

The Mary Lake Plan

(Draft June 2006)

Specific Policies and Standards for Development (For insertion as Section 8.17 of the Official Plan of the Town of Huntsville)

8.17 Mary Lake

8.17.1 Vision Statement

It is the ongoing responsibility of the current stakeholders in the Mary Lake Basin to ensure that planning and development occur in a manner that will enable future generations to experience the special character and serene natural beauty of the lake including:

- ? The unbroken forest panorama covering the islands and rising to the steep and highly visible ridgeline surrounding the lake.
- ? Clean water and unspoiled natural environment throughout the lake basin that sustains the broad diversity of flora and fauna of the water and land.
- ? Continued social and visual contribution of the notable large and traditional properties (camps, lodges, islands, marina and natural elements) which feature prominently in the landscape.
- ? Harmonious shoreline and back lot building development that blends into the natural viewscape.
- ? The special quality of community living, typified by the historical village of Port Sydney, that respects natural, social and built heritage.
- ? Well-managed community access to recreational activities compatible with the established character of the lake.
- ? Active stewardship that educates residents and visitors and supports implementation of policies to achieve the vision.

The "Mary Lake Basin" is defined as:

- ? Mary Lake and the first 1000 meters, adjacent to the lake, of all rivers and streams that flow into and out of Mary Lake.

8.17.2 The 5 Priorities of the Mary Lake Plan

To achieve the Mary Lake vision, the stakeholders have established 5 priorities. Each priority outlines an attribute which has been identified and confirmed by the community and is deemed essential to sustaining and enhancing the character of the Mary Lake Basin.

The 5 priorities are:

- ? Ridgeline Scenic Panorama
- ? Shoreline Development
- ? Water Quality and Natural Environment
- ? Prominent Traditional Properties
- ? Community Living

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8.17.3 Ridgeline Scenic Panorama

8.17.3.1 Background and Goals

The Mary Lake Basin presents a naturally beautiful viewscape that rises from the waterfront to the ridgeline of the surrounding cliffs and hills. Because the lake is a basic oval shape with only a few shallow bays, there is a sweeping visual connection from all points. The topography of the panoramic view combines gently rising forest coverage and extensive steep rock terrain. The ridgeline is unbroken and there is very little obtrusive or intrusive development in the panorama.

? The goal is to preserve the unique natural character and beauty of the scenic panorama from the water to the water side top of the ridgeline around the entire, visible Mary Lake Basin.

8.17.3.2 Ridgeline Map

The term "Ridgeline" is defined as the highest elevation at any point on the basin land surrounding Mary Lake which is visible from the water.

All lands bounded by the shoreline of the Mary Lake Basin on the one side and the Ridgeline on the other side are, for the purposes of this Mary Lake Plan, designated "Ridgeline to Waterfront Land"

? This Mary Lake Plan includes an Appendix Map which plots and delineates the visible Ridgeline around the Mary Lake Basin and identifies the Ridgeline to Waterfront Land.

8.17.3.3 Back Lot Residential Policy Application

The Section 8 Waterfront Policies (8.2) and Backlot Residential Policies (8.8.3) are entirely consistent with this scenic panorama goal. For example, Waterfront Back Lot development policy precludes non-residential uses such as commercial, industrial, aggregate extraction and intensive forestry.

? All Ridgeline to Waterfront Land that is not "Waterfront" as defined in this Plan will be subject to the Section 8.8.3 "Back Lot Residential" provisions of this Official Plan

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8.17.3.4 Site Plan Control

This Official Plan requires Site Plan control for all development in the Waterfront (8.2.17).

? This Site Plan Control process will be required for all development or re-development of Ridgeline to Waterfront Land in the Mary Lake Basin.

If not included in the standard Site Plan control process, the following provisions will be required for site plan control for all Mary Lake Ridgeline to Waterfront Land development:

- ? Identification of the location of the subject property on the ridgeline map
- ? Specific reference to the impact that the proposed development will have on the "natural" view from the water to the ridgeline
- ? Representation of the location, size and height of all proposed structures
- ? Representation of the natural vegetation and existing or proposed tree cover
- ? Maintenance and completion of a plan checklist which will monitor the proposed development's compliance with Section 3 (Environment) and Section 8.2 (Waterfront – Character and Development Principles)

8.17.4 Shoreline Development

8.17.4.1 Background and Policy Goal

The shoreline development provisions of Section 3 (Environment) and Section 8 (Waterfront) are very supportive of the vision for the Mary Lake Basin.

? The goal is to ensure that the Site Plan Control By-Law and By-law enforcement process are sufficiently rigorous to ensure compliance with these provisions during the building/development approval process.

