

**AMENDMENT NUMBER 2**  
**TO THE OFFICIAL PLAN OF THE**  
**TOWN OF HUNTSVILLE**  
**(Mary Lake Association)**

**SECTION 1 TITLE AND COMPONENTS OF THE AMENDMENT**

- 1.1 Section 5 herein and Schedule I-1 shall constitute Amendment Number 2 to the Official Plan of the Town of Huntsville and shall be entitled "Mary Lake Specific Policies."
- 1.2 Sections 1, 2, 3, 4, 6 and 7 herein do not constitute part of the formal Amendment, but provide general information respecting the Amendment.

**SECTION 2 LANDS SUBJECT TO THE AMENDMENT**

- 2.1 Lands subject to this Amendment are generally those lands surrounding Mary Lake outside the Port Sydney Settlement Area and as more specifically defined in the amendment.

**SECTION 3 BACKGROUND AND BASIS OF AMENDMENT**

- 3.1 An application has been submitted by the Lake Planning Committee of Mary Lake for an amendment to the Town of Huntsville Official Plan to legally incorporate into the Plan the policy direction developed in the Mary Lake Plan.
- 3.2 The Lake Planning Committee has worked extensively with the stakeholders of Mary Lake to develop the Mary Lake Plan which provides more detailed policy than is included in the existing Official Plan aimed at directing future land use and development on and surrounding the lake. The principles and objectives of the Mary Lake Plan were unanimously approved at the July 2008 Annual General Meeting of the Mary Lake Association.
- 3.3 Section 8.13 Lake Plans in the Huntsville Official Plan provides the policy framework for identifying lake specific policies and envisages amendments similar to the present proposal, where appropriate.

## **SECTION 4 PURPOSE OF AMENDMENT**

- 4.1 In accordance with the general provision of Sections 8.13.1, 8.13.2 and 13.11.1 of the Official Plan of the Town of Huntsville, Amendment Number 2 serves the following purposes:
- a) To amend the Section 8 of the Official Plan by adding new lake specific policies for Mary Lake;
  - b) to amend the Official Plan by adding a new Appendix 11 – “Mary Lake Ridgeline Area” map.

## **SECTION 5 THE AMENDMENT**

- 5.1 The Town of Huntsville Official Plan Table of Contents is hereby amended following subsection 8.17 by the addition of a new subsection “8.18 Mary Lake”, and in the Appendices by the addition of a new appendix, “Appendix 11 Mary Lake Ridgeline Area”.
- 5.2 The Official Plan is hereby amended following Appendix 10 – Built Cultural Heritage Resources by the addition of an “Appendix 11 – Mary Lake Ridgeline Area” map as hereby attached.
- 5.3 The Official Plan is further amended following subsection 8.17 by the addition of a new subsection “8.18 Mary Lake” which shall consist of the following policies:

### **8.18 Mary Lake**

#### **8.18.1 Background**

8.18.1.1 Mary Lake has a surface area of 1,062 hectares (2,625 Acres), with 23 kilometers (16 miles) of shoreline.

8.18.1.2 The “Mary Lake Basin” is defined as Mary Lake and the first 1000 meters adjacent to the lake. With the exception of policy 8.18.5, the policies in this subsection apply to the lands designated “Mary Lake Ridgeline Area”.

#### **8.18.2 Vision Statement**

8.18.2.1 It is deemed the responsibility of the 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.

### 8.18.3 **Policies**

To achieve the Mary Lake vision, the stakeholders have established 5 priorities. Each priority outlines attributes which have been identified and deemed essential to sustaining and enhancing the character of the Mary Lake Basin.

#### 8.18.3.1 **Ridgeline Scenic Panorama**

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 waterside top of the ridgeline around the entire, visible Mary Lake Basin.

#### 8.18.3.2 **Shoreline Development**

The Mary Lake Basin contains a number of prominent rock faces which play an important role in defining the natural character of the lake setting. A notable characteristic is that the tree line is located above or behind barren rock face.

- The goal is to preserve the natural rock face in prominent locations.

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

- The goal is to encourage public appreciation and understanding of these provisions and to support rigorous enforcement.

