

Planning & Urban Design Rationale Report

Town of Huntsville Official Plan Amendment &
Community Planning Permit Bylaw Amendment

Grandview Village

Town of Huntsville

December 2024

Prepared for **Halmont Properties**



Downtown Huntsville

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Grandview Inn Dock (Photo Credit: Annabelle Studio)

1. Introduction

On behalf of Halmont Properties (the “Owner”), The Planning Partnership (“TPP”) is pleased to submit this Planning and Urban Design Rationale Report (the “Report”) as part of complete applications to Amend the Town of Huntsville Official Plan (“OPA”) and Community Planning Permit Bylaw (“CPPA”) to permit residential and commercial development on the lands municipally known as 939 Highway 60, forming part of the former Grandview Resort (the “Subject Lands”).

The Subject Lands encompass an area of approximately 16-hectares and were previously home to a now defunct executive golf course that was associated with the former Grandview Resort. The former golf course established a heavily-manicured private setting throughout the Subject Lands, which included holes and cart paths that traversed a wetland and other shoreline areas along Fairy Lake, providing no public access to the Subject Lands or adjacent shoreline. Adjacent to the Subject Lands are existing residential uses previously associated with the former Resort, and more recent residential development adjacent to Fairy Lake (i.e. Waterfront at Grandview).

The Subject Lands present an excellent opportunity for residential and complementary commercial development, utilizing the excellent scenic, recreational and natural qualities that are abundant in the Hidden Valley Area to provide new public parkland and an enhanced natural shoreline condition, and fill out what has evolved into a cluster of medium density residential uses in a natural setting.

Huntsville’s Official Plan (“Town OP”) recognizes golf courses as a distinct type of open space use that create and maintain an altered, unnatural landscape. This is certainly true for the former golf course on the Subject Lands, which provided minimal tree cover and other vegetated cover aside from the manicured fairways and greens, and carefully controlled roughs.

Given the proximity to other, full length golf courses in the area, including the Grandview Golf Club to the north and Deerhurst Highlands to the east, maintaining an executive golf course on the Subject Lands was no longer feasible, as evidenced by ClubLink’s decision not to renew its lease for the course when it expired in 2022.

In addition, through proactive public consultation, existing residents in the area expressed a strong preference to preclude any new traditional commercial tourist accommodation development on the former Resort lands in order to maintain the residential character that has evolved since the Resort closed. In addition, there exists a significant concentration of existing traditional commercial tourist accommodation in the Town and District, including just to the east of the Subject Lands, which combined with recent trends in tourist activities and accommodations, question the feasibility and benefits of forcing additional traditional tourist commercial accommodations on the Subject Lands as part of a redevelopment project.

As such, the Owner has sought to determine the optimal land-use makeup for the Subject Lands based on a technical, market analysis. Based on the recommendations provided by a Resort Commercial Market Assessment, a technical study that the Town recommended should be completed, the Subject Lands are proposed to be redeveloped for appropriately scaled residential uses, along with complementary commercial uses (e.g. restaurants, stores, etc.) that will support

this new residential development as well as the other existing residential and tourist commercial development in the area.

The Proposed Development will consist of approximately 108 residential units contained within eighteen 2-storey townhouse blocks, each containing six residential units. Particular built-form performance standards and land use permissions will be established through the CPPA. The CPPA will permit a maximum density of 110 residential units, accommodating a very modest net residential density of approximately 12 units per hectare. This sensitive approach to development will maintain and reinforce both the existing residential character of the area, but also its natural setting, through the very modest development density and the provision of new public parkland, as well as the full preservation of the shoreline and other natural heritage areas, with potential for enhancement through new landscaping and pedestrian trail access.

The CPPA will re-designate the Subject Lands from the 'Open Space' precinct to 'Recreational Resort Residential', 'Recreational Resort Commercial', and 'Conservation', and maintain a portion of

the 'Open Space' precinct to provide the new public park.

An OPA is also required to re-designate portions the Subject Lands from 'Resort Commercial' to 'Recreational Resort Residential' to permit residential development without traditional commercial tourist accommodations as are required in the 'Resort Commercial' designation (Part C, s.5.3.4). In addition, natural heritage features and parkland will be placed within the 'Open Space' land use designation.

Notwithstanding that the Proposed Development meets all other applicable District and Town Official Plan policies, a Resort Commercial Uses Market Assessment (the "Market Study") was prepared by UrbanMetrics to provide recommendations on the preferred land use mix, from a market perspective. The Market Study provides strong recommendations for the exclusion of traditional tourist commercial accommodations, and inclusion instead of residential uses. The Market Study provides the following conclusions regarding the available supply and viability of traditional commercial tourist accommodations within the Town:

- There is an oversupply of commercial hotel accommodations in the Town relative to demand.
- There is a declining demand for commercial hotel accommodations in favor of short-term accommodations in residential dwellings, and a large proportion of visitors to the District prefer to stay with friends and families.
- Short-term accommodations have a competitive advantage over commercial hotel accommodations, and 20-percent of the Town's private dwellings are not occupied by permanent residents, representing a significant potential supply of competitive visitor accommodations.
- More than 80-percent of visitors to the District stay in private residences. As such, residential units are a much larger component of the visitor accommodation supply than commercial hotel accommodations, and the Proposed Development could feasibly support more visitors throughout the year than commercial hotel accommodations.

- Residential uses are more likely to contribute to year-round spending in the local economy, and are less vulnerable to seasonal fluctuations.
- The Town's tourist economy is likely to capture more economic benefits by supporting flexible land use designations that allow residential uses in more locations.

While the Market Study recommends the exclusion of new traditional tourist accommodation uses, the Proposed Development, nonetheless seeks to provide a viable commercial function on the Subject Lands and to support tourism in the Hidden Valley. Specifically, the Proposed Development has reserved Block 1 for new supportive commercial development. This commercial block is ideally located adjacent to Highway 60 and Grandview Drive, where it will be most visible and able to benefit from passing vehicle traffic.

The provision of new commercial uses in this area, envisioned as restaurants, retail stores and/or other service commercial uses, will directly appeal to tourists travelling along Highway 60 and lodging at the existing tourist commercial accommodations that exist in the area. This likewise preserves the interior

of the Subject Lands for a residential function, reinforcing the residential character that has evolved in the area. In our opinion, this optimizes the use and function of the Subject Lands and achieves the intent of the amended policy.

As detailed throughout this Report the Proposed Development achieves various Provincial, District and Town planning objectives by facilitating pedestrian access to the Fairy Lake shoreline, preserving and enhancing natural heritage features, providing public parkland and connections to adjacent trails, and delivering needed housing on full municipal services, all while maintaining and reinforcing the character of the Hidden Valley, and constituting good planning and good, thoughtful urban design.

2. Subject Lands & Surrounding Uses

2.1 Subject Lands

The Subject Lands form part of the former Grandview Resort, which ceased operations in 2017. The Resort featured 153 condominium units (“Grandview Condominiums”) in 2 to 3-storey buildings used as recreational residential dwellings and short-term rentals. The Resort included an executive golf course, club house and recreational facilities. ClubLink acquired the Resort in 1998, and continued to operate the Resort until its closure in 2017. Following the Resort’s closure, the executive golf course remained in operation under a five-year lease agreement between the Owner and ClubLink. Following the Resort’s closure, the Grandview Condominiums continued independently as residential dwellings, some operating as short-term rentals. Recent engagement with the directors of the different condominium corporations confirms that these condominium units are now used almost exclusively as principal or secondary residences, with little if any regular tourist accommodation functions.

The lease agreement for the golf course expired in 2022 and was not renewed by ClubLink, and the golf course ceased operations. The former golf course lands correspond to approximately 16 hectares of land adjacent to Fairy Lake.

Following the Resort’s closure, ClubLink submitted a Zoning Bylaw Amendment application to permit Recreational Residential Units on the Resort’s southernmost lands, allowing permanent and intermittent residential uses. Grandview Condominiums subsequently sought similar permissions resulting in Zoning Exceptions 0227 and 0228, which permit Commercial Accommodation Units and Recreational Residential Units. These initial Zoning Bylaw Amendment applications further supported and facilitated the evolution of the former Resort lands into a residential community, including residential use of the Grandview condominiums.

Following rezoning, the Owner acquired the southernmost lands from ClubLink and submitted their own Zoning Bylaw Amendment application to increase the maximum permitted height, and reduce minimum building separation requirements which were approved in 2017. A subsequent Site Plan application was approved in 2018 for the Waterfront at Grandview condominiums, consisting of three 3-storey buildings completed in 2020 just south of the Subject Lands.

The Subject Lands represent an appropriate location for additional context-sensitive development at the former Resort, integrated within a robust open space system and trail network connecting to Fairy Vista Trail. We note there are no existing agreements or right-of-use associated with the Subject Lands (i.e., executive golf course) and Grandview Condominiums.



Figure 1: Subject Site, Aerial Context (2023)

2.2 Historic Context

The Waterfront at Grandview condominiums were built on the former location of the Grandview Inn. The Grandview Inn formed part of an assembly of family-run visitor accommodations which were once prevalent throughout the Town and District. The Grandview Inn opened in 1911 and was demolished sometime in the late 1970s, with a new hotel built on top its original foundation. This hotel too was demolished in 2017, to make way for the Waterfront at Grandview condominiums following closure of the Resort. This is one example of the gradual decline in traditional resort accommodations in the District. This decline can likely be attributed to market preference for larger, more modern amenities and accommodations, emerging competing accommodation options (e.g. AirBnB), increasing land values, and costs associated with rehabilitating older buildings, which have been exacerbated by the COVID-19 pandemic.

The Subject Lands contain a defunct golf course associated with the former Resort, which continued operation until 2022 under a lease agreement with ClubLink. Surrounding development and site-specific planning permissions

granted by the Town have permitted the reuse of the former Resort accommodations as residences, which in turn has established a strong residential character in the former Resort lands. Though the Subject Lands are within the Open Space precinct, as designated by the CPP Bylaw as a result of the former golf course use, it should be noted that the golf course maintained an unnatural and artificially manicured landscape with no public accessibility except for patrons of the golf course. Parts of the golf course also encroached within and adjacent to the wetland feature, located along the Fairy Lake shoreline. Historic aerial imagery shows that prior to the golf course being developed, the Subject Lands and much of the surrounding area were occupied by agricultural fields. The Subject Lands contain an existing farm building adjacent to Highway 60 associated with its former agricultural use. The two existing ponds and much of the existing topography/grading were created specifically for the golf course some time after the agricultural uses ceased. Like the golf course, the previous agricultural uses supported little natural ground cover concentrated within the wetland and shoreline areas.

If the Subject Lands are redeveloped, the opportunity exists to provide appropriate pedestrian access to the shoreline, along with parkland and open space blocks providing accessible opportunities for recreation and leisure within a more naturalized setting that provides enhanced protection for the wetland feature, ponds and shoreline.



Figure 2: Grandview Resort (c. 1910-1950)

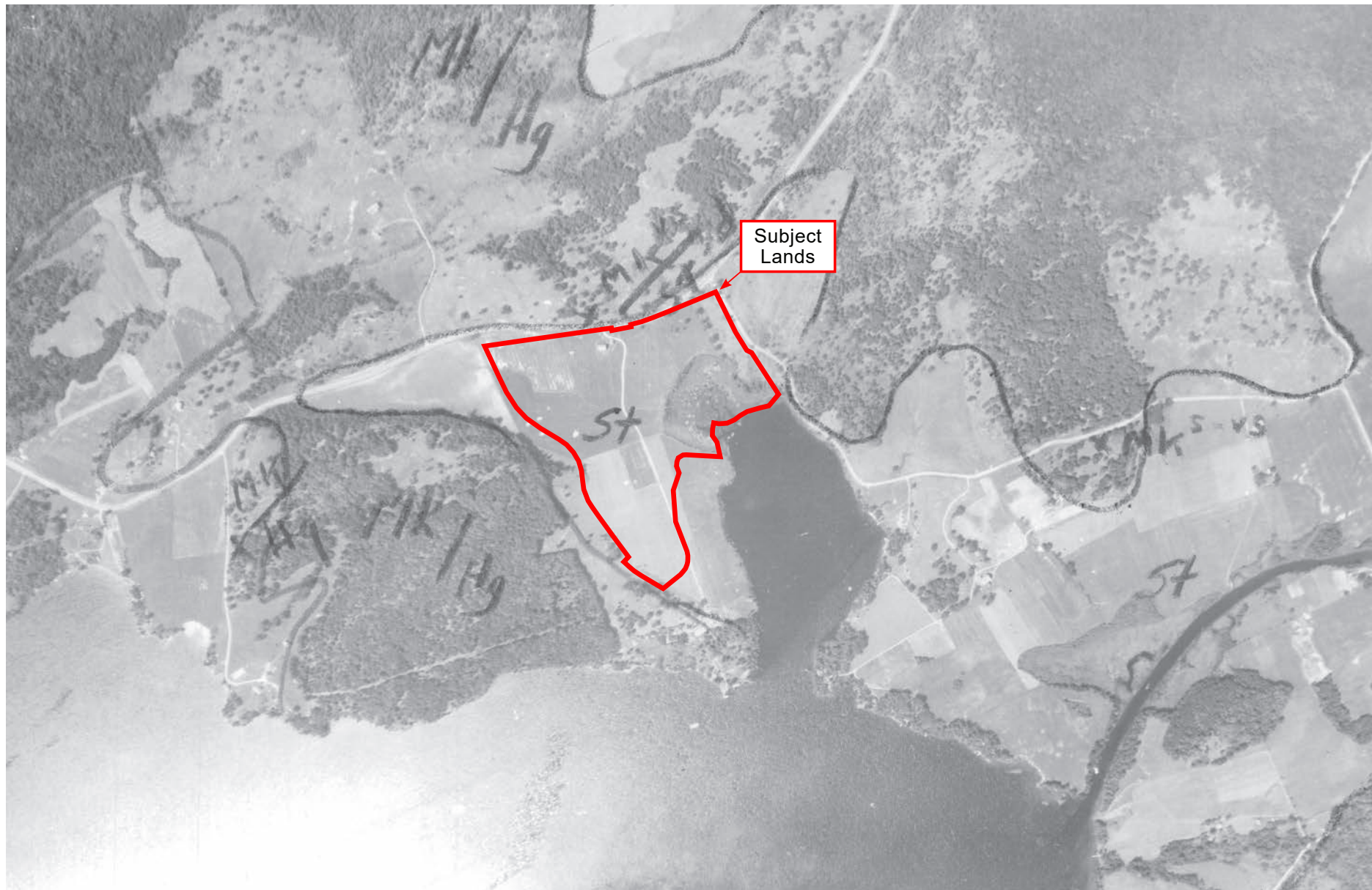


Figure 3: Grandview Farm, 1947 Aerial Imagery

2.3 Surrounding Uses

Surrounding uses consist of small-scale resort, cottage residences and condominiums separated by swathes of forest and golf courses. The Subject Lands have the following adjacencies:

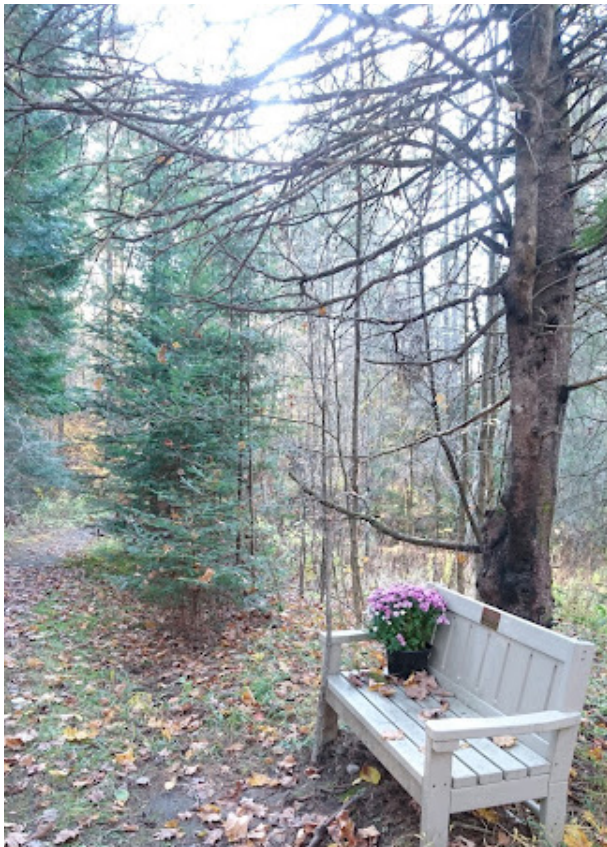


Figure 4: Fairy Vista Trail

North – The Subject Lands are bound by Highway 60 to the north, separating the Subject Lands from Grandview Golf Club, an 18-hole golf course and clubhouse. Fairy Vista Trail is located just north of the Subject Lands with access provided from Grandview Drive just north of Highway 60. Fairy Vista Trail continues westward along Highway 60 to Grandview Forest Hill. An existing trail easement extends along the northern boundary of the Subject Lands adjacent to Highway 60.



Figure 5: Grandview Golf Club

East – The Subject Lands are flanked by Grandview Bayside Drive to the east, providing access to the Bayside condominiums. The Bayside condominiums consist of four 2-storey buildings accommodating 20 units. The east side the Subject Lands straddle a wetland and vegetated area along the Fairy Lake shoreline. Further east across Canal Road are cottage residences, the Deerhurst Highlands Golf Course, Deerhurst Resort and Hidden Valley Resort.



Figure 6: Grandview Bayside Condominiums

South – On the south end of Grandview Drive are the Waterfront at Grandview condominiums, comprised of three 3-storey buildings containing a total of 36 units. In addition, the south shore includes existing condominiums and recreational facilities associated with the former Resort.

West – The Subject Lands are bound by Grandview Drive to the west, extending south from Highway 60 to Fairy Lake. West of Grandview Drive are the Grandview Condominiums, an assemblage of 3-storey buildings associated with the former Resort, accessed from Grandview Forest Hill Drive and Grandview Forest Glen Drive. Huntsville Highlands Pet Resort is located adjacent to the Subject Lands on the southwest corner of Grandview Drive and Highway 60. Further west, forested areas extend to Golden Pheasant Drive, which provides access to cottage residences off Highway 60 and popular public trails permeating the forested area.



Figure 7: Waterfront at Grandview Condominiums



Figure 8: Grandview Condominiums



Figure 9: Huntsville Highlands Pet Resort

2.4 Existing Development

The Proposed Development accommodates a modest density of approximately 7 units per gross hectare and 12 units per net hectare, while achieving a cluster form of development which is typical of other existing development within the Hidden Valley. The comparably lower density proposed is suitable given the significant portion of the Subject Lands being retained as open space/natural heritage. It is also representative of other cluster development that has occurred in the Town, which has likewise allowed for the preservation of surrounding natural heritage areas and features:

Huntsville Urban Settlement Area

- **Rayville Phase 1 & Phase 2** – Residential subdivision comprising two phases with 77 residential units contained within thirteen townhouse blocks on 7.6 hectares, accommodating a gross density of approximately 10 units per hectare.
- **18 Legacy Lane Development** – Residential development with 33 residential units contained within eight townhouse blocks on 1.77 hectares, accommodating a gross density of approximately 19 units per hectare.

