



**AMENDMENT NUMBER XX
TO THE OFFICIAL PLAN OF THE
TOWN OF HUNTSVILLE**

BY-LAW NUMBER 2025-XX

(Grandview Village)

**Being a by-law of the Town of Huntsville to adopt
Amendment No. XX to the Huntsville Official Plan**

WHEREAS: the Council of the Corporation of the Town of Huntsville finds it expedient to amend the Town of Huntsville Official Plan, amended:

AND WHEREAS: the Council of the Corporation of the Town of Huntsville has fulfilled the requirements of Sections 17 and 21 of the *Planning Act*, R.S.O., 1990, as amended.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF
HUNTSVILLE ENACTS AS FOLLOWS:**

1. That Amendment No. XX to the Huntsville Official Plan, consisting of the attached explanatory text and schedule, is hereby adopted;
2. That the Mayor and Clerk are hereby authorized and directed to affix the seal of the Corporation to Amendment No. XX and to make the application to the authority having jurisdiction for approval of the said amendment; and
3. That this by-law shall into force on the final passing thereof and in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O., 1990, as amended.

READ a first time this XX day of XX, 2025.

Mayor (Nancy Alcock)

Clerk (Tanya Calleja)

READ a second and third time and finally PASSED this XX day of XX, 2025.

Mayor (Nancy Alcock)

Clerk (Tanya Calleja)



**AMENDMENT NUMBER XX
TO THE OFFICIAL PLAN OF THE
TOWN OF HUNTSVILLE**

(Halmont Properties Corporation)

SECTION 1 TITLE AND COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 herein and Schedule "I" shall constitute Amendment Number XX to the Official Plan of the Town of Huntsville and shall be entitled "Grandview Village."
- 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 illustrated on Schedule "I" and affixed hereto, being composed of Pt. Lots 26 & 27, Con. 1, Chaffey, hereinafter referred to as the "Subject Lands".
- 2.2 The Subject Lands are located within the Hidden Valley Recreational Lifestyle and Resort Area and designated Resort Commercial.

SECTION 3 PURPOSE OF THE AMENDMENT

- 3.1 The Subject Lands contain a vacant golf course formerly used as a recreational amenity by Grandview Resort, which closed in 2017. Since the resort's closure, former commercial accommodations have been occupied on a permanent and intermittent basis as residential uses.
- 3.2 The purpose of this Amendment is to permit residential development on the Subject Lands with no commercial accommodation uses, as permitted within the Recreational Resort Residential land use designation.
- 3.3 As part of this Amendment a significant portion of the Subject Lands will be designated Open Space, including new parkland, and existing ponds, wetland and shoreline areas, incorporating appropriate buffers as confirmed through the Environmental Impact Study protecting areas that were previously developed by the former golf course.
- 3.4 The Amendment will also maintain a portion of the Subject Lands within the Resort Commercial designation, in order to permit service commercial uses along Highway 60.

SECTION 4 BACKGROUND AND BASIS

- 4.1** The Subject Lands cover an area of approximately 16 hectares with frontage on Highway 60 and Grandview Drive, containing vacant fairways, bunkers, tee boxes and water hazards associated with the former golf course. The southeast portion of the Subject Lands contain shoreline along Fairy Lake and a wetland.
- 4.2** The Town and Region have an oversupply of commercial accommodation units, and the Subject Lands are located in proximity to existing large resorts, which would exert significant competitive pressure on any new commercial accommodation development in the area. Tourist preference have also evolved in recent years, such that accommodation in private residences with family and friends, or as supplementary short term accommodations, is much more prevalent and desired than traditional commercial accommodation. As such, it is not desirable or feasible to require commercial accommodations on the Subject Lands, which would also conflict with the surrounding, established residential character. The Resort Commercial Uses Market Assessment supports the preclusion of commercial accommodation uses from the Subject Lands.
- 4.3** Residential land use permissions have been granted for new development on the southern portion of the former resort, and existing, former commercial accommodations adjacent to the Subject Lands.
- 4.4** Portions of the Subject Lands will remain within the Resort Commercial land use designation in order to support viable commercial uses, serving residents and visitors to the Town. These commercial uses will support tourist activity and travel along Highway 60, and will provide additional commercial amenities in the area, to further support existing tourist commercial accommodation.

SECTION 5 THE AMENDMENT

- 5.1** Schedule B-2 "Land Use – Community Settlement Areas and Hidden Valley Resort Recreational Lifestyle Area" of the Town of Huntsville Official Plan is hereby amended, as illustrated on Schedule "I", affixed hereto.

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 Part F, Section 1 of the Official Plan.

SECTION 7 INTERPRETATION

- 7.1** 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 Part F, Section 2 of the Official Plan.



SCHEDULE "I"

