

Potential Site Specific Policies OPA 40

19.25.3 Residential – Hanna’s Landing

For the lands described as Part Lot 32 and 33, Concessions 2 and 3, Medora (Hanna’s Landing Development) designated as “Residential” on Schedule “G2”, development shall proceed in accordance with all applicable policies of this Plan. In addition, the following policies shall apply:

- i. Permitted Uses:
 - Residential uses will predominate.
 - Limited neighbourhood commercial uses (such as a convenience store, personal service shop, club house with accessory food service) are also permitted. Such neighbourhood commercial uses will generally be located with direct access to the main access road and will be designed to be compatible with the surrounding residential neighbourhoods and will be of limited size as defined in the zoning by-law.
 - The residential unit and boat storage building existing as of October 26th, 2010 may be retained and incorporated into the development.
- ii. Servicing
 - All development shall be serviced by municipal sewer and water.
 - Where an extension of water and sewer services is required to service new development, the developer shall finance such an extension.
- iii. Roads/Access
 - Any main arterial/collector road servicing new development shall be publicly owned and maintained year round.
 - Despite Section C.5, other roads which connect to the main access road and which provide access to a limited amount of development as determined by the Township may be owned and maintained by a condominium corporation.
- iv. Density
 - In order to protect the character of the shoreline area, density on the site shall be limited to up to 6 units per acre in the low density area; up to 8 units per acre in the medium density area and up to 12 units per acre in the high density area as delineated on the attached Schedule “G2B”
 - No more than 330 residential dwelling units shall be constructed on these lands.
- v. Range of Housing
 - A range of types of housing is permitted and encouraged.
 - A minimum of 15% of the units will be affordable as defined by the District of Muskoka.
 - Maximum unit sizes may be imposed in an implementing zoning by-law.

vi. Setbacks

- No new development, including roads, shall occur within 30 metres (100 ft) of a navigable waterway.
- The shoreline setback area, will be re-naturalized to attain a target of 75% natural shoreline.
- No new development except minor structures shall occur within the 15 m (50 ft) of a side lot line forming part of the perimeter of the property ownership of the Hanna's Landing holding as on October 26, 2010, save and except for the main access road and roads that provide access to separately conveyable properties beyond the Hanna's Landing holding.
- The shoreline setback area shall be retained in one ownership as a block or common element unless a portion thereof is transferred to public ownership.
- Within the shoreline setback area, only meandering pathways or access points to the shoreline, minor structures such as gazebos of limited size, and other uses permitted in the Waterfront shoreline setback as defined in the implementing zoning by-law, are permitted.

vii. Dockage

- Any docks in narrow waterbodies shall be limited in length.
- The area of dockage shall not exceed that which existed on October 26th, 2010 but dockage may be reconfigured and rebuilt in compliance with Township regulations. No boathouses are permitted.

viii. Site Design

- All lands shall be subject to site plan control.
- Development shall be sympathetic to the natural landscape and character of the area, particularly on the knoll feature located adjacent to the shoreline on the northwest portion of the property and as shown hatched on Schedule "G2B". In this regard the following principles shall guide development on the knoll:
 - Built form shall be low profile in nature,
 - Natural vegetation on slope faces shall be preserved and no development will be permitted in the area hatched and shaded on Schedule "G2B".
 - Development will fit into and respect the natural character of the area. Natural form and contours should be preserved by ensuring that site alteration is kept to a minimum.
 - Natural infiltration, storm water management and construction mitigation techniques will be used.
 - The Township's site alteration and tree cutting by-laws as identified in sections F 19 and F20 of this Official Plan shall apply to any development including roads on this portion of the property.