Hidden Valley Special Policy Area

- **Treetops** – Residential development comprising 120 residential units contained within thirteen three-storey buildings on 5.06 hectares, accommodating a gross density of approximately 24 units per hectare.
- **Deerhurst Gardens** – Residential development comprising 32 residential units contained within four three-storey buildings on 1.10 hectares, accommodating a gross density of approximately 30 units per hectare.



Figure 10: Rayville Phase 1 & Phase 2



Figure 11: 18 Legacy Lane Development



Figure 12: Treetops



Figure 13: Deerhurst Gardens

3. Proposed Development

The Proposed Development has been thoughtfully designed to provide an appropriate and complementary built-form response to surrounding residential uses, maintain the character of the Hidden Valley, and enhance retained natural features associated with Fairy Lake. The overarching objectives of the Proposed Development are to:

- **Promote the enhancement of natural heritage features** – new development has been excluded from the Fairy Lake shoreline, existing ponds and wetland area, with appropriate buffers implemented as recommended by an Environmental Impact Study. The open space buffers will incorporate new native vegetation, enhancing the ecological function of the buffer, and restoring vegetation in areas previously occupied by the golf course.
- **Maintain and reinforce a natural character and setting** – development blocks will accommodate opportunities for enhanced landscaping, including screening of surface parking areas, soft landscaping within setbacks, and planting around stormwater management ponds. The clustered form of development, which allows for preservation and enhancement of natural heritage areas, will

likewise support an overall increase in natural, native landscaping over existing and former conditions.

- **Provide a new public park and potential pedestrian access along the Fairy Lake shoreline** – the Proposed Development accommodates a trail easement adjacent to Highway 60, providing a connection Fairy Vista trail to the north through Grandview Drive North. Along Highway 60, enhanced landscaping will be provided along the trail easement, to reinforce the natural character of the Hidden Valley. A new public park will support active recreation for nearby residents and visitors, and potential pedestrian access to the shoreline area will also continue to be explored.
- **Create new housing opportunities through a contextually appropriate built-form** – townhouse blocks have been appropriately scaled and sited to fit within the existing topography of the Subject Lands, maintain compatibility with adjacent cluster residential uses, and reinforce a traditional 'Muskoka character' as implemented through the implementing CPP Bylaw Amendment.

- **Respond to emerging market conditions in order to support the tourism sector in a viable and effective manner** – the Market Study, prepared by UrbanMetrics, recommends the exclusion of traditional commercial tourist accommodations from the Proposed Development, and instead recommends the inclusion of residential uses as a preferable option for supporting the tourism function of the Hidden Valley, noting that residential uses can provide ancillary short-term accommodation opportunities at the owner's discretion. Furthermore, the development block adjacent to Highway 60 has been reserved for commercial uses (i.e., restaurant, stores), geared towards serving seasonal and year-round residents and tourists, and providing a viable commercial function on the Subject Lands adjacent to existing commercial uses west of Grandview Drive.

A Preliminary Demonstration Plan and Block Plan have been prepared in support of the Proposed Development, which will accommodate a maximum of 110 residential units and approximately 2,000 square metres of commercial uses on three Resort Recreational Residential blocks and two Resort Commercial blocks adjacent to Highway 60. The Proposed Development will provide a residential density of approximately 12 residential units per net hectare or 7 residential units per gross hectare. While this is a relatively low density of development, in our view this constitutes an appropriate and contextually sensitive development approach that achieves the development objectives noted above. The Proposed Development is comprised of:

- **Block One, Resort Commercial** – covers an area of 1.00 hectares located at the northwest corner of the Subject Lands, along Grandview Drive and Highway 60, and is proposed to support new service commercial uses (i.e., personal service, retail, restaurants, etc.). These highly visible new commercial uses will directly support (rather than compete with) the existing and expanding tourist commercial uses located just to the east of the Subject Lands. Though this will be established at the detailed design stage, it is anticipated that the Resort Commercial block will accommodate approximately 2,000 square metres of new commercial space within two buildings, accessed directly from Grandview Drive. This space can be supported by outdoor patios and other amenities, located adjacent to one of the existing ponds, as illustrated in the Conceptual Landscape Plan.
- **Block Two, Resort Commercial** – covers an area of 0.30 hectares located adjacent to Highway 60, containing an existing single-storey barn building proposed to be retained on the Subject Lands, which currently supports an office use.
- **Block Three, Resort Recreational Residential** – covers an area of 0.95 hectares located adjacent to Highway 60, containing a single two-storey townhouse block housing 6 residential units and private road providing access to interior blocks from Grandview Drive.
- **Block Four, Resort Recreational Residential** – covers an area of 2.09 hectares adjacent to Highway 60 containing three two-storey townhouse blocks housing 18 residential units.
- **Block Five, Resort Recreational Residential** – covers an area of 4.30 hectares located adjacent to Grandview Drive, containing fourteen two-storey townhouse buildings housing 84 residential units.

- **Block Six, Wetland/Pond/Buffer** – covers an area of 5.48 hectares, providing complete protection of the wetland, shoreline, southern pond and associated buffers as recommended by the Environmental Impact Study.
- **Block Seven, Pond** – covers an area of 0.39 hectares delineating the northern pond and excluding it from development.
- **Block Eight, Public Park** – covers an area of 0.44 hectares adjacent to Grandview Drive, accommodating a new public park and providing accessible opportunities for leisure and recreation. The proposed park fully satisfies the parkland dedication requirement on-site by providing 5% of the net residential developable area and 2% of the net non-residential developable area of the Subject Lands as public parkland.
- **Block Nine, Open Space** – covers an area of 0.88 hectares near the northeastern corner of the Subject Lands, which is currently proposed as additional open space area.

- **Block Ten, Servicing Block** – covers an area of 0.16 hectares adjacent to Grandview Drive housing a new sanitary pumping station, that will serve all development located within the former Resort lands.

Further, a 0.61 hectare trail easement was previously provided to the Town, adjacent to Highway 60, providing a connection to Fairy Vista Trail just north of the Subject Lands. The portion of the Subject Lands adjacent to Grandview Drive will also accommodate street improvements, including a raised sidewalk to improve pedestrian safety and accessibility, and a more formalized turnaround area at the end of the street.

The Subject Lands contain two existing ponds which convey storm drainage to Fairy Lake, but do not currently provide any enhanced quality controls. Subject to implementation of a detailed stormwater management plan in the future, these ponds may be enhanced to provide additional quality control. The Environmental Impact Study notes there are no concerns regarding improved stormwater quality controls and use of the retained stormwater management ponds.

Lastly, site access will be provided from Grandview Drive through a series of private roads connecting to Blocks 1 and 5 extending into the interior of the development blocks. No new public roads or road widenings are proposed.

Overall, the Proposed Development will significantly enhance protection of the natural heritage system, provide potential pedestrian waterfront access through a trail system, create new public parkland and deliver needed new housing opportunities, in an area that has evolved a unique residential character within a natural setting.

Table 1: Proposed Development, Site Statistics

Block #	Use	Area
Block 1	<u>Resort Commercial</u> Commercial Uses (i.e., personal service, retail, restaurants, etc.)	1.00 ±ha
Block 2	<u>Resort Commercial</u> Retained barn building and Commercial Uses.	0.30 ±ha
Block 3	<u>Resort Recreational Residential</u> 1x Townhouse building (6 units)	0.95 ±ha
Block 4	<u>Resort Recreational Residential</u> 3x Townhouse building (18 units)	2.09 ±ha
Block 5	<u>Resort Recreational Residential</u> 14x Townhouse building (84 units)	4.30 ±ha
Block 6	<u>Wetland/Pond/Buffer</u> Protected wetland, pond and buffers	5.48±ha
Block 7	<u>Pond</u> Delineates northern pond for exclusion from development	0.39 ±ha
Block 8	<u>Public Park</u> On-site parkland dedication	0.44 ±ha
Block 9	<u>Open Space</u> Additional retained open space (excluded from development)	0.88 ±ha
Block 10	<u>Servicing Block</u> Pumping station	0.16 ±ha
Other	Grandview Drive Improvements Trail Easement	0.07 ±ha 0.61 ±ha
Total	108 Resort Recreational Residential units <i>(Maximum of 110 Resort Recreational Residential Units to be permitted by CPPA)</i>	16.07 ±ha



3.1 Required Approvals

A Town OPA and CPPA will be required to establish the necessary land use permissions to permit the Proposed Development, with future CPP permit applications establishing more detailed design and site layout requirements, either for the Subject Lands as a whole or for each block incrementally. An initial development concept was presented to the District and Town on June 12, 2023. An updated plan was presented to District and Town staff on October 13, 2023, and subsequently revised following discussions with adjacent residents, and recommendations from the Market Study.

The Resort Commercial land use designation currently applies to the Subject Lands and adjacent, existing residences, and requires that any new residential development be provided in conjunction with traditional commercial tourist accommodations. However, based on recommendations from the Market Study and strong desire from local residents to avoid any new traditional commercial tourist accommodations on the Subject Lands, the Proposed Development provides for new residential housing, and no traditional commercial tourist accommodations. Instead, a portion of the Resort Commercial land use

designation along Highway 60 and Grandview Drive will remain in order to provide permitted, viable and supportive commercial uses (i.e., restaurant, stores), with the remainder of the Subject Lands re-designated to Recreational Resort Residential in order to permit standalone residential uses, and Open Space, to protect the wetland, pond features and associated buffers as confirmed through an Environmental Impact Study and include new public parkland. In our view, this approach is preferable to creating a site-specific exception, as the OPA will reinforce and reflect the residential character that has evolved in the area, and the Proposed Development will conform to the policies of the underlying land use designations. In addition, the boundaries of natural features, constraints and buffers identified through the Environmental Impact Study will be updated through the OPA and accompanying CPPA, in order to reflect more detailed and up to date information.

The CPPA will establish the necessary land use permissions and built form performance standards for implementing the Proposed Development. The CPPA will place natural features and buffers within the Conservation Precinct, update the Natural Constraints Overlays, keep

new public parkland and the northern pond within the existing Open Space Precinct, and place the remainder of the Subject Lands within the Recreational Resort Commercial and Recreational Resort Residential Precincts. Furthermore, a Site-Specific Exception will be created prescribing a maximum density, built form performance standards and other requirements to further support the proposed cluster development form and reinforce the natural setting that is to be maintained.

4. Policy Framework

4.1 Provincial Planning Statement (2024)

Provincial policy statements issued under the Planning Act are the primary provincial land use planning document to provide Provincial planning policy direction in Ontario.

Planning decisions shall be consistent with policy statements issued under the Planning Act. In 2022, the Province initiated a review on approaches for leveraging the housing support policies of the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe, removing barriers to development, while continuing to protect the environment through a streamlined province-wide land use planning policy framework (ERO #019-6177).

The Province developed an updated Provincial Planning Statement (the “PPS”), with new and updated policies supporting increased intensification, scoping protections for employment areas, and promoting a range and mix of housing options. From April 10 to May 12, 2024 the Province undertook public consultation on updated policies, and subsequently incorporated feedback on the proposed PPS. The Ministry of the Municipal Affairs and Housing (“MMAH”) has now issued the PPS, which took effect on October 20, 2024. This new PPS will be the guiding policy document on provincial land use planning matters, which the decisions of municipalities shall be consistent with and which any other provincial plans shall conform with or shall not conflict with. The relevant policies of the PPS are reviewed below.

Housing

The PPS provides policies on the provision of housing suitable to meet the current and projected needs of residents, including permitting and facilitating (s.2.2.1b):

1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*

The Proposed Development accommodates a modest density of 12 units per net hectare, which has been appropriately scaled to maintain the residential character and natural setting of the former Resort lands. The Town OP directs 60-percent of new year-round dwelling unit growth to the Huntsville Urban Settlement Area, and the remaining 40-percent to other land use designations including the Hidden Valley. In addition to some year-round dwelling growth, the Hidden Valley and Waterfront designations are anticipated to accommodate 65-percent of forecast seasonal growth (Part C, s.2.2.10).

The Proposed Development provides 18 townhouse blocks accommodating 108 dwelling units and supporting both year-round and seasonal population growth in the Hidden Valley, and expanding the range of housing options available to residents. In addition, Block 1 will support new complementary commercial uses, creating employment opportunities and supporting existing residential and tourism uses in the area.

2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

The Hidden Valley special policy area is planned for development and the Proposed Development functionally represents intensification of underutilized lands with access to municipal services. Schedule B of the District OP identifies the Subject Lands within a Full Service Area, the Subject

Lands were previously used as a golf course, a low-density commercial use, whereas the Proposed Development will introduce residential, commercial and public parkland uses. The Proposed Development constitutes a desirable form of residential intensification and complementary uses appropriately optimizing available services and resulting in a net increase in both residential housing and commercial services.

Settlement Areas

The Hidden Valley is a unique, non-traditional settlement area. While designated for growth and development, the Town OP provides additional policies towards maintaining a recreational character, and allocates the majority of year-round residential growth to the Huntsville Urban Settlement Area and Community Areas. The Proposed Development maintains the character of the Hidden Valley and contributes to year-round and seasonal dwelling unit growth, by providing a contextually appropriate mix and scale of development adjacent to existing residential uses. The PPS encourages land use patterns within settlement areas to be based on densities and a

mix of land uses which (s.2.3.1.2):

- a) *efficiently use land and resources;*

The Proposed Development efficiently utilizes the currently vacant but developable area of the Subject Lands to provide housing, parkland and employment opportunities, while maintaining a significant portion for natural heritage and other open space purposes.

- b) *optimize existing and planned infrastructure and public service facilities;*

The Proposed Development efficiently optimizes existing servicing infrastructure on Grandview Drive, forming part of a cluster of residential development.

- c) *support active transportation;*

A public trail easement was previously provided on the Subject Lands, adjacent to Highway 60, providing a connection to Fairy Vista Trail which forms part of a trail network connecting the Hidden Valley to the Huntsville Urban Settlement Area. Furthermore, pedestrian access to the Fairy Lake shoreline will be explored within the open space buffer (Block 6).

Section 2.3.1.3 states:

3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

The Proposed Development supports the achievement of complete communities through the provision of parkland, employment-generating uses and housing on the Subject Lands adjacent to existing residential and commercial uses and leveraging existing municipal services and existing roads. The Subject Lands are accessible from Highway 60 and are provided with convenient access to the various recreational amenities provided in the Hidden Valley and adjacent to Fairy Lake.

Employment

Section 2.8.1.1 provides the following policies for promoting economic development and competitiveness:

- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*

The Proposed Development provides commercial uses adjacent to Highway 60 to maintain a viable commercial function on the Subject Lands. These blocks will accommodate restaurants, retail or other service commercial uses geared towards serving the Town's seasonal and year-round populations, and will be prominently located adjacent to Highway 60 benefiting from passing traffic. The Subject Lands are no longer feasible for use as a golf course, as evidenced by ClubLinks decision to not renew its lease, and the Hidden Valley maintains a large supply of modern commercial hotel accommodations just east of the Subject Lands, despite prevailing trends that strongly support other forms of tourism accommodation. Furthermore, the Market Study recommends exclusion of any new traditional tourist accommodation development, and notes that residential uses can actually better support short-term accommodations and tourism in the Hidden Valley without having to compete with existing larger resorts.

- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*

The Proposed Development contributes to the diversification of the Town's economic base by replacing a defunct golf course with viable commercial uses (i.e., restaurant, stores), and provides new housing opportunities that will support year-round spending and potentially additional short-term accommodations, at the discretion of individual owners, consistent with current visitor accommodation preference.

- c) *identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*

The existing Town OP policy that prescribes a minimum required mix of commercial hotel accommodations

and residential units within the 'Resort Commercial' land use designation clearly represents a barrier to new investment and development based on the recommendations of the Market Study. The Market Study provides strong recommendations for the exclusion of traditional commercial tourist accommodations from the Subject Lands as there is currently an oversupply in the Town relative to demand. Furthermore, residential uses support year-round spending and can feasibility support more visitors throughout the year through their ancillary use as short-term accommodations or free accommodations than traditional commercial tourist accommodations. The proposed OPA will remove this barrier, and allow a mix of residential and supportive service commercial uses on the Subject Lands.

- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*

As mentioned, the Proposed Development will provide viable, employment-generating uses, replacing the defunct golf course, in conjunction

with residential and parkland uses supporting the achievement of complete communities.

- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses*

The commercial blocks have been located adjacent to Highway 60 and separated from existing and proposed residential uses. Landscaping will be provided to distinguish between residential and commercial uses and provide screening. This will reinforce the existing residential character within the interior of the former Resort lands.

Public Spaces and Natural Heritage

Section 3.9.1 of the PPS promotes healthy, active and inclusive communities:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*

The Proposed Development accommodates sidewalk improvements

to Grandview Drive, and provides public parkland adjacent to the street. New public parkland will connect to a potential pedestrian trail adjacent to Fairy Lake, providing accessible opportunities for recreation, social interaction and wider connectivity to the Town's trail system.

- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*

The Proposed Development provides a full-range of accessible opportunities for recreation, including new parkland, an improved sidewalk and trail connections, suitable for people of all ages and abilities.

- c) providing opportunities for public access to shorelines; and*

Providing pedestrian access to the Fairy Lake shoreline is a key objective of the Proposed Development. The open space buffer provides an opportunity to enhance natural vegetation along the

shoreline and extend the Town's trail system through the Subject Lands. We note the defunct golf course, while a permitted 'Open Space' use, inhibited pedestrian access to the Fairy Lake shoreline and maintained portions of the shoreline within an unnatural state, including portions of the wetland feature itself.

- d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

An Environmental Impact Study has been prepared and has identified appropriate buffers from the shoreline, southern pond and wetland areas, ensuring development on the Subject Lands will not negatively effect ecological features or functions. The EIS also recommends opportunities for enhancements, which will be incorporated into the Proposed Development.

Section 4.1 requires the protection of natural heritage features and areas for the long-term, and specifically directs development and site alteration outside of significant wetlands, fish habitat and other natural heritage features. Though not a Provincially Significant Wetland,

the Proposed Development will fully preserve the shoreline wetland area, along with an associated 30 metre buffer, which will also protect fish habitat within Fairy Lake. A 15 metre buffer is also proposed for the southern pond, as recommended by the Environmental Impact Study.

The Proposed Development is consistent with the policies of the PPS, provides contextually appropriate residential intensification, supports the achievement of complete communities, and provides a desirable mix of commercial and residential uses on full municipal services. In addition, the Proposed Development diversifies the Town's housing mix and establishes a viable commercial function on the Subject Lands, while protecting and enhancing natural heritage features and supporting pedestrian shoreline access and recreation opportunities.

4.2 Muskoka Official Plan (2023)

The District of Muskoka Official Plan (“District OP”) establishes goals, objectives and policies to manage and direct physical change, and the associated effects on the social, economic, built and natural environment throughout the District. The District OP provides guidance to the Town for managing projected growth at the local level and implements the PPS. The relevant policies of the District OP are summarized and reviewed below.

Section B of the District OP establishes a framework for sustainable growth and development to enhance quality of life, support the existing community structure and create a desirable, healthy and attractive place to live, work and visit. The District OP recognizes that a clean and healthy environment and strong economy are inextricably linked, and as a principle, development activity should be undertaken in a manner that conserves and enhances the features, functions and interconnections of the natural environment that sustain the District (s.B3).

