



Section/ Topic	Proposed Policy Directions
Function/ Definition/ Growth	<ol style="list-style-type: none"> <li>1. Minnett will exist as a tourist and recreation focused special policy area where the function and form of any growth or change will be reflective of the character, history and currently existing land uses in the area.</li> </ol>
Goals/ Objectives/ Principles	<ol style="list-style-type: none"> <li>2. In Minnett the protection and enhancement of the environment will be given priority over economic and social development. The conservation, protection and enhancement of natural heritage features and functions shall be a primary consideration for, and limitation on, any and all development, apart from the reconstruction, rebuilding or minor alterations to existing structures.</li> <li>3. Development in Minnett will be expected to be examples of leading edge environmental stewardship and sustainable development practices that enhance ecological and economic resiliency in the face of climate change as outlined in the following policy directions.</li> <li>4. In Minnett all developments and redevelopments will be expected to meet the requirements of the TML and DMM Official Plans except where the policies of the special policy area indicate otherwise.</li> <li>5. Alternative development standards shall be permitted where allowing their use will assist in ensuring the protection of the environment and character of Minnett.</li> <li>6. Development in Minnett shall be of a nature and scale that is in keeping with the existing natural and historical character of Minnett, and does not exceed the safe boat capacity of the Wallace Bay area.</li> <li>7. Development in Minnett will be expected to align with the following environmental mitigation hierarchy – first protect; then minimize and/or mitigate and where protection, minimization and mitigation are unachievable, environmental compensation may be considered.</li> </ol>
Permitted Uses	<ol style="list-style-type: none"> <li>8. Land use in Minnett may allow:               <ol style="list-style-type: none"> <li>a. tourist resort and recreation related uses;</li> <li>b. small scale non-resort commercial, industrial and institutional uses that are supportive of a tourism economy</li> </ol> </li> </ol>



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	<p>(e.g. galleries, artisan workshops, gift shops, wooden boat building, etc.)</p> <ul style="list-style-type: none"> <li>c. no large scale industrial or institutional uses permitted in the Minnett area;</li> <li>d. residential dwellings for resort staff and management; and</li> <li>e. single family residential within areas already zoned for residential use.</li> </ul>
Character	<p>9. The architecture/character of any new major development or redevelopment (resorts and/or cottages/residences) in the Minnett area will be:</p> <ul style="list-style-type: none"> <li>a. of low built form (maximum of 11.7 metres, 38.39 feet measured from the lowest exterior finished grade to the highest point of the roof) that is respectful of the scope, scale and traditional design aesthetic of buildings of the past, which includes sloping rooflines;</li> <li>b. informed by architectural design guidelines/standards that are to be developed (including buried power lines wherever possible);</li> <li>c. minimize disruption to, and impact on, existing topography and vegetation (particularly the tree canopy) of the area when viewed from the water. This means the development will avoid, wherever possible, significant changes to topography (blasting, grading), landscape or vegetation and will comply with TML's Tree Preservation By-law and incorporate tree inventories and tree plans. Vegetation clearing will be limited to the building footprint, internal roadways and parking areas,</li> <li>d. of a scope and scale that is in keeping with the natural tree line, and TML's setbacks;</li> <li>e. accessible by walkways contoured to the topography of the site, with any parking or service areas or facilities located out of sight of, and well back from, the waterfront;</li> <li>f. lit in a dark sky compliant manner in accordance with Township by-laws;</li> <li>g. incorporate waterfront buffers to maintain or restore, where possible, an undeveloped contiguous natural area, along the shoreline; and</li> </ul>



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	<p>h. based on the implementation of alternative standards for road allowance development that preserve the character and protect the environment of the special policy area. Examples of the types of standards to be considered would be travelled road width, turning radii, sidewalks, and curbs and gutters.</p>
Access and Transportati on	<p>10. Where infrastructure constraints exist development in Minett shall only proceed within the capacity of the existing bridges, intersections and roads.</p> <ul style="list-style-type: none"> <li>a. In instances where improvements to access or transportation infrastructure is required building permits shall not be issued in advance of the required alterations or upgrades to road and/or bridge infrastructure being made;</li> <li>b. access or transportation infrastructure improvements will generally be undertaken prior to development commencing; and</li> <li>c. must be approved by TML and/or DMM.</li> </ul> <p>11. Any expansion of commercial docking will result in no more than a [20%] increase in boat slips in Wallace Bay, which will be made available on a non-exclusive use basis; [using the number of slips available on September 30, 2019 as the baseline];</p>
Servicing	<p>12. All infrastructure in Minett shall be designed to meet or exceed the projected effects of climate change.</p> <p>13. Building permits for the development and redevelopment of structures with a gross area of greater than 23.2 square metres (250 square feet) will be will not be issued in Minett until:</p> <ul style="list-style-type: none"> <li>a. study identifying the assimilative capacity of Wallace Bay has been undertaken; and Until municipal; and</li> <li>b. water and waste water management system designs and approvals are completed and construction is initiated.</li> </ul> <p>14. Notwithstanding #13, while municipal servicing arrangements are traditionally preferred, alternative servicing</p>



