

**NOTICE OF JOINT PUBLIC MEETING**  
CONCERNING PROPOSED AMENDMENTS TO THE DISTRICT OF MUSKOKA  
OFFICIAL PLAN, THE TOWN OF HUNTSVILLE OFFICIAL PLAN AND COMMUNITY  
PLANNING PERMIT BY-LAW

**Application File Numbers:**

District of Muskoka Official Plan Amendment 64  
Town of Huntsville Official Plan Amendment 7  
Community Planning Permit By-Law Amendment CPPA/01/2025/HTE  
(939 Highway 60 - Grandview Village)

**TAKE NOTICE THAT:** The District of Muskoka Community and Planning Services Committee and the Town of Huntsville Planning Council will hold a joint Public Meeting on:

**Wednesday September 24, 2025, at 2:00 P.M.**  
**Algonquin Theatre**  
**37 Main St E, Town of Huntsville**

**THE PURPOSE OF THE MEETING IS TO CONSIDER** proposed amendments to the District of Muskoka Official Plan, The Town of Huntsville Official Plan and Community Planning Permit By-law pursuant to the related provisions of the Planning Act, R.S.O.1990, as amended.

**ANY PERSON OR AGENCY** may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed official plan amendment.

**MEMBERS OF THE PUBLIC** wishing to comment are strongly encouraged to make a written submission, preferably before the public meeting date, by emailing [clerk@muskoka.on.ca](mailto:clerk@muskoka.on.ca) with respect to the proposed District Official Plan Amendment, or by emailing [planning@huntsville.ca](mailto:planning@huntsville.ca) with respect to the proposed Town Official Plan Amendment and Community Planning Permit By-law Amendment. Members of the public or agencies wishing to make oral submissions either in support of, or in opposition to, the proposed applications may do so by attending the Algonquin Theatre at 37 Main Street East, in the Town of Huntsville, or by attending virtually through Zoom. A link to the Zoom meeting and instructions on how to participate virtually or via telephone will be made available to the public prior to the meeting at <https://www.huntsville.ca/PC>. For those wishing to observe the proceedings (and not provide verbal comments), the Town of Huntsville webcast can be accessed at <https://www.huntsville.ca/meetings/Index>.

**Written submissions** may also be submitted at **any time until the date a decision is made.**

**AGENCY COMMENTS:** Agencies (i.e. District of Muskoka, Lower Tier Municipalities, Utilities, and Ministries) wishing to make a written submission should do so no later than September 10<sup>th</sup>, 2025.

**PLEASE NOTE:** All comments and submissions received will become part of the public record.

**APPEALS AND NOTICE OF DECISION:** If a person or public body does not make oral submissions at a public meeting or make written submissions to The District of Muskoka and Town of Huntsville before the proposed District of Muskoka Official Plan Amendment or Town of Huntsville Official Plan Amendment (OPA) is adopted, or the proposed By-law Amendment is passed, the person or public body is not entitled to appeal the decision of The District of Muskoka or Town of Huntsville to the Ontario Land Tribunal (OLT) and the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

To protect your appeal rights and/or if you wish to be notified of the decision of The District of Muskoka on the proposed District of Muskoka OPA, you must make a written request to the District Clerk, by email at [amy.back@muskoka.on.ca](mailto:amy.back@muskoka.on.ca) or by mail to 70 Pine Street, Bracebridge, ON, P1L 1N3. Please include your name and mailing address in the correspondence.

To protect your appeal rights and/or if you wish to be notified of the decision of the Council of the Town of Huntsville on the proposed Town of Huntsville OPA or By-law Amendment, you must make a written request to the Clerk of the Town of Huntsville, by email at [clerk@huntsville.ca](mailto:clerk@huntsville.ca) or by mail to 37 Main Street East, Huntsville, ON P1H 1A1. Please include your name and mailing address in the correspondence.

**ADDITIONAL INFORMATION:** Copies of the proposed District of Muskoka OPA and related background information are available for review online at [muskoka.on.ca](http://muskoka.on.ca). Additional information can be provided electronically or by appointment upon request. Should you need assistance, please contact Sarah Campbell, Planner, at 705-645-2100, ext. 4128 or at [sarah.campbell@muskoka.on.ca](mailto:sarah.campbell@muskoka.on.ca) during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

For more information on the proposed Town of Huntsville OPA and/or Community Planning Permit By-law amendment, including information about preserving your appeal rights, please contact Town of Huntsville Planning Department, at (705) 789-1751 Option 3 or at [planning@huntsville.ca](mailto:planning@huntsville.ca) during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

**Dated** at the Town of Bracebridge this 4<sup>th</sup> day of September, 2025.

**KEY MAP SHOWING THE LOCATION OF THE LANDS TO WHICH THE PROPOSED APPLICATIONS APPLY**



## **EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AND COMMUNITY PLANNING PERMIT BY-LAW AMENDMENTS**

The subject lands are located at 939 Highway 60 in the Hidden Valley Recreational Lifestyle and Resort Area (Special Policy Area) of the Muskoka Official Plan. More specifically, the lands are legally described as part Lots 26 and 27, Concession 1, former Geographic Township of Chaffey, Town of Huntsville, District Municipality of Muskoka.

The proposed OPA would add a site-specific provision to the “Hidden Valley Recreational Lifestyle and Resort Area” of the Muskoka Official Plan to permit residential development on a portion of the lands with no commercial accommodation uses. Presently, the official plan permits recreational resort-related residential units provided they are accompanied by an equivalent number of resort commercial accommodation units. The lands subject to this Amendment are surrounded by existing residential uses. The Amendment would recognize the unique residential character which has emerged in the area to facilitate new residential development.

The purpose of the proposed amendment to the official plan of the Town of Huntsville and to Community Planning Permit By-law 2022-97, as amended, is to permit residential development on a portion of the lands with no commercial accommodation uses; whereas current Official Plan policies permit recreational resort residential units provided they are accompanied by an equivalent number of commercial accommodation units. The proposed residential development would consist of a maximum of 110 residential units, all being two-storey townhouse dwellings units, on three (3) recreational resort residential blocks. Portions of the lands will also continue to permit resort commercial uses in two (2) resort commercial blocks.

The proposed official plan amendment would change the land use designation for recreational resort residential blocks from a Resort Commercial land use designation to a Recreational Resort Residential land use designation and keep resort commercial blocks in the Resort Commercial designation. As part of the proposed official plan amendment, a portion of the lands will also be redesignated to an Open Space designation, including new parkland, and existing ponds, wetland and shoreline areas.

The proposed Community Planning Permit By-law amendment would change the precinct on portions of the lands from an Open Space (OS) precinct to a Recreational Resort Residential with Exception (RRR-Exception) precinct, a Recreational Resort Commercial (RRC) precinct, and a Conservation (C) precinct. The RRR-Exception provisions would include site specific provisions to support proposed townhouse development on each recreational resort residential block and proposed open space blocks would continue to be within the OS precinct.