Section C of the District OP provides policies for the conservation of natural heritage features and water resources. Schedule C2 identifies a ‘wetland’

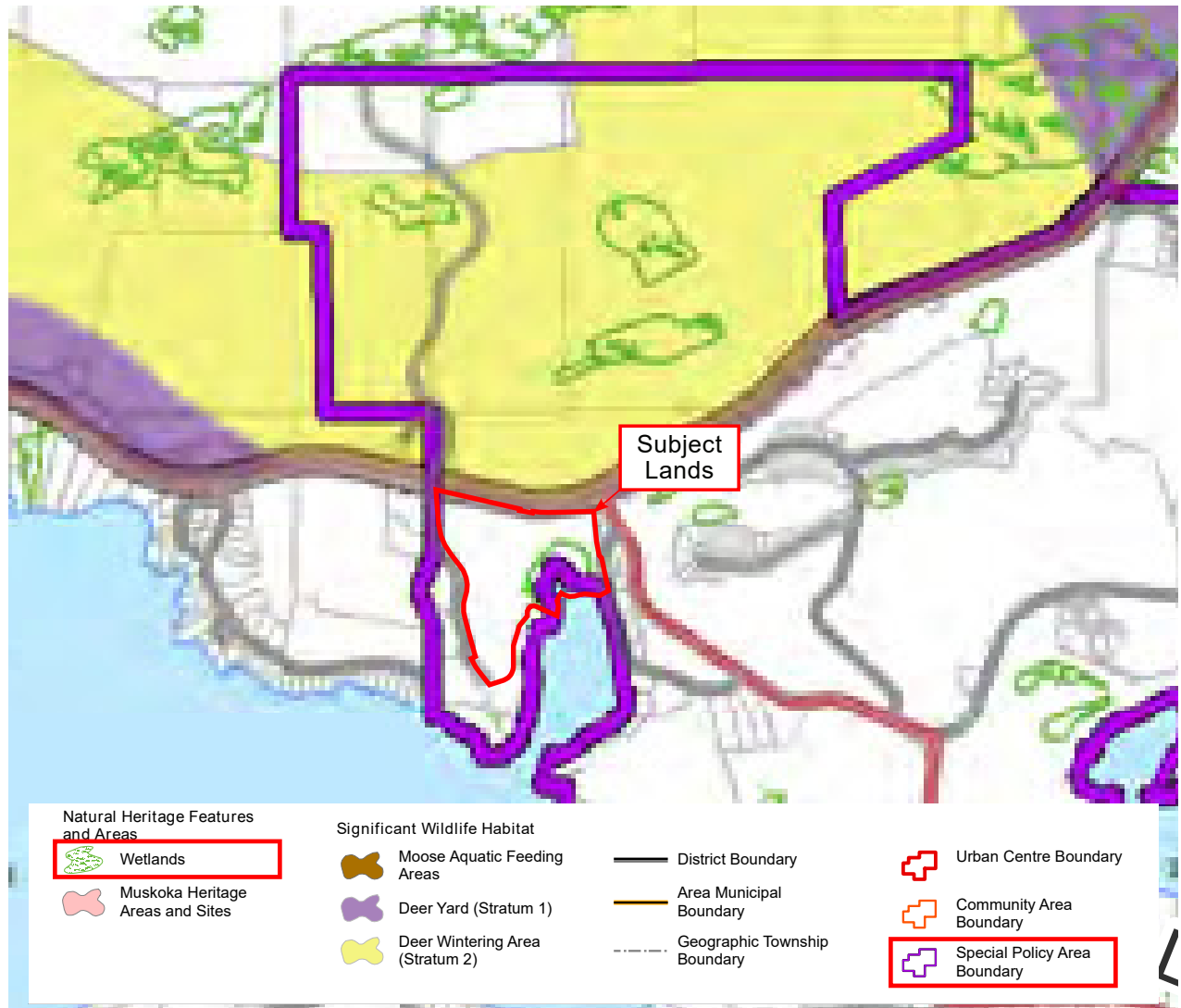


Figure 14: District of Muskoka Official Plan, Schedule C2: Natural Heritage Features and Areas

adjacent to Fairy Lake (**Figure 14**), which requires an Environmental Impact Study to evaluate potential impacts (s.C1.2b). Site alteration and development is generally prohibited within Provincially 'significant wetlands' and 'coastal wetlands', while development within 'wetlands' is not permitted unless it can be demonstrated through an EIS there will be no negative impacts on the features or ecological functions (s.C1.3.1).

Further, development and site alteration within 'adjacent lands' contiguous to a natural heritage feature and area, where a negative impact would be likely, is likewise generally not permitted unless it has been demonstrated that no negative impact will occur. The District OP establishes a 30 metre distance as 'adjacent lands' for other 'wetlands' (s.C1.3.2). An Environmental Impact Study ("EIS") has been undertaken to confirm the boundaries of the wetland feature, identify an appropriate buffer area surrounding it, and confirm if any additional natural heritage features are located on or adjacent to the Subject Lands and require protection. Based on recommendations from the EIS, the 'wetland' and southern pond and their corresponding 30-metre and 15-metre

buffers have been incorporated into Block 6 and will be placed into the Conservation Precinct. In addition, the northern pond has been delineated through Block 7 and placed into Open Space Precinct.

As such the development blocks have been excluded from the 'wetland' and ponds, ensuring no negative impact to the natural heritage feature or functions will occur as a result of the Proposed Development.

Section D of the District OP provides policies for managing growth, providing supporting infrastructure, and maintaining an adequate supply of lands for meeting the present and future needs of residents, and supporting land use and development patterns that support the health and well-being of people and contribute to a higher quality of life (s.D1). The District OP focuses year-round population and dwelling growth towards settlement areas, and recognizes that the majority of seasonal population growth will occur outside settlement areas as resource-based recreational uses (s.D2a). While outside the Huntsville Urban Centre, the Subject Lands are within the Hidden Valley Special Policy Area (**Figure 15**), which is

designated for growth and provided with full municipal services.

Although separate from the Town of Huntsville Urban Centre, the Special Policy Area effectively represents an extension of the Urban Area, and the District OP explains that *"the purpose of designating the Hidden Valley Recreational Lifestyle and Resort Area as a Special Policy Area is to differentiate its function from the Huntsville Urban Centre."* As such, the Special Policy Area effectively functions as an urban area, but has been specifically designated in order to protect and enhance its unique character and function.

Further, the Subject Lands are adjacent to existing cluster development on Grandview Drive, an area with an established residential character in a natural setting that provides a desirable location for compact development that can efficiently optimize land and infrastructure (s.D2d). The Town has approved a series of residential developments and conversions of former Resort accommodations to residential units through Zoning Exceptions 0227 and 0228, permitting commercial accommodation units and recreational

residential units for the Grandview Condominiums, and the Waterfront at Grandview condominium residences, and thereby further reinforcing the strong residential character that has emerged within the former Resort lands.

The Town's permanent and seasonal populations are expected to grow by 4,800 and 500 people respectively between 2016 to 2036 (District OP, Table 2 & Table 3). Furthermore, the District has recently endorsed the 'Phase 1: Growth Update' as part of its Official Plan review, providing updated growth projections for the District and Town. The updated growth projections for the Town forecast the permanent year-round population to grow by 6,200 people (with undercount), and the seasonal population to decrease by 300 people from 2016 to 2036. The Proposed Development will assist the Town in accommodating forecast population and projected employment growth through mixed-use intensification on a vacant site within a designated growth area, including the provision of flexible housing options that can cater to both year-round and seasonal housing, along with potential short-term and free tourist accommodations at the discretion of individual owners.

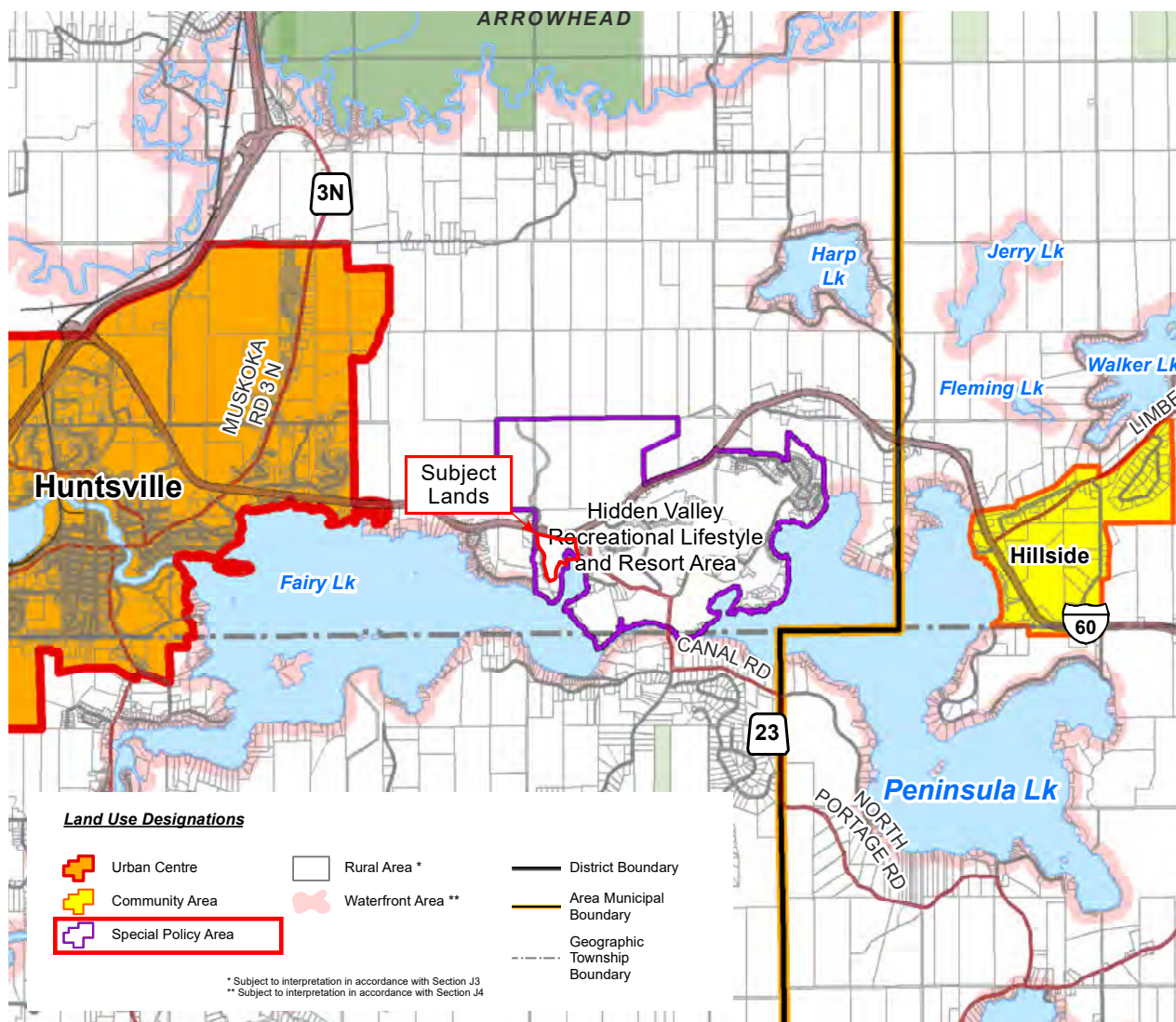


Figure 15: District of Muskoka Official Plan, Schedule A: Land Use Designations

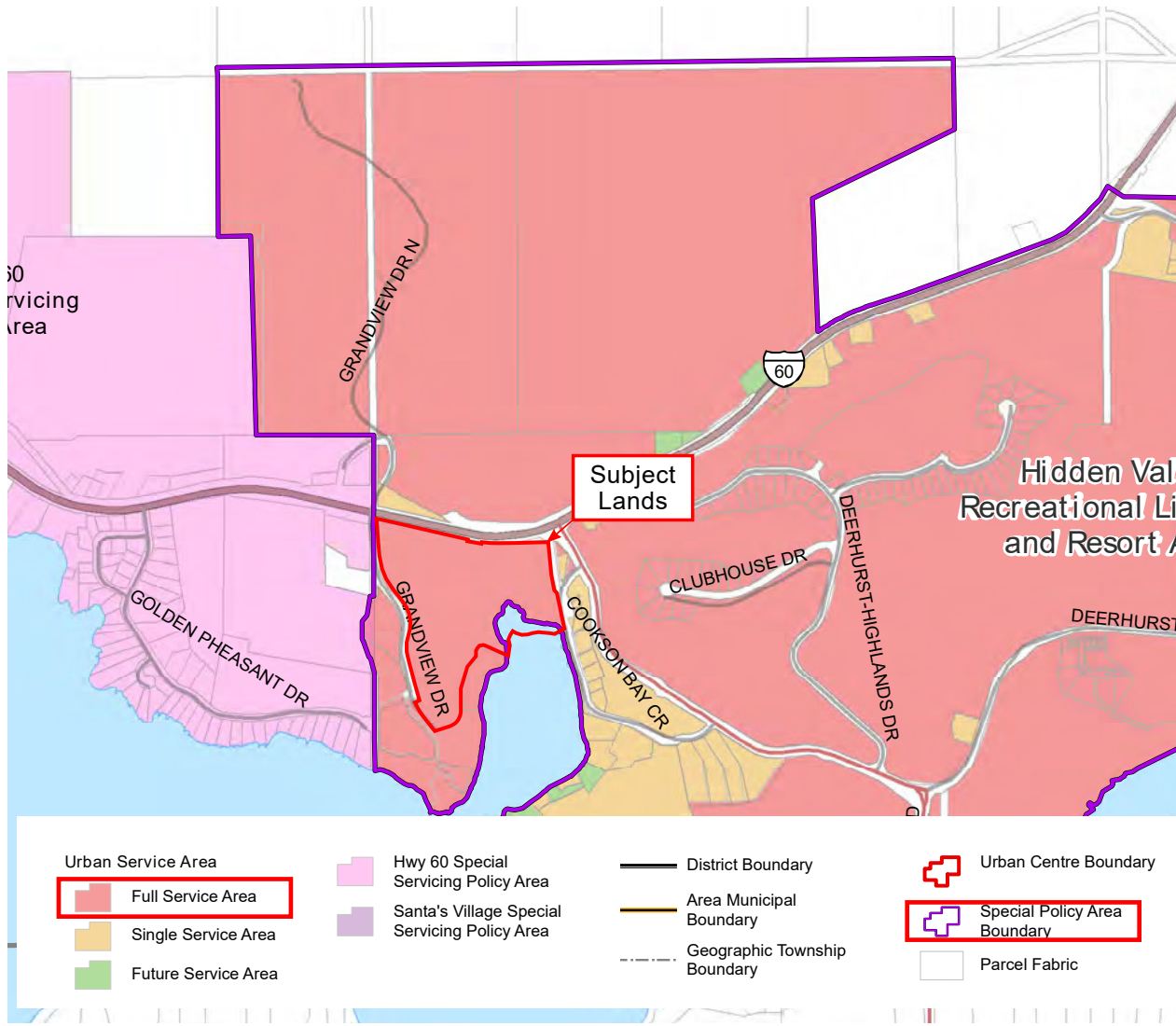


Figure 16: District of Muskoka Official Plan, Schedule B: Urban Service Areas

Major development in designated growth areas should demonstrate that (s.D13):

- i) *The proposed development will generally serve as a logical extension to the existing built up area, is compact and has a mix of uses (if appropriate) to allow for the efficient use of land, infrastructure and public service facilities;*

As mentioned, the Proposed Development serves as a logical extension to existing cluster development on Grandview Drive that is served by existing municipal water and sanitary services, providing residential and commercial uses within a compatible built-form, at a density which optimizes infrastructure by developing a vacant site, while maintaining the site's natural setting and topography.

- ii) *The scale and location of the proposed development will be in conformity with Section D15 of this Plan, as applicable;*

The Proposed Development makes efficient use of existing municipal water and sewage services in conformity with the servicing policies of Section D15.

- iii) *The proposal will contribute to the availability of a range of housing choices (e.g. density, form, and price) in the designated growth area as a whole, subject to servicing constraints;*

The Hidden Valley Special Policy Area provides a range of residential and traditional commercial tourist accommodation uses, though the former Resort lands have evolved a unique residential character. The Proposed Development will provide new townhouse units, representing a form of development that has historically not been prevalent within the District and contributing to the range of housing choices geared towards the recreational opportunities provided by the Hidden Valley.

- iv) *All of the other infrastructure and public service facilities required to service the development is available or to be provided, with such infrastructure and public service facilities being used as efficiently as possible; and*

As shown on Schedule B of the District OP, the Subject Lands are within a Full Service Area; the Proposed Development will replace the former golf

course, and more efficiently optimize available servicing infrastructure.

- v) *Access is provided in a manner that supports the provision of essential emergency services, active transportation, efficient transportation patterns, and/or linkages with adjacent existing or planned development, and will generally include more than one access point.*

Vehicle access to the Proposed Development will be provided through private roads and driveways connecting to Grandview Drive. The connections will serve commercial uses adjacent to Highway 60 and provide access to residential blocks. A trail system will create linkages between the Proposed Development, adjacent residential uses and Fairy Vista Trail to the north.

Though a Draft Plan of Subdivision will likely not be required, Section D20.6 outlines the following criteria for recommending approval of plans of subdivision, which have nonetheless been assessed for the Proposed Development:

- a) *New streets should be designed to create inter-connected and permeable development blocks, to promote the movement of people and vehicles in a variety of patterns and modes;*

A trail system will connect development, open space and park blocks together, supplemented by sidewalk improvements to Grandview Drive, accommodating safe pedestrian access and movement throughout the site.

- b) *Landform alteration including the levelling of hills and crossings of watercourses should be avoided to the extent possible, to encourage a built fabric that is harmonious with the natural landscape;*

The Proposed Development will maintain a large open space area, comprised of natural heritage features and associated buffers (Block 6). Within this large 5.48 ha area, natural ground cover and vegetation will be maintained and restored, providing for enhanced ecological function. Further, Schedule C of the Town OP has identified 20 to 40 slope areas on the Subject Lands, which have generally been incorporated into the open space buffer block (Block 9). The developable areas have been

purposefully located outside natural features and moderate slopes, ensuring development minimizes land form alteration. Moreover, the Proposed Development will provide a built-form and mix of uses compatible with existing residential development on Grandview Drive, at an appropriately modest density and in a cluster formation that fits within the Site's sloping topography.

- c) *New plans of subdivision/ condominium description should contain a mix of lot sizes and building designs to create a streetscape that has visual appeal and interest as well as to promote the provision of a range of housing forms and types if applicable;*

The Proposed Development will accommodate a range of development block sizes ranging from 0.95 to 4.30 hectares. The larger blocks are suitable for a variety of building configurations and layouts. The Demonstration Plan illustrates a uniform built form composition, in a format that leverages the rolling topography of the Subject Lands and concentrates development outside of natural areas. The CPP permits a range of unit types and sizes, subject to Town review and approval

through a future CPP permitting applications.

- d) *New streets and development blocks should be designed to preserve or create views and vistas to natural areas and other important features;*

No new public streets are proposed and private roads will follow the Subject Land's sloping topography. In addition, Blocks 6, 7, 8 and 9 will accommodate natural features, buffers and open space, thereby maintaining views to Fairy Lake. In addition, built form regulations will build upon existing permissions for resort residential development, supporting the cluster development form and emphasizing the Subject Land's scenic and natural qualities as implemented through concurrent OPA and CPPA applications. In addition, conceptual site cross sections have been prepared as part of the application submission and illustrate how the Proposed Development will take advantage of the rolling terrain of the Subject Lands to minimize impacts on views to Fairy Lake.

