

**Grandview Village**

**December 15, 2025 – Public Meeting Comment Matrix**

#	Comment	Response
1	What is the overall density of development being proposed on the balance of the Grandview lands? The Town should examine the cumulative impact of all development on the Grandview lands.	<p>Please refer to Map 3 – Overall Density Plan. The entire Grandview lands contain 189 existing dwelling units. The Grandview Village proposal will permit 110 dwelling units (maximum) and 73 dwelling units are conceptually planned for the Other Lands Owned by Applicant to the south. As such, in total, the Grandview lands may contain up to 372 dwelling units (both existing and proposed).</p> <p>This amounts to a gross density of approximately 14.2 units per hectare, which is below the density range for “low density residential development” within the Huntsville settlement area of 15 to 25 units per hectare. We continue to believe that this represents an appropriately low level of density for the Grandview lands, given their unique context, and will reinforce the natural setting that is an important characteristic of the area.</p> <p>For the Other Lands Owned by the Applicant to the south, any new development must comply with all applicable provisions of the Town’s CPP By-law, including the minimum 30-metre shoreline setback requirement, other minimum lot line setback requirements, limitations on the locations of any shoreline activity areas, the maximum 20% lot coverage limit, and a maximum density limit that would permit a maximum of 106 units (though 73 have been conceptually planned as noted above). The development constraints applying to the Other Lands Owned by the Applicant have been conceptually illustrated on the Overall Density Plan. Furthermore, a Community Planning Permit Application would be required prior to any development moving forward.</p>
2	Will the waterfront and trails be made publicly accessible?	The Applicant is proposing to design and construct the Fairy Vista Trail extension along Highway 60 towards Cookson Bay Crescent through the Subject Lands as part of the initial phase of the proposed development. The trail extension will be publicly owned and accessible and feature a promontory/viewing area overlooking Fairy Lake. This revised approach has been proposed instead of the previously proposed public park, and will allow the cash-in-lieu of parkland financial requirement to fund the immediate construction of the trail extension and promontory/viewing area.
3	Are there any plans to develop the lands containing the recreation centre? Further, what are the development plans for the remaining vacant lands?	The Other Lands Owned by Applicant are not part of any active planning applications. Preliminary development concepts for these lands anticipate a total of 73 dwelling units within three buildings. We note these lands are part of an existing site-specific zoning exception (C4-0228), which permits up to 40 units per hectare. Any new development would need to comply with the Town’s shoreline setback and natural heritage requirements, as well as all other By-law regulations. As illustrated on the Overall Density Plan, the Applicant intends to maintain the existing shoreline amenity area on the south end of the peninsula, and may add a new shoreline amenity area where the existing recreation centre is located, behind the existing dock facilities that will remain.
4	How will development of the Grandview Backlands impact the timing of planned improvements to Grandview Drive, and access for existing residents using Grandview Drive to reach their homes?	<p>The Town has confirmed that the planned improvements to Grandview Drive will not be impacted by the proposed development. Design work for the Grandview Drive improvements are currently underway. Construction of the Grandview Drive improvements is currently planned to occur next year.</p> <p>There may be opportunities for the Grandview Village lands to assist the Grandview Drive reconstruction by supporting construction staging. The applicant is open to working with the Town to support the Grandview Drive reconstruction if possible. This will include devising a construction management plan for construction activity associated with the proposed development.</p>
6	How will the Town ensure that construction vehicles do not damage Grandview Drive after its rebuilt?	The Town has confirmed and the Applicant acknowledges that they will be required to repair Grandview Drive if any damage occurs during construction of the Grandview Village development

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		project. In addition, the Applicant will be required to prepare a Construction Mitigation/Staging Plan satisfactory to the Town, demonstrating how public and construction traffic can be safely accommodated on Grandview Drive.
7	The proposed zoning references resort-style development, which we feel is not appropriate given the existing use of the lands as permanent residences.	<p>This development does not propose any new, resort-style development. The Town's Official Plan designates these lands as within the Hidden Valley Recreational Lifestyle and Resort Area, recognizing historic land use patterns that have been predominantly for commercial, resort-style development.</p> <p>The proposed Official Plan Amendment applications are intended to recognize the unique residential character that defines the Grandview lands, and removes the requirement for any hotel or resort development. Furthermore, the Market Study completed in support of this Application demonstrates that resort-style development would not be viable on the Grandview lands.</p>
8	We need to preserve vistas towards Fairy Lake, which is what makes our community a desirable place to live.	The development proposal maintains a very modest density of development (12 units per net hectare), and complies with the existing maximum height permissions (9 metres) for the Recreational Resort Residential Precinct. The preliminary cross-sections provided in support of this Application demonstrate how new buildings will fit within the site's rolling topography and maintain views to Fairy Lake. Furthermore, the promontory adjacent to Fairy Lake will enhance public access to the Fairy Lake shoreline.
9	Could a resort be built on the remaining, undeveloped lands?	The existing zoning on the Other Lands Owned by the Applicant permits commercial accommodation and recreational residential units. However, there are no plans for commercial, resort-style development. Instead, the preliminary concept plan for these lands proposes 73 residential units in three buildings. Furthermore, the Market Study demonstrates that resort-style development would not be feasible on the Grandview lands.
10	Development should be thoughtfully integrated into the existing landscape.	The wetland and ponds will be protected and naturalized to improve their ecological function, and the modest density of development provides opportunities for additional soft landscaping and tree cover/preservation. Overall, nearly 6 hectares of the overall site area will be preserved as natural areas, including the site's entire shoreline frontage.
11	Will mature trees be maintained on the Subject Lands?	The Community Planning Permit Amendment ("CPPA") specifies that a Landscape Plan and Tree Preservation Plan will be required as part of the future Community Planning Permit ("CPP") applications for the site. The future CPP applications are required in order to confirm specific building design, grading and landscaping details, including mitigation measures to preserve existing trees as possible. In addition, The CPPA will require at least 25% of the RRR-XXXX Precinct to be comprised of soft landscaping. This is in addition to the nearly 6 hectares of shoreline and adjacent lands that will be placed within the Conservation Precinct, ensuring the in-situ conservation of the important shoreline wetland feature.