8.17.4.2 Steep Rock Face Management

The Mary Lake Basin contains a number of prominent rock faces which play an important roll in defining the natural character of the Mary Lake Basin. A notable characteristic is that the tree line is located above or behind the steep rock face. These locations are identified in Section 8.17.6.1 and form part of the natural features of the lake. The following policies will maintain the integrity of these natural features:

- ? No development on these sites will be permitted on the water side of the existing tree line. (This is consistent with provisions for steep slopes in Section 3.12.4.f of the OP). For complete clarity, no waterfront development of any kind is permitted in the absence of an existing tree line on the subject property.
- ? Development of a minimal docking facility will only be permitted for development which fully complies with this Section 8.17.4.2
- ? No engineered solutions are permitted on the water side of the tree line on steep slope lands in the Mary Lake Basin.

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8.17.4.3 Large Buildings

In keeping with Section 8.3.1 and 8.3.2:

- ? The height of buildings and structures on Ridgeline to Waterfront Lands shall not exceed the height of the tree canopy and the building mass shall be in keeping with the character of the surrounding area. These provisions will be enforced through Site Plan Control.

8.17.5 Water Quality and Natural Environment

8.17.5.1 Background and Goals

Mary Lake has characteristics that present challenges in establishing and maintaining excellent water quality and a pristine natural environment. These include:

- Mary Lake's position on the Muskoka River, downstream of considerable current and potential development within the boundaries of the Town of Huntsville.
- The overall drainage through the Mary Lake Basin is extensive and the potential adverse impact on lake water quality is difficult to monitor and control.
- Mary Lake has very limited adjacent wetland and lacks the associated environmental benefits which wetlands provide.
- Some existing waterfront developments, dating back many years, have compromised the natural environment.
- ? The goal is to improve and restore water the quality and natural environment to realize the potential for enjoyment and preservation of natural diversity throughout the Mary Lake Basin.

8.17.5.2 Site Alteration and Trees By-law

The policy provisions of Section 3.5.18 (for high sensitivity lakes) require a "site alteration or trees by-law" to be applied in conjunction with Site Plan Control to protect water quality. The objectives of these provisions are integral to the Mary Lake Plan vision.

- ? All development within the Mary Lake Basin will require compliance with the site alteration or trees By-Law (even though Mary Lake is currently designated "moderate sensitivity").
- ? Violation of, or failure to comply with, these By-Law provisions will require the property owner to complete restoration as determined by a majority vote of the Town Council of Huntsville.

8.17.5.3 Solid Shoreline Walls and Structures

- ? Erection of solid shoreline walls (e.g. concrete or wood frame) or other non-authorized "in water" structures (e.g. patio-like facilities) that break the integrity of the waterfront "ribbon of life" is prohibited.

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8.17.5.4 Shoreline Alteration

? To protect and preserve the "ribbon of life" (8.3.3), the creation of new shoreline land by adding fill is not permitted.

8.17.5.5 Erosion Control

? Site plan approval consistent with 8.3.3 is required for any planned measures to provide erosion control.

8.17.6 Prominent Traditional Properties

8.17.6.1 Background and Goals

Part of the character of the Mary Lake Basin is defined by a number of prominent waterfront properties based on their unique location and site characteristics and/or the historic use of these properties. These properties are categorized below by location and traditional use.

<u>Prominent Locations:</u>	<u>Traditional Uses:</u>
<u>Rocky Island</u>	<u>Sisters of Saint John Convent</u>
<u>Crown Island</u>	<u>Clyffe House</u>
<u>Raymond's Bluff (southwest shore)</u>	<u>Camp Mini Yo We</u>
<u>Buckhorn Bluff (northwest shore)</u>	<u>Muskoka Baptist Conference</u>
<u>Gryffin Bluffs (northeast shore)</u>	<u>Gryffin Lodge</u>
	<u>Mary Lake Marina</u>
	<u>Pitman's Bay</u>

- ? The primary goal is to encourage the continuation of the current use and/or form of these properties.
- ? The secondary goal is to ensure that, in the event of a proposal to alter the current use and/or form of any of these prominent traditional properties, a formal and transparent process is in place to allow full community review and comment on any such proposal.

8.17.6.2 Change of Use, Rezoning or Subdivision

? Any proposal to change the use or zoning of the properties listed in 8.17.6.1 or to adopt a plan of subdivision for any of the listed properties will require an amendment to the Town of Huntsville Official Plan

8.17.6.3 Site Plan Control

? The site plan control provisions as outlined in 8.17.3.4 will apply to all Prominent Traditional Properties.

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8.17.6.4 Waterfront Property Access

Properties in the Mary Lake Basin requiring water only access are well-served by existing private access facilities and by the existing marina.

? To avoid further fragmentation and disruption of the waterfront community, development of new waterfront landings and individual access points are discouraged and will require an Official Plan amendment.

