



## Town of Huntsville Staff Report

**Meeting Date:** September 24, 2025

**To:** Planning Council

**Report Number:** DEV-2025-98

**Confidential:** No

**Author(s):** Richard Clark, Manager of Planning

**Subject:** MOPA64, OPA7, and CPPA/01/2025/HTE - Halmont Properties Corp. - 939 Highway 60

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### Report Highlights

Staff review respecting proposed Muskoka Official Plan Amendment 64, proposed Huntsville Official Plan Amendment 7, and Community Planning Permit By-law Amendment Application CPPA/01/2025/HTE.

### Recommendation

#### For Information Only

#### Background

#### Purpose and Effect:

The applicant is proposing a residential development consisting of a maximum of 110 residential units, all being a mix of bungalow and two-storey townhouse dwelling units, on three (3) recreational resort residential blocks. Also proposed are two resort commercial blocks. The proposed development will be serviced by Grandview Drive, Highway 60, and a new private road and include a conservation block, a block for a pump station, and three (3) open space blocks to house parks, greenspace, and a stormwater management facility.

A Concept Plan was prepared by the Planning Partnership to illustrate the proposed development and is attached to this Report as Attachment #2.

To facilitate this proposed development, the following applications have been submitted:

1. Muskoka Official Plan Amendment Application MOPA#64;
2. Huntsville Official Plan Amendment Application HOPA#7; and
3. Community Planning Permit By-law Amendment Application CPPA/01/2025/HTE.

#### MOPA#64

This application 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.

## **HOPA#7**

Similar to MOPA#64, this application proposes to amend the Huntsville Official Plan (HOP) to permit residential development on a portion of the lands with no commercial accommodation uses. To facilitate this, the amendment proposes to change the land use designation for a portion of the lands containing the townhouse blocks from a "Resort Commercial" land use designation to a "Recreational Resort Residential" land use designation and to keep the proposed resort commercial blocks in the "Resort Commercial" designation. As part of the proposed 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.

## **CPPA/01/2025/HTE**

This application proposes to 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 Open Space (OS) precinct.

Requested site specific exceptions would be to:

- Permit a maximum of 110 dwelling units;
- Permit tandem parking for the required parking spaces for a townhouse dwelling;
- Reduce the minimum required lot frontage from 15m to 0m;
- Reduce the minimum required lot area from 465m<sup>2</sup> to 0m<sup>2</sup>;
- Reduce the minimum required interior side yard setback from 6m to 0m;
- Reduce the minimum required exterior side yard setback from 6m to 0m;
- Reduce the minimum required front yard setback to a private or public road from 7m to 5m for an attached garage;
- Increase the minimum required front yard setback to a private or public road from 4m to 5m for a dwelling; and
- Establish the following minimum separation standards:
  - A separation of 5m between townhouse buildings;
  - A separation of 3m between buildings and adjacent Conservation (C) or Open Space (OS) precincts; and
  - A separation of 20m between buildings and any buildings in an adjacent precinct.

This application also proposes to delete previous site-specific zoning exception O3-1140 from the lands.

## **Site Characteristics and Surrounding Uses:**

The subject property includes a former 9-hole executive golf course that was part of the former Grandview Resort, which ceased operation in 2017. The lands subject to the application are associated with the closed golf course lands (the Backlands) but are part of a larger 27.46ha property that also include areas to the south situated within a peninsula on Fairy Lake (the Shoreline lands). These Backlands have an approximate area of 16.7ha with approximately 475m of frontage on

Highway 60, 545m of frontage on Grandview Drive, 100m of frontage on Cookson Bay Crescent, and 375m of frontage on Fairy Lake. The additional Shoreline lands owned by the applicant have an approximate area of 11.39ha and 350m of frontage on Fairy Lake. The Backlands contain two buildings and pathways. Additionally, an easement in favor of the Town of Huntsville exists on the lands adjacent to Highway 60 to permit the eastward extension of Fairy Vista Trail. The lands slope gradually downhill towards Fairy Lake from west to east and contain undulating topography due to their historical golf course use. Wetlands have been identified in low-lying lands abutting the Fairy Lake Shoreline on the eastern portion of the property and there are watercourses and ponds to its west, on more upland portions. The surrounding land uses are resort recreational residential, rural residential, waterfront residential and golf course recreational and open space in nature.

**Location:** Part Lots 26 and 27, Concession 1, former Geographic Township of Chaffey; Town of Huntsville; District Municipality of Muskoka.

**Previous/Current Files:** Z/69/2018/HTE, Z/08/2017/HTE, Z13/2013/2016/HTE, Z/30/2014/HTE, SPA/124/2019/HTE, SPA/24/2018/HTE, SPA/04/89/HTE, A/19/2018/HTE, B/43/2018/HTE, and C2018-12

**Natural Constraints:** Wetlands, Watercourses, Cold Water Lake, Type 1 and 2 Fish Habitat

**Human Constraints:** Highway 60

**Official Plan:** Hidden Valley Recreational Lifestyle and Resort Area - Resort Commercial

**Precinct:** Open Space (OS) precinct, Previous Zoning Exception O3-1140 and Natural Constraints Overlay 1 and 2

**Access:** Grandview Drive (Year-Round Maintained Town Local Road)

**Servicing:** Municipal piped water and sewer services

**OSRA Status:** N/A

#### **Technical Background Report(s):**

- Stage 1 Archaeological Assessment prepared by Hogback Heritage, May 29, 2021;
- Resort Commercial Uses Market Assessment prepared by urban Metrics, November 7, 2024;
- Environmental Impact Study prepared by FriCorp Ecological Services, December 2024;
- Updated Environmental Impact Study prepared by FriCorp Ecological Services, August 2025;
- Planning and Urban Design Rationale Report prepared by The Planning Partnership, December 2024;
- Conceptual Site Cross Sections, prepared The Planning Partnership, December 2024;
- Preliminary Landscape Plan, prepared by The Planning Partnership, December 2024;
- Preliminary Block and Demonstration Plan prepared by The Planning Partnership, December 11, 2024;
- Transportation Impact Study prepared by Tatham Engineering, December 12, 2024; and
- Functional Servicing Report prepared by Pinestone Engineering Ltd., December 16, 2024.