- f) *Parks should be located to provide a high degree of access and to optimize connections to the natural landscape where possible;*

The pedestrian trail system will serve as an extension of the new public park, providing an accessible outdoor amenity for residents and visitors, with a connection to Fairy Vista Trail to the north.

- h) *If significant natural heritage features are identified, those features shall generally not be included as part of any developable lot and should be placed in a separate block to be protected, donated, and/or otherwise maintained in its natural state;*

The 'wetland', southern pond and associated buffers have been placed within open space block (Block 6) and will be placed within the Conservation Precinct, protecting the wetland feature and southern pond from potential development impacts and maintaining them in a natural state. In addition, the northern pond has been delineated in order to exclude it from development and will be placed within the Open Space Precinct. We note the northern and southern ponds are both artificial

features associated with the defunct golf course. In addition, the Environmental Impact Study notes the northern pond does not provide habitat suitable for fish. These features will be protected nonetheless, which will also support the open space character of the area. If determined to be appropriate, the open space buffer could also form part of the pedestrian trail system, providing pedestrian access to the water, and featuring naturalized ground cover to enhance ecological function.

- j) *If more than approximately 100 lots/units are proposed within a development, at least two access points from a municipally owned and maintained road should be required to facilitate emergency access and transportation connectivity;*

As illustrated on the Concept Plan private roads will provide multiple accesses from Grandview Drive.

- l) *Stormwater management and retention facilities, including ponds and swales, should be naturalized and incorporated into the overall fabric of the development to the extent possible, through the use of low impact development techniques.*

The Proposed Development will consider implementation of a number of quality control stormwater management measures at the CPP application stage, including implementation of quality controls within the existing ponds, construction of bio-retention cells to treat runoff from parking areas and maintenance of existing shoreline vegetation to provide a vegetative filter strip, among others. These approaches are considered optimal compared to building significant new infrastructure given direction from the District OP to minimize site alteration and grading. Further, natural ground cover and landscaping provided within development blocks and natural buffers will assist with storm water retention and filtration.

Section E of the District OP provides policies for the provision of housing to meet the needs of the District's aging and growing population, and intensification targets for new development in designated growth areas. We note that the 17 unit per net hectare average minimum density target applies only to new development in Urban Centres (s.E3). The Proposed Development provides a modest density of 12 units per net hectare (increased

to 15 units per hectare when applied exclusively to the residential blocks), in-keeping with the natural setting promoted throughout the Hidden Valley, and adjacent residential uses. We feel that this is a contextually-appropriate density of development, recognizing the unique goals and objectives of the Hidden Valley Special Policy Area. It also conforms with the density requirements established for the Hidden Valley in the Town's Official Plan.

Policy F1.3 provides policies for maintaining a strong tourism sector in the District, and further elucidates the importance of the natural environment in maintaining the viability of the tourism economy. We note the former golf course maintained a significantly altered landscape, while the Proposed Development will restore and expand the natural areas adjacent to Fairy Lake, and promote additional planting within development blocks. The Grandview Resort ceased operations in 2017 and former hotel uses were converted into residences. As such there is no longer an "*existing tourist destination oriented use*" to be maintained as the former golf course and resort is now defunct (s.F1.3b). The Proposed Development provides residential

uses, adjacent to existing residences, which may be used to provide ancillary short-term accommodations or free accommodations at the discretion of future residents.

The Market Study prepared by UrbanMetrics identifies short-term accommodations provided by private residences as a significant component of the Town's tourist accommodation supply, with this type of accommodation also better supporting year-round spending.

Further, the new Resort Commercial block is planned to accommodate viable, year-round commercial uses on the Subject Lands. These will support both existing residents and tourists providing additional commercial services and amenities. This will be particularly supportive of the existing tourist accommodation uses located just to the west of the Subject Lands along Highway 60. The proposed trail system and public parkland will likewise leverage the site's natural and scenic beauty and serve as an attraction in and of itself (s.F1.3e).

Policy F6 provides policies for maintaining existing resort uses and encourages the rejuvenation

and expansion of existing traditional commercial tourist accommodation facilities to maintain the tourism potential of the district. The District OP prioritizes the maintenance of existing resorts, in particular those with a large land base, recognizing that the total number of resort facilities within the District and Town has decreased significantly, to support the tourist economy and maintain the resort/cottage mix in the waterfront. Policy F6 provides criteria for development proposing a mix of multi-residential and commercial units (s.F6a). We note the former Resort is now defunct, and there are no viable traditional commercial tourist accommodation uses to be maintained on the Subject Lands. In addition, previous commercial tourist accommodations located adjacent to the Subject Lands have since been converted to residential uses, and new residential uses have been recently built south of the Subject Lands (i.e. Waterfront at Grandview). There are, however, large and still functioning resorts located just east of the Subject Lands, including Deerhurst Resort and Hidden Valley Resort. As noted above, the District OP prioritizes protection and potential expansion of existing resorts, such as these.

The Proposed Development proposes no traditional commercial tourist accommodations and does not constitute 'resort development'. As such, the Proposed Development will not directly compete with these existing resort uses to the east, and instead will supplement the mix of tourist accommodation options that are available, while also providing additional tourism supporting uses. As discussed in Section 6, the Market Study identifies an over supply of traditional commercial tourist accommodations relative to demand, with more than enough existing resort-style accommodations available to meet projected future demand. In contrast, the Market Study identifies free accommodations and short-term accommodations within private residences as the preferred visitor accommodation type in the District, with traditional commercial tourist accommodations making up a comparatively small portion of preferred accommodation types. Further, the 2021 Census concluded that 21% of the Town's private dwellings are not home to permanent residents, representing a significant supply of potential short-term accommodations, which can effect vulnerable mid-tier resort or limited-service hotel properties. The

Proposed Development will provide important flexibility, providing new housing opportunities but also providing additional ancillary opportunities for short-term and free accommodations, at the individual owner's discretion, as well as supporting commercial uses, such as restaurants and stores, which will improve the overall viability and desirability of the area for tourist functions, and for residents as well.

Section I provides policies for directing development outside of natural hazards including flood hazards, erosion hazards and areas at risk of wildfire. As shown on Schedule E3 of the District OP, and Schedule C of the Town OP, the Subject Lands are outside any identified Flood Hazard, and steep slopes which may pose a potential erosion hazard have been included within the open space block (Block 9) excluding them from development. The Environmental Impact Study also notes that any slopes present on the Subject Lands have no natural heritage value, are generally associated with grading created for the golf course and can be removed without any natural heritage impacts. In addition, the Functional Servicing Report confirms that the regulatory flood elevation of Fairy Lake is 286.53 masl, and all new

buildings are proposed above this elevation. Policy I2.10 further directs the Town to provide more detailed policies on erosion hazards and hazardous lands. The Town OP is reviewed in Section 4.3 of this Report.

Section J of the District OP provides policies for the land use designations identified on Schedule A; establishing a hierarchy for accommodating projected employment and population growth. As mentioned, the Subject Lands are within the Hidden Valley Recreational Lifestyle and Resort Area Special Policy Area. The Hidden Valley is strategically located west of Algonquin Park, east of the Town's Urban Centre and along the northern shorelines of Peninsula and Fairy Lakes. The Hidden Valley is described by the District OP as occupied primarily on a seasonal basis, and has developed as a major resort commercial node with a range of visitor accommodations with access to municipal sewage and water infrastructure to service employment generating and more intensive resort-related uses. Notwithstanding this description of the Hidden Valley from the District OP, as previously noted, the area surrounding the Subject Lands has evolved to exhibit a residential

character, with existing residential uses being nearly entirely used as principal or secondary dwellings.

The District OP describes that the Hidden Valley has developed with a distinct recreational, tourist commercial and resort related residential character dependent on major recreational attractions provided by natural heritage resources, topography, and access to nearby urban amenities, which requires development to balance recreational opportunities with the conservation and protection of natural heritage and recreational resources (s.J5.7.1).

The Proposed Development enhances the intended function of the Hidden Valley in accordance with the policies of Section J5.7.2:

- a) *The function of the Hidden Valley Area is primarily related to economic development and the attraction of 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 Proposed Development will provide up to 110 residential units, encouraging

year-round spending in the Town, and can feasibly support a larger component of the visitor accommodation supply than traditional commercial tourist accommodations could - the Market Study found that more than 80-percent of visitors to the District prefer to stay in private residences. Furthermore, the Proposed Development will improve the recreational function of the Subject Lands by improving pedestrian access to the Fairy Lake shoreline, preserving and enhancing natural heritage features, providing connections to Fairy Vista Trail, introducing public parkland on-site and providing supporting commercial uses that will not directly compete with, but instead will supplement and support other existing resort uses in the area.

- b) The function of the Hidden Valley Area is of District interest in meeting tourism and economic development objectives and to the efficient and fiscally responsible provision of municipal hard and soft services. The HVRLR Area is also vital to the image, vision and economic vitality of the Town of Huntsville.*

The Subject Lands are within a Full Service Area and can be serviced

by existing municipal services on Grandview Drive and Highway 60. The Proposed Development provides a modest density of 12 units per net hectare, accommodating a scale and density compatible with adjacent residential uses, preserving views to Fairy Lake and utilizing the site's sloping topography and enhanced landscaping to screen buildings and surface parking areas.

- c) In recognition of the function of the Hidden Valley Area, the Area will remain separate and distinct from the Urban Centre of the Town of Huntsville for the foreseeable future, both from a physical and character perspective.*

As outlined in Section 4.4 of this Report, the implementing CPPA for the Proposed Development will 'rezone' the Subject Lands from 'Open Space' to 'Recreational Resort Residential', 'Recreational Resort Commercial', 'Open Space' and 'Conservation', and include site-specific provisions as required to implement the cluster form of development, building upon existing land use permissions for development in the Hidden Valley and maintaining its distinct character.

Section J5.7.3 provides the following policies for development within the Hidden Valley:

- a) The Hidden Valley Area is comprised of a mix of resort commercial, open space, and to a more limited extent, recreational resort-related residential uses. This character and related mix of development is to be continued and enhanced.*

The Market Study provides an inventory of 'traditional accommodations' including hotels, motels, bed and breakfasts, cottage resorts, and hotel resorts. Of the 48 traditional accommodations in the area providing a total of 1,582 rooms, 28 of these properties are located in the Town, offering a combined total of 1,317 rooms provided in hotel resorts (44%), branded hotels (26%) and independent hotels/motels (24%). Within the Town, traditional accommodations are concentrated in the urban core, the Hidden Valley Recreational Lifestyle Area and east along Highway 60 towards Algonquin Provincial Park. Further, the Subject Lands are adjacent to Deerhurst Resort, the largest tourist accommodation property in Muskoka at 387 rooms, and where a 454-room

expansion is proposed.

Traditional accommodations face competition from short term accommodations (“STA”) and free accommodations which compartmentalizes the market into different segments. These market segments include demand for luxury resort-style accommodations (i.e. Deerhurst Resort, high-end STAs), and more price conscious hotel and motel accommodations. Combined with STAs, these market segments leave a minimal market for middle-tier traditional accommodations. Lastly, the Market Study identified an oversupply of traditional accommodations in the Town, and declining demand for traditional resort accommodations in favor of STAs.

Accordingly, the Proposed Development has been purposefully conceived to provide no traditional commercial tourist accommodations, as the Hidden Valley maintains a suitable supply of larger luxury-resort style accommodations, with an existing over-supply in the Town as a whole. New residential housing will be provided instead, with the flexibility for this housing to be used as principal or secondary dwellings, and to provide an ancillary STA or free

accommodation function, to further supplement this primary segment of the tourist accommodation market. The Grandview Condominiums, part of the former Resort, have established a strong residential context and character for the Subject Lands and surrounding area. In addition, discussions with adjacent condo corporations have indicated a strong desire to preclude traditional commercial tourist accommodation development on the Subject Lands in order to maintain the prevailing residential character. The modest scale of the Proposed Development will maintain the focus on traditional commercial tourist accommodation uses in the Special Policy Area as a whole, and the proposed programming for the Proposed Development will preclude direct competition with existing resorts in the area, while also delivering other supporting commercial uses and the potential for additional STA opportunities, to supplement the traditional commercial tourist accommodation uses.

- b) The conservation and protection of natural heritage and recreational resources shall be a primary requirement for any development, including but not limited to the consideration of impacts on natural heritage features and/or functions, water quality, shorelines, and stormwater management.*

The former golf course maintained a highly manicured landscape with sparse vegetation and limited access to the Fairy Lake shoreline. Parts of the golf course also encroached into the wetland and adjacent buffer, and did not provide any public recreational benefit for the shoreline. By contrast, the Proposed Development will incorporate open space blocks adjacent to Fairy Lake, separating development blocks from the shoreline and wetland area identified on Schedule C2 of the District OP. The open space buffer provides sufficient separation from development blocks to mitigate any potential negative effects on natural features and their functions.

The open space buffer also provides an opportunity to expand and restore vegetation adjacent to Fairy Lake and could potentially incorporate a pedestrian trail to improve pedestrian

access to the shoreline. Further, the trail system will provide connections between new parkland and to Fairy Vista Trail, connecting recreational resources.

- c) *Development will respect and recognize the importance of the character and visual aesthetics which define the Hidden Valley Area, including the varied topography, proximity to major lakes, and clusters of development among active and passive open space areas. The character of Hidden Valley Area shall be conserved and protected by requiring compatible built form, the retention of vegetation, the promotion of active transportation, and consideration of topography, skylines and ridgelines, among other matters.*

The Proposed Development will form an extension of the existing cluster development on Grandview Drive, which has likewise established a strong residential character for the Subject Lands and surrounding areas. Development blocks have been located outside of steep slope areas, minimizing required grading and site alteration. As mentioned, the open space buffer will preclude development on the northeast

portion of the Subject Lands, preserving views to Fairy Lake, while development will be massed and oriented to minimize the appearance of buildings through landscaping, and sloping topography, fitting new buildings within the existing built context on Grandview Drive. Further, the pedestrian trail system will emphasize the natural attributes of the Subject Lands, promote retention of natural vegetation and promote active transportation.

- d) *A major portion of the Hidden Valley Area will be retained for tourism, recreation and open space uses. Development of large-scale industrial, commercial, institutional uses that are not directly related to tourism and recreation are not permitted. Commercial or other uses at a scale that serves and respects the character of the Hidden Valley Area may be permitted.*

The Proposed Development accommodates residential and commercial uses at a scale and density appropriate to the surrounding residential context, and provides public parkland and a trail system contributing towards accessible open space uses in the Hidden Valley. The modest scale

of the Proposed Development likewise ensures that the primary function of the Hidden Valley Area will continue to be for traditional commercial tourist accommodation uses, supplemented by residential uses that also provide a tourist supporting function.

- e) *Development shall proceed on the basis of full municipal sewage and water services in accordance with the servicing policies of this Plan and shall front on publicly owned and maintained roads unless otherwise specified by this Plan.*

The Functional Servicing Report found sufficient water and wastewater servicing capacity available from Grandview Drive to accommodate the Proposed Development. As previously mentioned, Schedule B of the District OP has identified the Subject Lands within a Full Service Area.

- f) *A development comprising of a mix of resort and resort-related residential development shall only be permitted on municipal sewage and water services and provided the commercial function and operation of the development are maintained by requiring a minimum of 50% of the units to be resort commercial accommodation uses.*

Policy J5.7.3f) prescribes that development comprising a mix of resort and resort-related residential development shall only be permitted on municipal sewage and water services and provided a minimum of 50-percent of units be resort commercial accommodation uses. We note the Proposed Development will provide up to 110 residential units and commercial uses (i.e. personal service, retail, restaurants, etc.), but does not constitute a development comprising a mix of resort and resort-related residential development as no traditional commercial tourist accommodation development is proposed.

In our opinion, the Proposed Development is not required by this policy to provide commercial tourist accommodation units since it proposes no mix of resort and resort-related

residential development. Furthermore, this development policy applies across the entire Hidden Valley Recreational Lifestyle and Resort Area, where the more specific land use policies of the Town OP permit standalone residential development within the Recreational Resort Residential land use designation. Accordingly, a Town OPA will be required to redesignate portions of the Subject Lands from Resort Commercial to Recreational Resort Residential to permit the Proposed Development, but a District OPA will not be required.

The Market Study supports this approach, as this policy is now out-dated and does not reflect contemporary accommodation preferences in the Hidden Valley. Furthermore, residential uses are less vulnerable to seasonal fluctuations, are a significant component of the visitor accommodation supply and may even enhance year-round local spending versus traditional commercial tourist accommodations. The Proposed Development will nonetheless provide viable commercial uses along its Highway 60 frontage towards supporting tourism in the Hidden Valley, local residents and enhance the commercial function of the Subject Lands.

The Proposed Development conforms with the policies of the District OP by efficiently utilizing existing municipal servicing infrastructure, maintaining a supply of lands to accommodate projected seasonal and year-round population growth, protecting and enhancing the District's natural heritage resources which underpin its economic vitality, and maintaining the distinct character and function of the Hidden Valley. The Proposed Development provides a more desirable use of the Subject Lands, located within a Full Service Area, by providing a contextually appropriate mix of residential and commercial uses supplemented by parkland, a trail system and generous landscaping connecting to surrounding uses and a trail to the north. The Proposed Development will replace the former golf course occupying the Subject Lands, which represented a significant underutilization, providing new housing opportunities within a naturalized setting, accommodating pedestrian access to the Fairy Lake shoreline and provide viable commercial uses along its prominent Highway 60 frontage.

4.3 Town of Huntsville Official Plan (2019)

The Town of Huntsville Official Plan (“Town OP”), as amended, has been developed within the broader policy framework established by the Province, and in conformity with the District OP, establishing a local level planning policy framework for the Town. The OP defines the Town’s identity, and establishes community values for guiding decision making to enhance and protect the characteristics of the Town as new development and growth occurs over time. The Town OP establishes the following vision:

Huntsville is a vibrant, caring and welcoming community. We are stewards of our natural environment, arts, culture and heritage. We value a strong and resilient economy. Growth will continue and will be sustainable and balanced with the public interest and the impact to our quality of life.

Part B of the Town OP provides policies for the protection of the Town’s natural landscape, and maintaining the quality of its pristine lakes and rivers. The Town’s rugged natural landscape defines its character, contributes to the quality of life of residents and attracts tourists and seasonal residents to the

area. The policies provided in Part B are framed within the context of climate resiliency and adaptation, and promoting sustainable development and innovation to protect natural features and mitigate the effects of changes to the natural environment. Part B, Section 1 provides policy direction on climate change adaptation:

1.1 The health, integrity, biodiversity and ecological benefits of the natural environment, and natural heritage system, will be conserved to ensure that ecosystems can adapt to climate change.

Schedule C of the Town OP identifies natural constraints including wildlife habitat, hazard areas, watercourses, and Areas of Natural and Scientific Interest (ANSI). The Subject Lands are within a Special Policy Area outside of the Town’s Urban Centre, and contain some areas with 20 to 40 percent slopes near Highway 60 and the Fairy Lake shoreline, and a wetland also along the Fairy Lake shoreline. The development blocks are located outside of the wetland and its associated buffer, as well as areas of steeper slopes nearby. The Proposed Development will preserve the health, integrity, biodiversity and ecological benefits of the natural

environment by directing development outside of potentially sensitive natural features. In fact, these natural areas will be enhanced by removing previous golf course encroachments and instituting a 30-metre wetland buffer. In addition the northern pond and southern ponds have been excluded from development, and 15 metre buffer incorporated around the southern pond., as recommended by the EIS.

