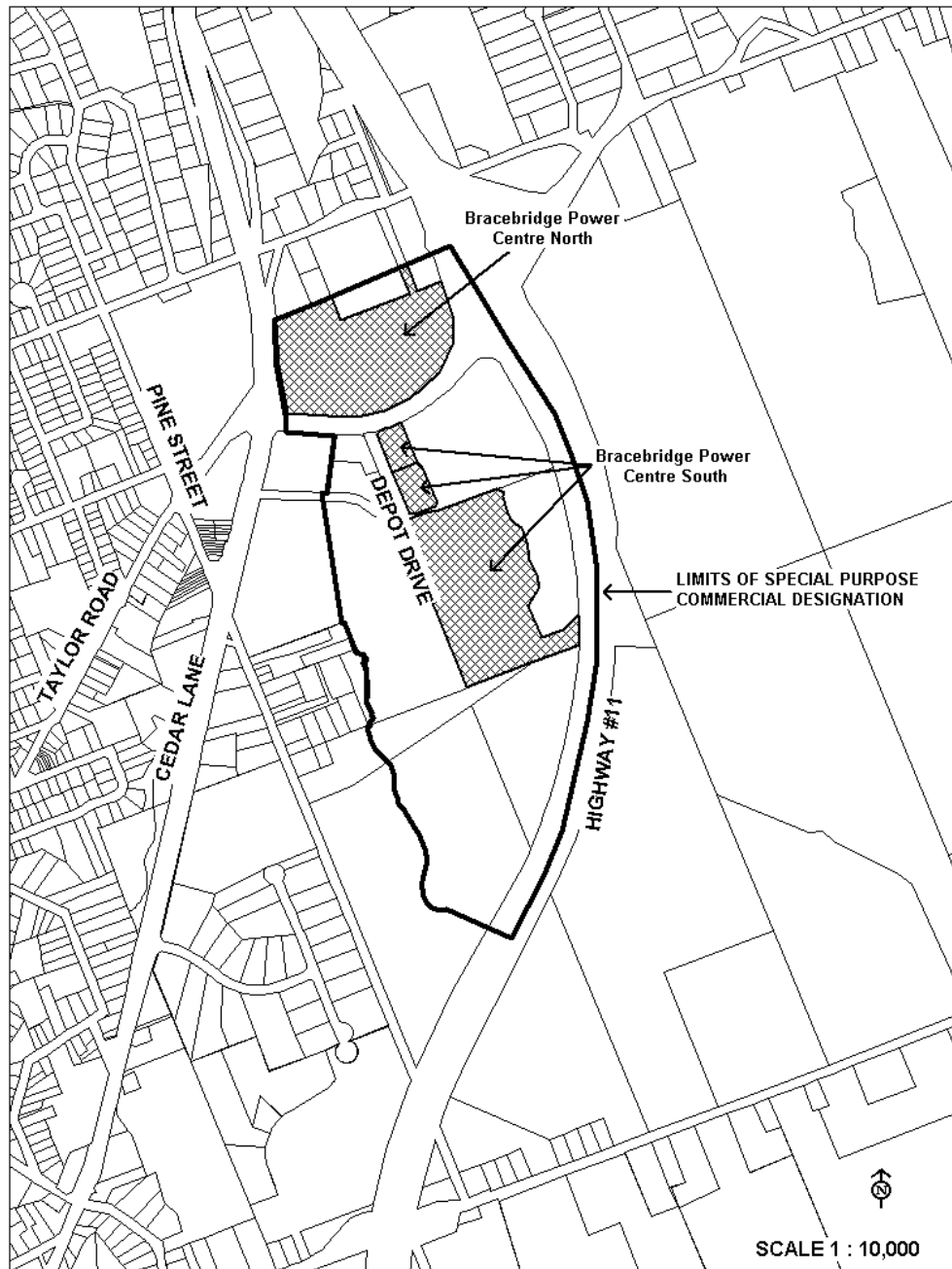
SCHEDULE 'B-1'