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	arrangements may be acceptable provided effective and appropriate controls and oversight mechanisms are in place.
Storm water	<p>15. Any new major development and redevelopment in the Minnett area will have storm water management infrastructure in place from the earliest phases. The design of the infrastructure will require:</p> <ul style="list-style-type: none"> <li>a. approaches that anticipate surge volumes associated with climate change; the use of a treatment train approach (lot level, conveyance and where necessary end of pipe/system facilities) incorporating low impact development approaches and anticipated runoff intensity and volumes due to climate change. Post-development storm water flows shall not exceed pre-development flows.</li> <li>b. internal roadways, driveways, parking, cycling and walking surfaces associated with the development itself to be made of, or covered in, permeable materials;</li> <li>c. retention ponds, if required, or deemed necessary, shall be effective, environmentally sound, and as unobtrusive and aesthetically pleasing as possible, with screening barriers made of native plants, shrubs and trees;</li> <li>d. application of sediment and erosion control measures (ESC) to be instituted and maintained at all times during all phases of construction and until substantial stabilization of the site has occurred, following the CSA Standard for ESC construction monitoring; and</li> <li>e. retention or utilization of natural vegetation and shoreline buffers to control erosion, attenuate flows, promote infiltration in order to promote lake system health and retain the natural beauty of the property.</li> </ul>
Employment Area	<p>16. Minnett contains employment lands that benefit the Township and the District by providing employment opportunities for Muskokans. Efforts will to be made to protect and enhance the employment lands in Minnett by:</p> <ul style="list-style-type: none"> <li>a. locating staff accommodations within walking distance of resorts;</li> <li>b. allowing increased density limits for staff housing.,</li> <li>c. allowing small scale non-resort commercial and industrial uses that are supportive of a tourism economy (e.g. galleries, artisan workshops, gift shops, wooden boat building, etc.)</li> </ul>



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Environment	<p>17. In Minnett developments and redevelopments will maintain or improve the physical, natural and functional relationships of the environment to preserve existing qualities and features, vegetation, water quantity and quality, shorelines, and species habitats. In addition to specific policies in the following sections, major development proposals will be required to:</p> <ul style="list-style-type: none"> <li>a. develop and implement phosphorous and nutrient retention plans;</li> <li>b. develop or maintain a shoreline buffer of 15 m from the high water mark, to the extent possible; where little or no natural buffer exists, re-naturalizing with native plants, shrubs and trees will be required. Minor accessory structures and an access pathways to the shoreline are permitted; and</li> <li>c. develop a tree protection plan in accordance with the TML Tree Preservation By-law.</li> </ul> <p>18. All structures with gross area of greater than 23.2 square metres (250 square feet) will be designed to meet or exceed the projected effects of climate change; and meet the quality standards and criteria specified, for example, in "LEED" or similar 'green' building standards programs.</p>
Wetlands	<p>19. Any development or redevelopment in the Minnett area will be required to enhance and restore any impacted and /or adjacent wetland. Further:</p> <ul style="list-style-type: none"> <li>a. development in wetlands with the exception of interpretive and educational facilities is not permitted.</li> <li>b. development adjacent to wetland areas may be permitted, provided a report is submitted to the satisfaction of the Township which indicates that it will not result in any of the following: <ul style="list-style-type: none"> <li>i. loss of wetland function;</li> <li>ii. conflict with existing site-specific wetland management practices; and/or</li> <li>iii. loss of contiguous wetland area.</li> </ul> </li> </ul>
Fish Habitat	<p>20. Any shoreline development or redevelopment in the Minnett area will be required to:</p> <ul style="list-style-type: none"> <li>a. identify and protect significant fish habitat, and</li> <li>b. enhance, and/or restore previously disturbed fish habitats to the extent possible.</li> </ul>