#### **Discussion**

##### **Town of Huntsville Official Plan**

The subject lands are located in an area designated "Resort Commercial" in the Huntsville Official Plan (HOP) and are in the Hidden Valley Recreational Lifestyle and Resort Area.

General policies relating to character protection, servicing and access, height, density, and design for development within the Hidden Valley Recreational Lifestyles and Resort Area would apply to the proposed development.

The Hidden Valley Recreational Lifestyle and Resort Area is intended to be an area in Huntsville where resort commercial, recreational resort residential and open space uses are promoted within its

unique geographic setting, which includes the subject lands, given the recreational, tourism, and aesthetic opportunities presented by the areas proximity to major provincial parks, local topography, significant water resources, and the Huntsville Urban Settlement Area. Land use within the Hidden Valley Area separate it into a mix of resort commercial and resort recreational residential clusters, divided by the open space and recreational areas that define its character and tourism resources. Policies to protect the area's character include protection of views and vistas, protection of prominent heights of land, appropriately controlling the scale and density of development, promotion of a traditional or modern interpretation of the Muskoka vernacular in the design of new development to evoke meaningful and convincing harmony of the traditional "Muskoka character", use of landscaping practices that are compatible with the natural Muskoka setting and soften the built form, inclusion of pedestrian facilities and active transportation infrastructure to promote pedestrian and other modes of active transportation traffic, including links to amenities and networks on and off-site, and incorporation of large areas of passive or active open spaces into developments to maintain the existing recreational open space character of the area. (Sections C5.2.5 to C5.2.13).

Respecting servicing and access, development in the Hidden Valley Area is to be serviced on the basis of full municipal water supply and sewage services and accessed by either a year-round maintained road or have condominium road access (Sections C5.2.14 to C5.2.16). This would be proposed in this instance.

Respecting building height and massing, policies in Section C5.2.17 require that proposed buildings will fit into the topography of the area, not project above the tree line and be compatible with surrounding development through transition in height and density. In this instance, the development appears to address these policies well given the low profile and generally dispersed nature of the proposed development, which maintains the open space feel of the area, preserves natural features and areas in the vicinity of the shoreline, and achieves an acceptable transition between higher density developments to the west and an undeveloped shoreline.

Within the "Resort Commercial" designation, policies detailing use permissions, density, and design apply (Sections C5.3.1 to C5.3.8). Sections C5.3.3 and C5.3.4 of the HOP are particularly relevant HOP policies for this proposal. These policies are in place to promote the maintenance/establishment of tourism focused resort commercial development, which may include residential units provided the total number of units would not exceed 50% of the units that are existing or approved. As the proposed residential development would not conform to this standard, an amendment to the HOP is proposed.

It is noted that the majority of the "Resort Commercial" designated lands on the subject lands are proposed to be changed to a "Recreational Resort Residential" designation to accommodate the proposed residential development; however, some "Resort Commercial" lands will be retained on the lands along Highway 60. That being said, it is proposed that the remaining commercial lands will continue to be linked to the shoreline and other natural areas with open space blocks and trails. Additionally, the previously noted low profile nature of the residential development between these remnant "Resort Commercial" lands and the shoreline will maintain the important views and vistas that support their overall tourism commercial benefit. As such, it would appear that the proposal has been well-designed to preserve the remaining tourism potential of the lands while also accommodating a suitable residential development.

As the proposal includes a conversion of commercial lands to residential only lands, policies relating to the recognition and promotion of economic diversity in the Town as outlined in Section C.1 of the HOP apply. These policies promote the recreation and tourism commercial industry in Huntsville, given the Town's unique geographic setting near the west entrance of Algonquin Park, as well as its abundance of lakes, parks, and natural beauty, all of which combine to make the Town a year-round

tourist destination. The active lifestyle areas in the vicinity of the subject lands, its location along Highway 60, and its frontage on Fairy Lake make the subject lands particularly well suited to supporting the recreation and tourism industry these policies aim to promote. Policies in Section C1.13 to C1.20 all support the promotion and preservation of tourism-related business. Section C1.19, in particular, speaks to resort commercial properties noting that the preservation of the tourist commercial land base fronting on water is essential to the long-term health of the tourism industry in Huntsville and that redevelopment and downzoning of resort commercial properties to residential use will not be supported, except in extenuating circumstances. In such circumstances, downzoning may be considered where the impact of the loss of the commercial land base has been analyzed, and it is demonstrated that it would not negatively affect the critical mass of the tourism infrastructure and land base in Huntsville.

Although, the redesignation of the lands between these "Resort Commercial" lands and the shoreline is considered downzoning of the area, it can be argued that extenuating circumstances exist in this instance given the fact that a golf course use has been proven no longer viable on the lands, and the gradual conversion of surrounding lands from a resort commercial to a residential focus following the golf course's closure. The proposed development, as noted above, would also appear to not constrain or preclude the tourism development potential of the remaining "Resort Commercial" lands. As required in Section C1.19, a Resort Commercial Use Market Assessment study was prepared in support of this proposal by urban Metrics. The Resort Commercial Uses Market Assessment summarizes the results of a market demand assessment for resort-commercial uses on the subject lands, comprised of the former Grandview Resort. The objective of a market assessment was to evaluate the future demand for traditional accommodation facilities to determine the feasibility of developing resort commercial uses on the site. It is urban Metrics opinion that current market conditions do not support the requirement for a 50/50 split between residential and resort commercial uses on the subject lands. The report concludes that the proposed development would not eliminate the role of Grandview Village in the local economy. Conversely, the proposed residential uses are likely to play a role in accommodating visitors to Huntsville through a larger part of the year than resort-commercial uses, either through stays with friends and family or through short-term rentals.

The policies in Part B of the Official Plan speak to environmental protection and directing development away from natural heritage features and hazard lands that are unsuitable for development. An Environmental Impact Study (EIS) was prepared by FriCorp Ecological Services and submitted in support of the applications to identify natural heritage features and functions within and adjacent to the lands, assess any potential environmental impact of the proposed development, and recommend mitigation and enhancement opportunities. The EIS contains the results of the background information review and field surveys to document natural features such as the identified wetlands and watercourses, potential species at risk (SAR) and significant wildlife habitat (SWH), breeding birds and aquatic habitats. The report contains a number of recommendations including erosion and sediment control mitigation measures, vegetation removal timing windows, and construction mitigation measures such as buffers and setbacks to protect natural heritage features and functions on and adjacent to the proposed development. It is proposed that the natural heritage features and area on site, and the recommended buffer areas, will be placed within an Open Space land use designation and a Conservation precinct as part of the amendments proposed to the HOP and Community Planning Permit By-law (the "CPPBL").