SITE SPECIFIC POLICIES – 984537 ONTARIO INC



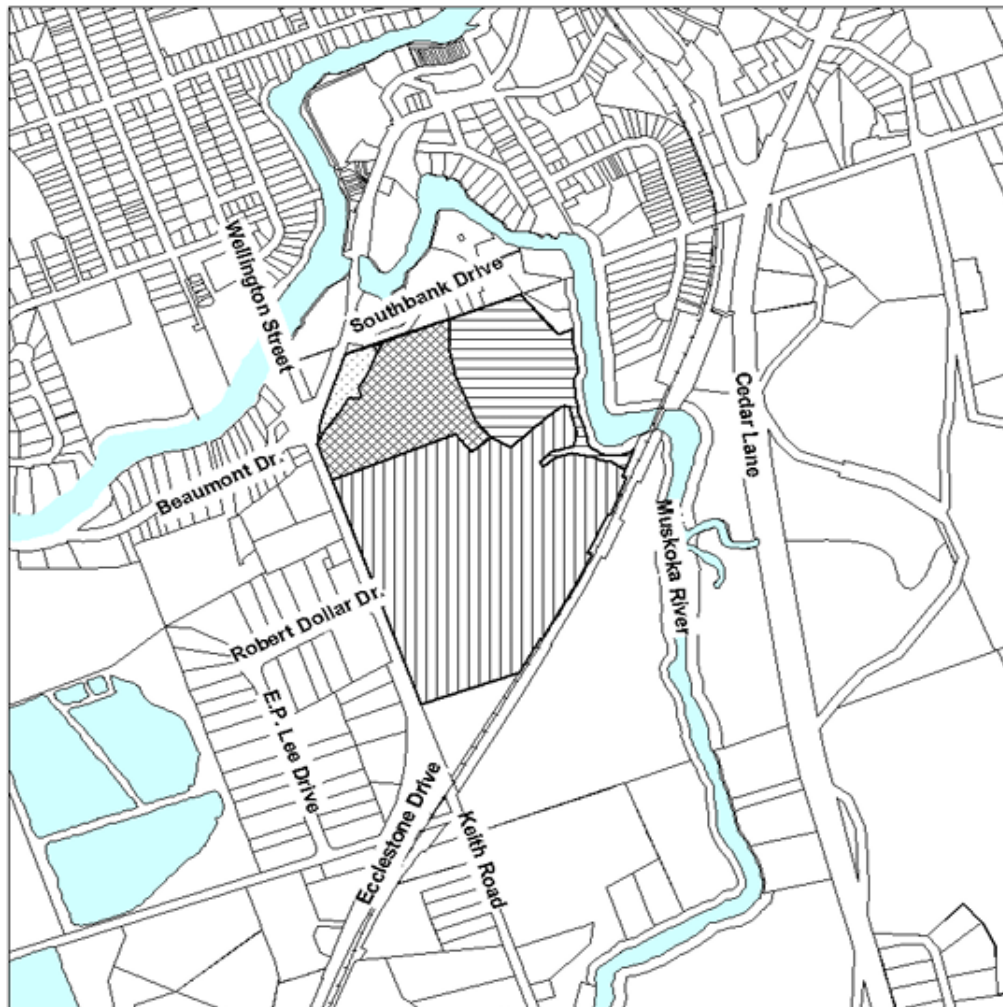
SCHEDULE 'B-2'

SITE SPECIFIC POLICIES – BRACEBRIDGE POWER CENTRES



SCHEDULE 'B-3'

SITE SPECIFIC POLICIES – TDCI BRACEBRIDGE INC.



LEGEND

-  Re-Designate from Industrial to Business Area
-  Re-Designate from Industrial to Ecclestone Drive Mixed Use Area
-  Remaining Natural Heritage
-  Remaining Ecclestone Mixed Use Area



scale 1: 10,000

Schedule A to Official Plan Amendment No. 18:
Track-change version showing all text changes to Official Plan dated July 3, 2025
Changes Made Since February 14, 2025 Draft OPA No. 18
SCHEDULE 'B-4'