1.2 As all wetlands act as a carbon sink and mitigate the impacts of flooding, they will be protected from development.

As noted above, development blocks have been directed outside of the identified wetland, ponds and associated buffers in order to effectively protect them from potential development impacts. The entire shoreline area of the Subject Lands will be protected as an open space area with new landscape enhancements.

1.4 The Town will promote compact development patterns and built form in the Huntsville Urban Settlement Area and Community Settlement Areas and direct the majority of residential and employment growth to these settlement areas.

The Subject Lands are outside the Huntsville Urban Settlement Area and Community Settlement Areas. However, they are located within the Hidden Valley Recreational Lifestyle and Resort Area (Special Policy Area). The Proposed Development will accommodate a modest residential density of approximately 13.5 residential units per hectare within the Recreational Resort Residential designation, providing a mix of residential and commercial uses within a compact built-form alongside extensive open spaces and landscaped areas that will reinforce the natural setting of the area. This conforms with the density requirements for the Recreational Resort Residential land use designation (Part C, s.5.4.4), and leverages the vacant, former golf course to accommodate new development.

1.9 New development will address stormwater management through vegetated corridors and shorelines, permeable surfaces, run-off control, low impact design (LID) and green infrastructure.

The Proposed Development provides an open space buffer adjacent to the shoreline, southern pond and wetland, prohibiting development on these lands (Block 6). In addition the northern pond

has been delineated in Block 7 excluding it from development. A naturalized shoreline and wetland buffer will be maintained, providing additional run-off control. This will be supplemented by additional tree cover and landscaping on development blocks, providing for a net increase in tree canopy cover over existing conditions (Part B, s.1.11).

Part B, Section 2 provides policy direction for the protection of the natural heritage system. As noted, the development block boundaries have excluded natural features and hazards identified on the District and Town OP, based on more precise boundaries confirmed through technical studies. Schedule C of the Town OP identifies a wetland, and areas with 20 to 40 percent slopes and Type 1 Fish Habitat on the Subject Lands. These natural features are generally associated with the shoreline and have been incorporated into the open space blocks (Block 6 and Block 9). The pertinent natural heritage system policies have also been considered as follows:

2.1.6 Lands identified as natural heritage features and areas do not imply that the lands will be open for public use nor does it imply that the Town or District will acquire these lands. However, the Town encourages the preservation of lands containing natural heritage features and areas through landowner stewardship, agreements, easements or restrictive covenants with private landowners or through ownership and acquisition of lands by public agencies, environmental organizations, or land trusts.

The Town OP defines natural heritage features and areas to include 'fish habitat' and 'other wetlands', among other District, provincial or locally significant natural heritage features and areas (Part B, s.2.1.1). Natural heritage features and adjacent lands have been comprehensively assessed and excluded from development, with a 30-metre wetland buffer to be provided. In addition, public access will be improved through a new linkage to the trail system north of the highway.

2.1.9 Limited and compatible development may be permitted adjacent to other wetlands, where the integrity of the wetland can be preserved, and is demonstrated that the lot is suitable for development. In these cases, lots should be large enough to accommodate a suitable area for development outside of the wetland. Measures will be implemented to protect the wetland area from site alteration, particularly with respect to the place of fill, the removal of vegetation, or alteration of drainage and development setbacks.

Existing vegetation along the shoreline will be maintained, and enhanced through the restoration of riparian vegetation. The open space buffer includes 20 to 40 percent slope areas identified on Schedule C, protecting these areas from site alteration, and maintaining existing drainage.

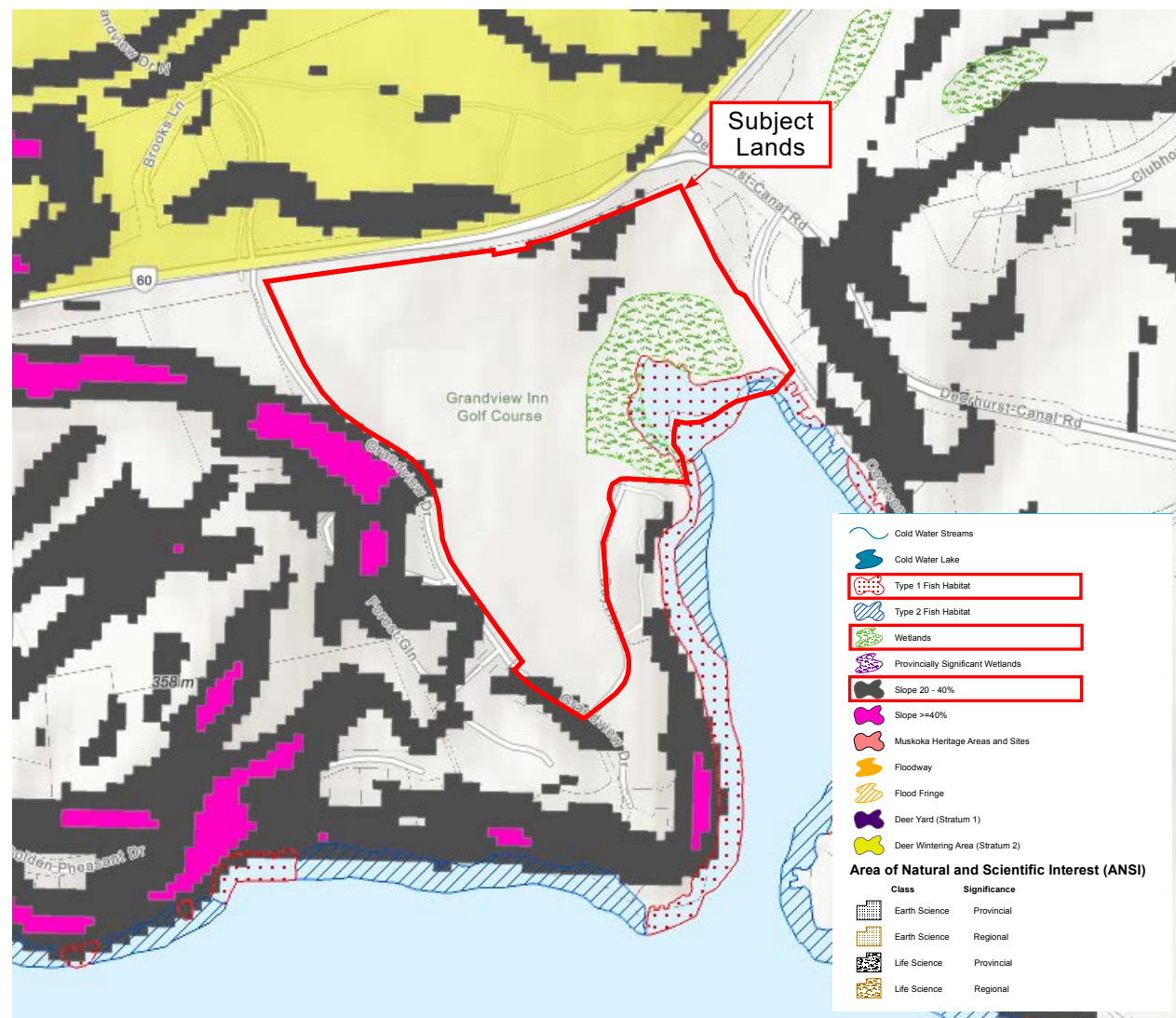


Figure 17: Town of Huntsville Official Plan, Schedule C: Natural Constraints (Web Mapping)

3.1.1 Development other than permitted shoreline structures or marina facilities (including storage, service and maintenance facilities or parking areas), will be set back a minimum of 30m to cold water lakes or rivers, and a minimum of 20 metres from the normal or controlled high water mark of all other lakes or rivers . Greater setbacks may be required to address terrain constraints, recreational water quality, land prone to flooding, or to preserve habitat or specific features as specifically outlined in this plan including requirements for fish habitat.

The northeast portion of the Subject Lands abut wetlands adjacent to Fairy Lake (Cold Water Lake). Accordingly, a 30 metre open space buffer will be provided from the Fairy Lake shoreline and associated natural constraints (i.e. wetlands, fish habitat, slopes 20 - 40%), providing an ample buffer from development located within the interior of the Subject Lands, as well as opportunities for landscape enhancements, to improve the function of these features.

Part C of the Town OP provides policies for promoting a resilient economy, emphasizing the Town's natural and scenic beauty, vibrant downtown and role as a major resort commercial hub boasting a range of visitor accommodation and service needs, as well as an active arts, culture and heritage community. Part C includes policies promoting sustainable growth, and identifies elements of the Town's community structure, including priority growth areas. The natural heritage features identified in Part B provide natural and economic benefits and opportunities, which have been integrated within the Proposed Development through the retention of existing vegetation, additional planting and potential pedestrian access to the Fairy Lake shoreline (Part C, s.1.1). A summary of the policies of Part C is provided below:

1.2 The Town will continue to grow as a regional service centre for economic, cultural, health, retail, employment and recreational activity in the District of Muskoka and East Parry Sound for residents and visitors from other areas.

The Proposed Development will provide residential, commercial and open space uses adjacent to Fairy Lake, providing new economic and recreational opportunities on a vacant, serviced site. The Proposed Development will also include new public parkland on-site, providing additional recreation and leisure activities for residents and visitors.

1.13 The recreation and tourism industries are an important contributor to the Town's economy and this sector will continue to be strengthened and enhanced. Major tourist destinations in Town are located in the Hidden Valley Recreational Lifestyle and Resort Area and at Arrowhead Provincial Park.

The Subject Lands are within the Hidden Valley Recreational Lifestyle and Resort Area, and are centrally located for convenient access to Fairy Lake, nearby resorts and outdoor recreation opportunities. The Subject Lands were previously used as a golf course by the former Resort, which formed part of a larger assembly of golf courses, other

recreational resources, resorts and other lifestyle accommodations adjacent to Fairy Lake, many of which continue operation today.

The Proposed Development will strengthen the Hidden Valley's role as a major tourist destination by enhancing the natural environment, potentially providing pedestrian access to Fairy Lake and delivering parkland on-site. The Proposed Development improves upon existing conditions, whereas the former golf course provided sparse natural ground cover and no public access to Fairy Lake's shoreline. The former golf course also encroached on the wetland feature, potentially impacting its form and function. The Proposed Development will also introduce new commercial uses (i.e. personal service, retail, restaurants, etc.) geared towards enhancing the commercial viability of the Hidden Valley and supporting, rather than directly competing with, other existing resort uses in the area. The Market Study has determined that the Muskoka tourist economy is driven by leisure travellers who stay with friends or family or rent private homes or cottages. This key element of the tourism economy is supported by new residential uses on the Subject Lands that better support year-round spending, and

meet demand for user accommodation preferences that are less vulnerable to seasonal fluctuations in the tourism industry.

1.14 The Town will promote the development of new, or redevelopment of existing, tourist commercial operations, attractions, facilities or services which complement the existing year round tourism base.

The Subject Lands are part of a former Resort which through a series of successive, approved planning applications was effectively rezoned to accommodate virtually entirely residential uses (i.e. Grandview Condominiums, Waterfront at Grandview) rather than traditional commercial tourist accommodations. The Proposed Development provides up to 110 residential units, reinforcing the prevailing residential character adjacent to the Subject Lands, and provides viable commercial uses that will support existing and new residents, as well as other tourist commercial uses in the area.

1.15 The Town will continue to support the continued growth and success of these facilities by ensuring that public parking, active transportation networks, community facilities and infrastructure that support the tourism industry are continuously improved.

The Proposed Development will provide new parkland connected to the Town's trail network, sidewalk improvements to Grandview Drive, and potential pedestrian access to the Fairy Lake shoreline, providing a significant improvement over existing conditions.

1.16 Where appropriate, scenic routes and trails through the Town will be identified and promoted and linked with tourist commercial operations, attractions and points of interest.

The Proposed Development will provide a connection to Fairy Vista Trail; promote potential passive recreation and pedestrian access to Fairy Lake, add a point of interest and connection in the form of new public parkland, and promote additional activity in the area through proposed residential and service commercial uses.

1.19 The preservation of the tourist commercial land base fronting on water is essential to the long-term health of the tourism industry in Huntsville. The redevelopment and downzoning of resort commercial properties to residential use will not be supported. In extenuating 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.

The former golf course, which has ceased operations, is no longer a viable or desirable use of the Subject Lands and does not at all support the Town's tourism economy. By contrast, the Proposed Development will provide for productive residential and commercial function on the Subject Lands. As mentioned, the Market Study identifies an oversupply of traditional commercial tourist accommodations in the Town. As such, the proposed introduction of residential and service commercial uses will not negatively affect the Town's tourism land base. Rather, it will supplement and support

nearby tourist commercial uses, and provide a more diverse range of potential tourist accommodation options in the area as a whole, including existing, traditional resorts to the east, and new opportunities for short-term accommodations or free accommodations in new residential units on-site. These new secondary accommodation opportunities will more directly support the large segment of the Town's visitors (80%), who choose to stay in privately rented homes, cottages or unpaid accommodations with friends and family.

1.20 The Town's seasonal residential population's use of retail and commercial services is an important factor in the local economy. The Town will continue to promote sustainable development in the Hidden Valley Recreational Lifestyle and Resort Area and the waterfront and encourage seasonal residents to support services and businesses within the Town.

The Proposed Development will provide new housing opportunities, potentially available as principal or secondary/seasonal dwellings, and with the potential for an ancillary

short-term accommodation or free accommodation function. These new residents and visitors will support services and businesses in the Town, with the proposed new commercial uses likewise creating new commercial services and employment opportunities in the Hidden Valley. Discussions with adjacent condo corporations have shown stronger support for new service commercial uses on the Subject Lands, compared to traditional commercial tourist accommodation uses. Discussions with the Town and District have also supported the inclusion of such commercial supporting uses on the Subject Lands, though it is acknowledged that the Town has also expressed a strong desire to maintain and support its tourism economy, which is one of the reasons why the enclosed Market Study was prepared and used to inform the mix of uses within the Proposed Development.

Part C, Section 5 provides general policies for accommodating growth throughout the Town, and policies for the Hidden Valley Recreational Lifestyle and Resort Area. Policy 2.1.3 recognizes that each part of the Town's community structure has a particular character that needs to be protected and enhanced, and will evolve overtime

provided development is compatible and enhances character (Part C, s.2.1.4). As an example of this contemplated evolution, the area surrounding the Subject Lands has evolved from a historic focus on traditional commercial tourist accommodations to a predominately residential community.

In addition, existing residents overwhelmingly support reinforcing and further enhancing this residential character, rather than re-introducing traditional commercial tourist accommodation uses on the Subject Lands. This is likewise supported by the Market Study. Accordingly, the Proposed Development will introduce residential and viable service commercial uses on the Subject Lands. In addition, the CPPA will build upon existing built-form regulations to enhance the Subject Land's natural character, and provide ample opportunities for landscaping as well as new public parkland and an enhanced trail network. The Demonstration Plan demonstrates how the Proposed Development will maintain a harmonious built-form with adjacent buildings and uses, enhancing the natural setting and residential character of the area.

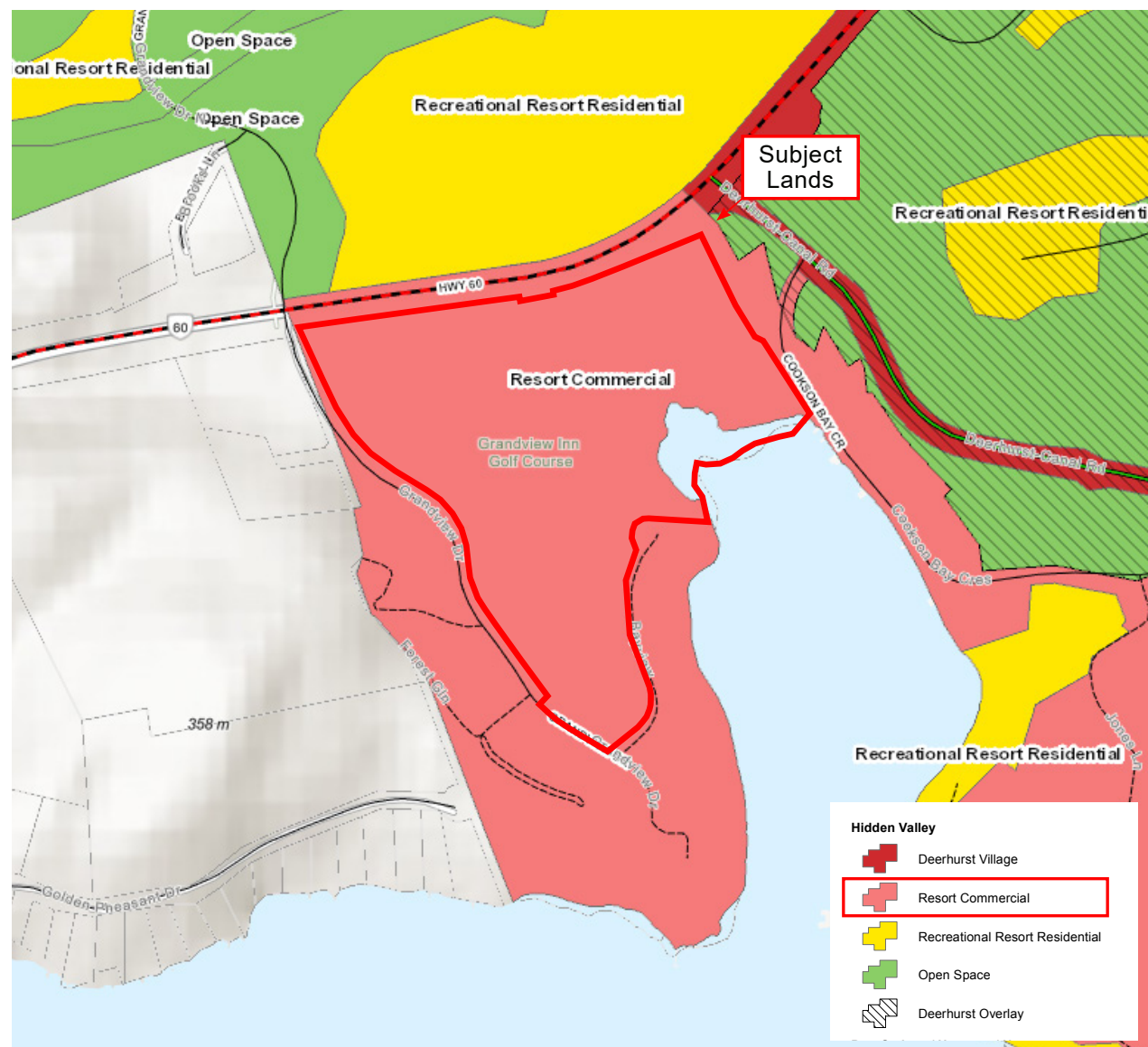


Figure 18: Town of Huntsville Official Plan, Schedule B-2: Land Use - Community Areas and Hidden Valley Resort Recreation Area (Web Mapping)

The Town's seasonal and year-round populations are anticipated to grow with the majority of the year-round population settling in the Urban and Community Settlement Areas. The Hidden Valley effectively represents an extension of the Settlement Area and is anticipated to accommodate 65 percent of the forecast seasonal growth, with the remainder occurring in the Waterfront designation (Part C, s.2.2.10). The Proposed Development will support the Town's seasonal and year-round population growth by providing a very modest amount of additional residences, along with supporting commercial uses.