The EIS has been peer reviewed by a third-party consultant under the direction of the Town of Huntsville and the comments provided by the peer reviewer were provided to the applicant. The EIS has been updated by the applicant's environmental consultant in response to peer review comments received to date and this updated report is now being reviewed, along with their response letter, by the peer reviewer to confirm all comments were appropriately addressed.

Policies in Section E3.6.6 of the Official Plan require that safe and appropriate access to properties will be provided to the satisfaction of the applicable road authority, which in this case is the Town and the Ministry of Transportation. A Transportation Impact Study (TIS) prepared by Tatham as submitted in support of the applications addressing the transportation impacts of the proposed development of up to 120 townhouse residential units and 2,000m<sup>2</sup> of commercial space. Upon completion, the development is expected to generate 93 new trips during the weekday AM peak hour, 141 new trips during the weekday PM peak hour and 153 new trips during the Saturday peak hour. The report concluded that the proposed development was not found to have a significant impact on the operation of the study area road network. In addition, no turn lanes are recommended on Grandview Drive to serve the proposed development and no modifications to the existing turn lanes at the study intersections along Highway 60 are recommended to accommodate the proposed development. This report has been reviewed by the Town of Huntsville Operations Department and technical comments have been provided for the applicant to address. This study is also being reviewed by the District and MTO, with comments forthcoming. It should be noted that the Town's Operation Department advised that Grandview Drive is currently scheduled to be resurfaced by the Town of Huntsville and sidewalks will be provided along this road as part of this capital works project. The applicant has been made aware of this and will be consulted as part of the design work.

According to policies in Section E2.1.1 of the HOP, development within the Huntsville Urban Settlement Area is to proceed on the basis of full municipal water and sewer services. The Functional Servicing Report (FSR), dated November 2023, submitted in support of these applications evaluated the capacity of sanitary and water servicing infrastructure located on Centre Street North to accommodate the proposed development. Servicing for the proposed development will be provided through an extension to the sanitary sewer (200mm diameter) and water main (300mm diameter) located on Centre Street North through Paisley Avenue. The Report finds that the existing municipal water and sewer systems appear to have sufficient capacity to service the proposed development; however, modeling of the water and sewage services by the District's consulting engineer must be satisfactorily completed.

Policies in the Section E1.1.3 of the HOP require that stormwater management and construction mitigation plans be prepared in support of commercial, industrial, and multi-lot/unit residential developments. To address this requirement, stormwater management servicing matters were evaluated in the Functional Servicing Report prepared by Pinestone Engineering Ltd and submitted in support of these applications. The purpose of this report is to describe the existing servicing infrastructure in the vicinity of the site, and provide recommendations for the provision of sanitary drainage, water distribution and stormwater management in accordance with Town and District of Muskoka criteria. This report has been updated from an earlier version to reflect the new concept plan.

In comparing pre- and post- development storm water flow rates, the report concludes that peak flows will increase during major storm events as a result of the increased impervious area associated with the construction of new roads and buildings. To control water quality, the author recommends control of post development run-off through the implementation of a "treatment train" of approved low impact development controls. Peak flow attenuation is not required due to the proximity of the development to Fairy Lake; however, conveyance features will need to be adequately sized to convey post development peak flows safely to the lake and prevent long term erosion. This report also recommends minimum building opening requirements in consideration of flooding hazards on the lands and recommends sediment and erosion control measures to be implemented during construction to minimize impacts on adjacent lands and waterbodies. The Town's OPS Department reviewed the FSR and provided technical comments which must be addressed.

According to policies in Section D6.4.1 of the HOP, a technical report may be requested in support of a development application where areas of specific, moderate to high, or high to very high archaeological potential are identified. The subject lands are identified as an area of moderate to high archaeological potential on the Archaeological Potential Map in Schedule G of the MOP. In support of the applications, a Stage 1 Archaeological Assessment was submitted and upon the background research by Hogback Heritage, the assessment concludes that the Grandview Resorts project area is of low archaeological potential and should be cleared of further archaeological concerns and requires no further assessment.

### **Huntsville Community Planning Permit By-law 2022-97**

The subject lands are within the Open Space (OS) precinct under the CPPBL and contain Natural Constraint 1 and 2 Overlays. Additionally, the lands contain previous site-specific Zoning Exceptions O3-1140. These precincts and previous zoning categories support the previous golf course use on the lands. As noted above, the applicant is proposing to amend the CPPBL to accommodate a 110-unit residential development on the former golf course lands, as well as resort commercial uses along Highway 60. The proposed by-law amendment would change the precincts to permit this new form of development as well as delete all previous site-specific zoning exceptions applicable to the old golf course use.

The proposed Recreational Resort Residential with Exception (RRR-Exception) precinct includes site specific provisions to permit one and two-storey block townhouses on the lands, with a maximum density applicable across the RRR-Exception lands of 110 units. The proposed exception also provides site specific lot requirements and development standards such as separation distances between buildings within the precinct, separations distances between buildings in the RRR-Exception and adjacent Recreational Resort Commercial (RRC) precincts and setbacks between buildings and the boundaries of adjacent Open Space (OS) and Conservation (C) precincts. Further discussion respecting implementation matters relating to the proposed separation provisions will be needed. Additionally, setbacks from buildings within the RRR-Exception precincts and public or private roads should also be considered. To further address implementation matters the exception and help achieve the applicant's urban design objectives, it is recommended that the site-specific provisions to allow the residential development make specific reference to a site-specific schedule if possible (see Attachment #2). All matters to be addressed as part of Community Planning Permit application submission for the resort residential development, including preparation of detailed grading and drainage plans, detailed servicing plans, landscape plans, photometric and lighting plans and storm water management and construction mitigation plans, should be listed in the site-specific provisions as appropriate.