**8.18.3.3 Water Quality and Natural Environment**

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 is downstream of considerable current and potential new development within the boundaries of the Town of Huntsville.
  - Mary Lake has very limited adjacent wetland and lacks the associated environmental benefits which wetlands provide.
- The goal is to improve and restore the water quality and natural environment to realize the potential for enjoyment and preservation of natural diversity throughout the Mary Lake Basin.

**8.18.3.4 Prominent and Traditional Properties**

Part of the character of the Mary Lake Basin is defined by a number of prominent waterfront properties that are prominent based on their unique location and site characteristics and/or their historic use. For many decades the sites identified below have provided a “Muskoka lake experience” centred on youth education, camping and family activities.

<b>Prominent Locations:</b>	<b>Traditional Use Properties:</b>
<ul style="list-style-type: none"> <li>▪ Rocky Island</li> <li>○ Crown Island</li> <li>e Raymond’s Bluff (southwest shore)</li> <li>Buckhorn Bluff (northwest shore)</li> <li>g Gryffin Bluffs (northeast shore)</li> <li>o</li> <li>a</li> <li> </li> </ul>	<ul style="list-style-type: none"> <li>Sister of Saint John Convent</li> <li>Clyffe House</li> <li>Camp Mini Yo We</li> <li>Muskoka Baptist Conference</li> <li>Gryffin Lodge</li> <li>Mary Lake Marina</li> <li>Pitman’s Bay</li> </ul>

- The goal is to encourage continuation of the longstanding use and form of these properties to maintain the traditional character of Mary Lake.

**8.18.3.5 Community Living**

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 this 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 ensure that any development maintains the existing village character and ambience as an important feature for all Mary Lake residents. This character is reflected in the built structures, commercial activities and sense of safe, communal living in a small village environment.

#### 8.18.4 **Ridgeline Area**

The term “Ridgeline Area” within the Mary Lake Basin for the purposes of this Official Plan is delineated on Appendix 11 – “Mary Lake Ridgeline Area” map.

##### 8.18.4.1 **Ridgeline Area Policies**

Within the Ridgeline Area, all development is subject to Section 8 – Waterfront Policies and the following policies which shall take precedence where there is a conflict:

- a. All development, with the exception of minor expansion or addition, within the Ridgeline Area shall be subject to Site Plan Control.
- b. All applications for Site Plan Approval shall address, amongst other matters, the following:
  - Identification of the location of the subject property on the map of the Ridgeline Area (Appendix 11)
  - Specific reference to the impact that the proposed development shall have on the “natural” view from the water to the ridgeline
  - Representation of the natural vegetation and existing or proposed tree cover
  - Completion of a plan checklist which will confirm compliance with Section 3 (Environment) and Section 8 (Waterfront)
- c. On prominent barren rock faces adjacent to the water, no development, with the exception of limited docking/boathouse facilities, shall be permitted.
- d. Creation of solid shoreline walls or “in water” structures that break the integrity of the waterfront “ribbon of life” are prohibited.
- e. To protect and preserve the “ribbon of life”, the creation of new shoreline land by adding fill is prohibited.
- f. To avoid further fragmentation and disruption of the waterfront community, development of new multiuser waterfront landing facilities shall require an Official Plan amendment.

**8.18.5 Prominent and Traditional Properties**

Prominent and Traditional Properties listed in Section 8.18.3.4 shall be:

- a. encouraged to continue their current use and/or form; and
- b. encouraged to ensure that any proposal to alter their current use or form is consistent with the traditional lake character.

**8.18.6 Heritage Designation**

A suitable "heritage designation" for the area bordering Muskoka Road 10 running through the Port Sydney Settlement will be encouraged.

**8.18.7 Implementation and Interpretation**

8.18.7.1 The Mary Lake policies shall be subject to the relevant provisions of Section 13 of the Huntsville Official Plan relating to implementation and interpretation.

**SECTION 6 IMPLEMENTATION**

6.1 The changes to the Official Plan of the Town of Huntsville, as described in this Amendment, shall be implemented in accordance with the provisions of Section 13 of the Official Plan.

**SECTION 7 INTERPRETATION**

7.1 The provisions of Section 13.9 of the Official Plan of the Town of Huntsville, shall apply with respect to the interpretation of this Amendment.