



**NOTICE OF COMPLETE APPLICATION
CONCERNING PROPOSED OFFICIAL PLAN AMENDMENT (OPA#7)
AND PROPOSED COMMUNITY PLANNING PERMIT BY-LAW AMENDMENT
(CPPA/01/2025/HTE)**

TAKE NOTICE that the Council of the Corporation of the Town of Huntsville has received a complete application for an amendment to the Official Plan of the Town of Huntsville and a complete application for an amendment to Community Planning Permit By-law 2022-97.

A statutory Public Meeting will be held at a future date respecting both applications and a notice of the meeting will be given in accordance with the Planning Act.

Applications: OPA#7 and CPPA/01/2025/HTE
– Halmont Properties Corp.

Legal Description: Pt. Lots 26 & 27,
Concession 1, former Geographic Township of
Chaffey; Town of Huntsville; District
Municipality of Muskoka

Address: 939 Highway 60

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

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

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

Additional Information: Reports and studies submitted in association with these applications are available as noted below.





PLEASE NOTE all comments and submissions received will become part of the public record. Comments received as part of the public participation process for this proposal will be considered by Council.

IF YOU WISH TO BE NOTIFIED of the decision of Council respecting the proposed applications, you must make a written request to the Clerk of the Town of Huntsville (see address below).

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Huntsville before the proposed official plan amendment is adopted, or the zoning by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Town of Huntsville to the Ontario Land Tribunal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Huntsville before the proposed official plan amendment is adopted, or the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

FOR MORE INFORMATION about this matter, including information about preserving your appeal rights, contact

The Corporation of the Town of Huntsville Planning Department
37 Main St. E, Huntsville, ON. P1H 1A1
In person: 8:30a.m.-4:30p.m.
Telephone: (705) 789-1751 (Ext. 2232).
email: planning@huntsville.ca website: www.huntsville.ca

Reports and studies submitted in association with these applications will be available on the Town's website at www.huntsville.ca/PC

Dated this 4th day of June, 2025.