### **District of Muskoka Official Plan**

The subject lands are located within the "Full Service Area", as shown on Schedule B of the MOP, where full municipal water and sewer services are available. In addition, the subject lands are located within a Special Policy Area, in the "Hidden Valley Recreational Lifestyle and Resort Area" designation of the MOP. The intent of this Special Policy Area is to encourage economic development to attract tourists and seasonal residents to the District of Muskoka and Town of Huntsville through a concentration of tourist commercial, recreational, and resort-related residential uses. The official plan amendment is required to permit residential development on a portion of the lands with no commercial accommodation uses. The Muskoka Planning Department's Staff Report respecting this matter (Report [CPS-7-2025-1](#)) is included in the agenda package.

### **2024 Provincial Planning Statement**

The lands are located within settlement area lands according to the 2024 Provincial Planning Statement. Policies in Section 1.1.3.1 of the Provincial Policy Statement direct that settlement areas

shall be the focus of growth and development and that their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall also be based on densities that efficiently use land and infrastructure. The PPS encourages intensification, compact form and an appropriate range and mix of residential opportunities including attainable housing options and promotes development in settlement areas on full municipal water and sewer services and in close proximity to urban amenities. Hidden Valley is a unique, nontraditional settlement area. While designated for growth and development, the Town Official Plan provides additional policies geared towards maintaining a recreational character, allocating the majority of year-round residential growth to the Huntsville Urban Settlement Area and Community Areas.

The PPS also contains policies relating to wise use of resources which include provisions restricting development adjacent to sensitive hydrologic features, natural heritage features, fish habitat, and natural hazard areas. The submitted EIS has been peer reviewed and it is being confirmed that the response to this review has appropriately addressed comments. Some outstanding matters respecting the proposed development must be addressed to demonstrate that full consistency with applicable policies is achieved.

### **Next Steps:**

Some matters as noted above still require attention at this time. Once all comments have been received, and issues raised in this report and by the public are addressed, staff will be in a position to provide a recommendation in relation to these applications.

### **Options**

Approval is not recommended at this time as the application has not been demonstrated to conform to the intent of the Official Plan nor be consistent with the Provincial Planning Statement.

### **Relevant Policies / Legislation / Resolutions**

#### **Relevant Policies/Legislation/Resolutions**

Provincial Planning Statement

Planning Act, R.S.O. 1990, cP.13

District of Muskoka Official Plan

Town of Huntsville Official Plan

CPP By-law 2022-97, as amended

### **Council Strategic Direction**

- Balanced Growth-1.1: Review planning legislation and policies to support flexibility and optimize land use, including in rural areas, to address different community needs.
- Protected Natural Environment-1.1: Continue to apply best practices in maintaining our natural heritage features.

### **Attachments**

[Attachment #1: Location Map](#)

[Attachment #2: Concept Plan](#)

[Attachment #3: Preliminary Cross Sections](#)

[Attachment #4: Preliminary Block Plan](#)

[Attachment #5: Draft OPA7](#)

[Attachment #6: Draft By-law](#)

[Attachment #7: Site Photos](#)

**Consultations**

The application was circulated in accordance with the provisions of the Planning Act and the CPP By-law.

No comments from the public were received at the time of writing for this Report.

Comments from MTO have not yet been provided.

Internal comments from the Town's Building, Fire, Operations and Corporate Information Departments have all been provided to the applicant and we are awaiting responses. It is recommended that the applicant address the above referenced comments and any public comments provided at the public meeting prior to Council making a decision on this application.

**Respectfully Submitted:** Richard Clark, Manager of Planning

**Manager Approval (if required):** \_\_\_\_\_

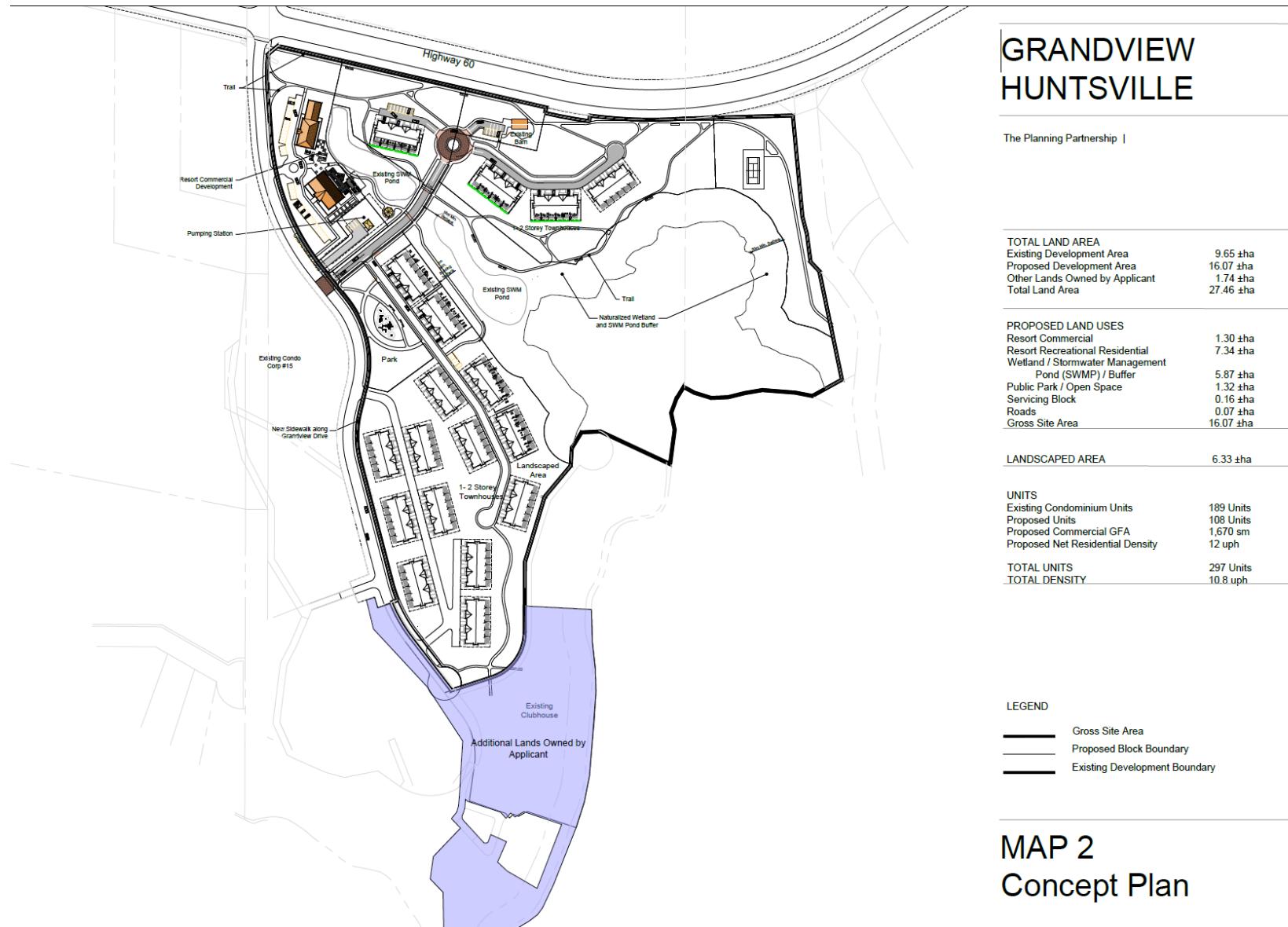
**Director Approval:** Kirstin Maxwell, Director of Development Services