The other applicable policies for the Hidden Valley Area are considered below:

5.2.2 The Hidden Valley Recreational Lifestyle and Resort Area historically developed as a recreational area, comprised of resort commercial, recreational, open space and recreational resort residential uses, based on its hilly topography and location adjacent to Peninsula Lake and proximity to the Huntsville Urban Settlement Area.

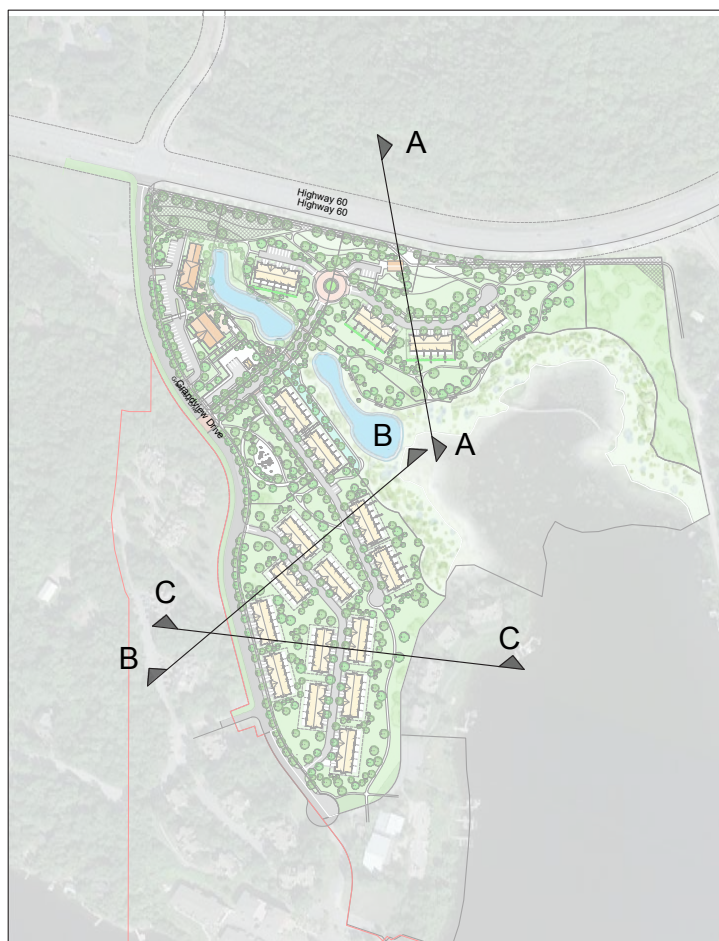
The Proposed Development will maintain the character of the Hidden Valley through the introduction of an appropriate mix of residential and commercial uses which are permitted within the Resort Commercial and Recreational Resort Residential land use designations identified on Schedule B-2 of the Town OP (**Figure 18**). The Proposed Development will enhance the interface with Fairy Lake, through enhanced natural heritage protection, a robust trail system, new public parkland and naturalization of the shoreline, improving access and utilization of the excellent topography and locational attributes provided by the Subject Lands.

5.2.3 Recreational, open space and recreational resort residential development is located along Highway 60. Clusters of resort commercial and recreational resort residential uses are interspersed between vast areas of passive or active open space and concentrated along District and Town roads that originate at Highway 60 and loop around a rock promontory adjacent to Peninsula Lake. The extent and orientation of development along the road loop creates an open air, unconfined, recreational setting.

In keeping with the prevailing character of the Hidden Valley, access to the Proposed Development will be provided from Highway 60 through Grandview Drive. The Proposed Development will complete the cluster of resort residential uses currently located along Grandview Drive, while also providing viable service commercial uses, with frontage along Highway 60, and accessible open space and public parkland.

5.2.5 Views and vistas will be preserved and new ones created where feasible.

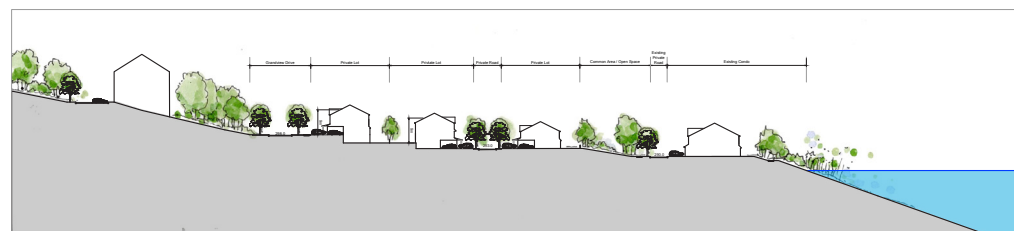
The Proposed Development will generally maintain views to Fairy Lake by maintaining the northeast portion of the Subject Lands as an open space area and thoughtfully spreading the modest density of development throughout the Subject Lands, taking advantage of the rolling topography and providing a very modest density of just 12 units per net hectare. In addition, development blocks will feature enhanced landscaping requirements, established through the CPPA, to maintain compatibility between buildings and the natural character of the Hidden Valley. The integration of the proposed townhouse blocks into the Subject Lands is further illustrated in the preliminary cross-section drawings (**Figure 19**).



Section A-A



Section B-B



Section C-C

Figure 19: Conceptual Site Cross Sections

5.2.7 Scale and density of new development shall be appropriate to the site, and built form shall include a variety of architectural styles.

The CPPA and OPA will provide the necessary permissions for redeveloping the Subject Lands, with particular design details determined through subsequent CPP applications. Nonetheless, additional regulations for landscaping established through the CPPA will ensure an appropriate scale and density is maintained. These include a maximum density limit of 110 residential units, which translate to a net density of 12 units per net hectare and 7 units per gross hectare, a modest density that will further reinforce the natural setting and character of the area.

5.2.9 Landscaping shall be compatible with the natural Muskoka character and used to ensure that natural amenities soften the impact of built form. Native species shall be used in landscaping to the extent that is practical.

The Proposed Development will accommodate public parkland and provide accessible recreation opportunities connected to a robust

trail system. The open space buffer will restore and retain riparian vegetation along the Fairy Lake shoreline and site-specific regulations will accommodate additional landscaping. Overall, this will significantly enhance the natural landscape environment, and enhance the natural environment as a whole, particularly along the shoreline and within the adjacent wetland.

5.2.10 Adequate off-street vehicular parking will be provided for all development. To promote low-impact development techniques, a series of smaller parking lots, rather than a single large parking lot, will be developed. To mitigate the visual impact of these parking lots, landscaped strips will be required between any road and the parking lot as well as between parking aisles.

As demonstrated in the Demonstration Plan, parking is provided in front of each unit, and there is sufficient additional space available within the development blocks to accommodate a series of small surface parking lots for residents and visitors, in compliance with CPP Bylaw parking requirements.

5.2.11 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. Development proposals will demonstrate how the existing and planned trail system can be expanded.

The Proposed Development will provide an extension to Fairy Vista Trail along with a robust trail network, throughout the Subject Lands and adjacent lands, with potential trails within the shoreline buffer area and with connections to the new public parkland.

5.2.13 Development will incorporate large areas of passive or active open spaces into the development scheme in order to maintain the existing recreational open space character of the area. Where appropriate, the clustering or grouping of structures is encouraged, provided overall densities reflect and provide for an open space character.

The proposed CPPA will ensure that an open space character is reinforced by placing significant portions of the Subject Lands within the Open Space and Conservation precincts. This will provide protection for the wetland feature, including a 30 metre deep open space buffer adjacent to Fairy Lake/wetland, as well as a 15 metre buffer adjacent to the southern pond. This natural heritage preservation is supplemented by the proposed public parkland, and the additional open space area in the northeast corner of the Subject Lands.

5.2.14 Development within the Hidden Valley Recreational Lifestyle and Resort Area will generally proceed on the basis of full municipal water supply and sanitary sewer services.

The FSR prepared by Pinestone Engineering proposes a servicing strategy that ensures appropriate servicing to new development on the Subject Lands from Highway 60, and broader system improvements through the proposed new sewage pumping station.

5.2.17 Generally, the height and massing of new development in the Hidden Valley Recreational Lifestyle and Resort Area will ensure that:

- a) proposed building(s) fit into the topography of the area and do not project above the tree line;*
- b) building height, massing and architectural features respect and fit into the context of the character of the immediate area; and*
- c) compatibility between new and existing development is accomplished through transition in height and density where appropriate.*

As previously stated, particular design details will be determined through subsequent CPP applications for each development block. However, the CPPA will maintain the modest maximum height limits that apply to the Recreational Resort Residential and Recreational Resort Commercial precincts, and will provide additional regulations to implement specific details of the Proposed Development. Further, the sloping topography of the Subject

Lands will reduce the visual impact of buildings, generally preserving views of Fairy Lake and reducing the overall visual impact, as demonstrated in the enclosed cross-section drawings.

Resort Commercial

Within the Resort Commercial designation, the following are permitted uses (Part C, s.5.3.1):

- a) resort commercial uses, which include accommodation and recreational facilities and amenities;*
- b) limited scale commercial uses, which may include retail convenience and boutique stores, restaurants, artist studios, and other similar uses; and*
- c) recreational resort residential uses.*

The proposed OPA will maintain the portion of the Subject Lands adjacent to Highway 60 within the Resort Commercial land use designation, which permits limited scale commercial uses, recreational facilities and amenities. The Resort Commercial block will provide a viable commercial function on the Subject Lands, desirably located adjacent to Highway 60 and oriented away from proposed residential uses

in the Recreational Resort Residential designation. The commercial block will support approximately 2,000 square metres of service commercial uses, complementing adjacent commercial uses and conveniently servicing tourists and residents travelling along Highway 60.

5.3.3 Resort commercial uses will operate under a central management for profit, be available to the travelling public, and provide ongoing services, amenities and recreational facilities, that are normally provided in a resort commercial setting.

The Proposed Development will not include traditional commercial tourist accommodations, as recommended by the Market Study and reflecting the strong desire to preclude new tourist commercial accommodation development on the Subject Lands from adjacent residents. The Resort Commercial blocks will instead support new service commercial uses which will support, rather than compete with, existing traditional tourist accommodation uses located just to the east of the Subject Lands.

5.3.4 For all new development, at no time shall the total number of residential units located on land designated as Resort Commercial exceed 50% of the units that are existing or have been approved in a zoning by-law or site plan.

This policy presumably implements the District OP policy J5.7.3f), which prescribes that development comprising a mix of resort and resort-related residential development shall provide a minimum of 50-percent of units as commercial accommodation units. The Town OP has provided added specificity applying this development policy only to the Resort Commercial land use designation, and not to the Recreational Resort Residential designation, both of which are within the Hidden Valley Recreational Lifestyle and Resort Area special policy area in the District OP. Accordingly, an amendment to the Town OP is proposed, in order to re-designate portions of the Subject Lands to the Recreational Resort Residential land use designation, which permits standalone residential uses without the requirement for corresponding commercial tourist accommodation development.

As mentioned, the portion of the Subject Lands adjacent to Highway 60 will

remain within the Resort Commercial designation in order to accommodate *limited scale* commercial uses. Remaining development blocks will be re-designated to the Recreational Resort Residential designation, as supported by the Market Study, which provides strong recommendations for precluding traditional tourist accommodations from the Proposed Development, given the surplus of commercial resort accommodations currently available in the surrounding area, visitor accommodation preferences, and the additional potential benefits provided from new residential uses. A review of the policies that apply to the Recreational Resort Residential designation is provided below.

5.3.5 Development will be encouraged in clusters.

The Proposed Development completes the existing cluster of residential development on Grandview Drive, and provides separated but conveniently located commercial uses along Highway 60, located at the entrance to the development cluster. The townhouse blocks will fit within the site's rolling topography and generally maintain visibility to Fairy Lake, while commercial uses will be visible to passing motorists on Highway 60.

5.3.6 A concept plan will be submitted as part of any new resort recreational development proposal. Such concept plan will address specific land use locations, servicing and phasing of development amongst other matters.

A Demonstration Plan has been prepared to demonstrate a potential development approach, with the CPPA to establish new regulations to ensure that the development principles referenced throughout this Report are achieved. Future CPP applications will determine site-specific details, in compliance with the CPPA.

5.3.7 The zoning by-law or community planning permit by-law will establish setbacks, minimum distance separations, parking requirements, and other applicable regulations appropriate for resort recreational development. Such by-law will only be processed after submission of a concept plan required in Section C 5.3.6.

The proposed CPPA will implement the built form performance standards for the Recreational Resort Residential and Recreational Resort Commercial precincts, while establishing additional requirements to ensure that the unique details of the Proposed Development will be successfully implemented.

The Town OP provides the following design requirements for new resort commercial development (Part C, s.5.3.8):

a) landscaping and green spaces will to be provided between the road and large parking lots, and parking aisles, to soften the impact of the asphalt;

The Proposed Development will support extensive landscaping, as demonstrated in the Demonstration Plan. Smaller surface parking will be distributed throughout the Subject Lands to avoid large parking areas. These parking areas will be screened from adjacent roads and drive aisles, and generally screened from view behind buildings and landscaping. As individual blocks are developed in the future, site-specific mitigation measures can be implemented on a block-by-block basis.

b) pedestrian linkages will be provided between abutting properties;

Pedestrian trails will be provided throughout the Proposed Development, between individual development blocks and providing connections to the new public parkland and shoreline buffer area.

c) access for pedestrians, cyclists and persons with disabilities will be incorporated in site design; and

The trail system will accommodate safe multi-modal movement throughout the Subject Lands.

d) the location and layout of parking lots will avoid a linear form of development dominated by large asphalt parking lots.

As demonstrated in the Demonstration Plan, surface parking lots will be staggered, and split into multiple smaller surface parking areas that can be more easily screened through landscaping measures and oriented away from public view, and from Highway 60 in particular.

Recreational Resort Residential

As mentioned, the proposed OPA will redesignate the areas of the Subject Lands containing the townhouse blocks from Resort Commercial to Recreational Resort Recreational, to permit standalone residential development, with the potential for an ancillary short-term accommodation function. As previously noted, the wetland, ponds, buffers and new parkland will be designated Open Space, and the commercial block will remain within the Resort Commercial designation. Permitted uses within the Recreational Resort Residential designation are "low and medium density residential and short-term rental accommodation uses". As such, the proposed townhouse dwelling units, which could have an ancillary short-term accommodation function, are permitted. Additional lot and density requirements include:

5.4.2 The minimum lot size is 700 square metres with a minimum lot frontage of 20 metre

5.4.4 The gross density for low density residential development will be a minimum of 10 units per gross hectare, and will not exceed 25 units per gross hectare.

5.4.6 Given the varied terrain within the Hidden Valley Recreational Lifestyle and Resort Area, it may not always be possible to achieve the minimum density requirements, especially in larger scale developments. In such cases a flexible approach will apply in which densities are determined across all of the lands to be developed. In these situations, a mix of low and medium density residential development will be encouraged to achieve an average density of 15 units per gross hectare.

The OPA will apply the Recreational Resort Residential designation to 7.5 hectares of the Subject Lands, inclusive of the servicing block (Block 10). The proposed maximum limit of 110 units corresponds to a density of approximately 7 units per gross hectare across the entire Subject Lands, and to a density of 14.5 units per hectare when applied specifically to the lands within the Recreational Resort Residential designation, inclusive of the servicing block. While the net density and gross density measured across the entire Subject Lands are obviously lower, these calculations include lands within the Open Space and Resort

Commercial designations, to which the density policies do not apply. In addition, the Proposed Development was conceived through a thoughtful design-focused exercise that was focused on maintaining and enhancing the natural setting of the area first and foremost, which is a principal objective for the broader Hidden Valley area. The resulting density is a reflection of this design exercise, and represents an appropriately modest and desirable density of development.

The resulting site layout and built form from this design exercise will maintain an appropriate scale and density of development, very similar to the existing residential uses on Grandview Drive, and fit within the Subject Land's rolling topography and natural setting. This is also reflected by the overall gross density of 10.8 units per hectare that applies to the entire former Resort lands.

Part C, Section 5.4.7 provides the following design principles for residential subdivisions and condominiums in the Recreational Resort Residential designation:

- a) alternative development standards may be considered to encourage a variety of street types and neighbourhood character;*

The CPPA will establish site-specific development standards for the Proposed Development, which will create opportunities for enhanced landscaping that will reinforce a natural setting and the existing neighbourhood character.

- b) pedestrian facilities, including sidewalks and links with recreation facilities and commercial areas, will be part of the development; and*

The Recreational Resort Residential areas will be integrated the Open Space and Resort Commercial areas through a robust trail network. This trail network will include connections to the new public park and shoreline area, and the Proposed Development will also provide sidewalk improvements to Grandview Drive, to support connectivity with the existing residential uses in the area.

- c) natural features will be integrated into the design and preserved for public enjoyment.*

The Proposed Development will directly protect the confirmed boundaries of the wetland feature and incorporate an extensive open space buffer adjacent to the Fairy Lake shoreline, southern pond and wetland. In addition, the northern pond has been delineated in order to exclude it from development.

A trail system could potentially be implemented within this buffer area, with a potential connection to the Fairy Vista Trail extension. This will preserve the shoreline's natural functions, with potential for appropriate, passive public enjoyment. By contrast, the Subject Lands were previously used as a golf course that encroached into both the buffer area and the wetland itself and provided no public access to the shoreline.

Part D of the Town OP provides policies for maintaining a high quality of life throughout the Town, such as protecting and enhancing outdoor recreation opportunities, protecting heritage and cultural resources, and providing access to essential services and to diverse housing opportunities that meet the needs of the Town's growing and aging population. Applicable policies of Part D are summarized below:

- 1.3.6 The Town encourages the physical form of development to facilitate social interaction, including orienting building entrances towards the public realm and encouraging a mix of uses.*

The Proposed Development provides a unique opportunity to support new

residential and commercial uses on the Subject Lands that are integrated within a robust trail and open space network and reinforce the natural setting of the area. The Proposed Development will provide more opportunities for social interaction through the new public park and potential pedestrian access to the Fairy Lake shoreline, replacing the former golf course, which conversely provided limited opportunities for public interaction and access.

- 3.14 Internal pedestrian connections will be provided within private condominium developments, which connect pedestrians to the public realm. Such connections may be used as an alternative to the provision of sidewalks to the satisfaction of the Town.*

The Proposed Development provides an internal trail network connecting to the public trail easement south of Highway 60, and potentially the open space buffer along Fairy Lake.

4.3.3 Golf courses significantly alter the natural landscape. Supporting impact assessments, such as an environmental impact study, hydrogeological assessments, storm water management or construction mitigation plans, and operation and management plans may be required by the Town to ensure that any potential impacts can be mitigated.

The former golf course constituted a permitted Open Space use within the Resort Commercial designation. However, the Town OP clearly recognizes golf courses as a special category of open space use which *significantly* alter the natural landscape. By contrast the Proposed Development will preserve and enhance natural features, and reinforce the natural setting of the area.

