



## MEETING RESCHEDULED

### NOTICE OF PUBLIC MEETING CONCERNING PROPOSED OFFICIAL PLAN AMENDMENT (OPA#2) AND PROPOSED ZONING BY-LAW AMENDMENT (Z/28/2022/HTE)

**TAKE NOTICE** that the public meeting to be held by the Planning Council of the Town of Huntsville concerning amendments to the Official Plan and Zoning By-law 2008-66P, as amended, is **rescheduled** from 4:00PM on Wednesday May 3, 2023, to **6:00PM on Wednesday May 17, 2023**, to accommodate a venue change.

**NEW MEETING DATE:** Wed. May 17, 2023

**NEW TIME:** 6:00PM

**NEW LOCATION:** Algonquin Theatre, 37 Main Street East, Huntsville (also see virtual meeting participation link and instructions at [www.huntsville.ca/PC](http://www.huntsville.ca/PC))

**APPLICATION NOS.:** OPA#2 (Deerhurst Modern) and Z/28/2022/HTE DHR GP Inc.

**ADDRESS:** 1415 Deerhurst Drive

**LEGAL DESCRIPTION:** Part of Lots 29 and 30, Concession 1, Chaffey, Town of Huntsville, District Municipality of Muskoka



**PURPOSE AND EFFECT:** The applicant is proposing to construct two (2) buildings containing 447 recreational resort residential units connected via a shared entranceway with ground floor commercial uses including a restaurant, retail space, and a pool on the subject lands. Buildings would have a maximum building height of 23.4m. The purpose of the proposed amendments to the Official Plan and Zoning By-law is to permit development to proceed on the subject lands in accordance with an updated development concept and phasing plan (the “Deerhurst Modern” plan).

The current Deerhurst Village Centre concept and phasing plan is attached to the Official Plan as Appendix 3. Official Plan policies designate the subject lands as the “Deerhurst Village Centre – Plateau” lands and permit development in accordance with policies contained in Section 5.5 of the Official Plan. This designation and associated Appendix permit a development consisting of recreational resort buildings oriented around a village square including multiple residential building with 366 recreational resort residential units overall, a 150-unit resort commercial hotel, and commercial retail and personal service units in ground floor areas of certain buildings.

The Official Plan Amendment application proposes to amend the composition of units permitted in the Deerhurst Village Centre – Plateau designation and remove reference to Appendix 3 to permit the updated Deerhurst Modern plan. The Zoning By-law Amendment application proposes to rezone the lands to establish a site specific Tourist Commercial (C4) Holding zone with Exceptions to permit the proposed uses associated with the Deerhurst Modern plan, buildings with a maximum height of 23.5m, and establish site specific parking provisions.

Copies of the draft Official Plan policies and Zoning By-law are available upon request. Members of the public wishing to receive a copy of these materials or comment on the proposal are strongly encouraged to make a written submission any time prior to the meeting by emailing [planning@huntsville.ca](mailto:planning@huntsville.ca), or via mail.

Members of the public wishing to attend this meeting virtually are asked to review the disclaimer respecting virtual meeting participation at [www.huntsville.ca/PC](http://www.huntsville.ca/PC) and consider in person attendance where possible to avoid technical issues that may arise. Please contact the Town’s Planning Department using the contact information provided at the end of this notice to discuss participation arrangements if necessary.

**IF YOU WISH TO BE NOTIFIED** of the decision of Council on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the Town of Huntsville (see address below).

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of Council to the Ontario Lands Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Lands Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**ALL COMMENTS AND SUBMISSIONS RECEIVED** will become part of the public record. Comments received as part of the public participation process for this proposal will be considered by Planning Council.

**FOR MORE INFORMATION** about this matter, contact the Town of Huntsville Planning Department:  
37 Main St. E, Huntsville, ON. P1H 1A1

**IN PERSON:** 8:30 A.M. to 4:30 P.M.  
**TELEPHONE:** (705) 789-1751 (Ext. 2232).  
**EMAIL:** [planning@huntsville.ca](mailto:planning@huntsville.ca)  
**WEBSITE:** [www.huntsville.ca](http://www.huntsville.ca)

**NOTICE DATE:** April 27, 2023

**HEARING DATE:** May 17, 2023