**CAO Approval:** \_\_\_\_\_

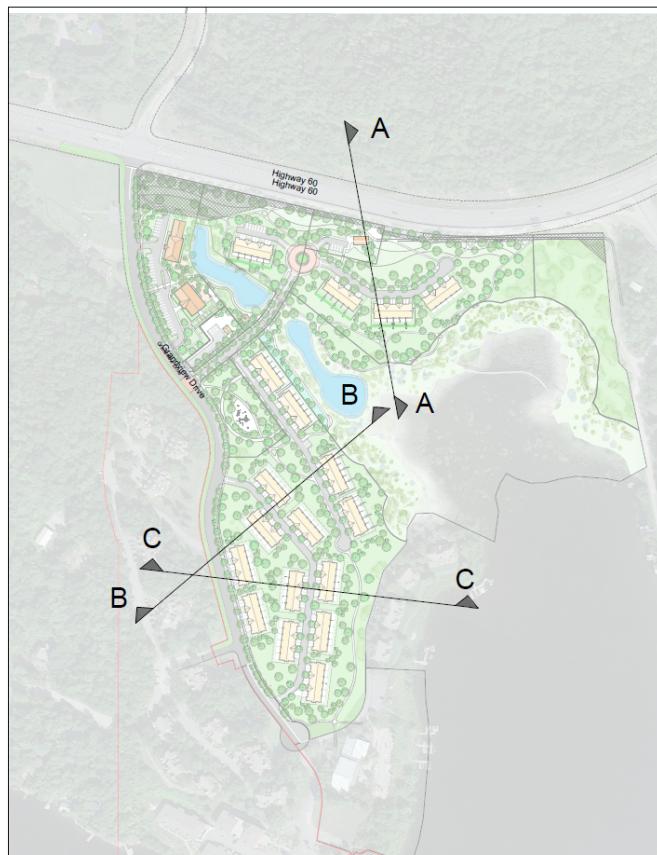
## Attachment #1: Location Map



## Attachment #2: Concept Plan

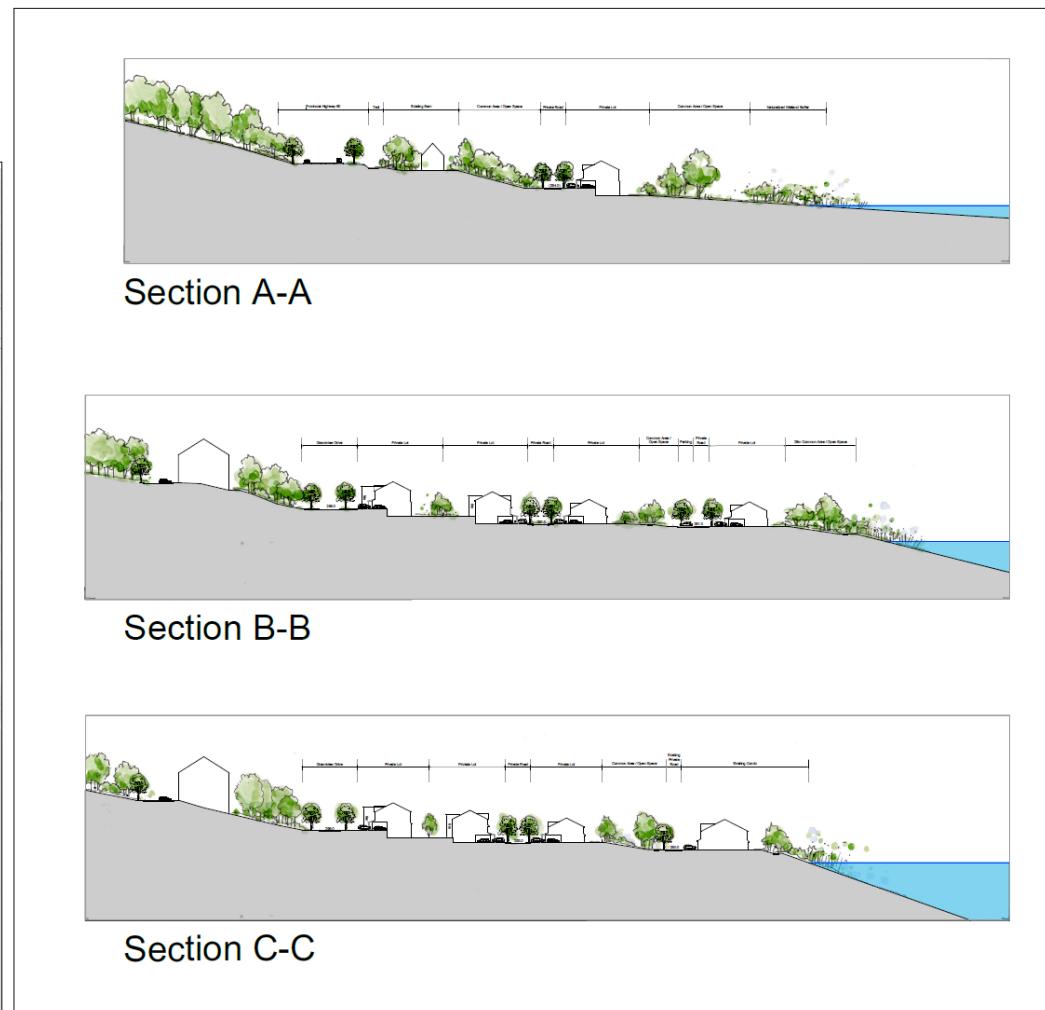


### **Attachment #3: Preliminary Cross Sections**



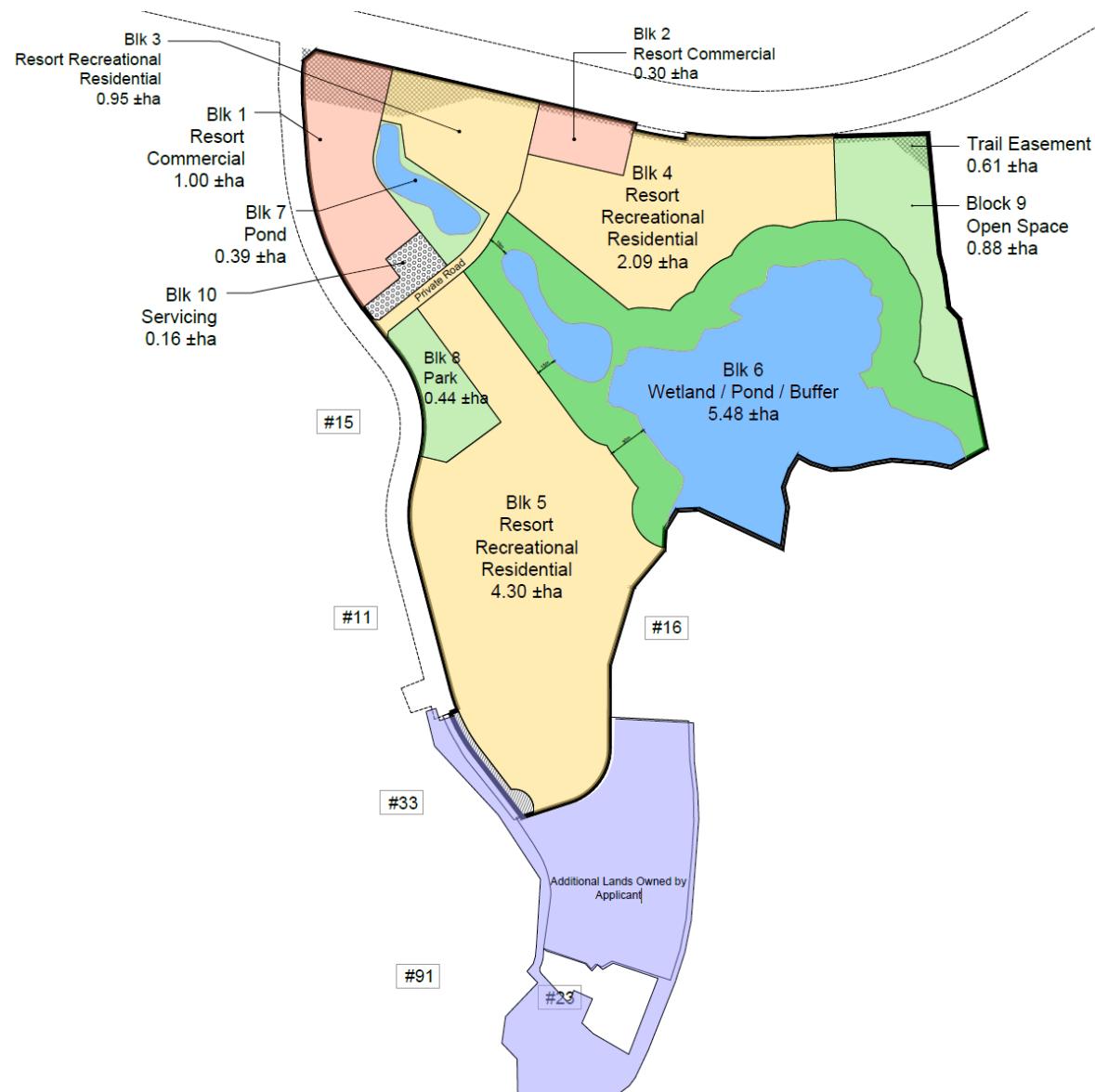
# GRANDVIEW

Town of Huntsville



CONCEPTUAL SITE CROSS SECTIONS  
The Planning Partnership | December 2024

#### **Attachment #4: Preliminary Block Plan**



# GRANDVIEW HUNTSVILLE

The Planning Partnership | July 22, 2025

GROSS SITE AREA		16.07 ±ha
Block 1	Resort Commercial	1.00 ±ha
Block 2	Resort Commercial	0.30 ±ha
Block 3	Resort Recreational Residential	0.95 ±ha
Block 4	Resort Recreational Residential	2.09 ±ha
Block 5	Resort Recreational Residential	4.30 ±ha
Block 6	Wetland / SWM Pond / Buffer	5.48 ±ha
Block 7	Stormwater Management Pond (SWM)	0.39 ±ha
Block 8	Public Park	0.44 ±ha
Block 9	Open Space	0.88 ±ha
Block 10	Servicing Block	0.16 ±ha
Grandview Drive		0.07 ±ha
OTHER LANDS OWNED BY APPLICANT		1.74 ±ha
EXISTING DEVELOPMENT AREA		9.65 ±ha
#15 Muskoka Condominium Corporation #15 #11 Muskoka Condominium Corporation #11 #33 Muskoka Condominium Corporation #33 #16 Muskoka Condominium Corporation #16 #23 Muskoka Condominium Corporation #23 #91 Muskoka Condominium Corporation #91		
TOTAL LAND AREA		27.46 ±ha

## LEGEND

- A legend consisting of ten color-coded squares with corresponding labels: Subject Property (black), Block Boundary (dark grey), Trail Easement (dotted pattern), Servicing Block (cross-hatch pattern), Grandview Drive (diagonal hatching), Existing Wetland / Pond (blue), Wetland (30m) / SWM Pond (15m) Buffer (green), Proposed Public Parkland / Open Space (light green), Resort Commercial (orange), and Resort Recreational Residential (yellow).