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Constraints (e.g. steep slopes, floodplains, etc.)	<p>21. No development, or redevelopment will be allowed in Minnett where the activity proposes or requires:</p> <ul style="list-style-type: none"> <li>a. development on steep (grade of <math>\geq 20\%</math>), lake facing slopes;</li> <li>b. development on non-lake facing slopes with grades of <math>\geq 20\%</math> shall only proceed where existing vegetation is substantially retained on the slope faces;</li> <li>c. significant changes to topography (blasting, filling grading), or landscape or vegetation clearing to accommodate new development, other than that required for the built form footprint;</li> <li>d. residential or commercial development on lands prone to flooding are those lands adjoining a river, stream, or lake which are susceptible to flooding during the 100 year flood event. Such lands shall be zoned, based on available flood elevation data and regulations, to prohibit new development, except for appropriate shoreline structures.</li> </ul>
Density	<p>22. Minnett will exist as a tourist and recreation focused special policy area and densities in the area will reflect this function:</p> <ul style="list-style-type: none"> <li>a. the overall density shall be lower than Urban Centres in Muskoka; and</li> <li>b. density will be tiered with the lowest densities close to waterfront and higher densities allowed away from the waterfront and near the village core with specific density values TBD based on further committee discussion.</li> </ul>
Village Core	<p>23. Minnett will exist as a tourist and recreation focused special policy area, the core of which shall:</p> <ul style="list-style-type: none"> <li>a. be centrally located and allow for public access to the waterfront;</li> <li>b. allow and encourage resort commercial uses;</li> <li>c. be designed to facilitate active transportation options with extensive links to the waterfront, trails and amenities; and</li> <li>d. allow small scale non-resort commercial and industrial uses that are supportive of a tourism economy (e.g. galleries, artisan workshops, gift shops, wooden boat building, etc.).</li> </ul>



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Resort Commercial	24. The primary purpose of designating Minnett special policy area is to support the ongoing operation of tourist resorts.
Residential	<p>25. Minnett will exist as tourist and recreation focused special policy area and as such residential development or redevelopment will:</p> <ul style="list-style-type: none"> <li>a. Be mostly tourist/recreational in nature;</li> <li>b. have no residential dwellings in commercial areas that are developed in conformity with existing un-serviced community policies;;</li> <li>c. not be allowed within a waterfront buffer zone; and</li> <li>d. incorporate permanent and affordable or attainable housing to accommodate staff and service providers away from the waterfront.</li> </ul>
Institutional	26. Given that Minnett is a tourist and recreation focused special policy area only modest community facilities to service mainly a seasonal population (e.g. no schools or health hubs are envisioned).
Recreational Amenities	<p>27. In keeping with Minnett's designation as a tourism and recreation focused special policy area, resort development and redevelopment shall only proceed when:</p> <ul style="list-style-type: none"> <li>a. There is a public waterfront park with public access to the waterfront for recreational uses (e.g. playground, walking/biking trails, exercise equipment, swimming, etc.);</li> <li>b. public consultation with TML, DMM and community stakeholders has been completed for the design and operation of a public waterfront park</li> <li>c. public walking trails, bicycle paths and open space will account for [20%] of the waterfront land area of Minnett;</li> <li>d. any expansion of commercial docking will result in no more than a [20%] increase in boat slips in Wallace Bay, which will be made available on a non-exclusive use basis; [using the number of slips available on</li> </ul>



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	<p>September 30, 2019 as the baseline];</p> <ul style="list-style-type: none"> <li>e. any lands or cash acquired by TML/DMM through the development process in Minnett shall be earmarked towards items 27 (a) and (c)) with a focus on acquiring waterfront land for the creation of a public waterfront park; and</li> <li>f. exploration of potential private-public partnerships (eg. Community Benefits Agreement) to facilitate items 27 (a), (c) and (e) shall be public with community stakeholder consultation.</li> </ul>
Implementation	<p>28. Any major development or redevelopment in the Minnett area will require:</p> <ul style="list-style-type: none"> <li>a. comprehensive development plan or MESP that is based on studies required by the municipality and paid for by developer(s) shall be undertaken and will include, but not be limited to, EIS, TIS, fiscal impact study, archaeological assessment, market demand study, boating impact, recreational carrying capacity, assimilative capacity for treated sanitary sewage and storm water discharge;</li> <li>b. for major developments, the studies must be for the whole area (not just a small piece of the bigger parcel)</li> <li>c. where studies, and the data on which they are based, are older than 3 years from completion, data and studies may be required to be updated to support any development application; and</li> <li>d. where Planning Act tools exist, development approvals shall expire or be repealed in 3 years if action isn't taken to begin development activities on a site.</li> </ul>