8.17.6.5 Cluster Development

In respect of the Mary Lake Basin, Cluster Residential Development (section 8.84) will only be permitted as a means to improve overall shoreline conservation and preservation.

? A cluster development proposal must clearly demonstrate a plan that will preserve more natural shoreline environment and produce greater natural integrity from waterfront to the ridgeline than would be achieved by way of traditional linear shoreline development (Section 8.8.1.2).

8.17.7 Community Living

8.17.7.1 Background and Goals

Despite its annexation into the larger Town of Huntsville many decades ago, Port Sydney has managed to preserve and enhance its many small "village" attributes. The distinct character and history of the "Port Sydney Settlement Area" has been specifically recognized and defined in Section 6 of the Huntsville Official Plan. The "village" has many defining attributes including historic buildings, deep setbacks of the lakefront properties, a large public beach, a central community hall and a single two lane roadway that provides a promenade from one end of the village to the other.

? The goal is to preserve the small village ambience in our built structures and commercial activities and to sustain the sense of safe, communal living characteristic of a small village.

8.17.7.2 Heritage Designation

The Mary Lake Plan will pursue a suitable "heritage designation" for the area bordering Muskoka Road 10 running through the Port Sydney Settlement.

? The purpose of this designation will be to maintain the essential village community character and to promote heritage building preservation.

8.17.7.3 Port Sydney Local Traffic

Muskoka Road 10 through the village is a prominent pedestrian promenade that involves frequent crossing to access the substantial public beach, Community Hall park and local store.

? The goal is to maintain the "main street" community focus and the safety of this section of Muskoka Road 10.

? A by-law initiative will be undertaken to restrict commercial truck traffic to local delivery only and to encourage through traffic to use the South Mary Lake Road (Muskoka Road 4 route).

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Waterfront back lot development policy precludes non-residential uses such as commercial, industrial, aggregate extraction and intensive forestry.		
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The Town of Huntsville Site Plan Control By-Law, in respect of the Mary Lake Basin, will require the		
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and the location of all existing trees and tree stumps greater then 12 inches in circumference. Site Plan Control will also require completion		
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Effective Site Plan Control implementation for this designated land can ensure that the Environmental and Landscape Conservation objectives outlined in the OP (Section 3) will be realized for the entire		
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landscape that is visually connected to the lake.		
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A Waterfront Site Plan By-Law needs to be rigorously applied to realize the Waterfront Character and Development Principles (8.2), Design Principles (8.3) and the Environment Provisions (Section 3) and to ensure compliance in the building/development approval process.		
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Policy provisions and effective implementation are required to avoid the impact encountered in recent developments including:

- Destructive, irreparable shoreline alteration
- Adverse construction impact on soil, vegetation buffering and tree coverage
- Erection of non-conforming shoreline structures
- Unightly building on extremely steep and scenic slope faces
- Very large residences lacking visual screening from the lake (clear cut to the water).

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Site Plan Control should preclude any further building on steep rock face (20-30 degrees or more) that lacks tree cover. This is achievable through consistent application of the planned environment provision (3.12.4.f) calling for structures in such cases to be set back behind the existing treeline.
The 20 metre building setback should be applied horizontally from the waterfront.
This may require steep lot building development to be sited back from the top of the ridgeline.

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There are several large-scale steep rock faces that are integral to the lack character. The following are clearly recognizeable and are identified as natural features:
List

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very prominent steep rock faces should be identified as natural features

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On steep rock faces, building development is not permitted below or in front of the existing tree line.

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Boat ports

To avoid undue visual impact, boathouses and boat ports should be located immediately adjacent to the shoreline (not bridged out beyond the shoreline).

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At present there are no excessively large buildings that appear totally out of proportion to the surroundings (notwithstanding instances of lack of tree screening).

Development of zoning by law provisions should be a priority to ensure the desired "low profile development" principle (8.2.9) and to set clear standards to preclude overly large buildings.

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(defined as 500 metres inland up and down streams and rivers)		
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currently a moderately sensitive lake, The Town will apply the Plan policy provisions in 3.5.18 to require site plan control in conjunction with a site alteration or trees by-law. If there is v		
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or

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Page 4: [52] Deleted measures will be required of the property owner to implement water quality and environmental protection (unless restoration is waived by a vote of the Huntsville Town Council).	Paul Johnson	6/20/2006 10:20:00 PM
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Page 4: [54] Deleted implement a site alteration and tree conservation by-law for Mary Lake as a moderate sensitivity lake (3.5.28) and undertake enforcement activities and penalty provisions to ensure that site alteration adheres to the established 20 metre setback requirement. Full restoration will be part of the penalty for violating this policy.	rick	6/13/2006 6:30:00 PM
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waterfront park. Local vehicle traffic makes

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, efforts will be made to reduce

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