SCHEDULE NOT USED

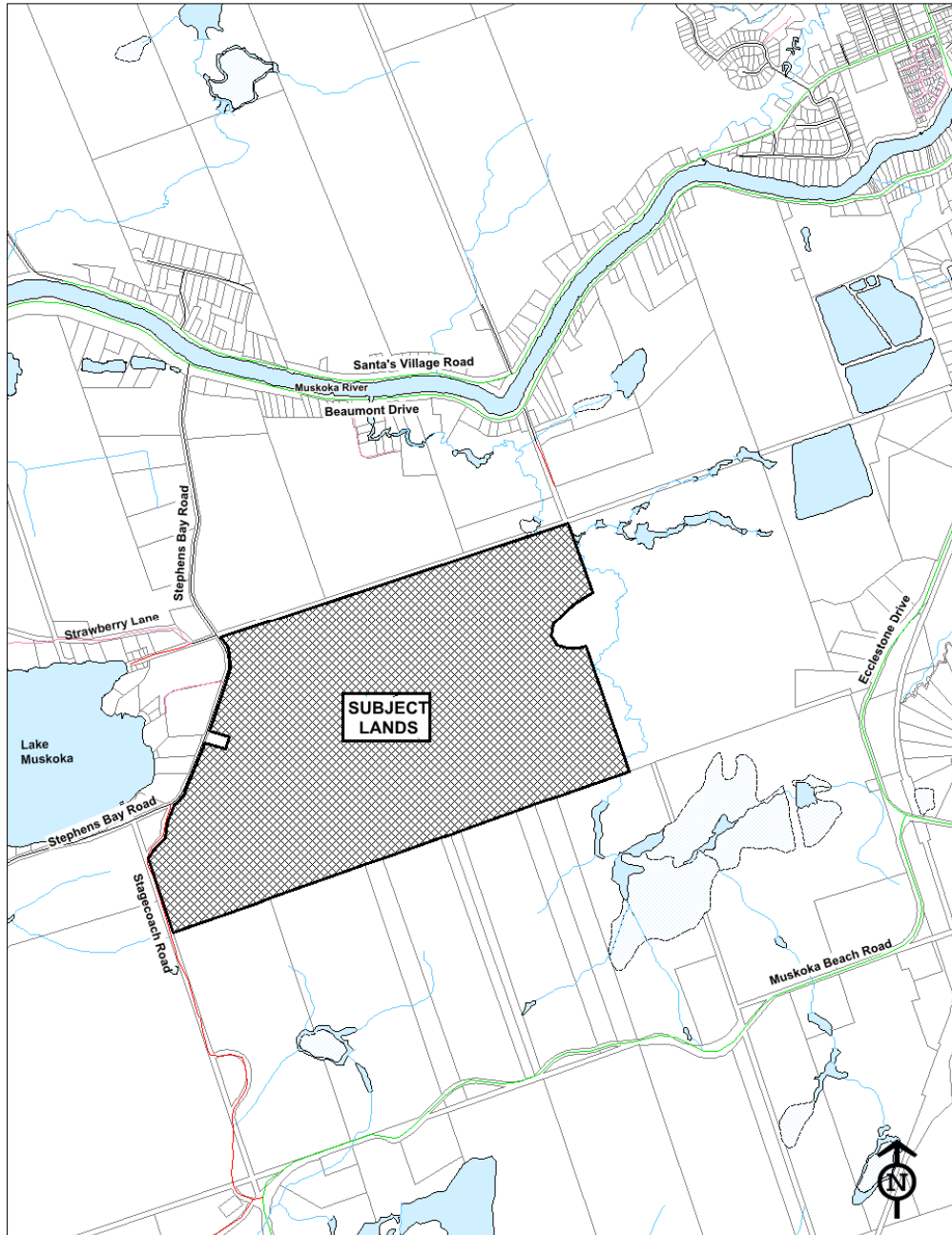
SCHEDULE 'B-5'