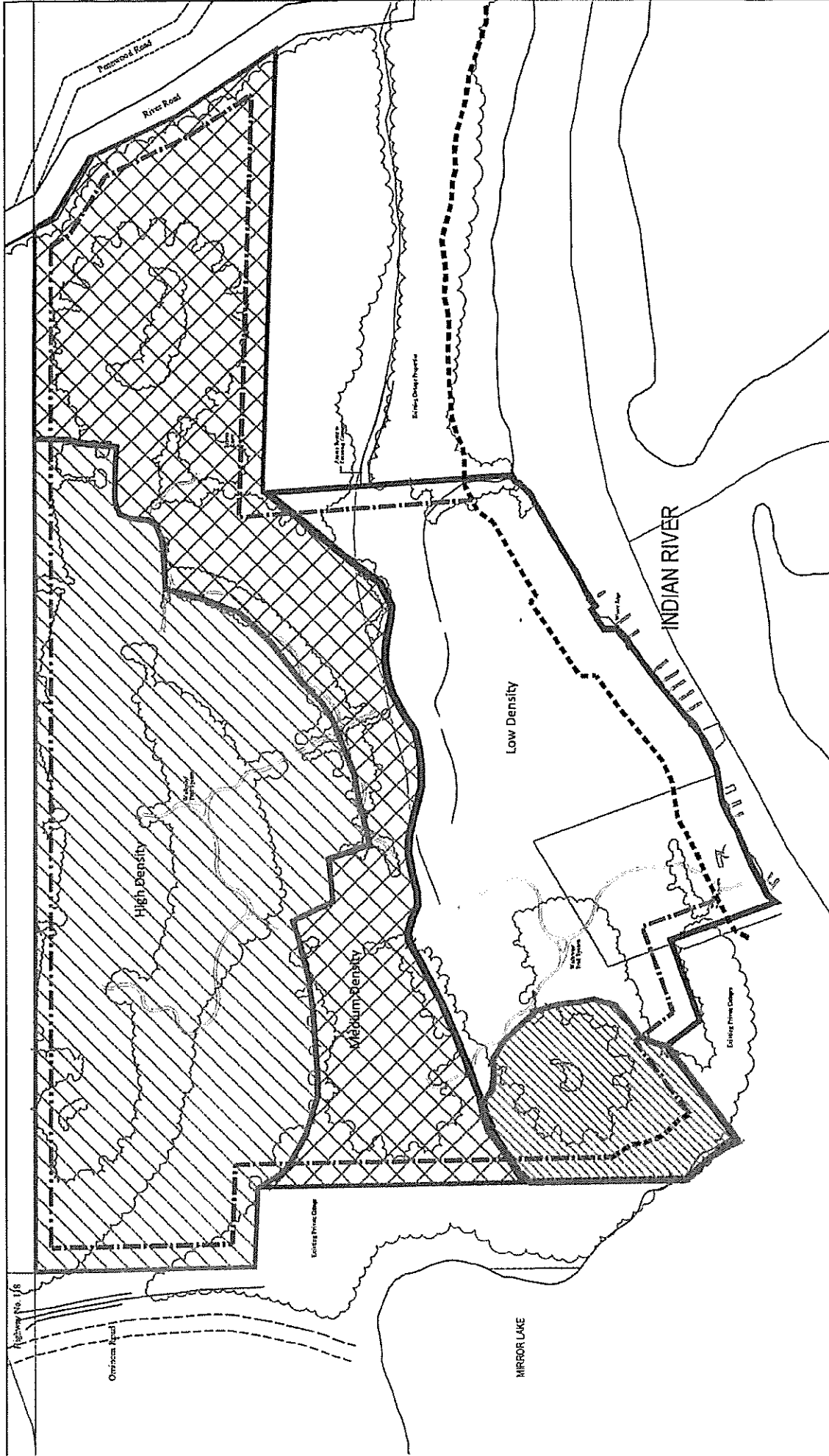
ix. Phasing

- Development shall proceed in phases.
- Each phase shall include a portion of the affordable housing.

January 21, 2011

Exhibit No. _____
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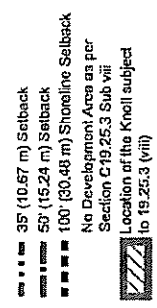
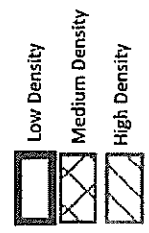
- Water and sewer servicing capacity allocation will be in accordance with an Allocation Strategy approved by The District Municipality of Muskoka and the Township; and
 - The first phase of development shall contain the main access road that is publicly owned and maintained year round.
- x. Parkland Dedication
- The Township shall consider appropriate lands as part of a parkland dedication under the *Planning Act*.
 - Any public land shall be accessed by a year round, publicly maintained road.



SCHEDULE G2B

**PORT CARLING
URBAN CENTRE**

TOWNSHIP OF MUSKOKA LAKES
SITE DENSITIES & SETBACKS



NOT TO SCALE
January 21, 2011