4.5.5 In order to enhance the potential for a network of linked multi-use recreational trails throughout the Town, all development applications will be reviewed and evaluated on the extent to which the creation, expansion and preservation of such a network can be accomplished as part of that development application, and whether it is appropriate to acquire such facilities as part of a parkland dedication.

Fairy Vista Trail is located approximately 250 metres north of Highway 60 and accessed from the Proposed Development through a signalized traffic crossing at Grandview Drive and Highway 60 from the proposed trail easement. The Proposed Development will provide a potential pedestrian connection to Fairy Vista Trail, connecting to the on-site trail network and future parkland.

7.1.3 Essential public facilities such as sewage treatment facilities and waste disposal sites will be protected from sensitive land uses and other incompatible uses.

The servicing block will house an improved sanitary pumping station capable of handling combined sanitary flows from the Proposed Development and existing development in the area, which will be screened from the street by proposed commercial development and separated from proposed residential uses by a new private road.

Speaking further to compatibility, Part D Section 7.1.5 provides the following criteria for evaluating land use compatibility:

b) the maintenance of natural vegetative buffers, landscaping using native species or berms should be used where appropriate to mitigate conflicts between uses;

As illustrated in the Demonstration Plan, an open space buffer will be provided adjacent to the Fairy Lake shoreline, wetland and southern pond to provide separation between these features and development blocks. Landscaped buffers and screens will also be provided between surface parking areas and development blocks to maintain a natural setting, and utilize native species wherever feasible. This is further reinforced by the appropriately modest density of development.

- c) *the number and location of vehicular access points should be limited to minimize disruption to traffic flows;*

Access to the Proposed Development will be provided from Grandview Drive, accessed from the existing intersection on Highway 60. The Traffic Impact Study prepared by Tatham and Associates has determined that there is sufficient capacity available to accommodate traffic generated by the Proposed Development.

- f) *the use of architectural styles or materials to attenuate noise and vibration.*

Particular design details relating to materiality and massing will be determined through subsequent CPP applications submitted for each development block.

Part E provides policies relating to the efficient use of existing infrastructure, maintaining and enhancing a functional transportation network, and expanding public access to water. The Proposed Development satisfies applicable policies as follows:

2.1.1 Development within the boundary of the Huntsville Urban Settlement Area, the Hidden Valley Recreational Lifestyle and Resort Area, and the Highway 60 Corridor Service Area, as shown on Schedules B-1 and B-2, will proceed on the basis of full municipal water and sanitary sewer services.

The FSR, summarized in Section 6, demonstrates there is sufficient municipal servicing readily available to provide full municipal services to the Proposed Development.

2.1.11 Prior to extending full municipal water and sanitary sewer services to “Single” or “Future” service areas, the Town will collaborate with the District of Muskoka to optimize the use of existing municipal water and sanitary sewer services including optimizing development potential in currently serviced areas.

The Proposed Development appropriately optimizes existing municipal water and sanitary sewer services within the Full Service Area, which already run to and through the Subject Lands. The

Proposed Development provides a logical extension to existing cluster development adjacent to the Subject Lands.

3.2.3 Where appropriate, roads will be designed, constructed, or reconstructed as complete roads and will incorporate tree planting, landscaping, sidewalks, cycle lanes, medians and boulevards.

As part of the Proposed Development, a sidewalk will be added to Grandview Drive, and new landscaping and planting implemented to enhance the area's natural character.

Part F provides a description of the tools that the Town can use to achieve its vision and implement the provisions of the Town OP. Part F, Section 1.2.3 provides criteria for Town Council to consider when evaluating a request for site-specific changes to the Town OP. The Proposed OPA meets the applicable criteria for evaluating site-specific changes to the Town OP as follows:

- a) *conformity with the overall intent, philosophy, goals, principles and policies of the Official Plan;*

The proposed OPA will maintain the general planning approach for the

Hidden Valley Resort Recreation Area by re-designating portions of the Subject Lands from Resort Commercial to Recreational Resort Residential and Open Space. In our opinion, the Proposed OPA optimizes the Subject Lands, permitting more desirable and appropriate land uses aligning with the overarching principles and goals of the Town OP, while conforming to the policies of the underlying land use designations. Furthermore, Schedule C 'Natural Constraints' will be amended to more accurately reflect wetland boundaries as confirmed through the appended Environmental Impact Study.

The Proposed Development, as implemented through the proposed OPA and CPPA, will efficiently optimize the Subject Lands for residential and commercial development, utilizing existing municipal services, improving economic productivity and providing for a scale of development which is contextually appropriate, and maintains the character of the Hidden Valley. The proposed land use approach is supported by a Market Study, which provides strong recommendations for excluding traditional commercial tourist accommodations from the Proposed Development. In fact, the Market Study found that the Town's tourist economy

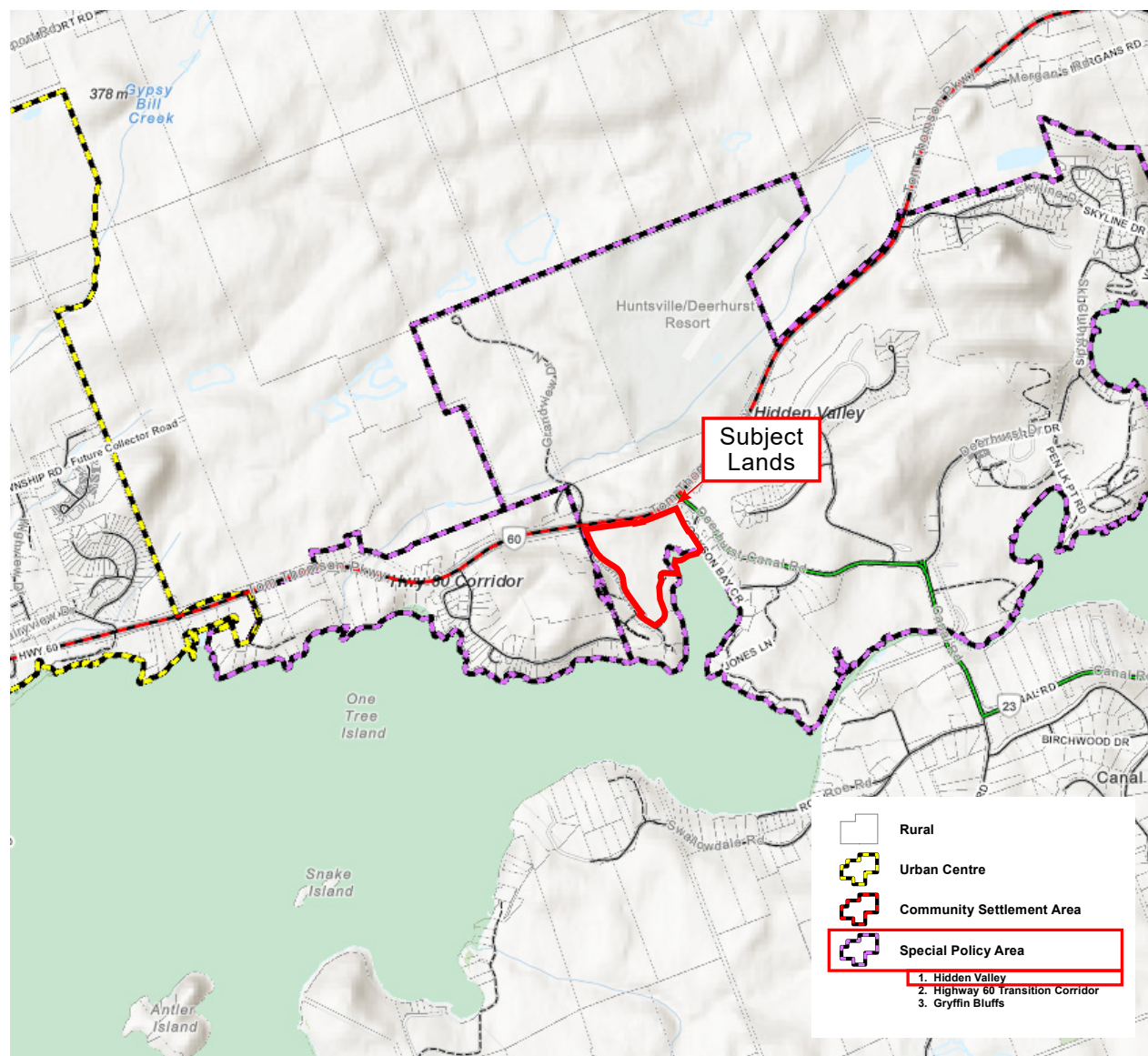


Figure 20: Town of Huntsville Official Plan, Schedule A: Land Use - Municipal Wide (Web Mapping)

is likely to capture more benefits by supporting more flexible land use designations that allow more residential uses in more locations, and likewise support the potential for short-term tourist accommodations as an ancillary function to residential uses, which have proliferated and become the dominant tourism market driver in the area. Overall, the Proposed Development improves the intended function of the Hidden Valley area.

b) suitability of the location of the site for the proposed land use;

The Proposed Development introduces new, viable commercial uses along Highway 60 and Grandview Drive, adjacent to existing commercial uses, and locates residential uses within the interior, adjacent to existing residential uses. The Environmental Impact Study has identified appropriate buffers to the adjacent shoreline and wetland, ensuring development will have no negative impact on ecological features or functions. As such, the Proposed Development has been appropriately situated, and complements surrounding land uses.

The proposed land use mix likewise does not provide any direct competition to existing traditional commercial tourist

accommodation uses to the east; rather, it supplements and supports these uses by introducing new service commercial uses and providing ancillary tourist accommodation opportunities within the new residential housing.

c) compatibility of the proposed land use with surrounding uses;

The Proposed Development conforms with the policies of the Resort Commercial and Recreational Resort Residential land use designations. In addition, the CPPA will build on the existing performance standards for the Recreational Resort Residential Precinct by providing enhanced landscaping requirements. The proposed townhouse blocks also fit within the rolling topography, generally maintaining views to Fairy Lake and providing a compatible scale/stature with existing residential development.

d) the need for and feasibility of the use, where considered appropriate;

The Resort Commercial land use designation requires that traditional commercial tourist accommodations be provided in conjunction with residential development. However, the Market Study has determined that it is not appropriate or feasible to force new

commercial tourist accommodations into the Proposed Development, given the existing surplus of such accommodations within the Town, proximity to larger resorts and benefits provided by additional residential uses. As such, the residential portion of the Subject Lands will be re-designated to the Recreational Resort Residential designation, permitting standalone residential uses, with the portions near Highway 60 and Grandview drive remaining in the Resort Commercial designation to accommodate complementary service commercial uses. In addition to addressing market feasibility, this also directly addresses the strong direction provided by adjacent residents, to preclude new traditional commercial tourist accommodation development in order to reinforce the existing residential character.

e) the impact of the proposal on municipal services and infrastructure;

As reviewed in Section 6, a Functional Servicing Report has been prepared and has devised an efficient servicing plan to make use of existing municipal services, to serve the Proposed Development.

f) the economic benefits and financial implications to the Town; and

Presently, the Subject Lands contain a defunct golf course, a former private amenity of the former Resort. As such, the current use of the Subject Lands provides no economic benefits to the Town and likewise does not support the vision of or objectives for the Hidden Valley. The Proposed Development introduces up to 110 new dwelling units, which will provide new housing opportunities and can potentially also offer an ancillary short-term accommodation function at the discretion of individual owners, or be provided as free accommodations to friends and family, aligning with visitor accommodation preference, increasing the Town's tax base and supporting year-round spending. In addition, new commercial uses will be provided along Highway 60, which will directly support tourism and maintain a viable commercial function on the Subject Lands.

- g) conformity to the District of Muskoka Official Plan and consistency to the Provincial Policy Statement.*

As reviewed in the previous sections of this Report, the Proposed Development is consistent with the PPS and conforms with the District OP.

The Proposed Development will contribute to the appropriate supply and balance of residential and commercial uses within the Hidden Valley, and provide an appropriate density of development that fits within the natural topography of the Subject Lands integrated within a robust pedestrian trail system along with new public parkland and a naturalized shoreline area. The Town OP specifically recognizes golf courses as a special category of "open space" use that can significantly alter natural features and their functions. By contrast, the Proposed Development will provide a naturalized buffer adjacent to the Fairy Lake shoreline to maintain and enhance a natural setting. Overall, the proposed OPA will support the vision, objectives and growth direction of the Town OP, and the Proposed Development otherwise conforms with the Town OP.

4.4 Community Planning Permit Bylaw (2022)

The Community Planning Permit (“CPP”) Bylaw was passed by the Town in July 2022, repealing and replacing Zoning Bylaw 2008-66P (“ZBL”), and establishing a new regulatory planning framework for the Town. In addition to replacing the former ZBL, permits issued under the CPP are intended to replace the former Site Plan Approval and Minor Variance processes. The CPP By-law also provides greater direction on site alteration, grading, tree removal, natural feature protection and shoreline controls.

Currently, the Subject Lands are identified within the Open Space Precinct on Schedule G-10 of the CPP By-law, which includes exception no. 1140 granted to the former ZBL for the Open Space – Golf Course Zone (O3). Exception no. 1140 included a golf course and indoor and outdoor tennis courts as permitted uses subject to lot and site requirements. The existing Open Space Precinct designation is a remnant of the past use of the Subject Lands as a golf course and associated recreational amenities of the former Resort. Notably, adjacent Resort lands (i.e., Grandview Condominiums, Waterfront at Grandview) are part of the Recreational Resort Commercial

and Recreational Resort Residential Precincts, which permit resort residential and resort commercial uses.

While residential uses are permitted within these Precincts, within the Recreational Resort Commercial Precinct, residential uses are permitted only as a discretionary use. Further the CPP maintains exceptions granted to these lands under the former ZBL, which explicitly permit commercial accommodation units and recreational residential units as permitted uses on the Grandview Condominiums lands, recognizing that while the Resort had ceased operations, existing residents were entitled to continue using their homes as permanent residences or rental accommodations, or both. Most recently, the Waterfront at Grandview condominiums had amended these exceptions to permit three three-storey buildings containing 36 resort residential units, which were constructed in 2018.

As illustrated on **Figure 21**, the portion of the Subject Lands adjacent to Fairy Lake and the wetland feature are within the Natural Constraints Overlay 1, and steep slope areas (20-40%) identified on Schedule C of the Town OP within the Natural Constraints Overlay 2. The

Natural Constraints Overlay 1 identifies areas where development and site alteration are generally prohibited, and buffers will be required as primary mitigation measures for addressing potential negative impacts. The Natural Constraints Overlay 2 contains all other constraint features and areas (i.e. steep slopes) where development impacts may warrant buffers, but where development within features and areas may also be permitted subject to other appropriate mitigation measures.

In order to address these natural constraints, an Environmental Impact Study (“EIS”) has been prepared by FRICORP, which provides precise delineation of wetland boundaries and recommends a consistent 30 metre buffer for the shoreline/wetland, and a 15 metre buffer for the southern pond. This direction is reflected in the Demonstrated Plan and implemented in the proposed CPPA, which will place these areas within the Conservation Precinct in order to preserve these areas for conservation and prohibit development. In addition, the steep slope areas will be form part of the Open Space Precinct (Block 9) precluding these areas from development. The EIS also notes that any sloped areas on the

Subject Lands were artificially created as part of the golf course design and can be removed without any natural heritage impacts.

Overall, the CPPA proposes to redesignate portions of the Subject Lands from the Open Space Precinct to:

- **Recreational Resort Residential:** The Recreational Resort Residential Precinct will permit up to 110 residential dwelling units. The CPPA will also provide site-specific performance standards to implement the proposed cluster form of development, which allows large areas of the Subject Lands to be preserved for natural heritage, parkland and other open space purposes.
- **Recreational Resort Commercial:** Portions of the Subject Lands adjacent to Highway 60 and Grandview Drive will be placed within the Recreational Resort Commercial Precinct, permitting service commercial uses.
- **Conservation:** As noted, natural heritage features and recommended buffers (inclusive of the shoreline, southern pond and

wetland), as confirmed through the EIS, will be placed within the Conservation Precinct, precluding these areas from development.

- **Open Space:** The 0.44 hectare public park (Block 8), 0.39 hectare northern pond (Block 7) and 0.88 hectare additional open space area (Block 9) will remain within the Open Space Precinct, with the previous site-specific exception removed.
- **Natural Constraints Overlay 1:** The Natural Constraints Overlay 1 will be updated to more precisely delineate the boundaries of the Wetland as confirmed through the EIS.

All other general provisions of the CPP By-law will also apply to the Subject Lands, including those related to parking. The future CPP applications will need to demonstrate full compliance with all applicable CPP Bylaw provisions.

The CPPA will establish the necessary permissions to implement the Proposed Development and permit an appropriate density of residential and commercial development throughout the Subject Lands, outside of natural heritage features and recommended buffers as identified through the EIS. The CPPA will also appropriately designate the proposed public parkland. The Recreational Resort Residential Precinct will include site-specific provisions to implement the unique details of the Proposed Development, which will reinforce the natural character of the Hidden Valley and ensure development fits within the rolling topography. Overall, the CPPA will effectively implement the Proposed Development.



Figure 21: Town of Huntsville Official Plan, Schedule A: Land Use - Municipal Wide (Web Mapping)

Precinct

- Urban Residential - Shoreline (URS)
- Urban Residential - Low (UR1)
- Urban Residential - Medium (UR2)
- Urban Residential - High (UR3)
- Community Residential (CR)
- Waterfront Residential - 60 Metres (WR1)
- Waterfront Residential - 120 Metres (WR2)
- Waterfront Backlot (WB)
- Waterfront Commercial (WC)
- Regional Commercial (RC)
- Central Business District (CBD)
- Urban Business Employment (UBE)
- Urban Mixed Use (UM)
- Community Mixed Use (CM)
- Community and Rural Business Employment (CRBE)
- Heavy Employment (HE)
- Recreational Resort Commercial (RRC)
- Recreational Resort Residential (RRR)
- Rural (RU)
- Rural Residential (RR)
- Rural Extractive (RE)
- Development Precinct (D)
- Institutional (IN)
- Open Space (OS)
- Conservation (C)
- Flood Zone (F)
- Floodway Zone (FW)
- Flood Fringe Zone (FF)
- CPP Bylaw 2022-97 - Exceptions
- Zoning Bylaw 2008-66 - Exceptions
- Natural Constraints 1
- Natural Constraints 2

5. Planning and Design Analysis

Trail Network & Natural Heritage

Fairy Vista Trail is located just north of Highway 60 and extends approximately 3 kilometres east-west from Fairyview Drive (west) to Grandview Drive (east). The Subject Lands previously provided an easement along the south side of Highway 60 to serve as an extension to Fairy Vista Trail.

The Proposed Development provides sidewalk improvements along Grandview Drive, south of Highway 60, which provides a connection to Fairy Vista Trail at the signalized intersection at Grandview Drive and Highway 60.

Additionally, as illustrated in the Demonstration Plan, the northeast portion of the Subject Lands adjacent to the wetland and Fairy Lake shoreline will be maintained and enhanced as a naturalized 30-metre buffer, and can potentially also accommodate a pedestrian trail connecting to Fairy Vista Trail. These naturalized areas provide opportunities to restore natural ground cover, support stormwater management, reinforce the site's natural topography and maintain views towards Fairy Lake from Highway 60. The two existing ponds on the Subject Lands will be retained for stormwater management purposes and adjacent vegetation

enhanced to improve stormwater retention and filtration.