**SITE SPECIFIC POLICIES – CEDAR LANE RESIDENTIAL SPECIAL
AREA**



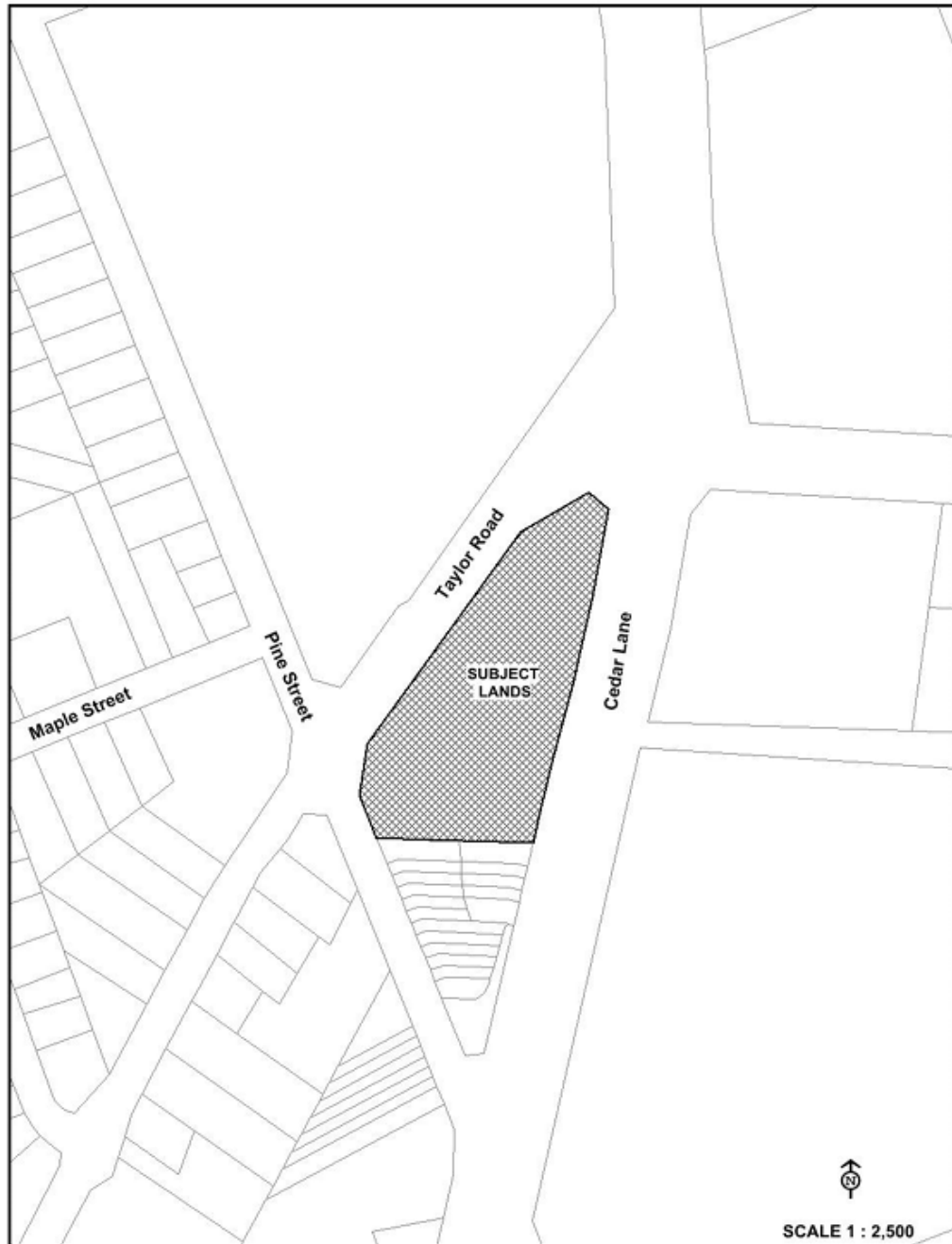
SCHEDULE 'B-6'

**SITE SPECIFIC POLICIES – SOUTH BRACEBRIDGE
INSTITUTIONAL**



SCHEDULE 'B-7'