## MAP 1 Development Blocks





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

**BY-LAW NUMBER 2025-XX**

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**(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.**

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**Mayor (Nancy Alcock)**

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**Clerk (Tanya Calleja)**

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

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**Mayor (Nancy Alcock)**

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**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**

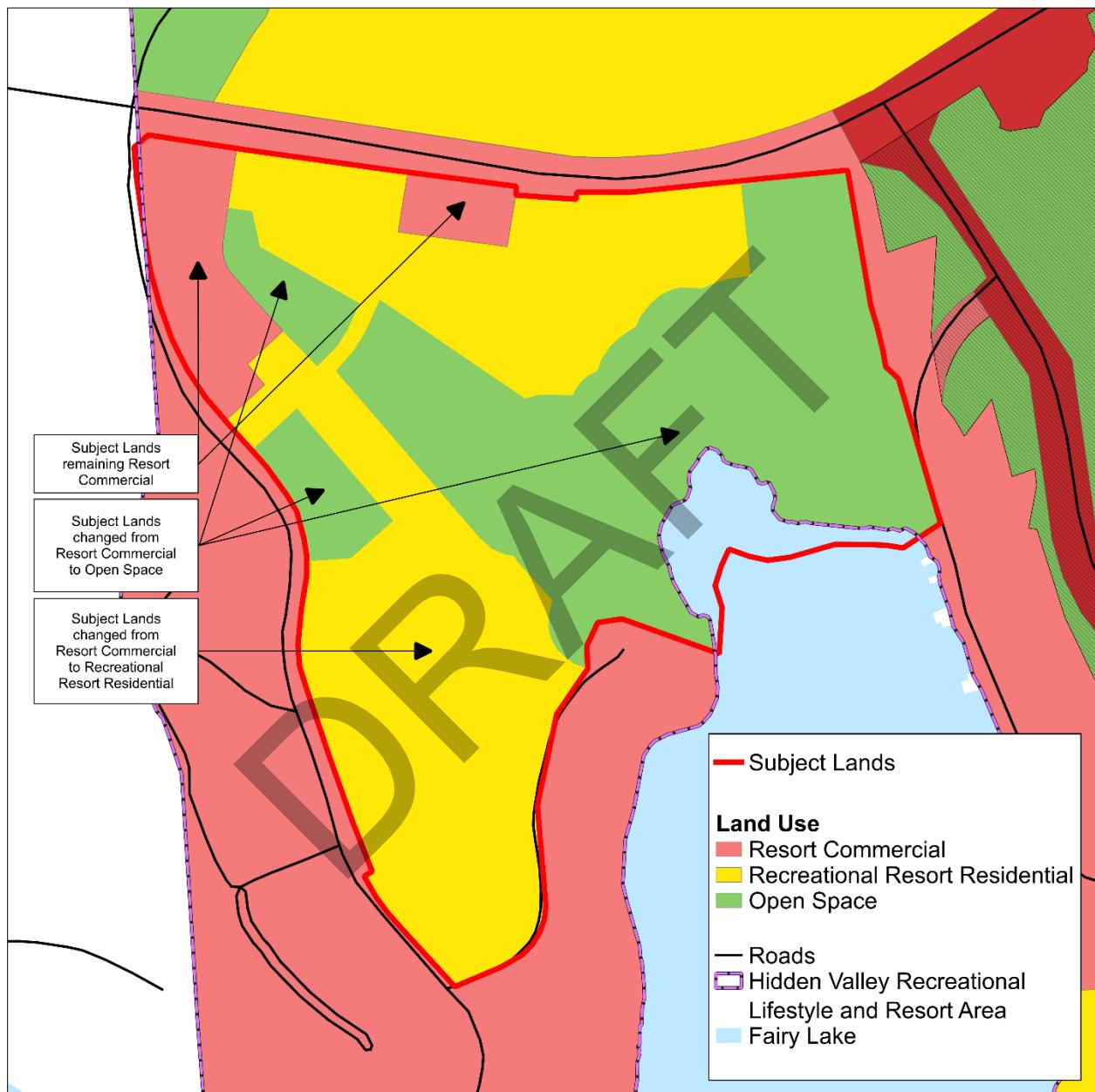
- 6.1** The changes to the Official Plan of the Town of Huntsville, as described in this Amendment, shall be implemented in accordance with the provisions of Part F, Section 1 of the Official Plan.

## **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"





**CORPORATION OF THE TOWN OF HUNTSVILLE**

**BY-LAW NUMBER 2025-**XX****

**Being a by-law to amend Community Planning Permit By-law 2022-97  
as amended, of the Corporation of the Town of Huntsville  
(Halmont Properties Corporation)**

**WHEREAS** the council of the Corporation of the Town of Huntsville finds it expedient to amend Community Planning Permit By-law 2022-97, as amended;

**AND WHEREAS** authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990. c. P. 13 and amendments thereto;

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

1. Schedule No. "G-10" of Community Planning Permit By-law 2022-97, as amended, is hereby further amended by changing the precincts of Pt. Lots 26 & 27, Con. 1, Chaffey, from the **Open Space with Exception "1140" (O3-1140)** precinct to a **Recreational Resort Residential with Exception "XXX" (RRR-XXXX)** precinct, **Recreational Resort Commercial (RRC) precinct, Open Space (OS) precinct, and Conservation (C) precinct**, and by changing the boundaries of the **Natural Constraints 1 Overlay**, as shown on Schedules "I" and "II" attached hereto.
2. Appendix C – "Previous Site Specific Exceptions" from Section 6 of Huntsville Zoning By-law 2008-66P, as amended" is hereby further amended by removing Exception No. 1140 from Table C.1 – Previous Site-Specific Exceptions.
3. Section 6 – "Site Specific Exceptions" is hereby further amended by adding the following to Table 6.1 – Site Specific Exceptions:

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
Recreational Resort Residential	XXXX	2025-XX	Pt. Lots 26 & 27, Con. 1, Chaffey	G-10	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, to the contrary, the following provisions shall apply to the RRR-XXXX Zone:</p> <ul style="list-style-type: none"><li>• Permit a maximum density of one hundred ten (110) dwelling units;</li><li>• Remove the minimum lot frontage requirement;</li><li>• Remove the minimum lot area requirement;</li><li>• Remove the minimum interior side yard requirement;</li><li>• Remove the minimum exterior side yard requirement;</li><li>• Remove the minimum rear yard requirement;</li><li>• The minimum front yard shall be 5m from the nearest public or private road for an attached garage or dwelling, and 2m and porch;</li><li>• The minimum separation between townhouse blocks shall be 5m;</li><li>• The minimum separation between a building and the Conservation Precinct and Open Space Precinct shall be 3m;</li><li>• The minimum separation between a building in the RRR-XXXX Precinct and a building in another zone shall be 20m; and,</li><li>• Tandem parking is permitted for the required parking spaces for a townhouse dwelling.</li></ul>

4. Schedules "I" and "II" attached hereto, are hereby made part of this by-law.
5. This By-law shall come into force on the date of passage and take effect the day after the last date for filing of appeals where no appeals are received, or, where

appeals are received, upon the approval of the Ontario Land Tribunal.

**READ a first, second and third time and finally passed this XX day of XX, 2025.**

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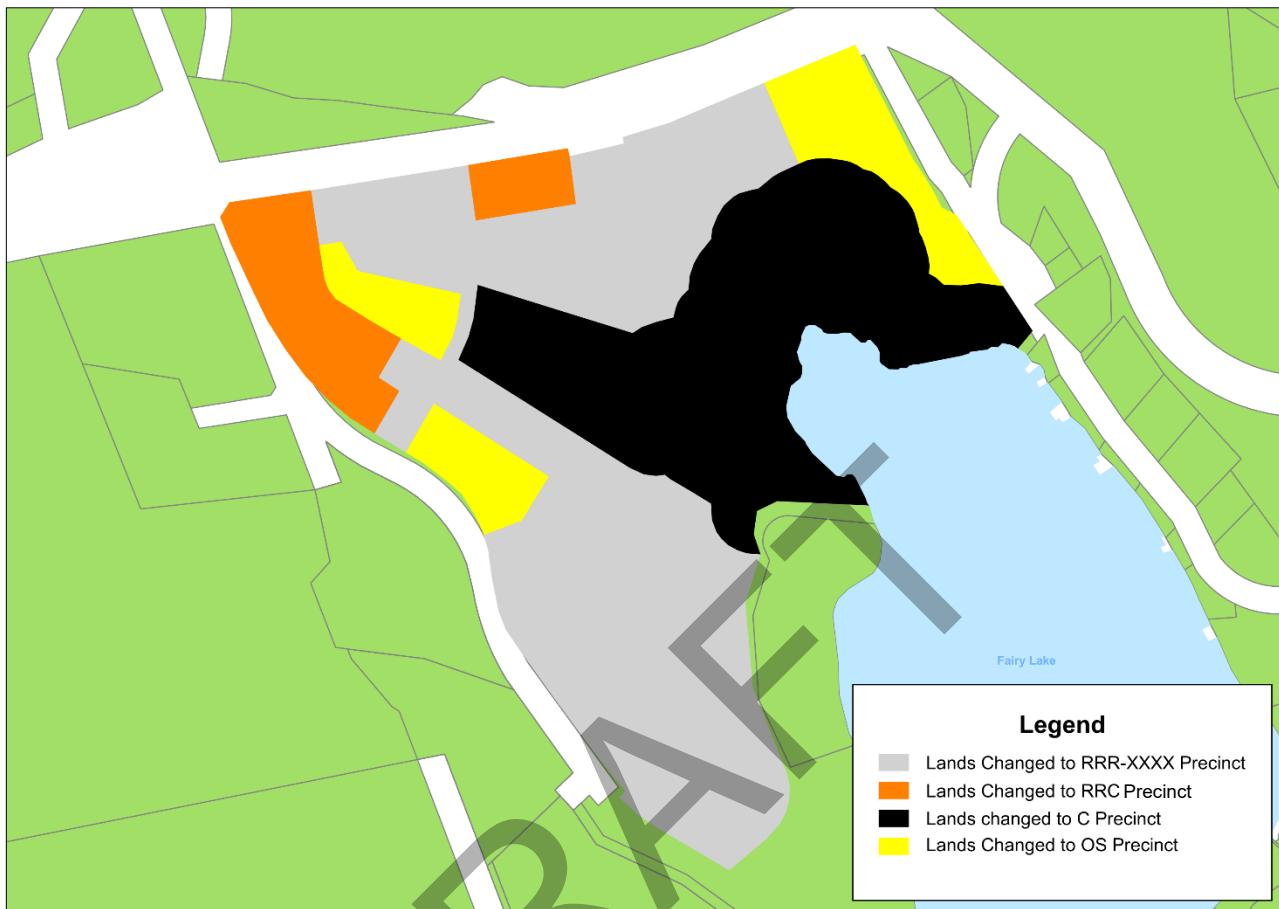
**Mayor** (Nancy Alcock)

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**Clerk** (Tanya Calleja)

DRAFT

**Schedule “I” to By-law 2025-XX (Grandview Backlands)**



DR

**Schedule “II” to By-law 2025-XX (Grandview Backlands)**



DP

## Attachment #7: Site Photos

**Photo 1 – Southeasterly view from Grandview Drive and Hwy 60 intersection**



**Photo 2 – Southeasterly view from footpath along Hwy 60**



**Photo 3 – Barn buildings along Hwy 60**



**Photo 4 – Front of barn building along Hwy 60**



**Photo 5 – Southeasterly view towards shoreline**



**Photo 6 -Southwesterly view towards Grandview Drive**



**Photo 7 – Northerly view towards Hwy 60**



**Photo 8 – Northerly view along Grandview Drive**



**Photo 9 – Southerly view of Grandview**



**Photo 10 – Adjacent Condominium**



**Photo 11 – Northerly view from Grandview Bayview Drive**



**Photo 12 – Northeasterly view across lands from Grandview Drive**

