



CORPORATION OF THE TOWN OF HUNTSVILLE

BY-LAW NUMBER 2025-xx

(Town of Huntsville)

**Being a by-law of the Town of Huntsville to adopt
Amendment No. 8 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, as 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 (the "Planning Act").

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

1. That Amendment No. to the Huntsville Official Plan, consisting of the attached explanatory text, is hereby adopted;
2. That the Mayor and Clerk are hereby authorized and directed to affix the seal of the Corporation to Amendment No. and to make application to the District Municipality of Muskoka for approval of the said amendment; and
3. That this by-law shall come into force shall come into force and take effect in accordance with Sections 17 and 21 of the Planning Act.

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

Mayor (Nancy Alcock)

Clerk (Tanya Calleja)



AMENDMENT NUMBER 8 TO THE OFFICIAL PLAN OF THE TOWN OF HUNTSVILLE

(Housing Action Plan)

SECTION 1 TITLE AND COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 herein shall constitute Amendment Number 8 to the Official Plan of the Town of Huntsville and shall be entitled “Housing Action Plan”.
- 1.2 Sections 1, 2, 3, and 4 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 within the Business Employment, Community Commercial, Community Business, and Residential designations of the Town of Huntsville, District Municipality of Muskoka will be subject to this amendment.

SECTION 3 PURPOSE OF AMENDMENT

- 3.1 The purpose of this Amendment is to make minor amendments to facilitate the development of multiple residential dwelling and affordable housing units.

SECTION 4 BACKGROUND AND BASIS

- 4.1 The Town of Huntsville completed a Housing Needs Assessment in December 2024. The findings identified actions and recommendations to help address needs and gaps in affordable housing and market housing.
- 4.2 Amendments to specific policy areas are being proposed with the goal of increasing the rental housing stock and affordable housing options.



SECTION 5 THE AMENDMENT

- 5.1 Section C3.3 – “Urban Residential – Housing Mix” is hereby amended by deleting the word “encourages” and replacing it with the word “requires” in subsection C3.3.3.
- 5.2 Section C3.3 – “Urban Residential - Housing Mix” is hereby amended by adding the following after subsection C3.3.4 and renumbering remaining subsections accordingly:
- C3.3.5 The Town shall require a minimum of 25% of all new ground-related housing in each application of 10 or more units to be constructed to accommodate future secondary residential dwelling units through such measures as sufficient window sizes, plumbing rough-in, fire/sound separation and other base construction requirements as specified in the Ontario Building Code.
- 5.3 Section C3.8 – “Regional Commercial – Permitted Uses” is hereby amended by adding the following after subsection C3.8.3 and renumbering remaining subsections accordingly:
- C3.8.4 Multiple residential uses may also be permitted in a mixed use building, provided the residential units are located on the upper storey and clearly secondary and incidental to the primary ground floor uses.
- 5.4 Section C3.9 – “Business Employment – Background Statement” is hereby amended by adding the following after subsection iv) and renumbering remaining subsections accordingly:
- v) Muskoka Commerce Park and Area Business Employment Area – Located in the area north of West Road, east of Hwy 11 and south of Hwy 60, this area contains service commercial and light industrial uses.
- 5.5 Section C3.9 – “Business Employment” is hereby amended by adding the following subsection after subsections C3.9.18:

Muskoka Commerce Park Employment Area Special Policies

- C3.9.19 Permitted uses may also include accessory residential uses.
- C3.9.20 Where an accessory residential use is permitted, it must also be secondary and accessory to a Business Employment Use and the following must be satisfied;
- a) The character and viability of the Business Employment Area will be maintained



- b) Adequate off-street vehicular parking will be required for all development.
- c) Pedestrian facilities and active transportation infrastructure will be incorporated to promote pedestrian and other modes of active transportation traffic, including links to amenities and networks on- and off-site.
- d) The size and density of permitted accessory residential units may be established through the community planning permit by-law.
- e) A technical report may be required to be prepared to the Town's satisfaction, demonstrating that the residential use will be compatible with the Business Employment Uses within the building and area.

5.6 Section C4.6 – “Community Business – Permitted Uses” is hereby amended by adding the following after subsection C4.6.3 and renumbering the remaining subsections accordingly:

C4.6.4 Accessory residential uses may also be permitted provided they are located to the rear of the buildings or on the upper storeys.

C4.6.5 Accessory residential uses shall only be permitted where it can be clearly demonstrated, through the provision of a technical report, prepared to the Town's satisfaction, that the residential use will be compatible with the Community Business uses within the building and surrounding area.

5.7 Section D2.2 – “Smart Value Housing Types” is hereby amended by adding the following after subsection D2.2.2 and renumbering the remaining subsections accordingly:

D2.2.3 A minimum target of 10% of all new units, where development of 10 or more units is proposed through residential intensification or greenfield development, will include *Smart Value Housing Units*.

5.8 Section D2.4 – “Condominium Ownership Rental Housing Conversion” is hereby amended by adding the following at the end of the subsection:

D2.4.5 Where it can be demonstrated that the application may be permitted, in consideration of D2.4.6, the value of the community benefit and/or financial incentives shall be required to be addressed through a condition of condominium approval



- 5.9 Section D2.4 – “Condominium Ownership Rental Housing Conversion” is hereby amended by adding the following after subsection D2.4.6 and renumbering the following subsections accordingly:

D2.4.7 Where a multiple residential development has received a financial incentive or obtained increased height and/or density in consideration of providing rental housing as a community benefit, no conversions shall be permitted for a minimum of 25 years.