**SITE SPECIFIC POLICIES – TAYLOR ROAD SPECIAL PURPOSE
COMMERCIAL**



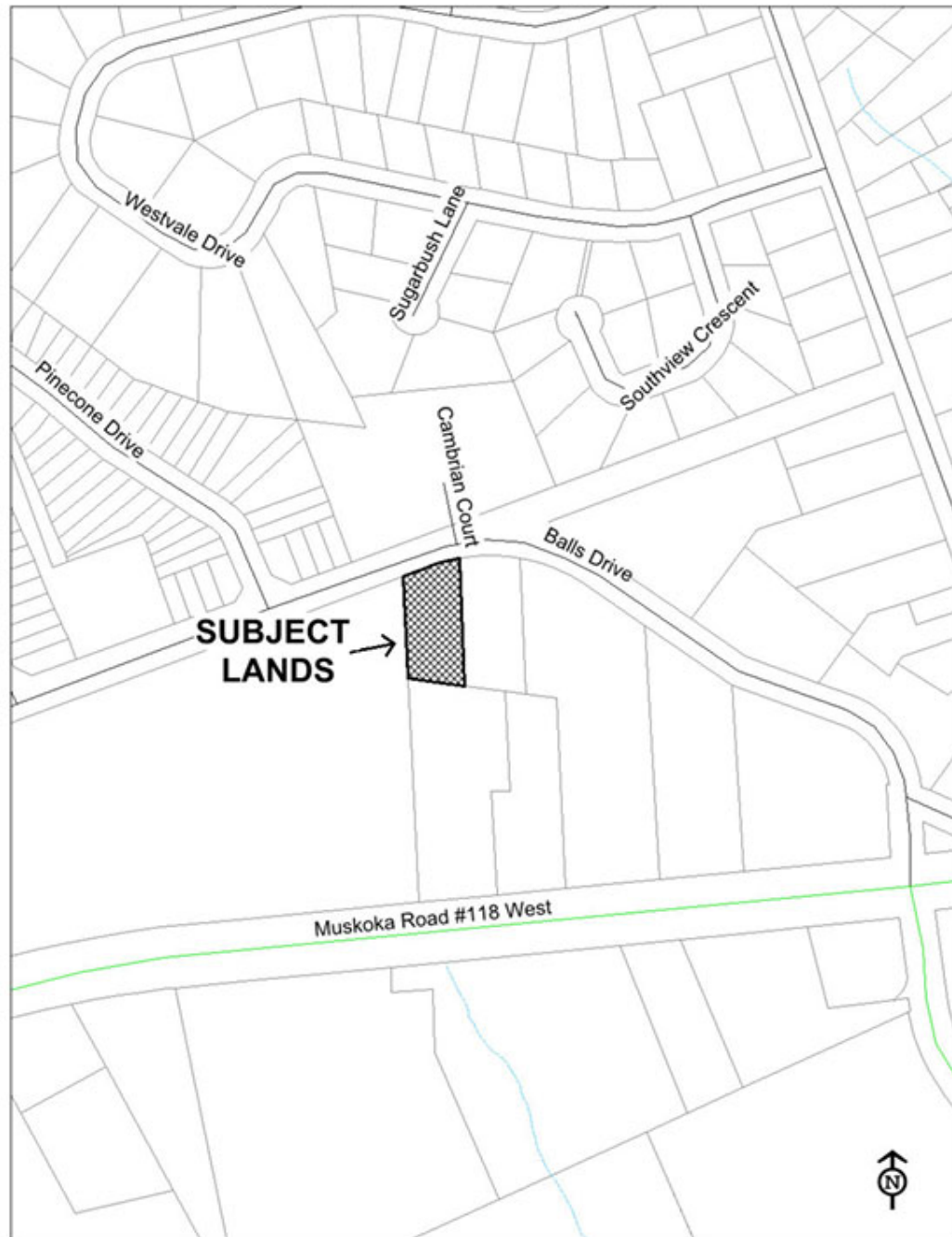
SCHEDULE 'B-8'

FRASERBURG ROAD INSTITUTIONAL AREA



SCHEDULE 'B-9'