Whereas the former golf course maintained a manicured lawn with sparse tree cover, the Proposed Development will fully protect the wetland feature and provide an enhanced 30 metre buffer to protect and enhance its function. Pedestrian trails could also be implemented along the Fairy Lake shoreline, and additional tree cover and landscaping will be provided within the building setbacks on development blocks. Segments of the trail will extend through development blocks, connect to the public park on Grandview Drive, and allow pedestrians to safely circulate throughout the site.

Planting will be provided adjacent to Grandview Drive, Highway 60, driveways, private roads, servicing block and surface parking areas. New trees and shrubs will reinforce the natural and scenic qualities of the Hidden Valley, maintain the privacy of new and existing residents and form part of the stormwater management strategy. In addition, removal of former golf course landscaping and other features, which previously encroached into the wetland feature, will significantly improve the

condition of the wetland and allow new, native vegetation to be reintroduced, providing for enhanced functionality in addition to enhanced scenic quality.

The EIS notes that only the southern pond contained habitat suitable for fish, with the northern pond having no direct connection to Fairy Lake. The EIS recommends that these ponds be retained as stormwater management areas in order to increase the quality of the water entering Fairy Lake, and likewise supports efforts to further improve quality control.

Overall, the Proposed Development will enhance the natural environment compared to the prior golf course use. The wetland feature will be protected, with a 30 metre buffer applied to it and the shoreline area, allowing for revegetation and shoreline enhancement. The two existing ponds will also be maintained, with a 15 metre buffer provided to the southern pond, which has the potential to provide limited fish habitat. Enhanced stormwater quality control will also improve the quality of stormwater that is discharged to Fairy Lake.

Site Access

As illustrated in the Demonstration Plan, the Proposed Development will be accessed from Grandview Drive, an existing Town road that will be upgraded as part of the Proposed Development, including the introduction of a pedestrian sidewalk. Access from Grandview Drive will be provided via private roads and driveways. Similarly, adjacent existing residential uses utilize a series of private driveways on Grandview Drive for access. The proposed commercial block will be directly accessed from Grandview Drive, at the north end of the Subject Lands adjacent to Highway 60, thereby directing commercial traffic back out to Highway 60 and away from residential uses within the interior of the site. Future CPP applications will determine the final configuration of the new driveways and optimize the overall site layout.

Built Form

The Proposed Development is proposed to comprise eighteen two-storey townhouse blocks, each containing six dwelling units (i.e. 108 dwelling units in total). The townhouse blocks will feature a low-rise scale, as currently restricted by CPP By-law provisions, minimizing their visual prominence and allowing for improved integration within the rolling topography of the Subject Lands, as illustrated in the enclosed cross-sections. It is anticipated that the architectural-style will complement existing residential uses on Grandview Drive, and reinforce a traditional 'Muskoka character' through use of a sympathetic color palette, materiality and design, as will be established through future CPP applications. This character will be further enhanced through generous setbacks accommodating additional planting and pedestrian trails weaving through the development and large natural heritage/open space blocks.

While much of the existing residential development is somewhat taller, at 3 or 4-storeys, the proposed two-storey residential buildings (with the potential for a rear walk-out condition) will provide for a low-rise, small-scale stature, with the Subject Land's sloping topography

further diminishing the appearance of buildings from Highway 60 and existing residential uses to the west. Commercial uses will be located prominently at the Highway 60 and Grandview Drive intersection, a desirable location that can support complementary and feasible commercial uses.

The proposed CPPA will generally build upon the existing performance standards for the Recreational Resort Residential Precinct, and include additional site-specific requirements tailored to the unique details of the Proposed Development.

Servicing

Schedule B of the District OP identifies the Subject Lands within a Full Service Area. In addition, existing water and sanitary services currently run along Highway 60 and through the Subject Lands in order to serve existing developments to the south and west. Accordingly, the Proposed Development will connect to these existing water and sanitary services. The servicing block (Block 10) will house a new pumping station, replacing an existing pumping station and designed to move effluent uphill. The new station will be located away from new and existing residential uses, and will address all current District design and operations requirements. The servicing block will also be screened from adjacent uses by new landscaping.

Currently, stormwater drainage on the Subject Lands sheet flows overland from north to south, discharging into Fairy Lake without any quality or quantity controls. Given the proximity to Fairy Lake, quantity controls are not required, but quality control is required in order to achieve an enhanced level of protection. A detailed erosion and sediment control plan is also required to mitigate potential impacts during construction.

Enhanced quality control will be achieved through a series of potential Low Impact Development controls, including bio-retention cells to treat parking area runoff, provision of a vegetative filter strip along the shoreline, and implementation of quality control in the existing ponds, among others. Details will be established during the future CPP applications.

Land Use

The Proposed Development, as implemented through the proposed OPA and CPPA, will accommodate a mix of residential and service commercial uses, supporting intensification on full municipal services, and replacing the former and now defunct golf course. The former Resort ceased operations in 2017, and the golf course ceased operations in 2022, after ClubLink decided not to further renew its lease.

The Town OP recognizes that golf courses, while an open space use, significantly alter the natural landscape. Further, the Subject Lands are in proximity to existing, operational golf courses including Grandview Golf Club, Deerhurst Highlands Golf Course and Huntsville Downs Golf Course. ClubLink's decision not to renew its lease, along with the proximity to many other full length golf courses, clearly demonstrate that the Subject Lands are no longer feasible for use as a golf course. In addition, the provision of existing municipal services to the Subject Lands, and the adjacency to existing residential cluster development, demonstrates that a golf course would not provide for an optimal development or land use pattern on the Subject lands. Instead, the Subject Lands are more appropriately

optimized for compatible residential and commercial development.

In order to determine the optimal mix of uses based on actual market demand and practical need, a Market Study was prepared by UrbanMetrics, which provides a strong justification and recommendation for excluding traditional commercial tourist accommodation development from the Subject Lands. The Market Assessment found that the Town currently has a significant oversupply of commercial hotel and resort accommodations relative to demand, there is declining demand for commercial hotel accommodations in favor of short-term accommodations, and the majority of visitors to the District prefer to stay in private residences with friends or family. In addition, new residential development supports a number of positive outcomes and benefits, including providing new housing opportunities to support population growth, and providing additional opportunities for ancillary tourist accommodations, in the form of visits from friends and family or short-term rental accommodations.

As such, new residential development could feasibly support more visitors throughout the year than traditional commercial tourist accommodations, and will also provide new housing opportunities, leaving it up to the individual owners to decide whether the new units will function as primary or secondary dwellings, and/or provide the opportunity for short-term rental accommodations. In addition, the Subject Lands are adjacent to the Deerhurst Resort, which would exert considerable competitive pressure on the potential viability of commercial hotel accommodations on the Subject Lands, considering its ongoing successful operations and proposed expansion. Regional and local planning policy provide strong direction towards supporting existing and viable resort uses, recognizing that there has been a decline in resort activity as a result of the consumer trends noted above.

In addition, adjacent residents have indicated a strong desire to preclude any new traditional commercial tourist accommodation development on the Subject Lands, and instead strongly prefer that the residential character of the area be maintained and reinforced.

Based on this direction and recognition of actual demand, the Proposed Development provides for an optimal and feasible mix of residential and commercial uses, supporting new housing opportunities along with potential for ancillary tourist accommodation functions, as well as service commercial uses that will support existing and new residents as well as tourists in the area. The tourist function of the area will also be directly supported by the provision of new public parkland, and the protection and enhancement of natural features, especially the Fairy Lake shoreline. This represents a significant improvement over the former golf course use and will positively contribute to the desirable natural setting of the area. Furthermore, the Proposed Development adheres to the development policies for the Resort Commercial and Recreational Resort Residential land use designations, which will be further enhanced through site-specific performance standards implemented through the CPPA.

6. Technical Summaries

6.1 Resort Commercial Uses Market Assessment

Town Staff indicated an Economic/Fiscal/Market Impact Assessment would be required to address Official Plan Amendment criteria included in Part F, Section 1.2.3 of the Town OP and consider *“the economic impacts associated with the proposed changes to land use permissions within a Resort Commercial designated area that would have the effect of negatively impacting tourism in the Town.”* In addition, reductions to the 50:50 balance between Resort Residential and Resort Commercial units required by Town OP policies would require justification.

A Market Study has been prepared by urbanMetrics in order to evaluate the economic impacts of the Proposed Development on the Town’s tourism industry, and assess the potential exclusion or inclusion of some commercial hotel accommodations within the Proposed Development. The Market Study evaluates the future demand for traditional accommodation facilities to determine the feasibility of retaining resort commercial uses on the Subject Lands, and outlines how shifting towards residential uses may impact the Town’s tourism economy. The Market Study concludes that:

- There is a competitive inventory in the immediate area of 48 visitor accommodation properties offering 1,582 rooms, of which 1,317 are located in the Town.
- There is an oversupply of traditional accommodation facilities in the Town relative to visitor demand. A large proportion of visitors to the District prefer to stay with friends and family. Among those who seek paid accommodations, there is a clear trend towards short-term accommodations compared to traditional resort accommodations.
- The Subject Lands’ proximity to the Huntsville Urban Centre indicate it is better suited for hotel resorts and branded Hotels/Motels than cottage resort accommodations. Approximately 82 cottage-resort accommodations operate within the Town, however this accommodation type is more prevalent in less developed areas.
- The market for traditional forms of accommodations such as hotels, motels, and cottage resorts has shrunk even as visitation to Muskoka has increased. The proportion of visitors who have stayed in traditional hospitality properties has halved in recent years, from 12.1% in 2018 to 6.3% in 2021.
- More than 80% of overnight visitors to the District stay in private homes and cottages, either staying with friends and family or privately renting. As such, residential units are a larger component of the accommodation supply than resort or hotel properties. Residential uses on the Subject Lands could feasibly support more visitors throughout the year than resort uses.
- Residential units are more likely to contribute year-round to the local economy through local spending that is less vulnerable to seasonal fluctuations.

- The short-term accommodation sector in Muskoka now outperforms the traditional hospitality sector in terms of average rates and revenue per available room, illustrating the growth in this market sector and strong performance.
- Short-term accommodations are an extremely flexible component of the accommodation supply, with private dwellings which are not occupied year-round providing a significant potential supply of competitive accommodations.
- The nearby Deerhurst Resort, which already offers 387 rooms, is the largest accommodation property in Muskoka, and is proposing an expansion, which will exert considerable competitive pressure on the potential viability of accommodation facilities on the Subject Lands.
- Projected person nights in Muskoka are expected to reach between 10.17 million and 12.09 million by 2034, with traditional accommodation facilities accounting for only an estimated 508,000 to 1.2-million-person nights.

Based on these findings, the Market Study found there is limited if any demand for the development of additional traditional hospitality facilities in the Town. Furthermore, the elimination of the 50-percent minimum traditional tourist accommodation requirement aligns with the local hospitality market conditions as well as visitor preference across the District, and provides needed housing that can support ongoing efforts to mitigate seasonal fluctuations in the local economy.

6.2 Transportation Impact Study

Tatham Engineering Limited (“Tatham”) prepared a Transportation Impact Study (the “TIS”) for the Proposed Development. The TIS addresses requirements of the Town and Ministry of Transportation (“MTO”) with respect to potential transportation impacts of the Proposed Development on the surrounding road network. More specifically, the TIS addresses the following in accordance with the Terms of Reference submitted to the MTO:

- Operation of the study area road system prior to the Proposed Development;
- Growth in traffic volumes not otherwise attributed to the Proposed Development;
- Number of new trips the Proposed Development is projected to generate;
- Operation of the study area road system upon completion of the Proposed Development; and
- Resulting impacts and need for any mitigation measures, if required, to ensure acceptable overall road operations.

The TIS provides the following conclusions:

- The Proposed Development upon completion will 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. We note the TIS provided a conservative evaluation of 120 townhouse residential units and 2,000 square metres of commercial space.
- Key intersections within the study area were reviewed under existing (2024) and future conditions (2029, 2034, 2039). Results of the operational analyses at each intersection indicated intersections currently provide excellent overall operations (LOS B or better) under existing conditions and are expected to continue to provide excellent overall operations (LOS B or better) through the 2039 horizon under both background and total conditions.

- Individual movements at each intersection currently provide good operations (LOS C or better) with low to average delays with reserve capacity remaining. These movements are expected to provide acceptable operations (LOS E or better) with low to moderate delays and reserve capacity remaining through the 2039 horizon under both background and total conditions.
- All site traffic was assumed to travel through a single site access point on Grandview Drive. This conceptual point was found to provide excellent operations (LOS A) with low delays and significant reserve capacity remaining through the 2039 horizon.
- No turn lanes are required on Grandview Drive to serve the Proposed Development, and no modifications to the exiting turn lanes at the study area intersections along Highway 60 are required to accommodate the Proposed Development.

Overall, the Proposed Development was found not to have a significant impact on the operations of the study area road network.

6.3 Environmental Impact Study

FRi Ecological Services (“FRi”) prepared an Environmental Impact Study (“EIS”) for the Proposed Development in order to identify potential impacts to species at risk or their habitat. The EIS in-part satisfies the Town’s request that the Ministry of Environment, Conservation and Parks (“MECP”) be consulted to address applicable requirements of the Endangered Species Act (2007). The EIS concludes the Proposed Development, based on background research and field investigations, will result in no impacts to species at risk or their habitat, and no authorization is needed under the Endangered Species Act. The EIS provides the following recommendations for mitigating potential impacts:

Stromwater Management

- Maintain or enhance the function of the stormwater management ponds.
- Address water collecting in the northwest of the Subject Lands to avoid creation of an undesirable wetland.
- Prepare a stormwater management plan.

Steep Slopes and Erosion Management

- No evidence of animals nesting or denning on slopes. No natural heritage concerns with alterations to existing slopes.
- Follow recommendations for sediment and erosion controls outlined in the EIS.
- Engineering considerations should development be proposed in proximity to slopes identified by the Town OP.

Wetland

- 30-metre no development setback from all wetlands (exceeds recommended setback).
- Allow naturalized shoreline to re-establish.

Fish Habitat - Lake

- 30-metre no development setback from the shoreline of Fairy Lake.
- In areas where the wetland setback overlaps with the shoreline setback, the greater setback should be used.

Fish Habitat – Pond

- Minimum 15 setback from south bound.

- Implement quality controls measures outlined in FSR.

Shoreline Enhancement

- Retain 15-metre vegetative buffer surrounding shoreline of Fairy Lake within the 30-metre no development setback for fish and wetlands.

Habitat for Endangered and Threatened Species

- Site preparation and vegetation removal or clearing to occur between October 1st through March 31st of any given year.
- Installation of temporary exclusion fencing along the edge of 30-metre lake/wetland setback prior to active season for turtles (April 15th)
- Retention of ponds if the proposed design will allow breeding to continue to occur.
- Reserve and utilize topsoil from areas containing milkweed within the G195X ecosite.
- Encourage growth of common milkweed in undeveloped areas.

6.4 Functional Servicing Report

Pinestone Engineering Ltd. (“PEL”) prepared a Functional Servicing Report (“FSR”) for the Proposed Development to review the existing servicing infrastructure within the vicinity of the Subject Lands and provide recommendations for the provision of sanitary drainage, water distribution and stormwater management in accordance with the Town and District criteria. The FSR provides the following conclusions:

- Existing municipal servicing infrastructure is available for the Proposed Development.
- Sanitary servicing will be provided through gravity connections to a new sewage pump station replacing the existing pump station.
- Incorporating extraneous flows, the combined peak sewage flows generated by the existing and Proposed Development within the Grandview and Golden Pheasant catchment area is approximately 23.7 l/s.
- The new sanitary pumping station will be designed in accordance with the current District standards for these types of facilities.

- Supervisory Control and Data Acquisition systems be utilized to minimize inefficiencies within the sanitary pumping systems.
- The Proposed Development can be serviced from the existing 150mm diameter watermain. A new looped feed from the existing 150mm diameter watermain is required to service the Proposed Development.
- Peak flow attenuation should not be required due to the proximity 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.
- An enhanced level of quality control is required and be achieved through the implementation of a treatment train of low-impact development controls.
- The minimum elevation of doors, windows, and other openings into habitable building space must be located above 286.54m ASL.
- Sediment and erosion controls must be implemented during construction to minimize impacts on adjacent lands and water bodies.
- Gas and hydro servicing is readily available to service the Proposed Development from Highway 60.

7. Conclusion

The Proposed Development, as implemented through this CPPA and OPA, has regard to matters of Provincial interest, and observes the underlying land use policies of the District OP and Town OP, while establishing enhanced performance standards through the CPPA that ensure future community planning permit applications for the Proposed Development achieve a built-form and site layout compatible with the character and function of the Hidden Valley. More specifically, the Proposed Development addresses the pertinent and applicable planning policy and development regulation framework as follows:

- **Provincial Planning Statement** — the Proposed Development delivers contextually appropriate residential intensification, and supports the achievement of complete communities by providing a desirable mix of viable commercial and residential uses on full municipal services. The Proposed Development contributes to the mix of housing options available within the District and Town and protects or enhances natural heritage features, while supporting pedestrian shoreline access and providing new public parkland.
- **Muskoka Official Plan** — the Proposed Development efficiently utilizes existing municipal servicing infrastructure and accommodates projected seasonal and year-round population growth, while maintaining or enhancing the natural heritage features which contribute to the distinct character and function of the Hidden Valley. The Subject Lands are located within a Full Service Area, which the Proposed Development effectively optimizes through a contextually appropriate mix of residential, commercial and parkland uses. The District OP promotes an appropriate mix of resort and resort-related residential development throughout the Hidden Valley, whereas the Town OP provides more specific land use policies permitting standalone residential, or a mix of resort and resort-related residential development within the Hidden Valley.

- **Town of Huntsville Official Plan** — the Proposed Development contributes to an appropriate supply and balance of residential and commercial uses that will fit within the rolling topography of the Subject Lands, provides appropriate setbacks and buffers, and provides for the more desirable use of the Subject Lands in conformity with the Resort Commercial, Recreational Resort Residential and Open Space land use designations as implemented through the Town OPA. Furthermore, the Town OP recognizes that while golf courses are considered an open space use, they significantly alter natural features and their functions. By contrast, the Proposed Development maintains or enhances ecological features and their functions, accommodates buffers adjacent to natural features, and supports the function of the Hidden Valley through the introduction of more desirable land uses, accommodating viable commercial uses, projected seasonal and year-round growth and providing additional residential uses aligning with visitor accommodation preference.

- **Community Planning Permit Bylaw** — the implementing CPPA will establish the necessary permissions to implement the Proposed Development by permitting up to 110 residential units outside of identified natural heritage features and recommended buffers. The CPPA will establish the locations of parkland, natural heritage features and buffers, as well as the locations of residential and commercial uses, and implement site-specific built-form performance standards that reflect the unique details of the Proposed Development.

In our opinion, the Proposed Development adheres to the relevant Provincial, District and Town land use policy frameworks, provides a more desirable use of the Subject Lands, constitutes good planning, and enhances the intended function of the Hidden Valley through the redevelopment of the vacant golf course currently occupying the Subject Lands. The Proposed Development will enhance the unique character of the Hidden Valley area, including principally its natural attributes and recreation-focused function.