BALLS DRIVE MIXED USE AREA



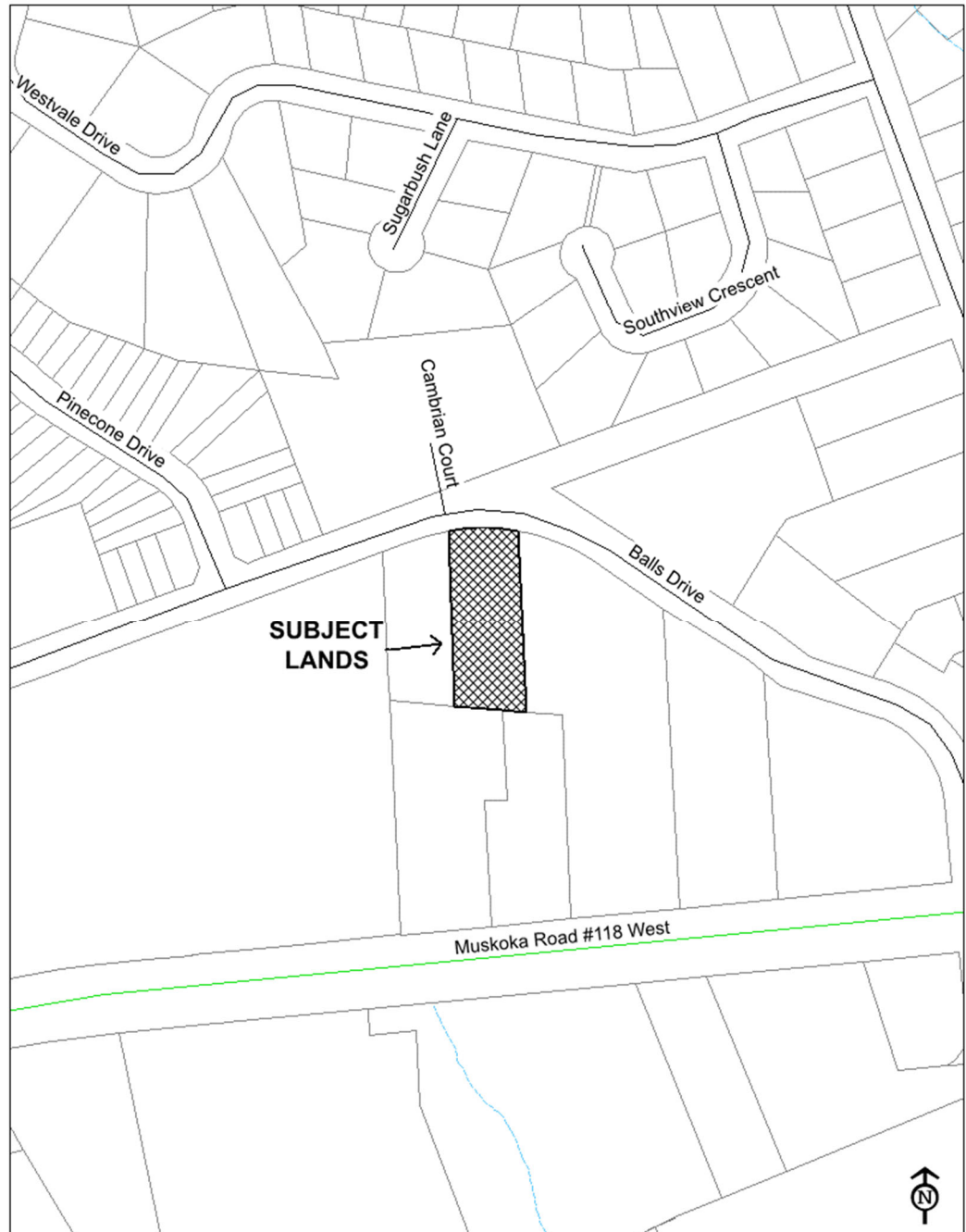
SCHEDULE 'B-10'

SITE SPECIFIC POLICIES – ECONERGY PROPERTY GROUP LTD.



SCHEDULE 'B-11'

**SITE SPECIFIC POLICIES – 50 BALLS DRIVE – DISTRICT SHOPPING
AND MIXED USE AREA**



Schedule A to Official Plan Amendment No. 18:
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SCHEDULE 'B-12'

IN PROCESS

~~APPENDIX 'C'~~

~~"OVER THRESHOLD" LAKES FOR RECREATIONAL WATER
QUALITY~~

Lake Name	Ward
Bird	Oakley
Leech	Oakley
Pine	Oakley
Spring	Draper
Wood	Oakley