

NOTICE OF COMPLETE APPLICATION
CONCERNING PROPOSED AMENDMENTS TO THE DISTRICT OF MUSKOKA
OFFICIAL PLAN, THE TOWN OF HUNTSVILLE OFFICIAL PLAN AND COMMUNITY
PLANNING PERMIT BY-LAW

Application File Numbers:

District of Muskoka Official Plan Amendment 64
Town of Huntsville Official Plan Amendment 7
Community Planning Permit By-Law Amendment CPPA/01/2025/HTE
(939 Highway 60 - Grandview Village)

TAKE NOTICE THAT: the District Municipality of Muskoka has received an application for an amendment to the Official Plan of the District of Muskoka under Sections 17 and 22 of the Planning Act. In addition, the Council of the Corporation of the Town of Huntsville has received applications for amendments to the Official Plan of the Town of Huntsville and Community Planning Permit By-law 2022-97 under Sections 17, 22, and 34 of the Planning Act. An explanation of the purpose and effect of the proposed Official Plan and By-law amendments, a description of the lands to which they apply, and a key map showing the locations of the lands accompany this notice.

NOTICE OF A PUBLIC MEETING respecting all applications will be given at a future date in accordance with the Planning Act, R.S.O.1990, as amended.

APPEALS AND NOTICE OF DECISION: If a person or public body does not make oral submissions at a public meeting or make written submissions to The District of Muskoka and Town of Huntsville before the proposed District of Muskoka Official Plan Amendment (OPA) or Town of Huntsville OPA is adopted, or the proposed By-law Amendment is passed, the person or public body is not entitled to appeal the decision of The District of Muskoka or Town of Huntsville to the Ontario Land Tribunal (OLT) and the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

To protect your appeal rights and/or if you wish to be notified of the decision of The District of Muskoka on the proposed District of Muskoka OPA, you must make a written request to the District Clerk, by email at amy.back@muskoka.on.ca or by mail to 70 Pine Street, Bracebridge, ON, P1L 1N3. Please include your name and mailing address in the correspondence.

To protect your appeal rights and/or if you wish to be notified of the decision of the Council of the Town of Huntsville on the proposed Town of Huntsville OPA or By-law Amendment, you must make a written request to the Clerk of the Town of Huntsville, by email at clerk@huntsville.ca or by mail to 37 Main St. E. Huntsville. ON P1H 1A1. Please include your name and mailing address in the correspondence.

IF YOU ARE THE OWNER of any land that contains seven (7) or more residential units, you must post this notice in a location that is visible to all of the residents.

ADDITIONAL INFORMATION: Copies of the proposed District of Muskoka OPA and related background information are available for review online at muskoka.on.ca. Additional information can be provided electronically or by appointment upon request. Should you need assistance, please contact Sarah Campbell, Planner, at 705-645-2100, ext. 4128 or at sarah.campbell@muskoka.on.ca during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday. For more information on the proposed Town of Huntsville OPA and/or Community Planning Permit By-law amendment, including information about preserving your appeal rights, please contact Town of Huntsville Planning Department, at (705) 789-1751 Option 3 or at planning@huntsville.ca during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

Dated at the Town of Bracebridge this 4th day of June, 2025.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AND COMMUNITY PLANNING PERMIT BY-LAW AMENDMENTS

The subject lands are located at 939 Highway 60 in the Hidden Valley Recreational Lifestyle and Resort Area (Special Policy Area) of the Muskoka Official Plan. More specifically, the lands are legally described as part Lots 26 and 27, Concession 1, former Geographic Township of Chaffey, Town of Huntsville, District Municipality of Muskoka.

The purpose and effect of the proposed amendment to the District of Muskoka official plan, is to permit residential development on a portion of the lands with no commercial accommodation uses; whereas current official plan policies permit recreational resort-related residential units provided they are accompanied by an equivalent number of resort commercial accommodation units. The proposed OPA would add a site-specific provision to the “Hidden Valley Recreational Lifestyle and Resort Area” of the Muskoka Official Plan. The lands subject to this Amendment are surrounded by existing residential uses. The Amendment recognizes the unique residential character which has emerged on the former resort lands and facilitates new residential development.

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.

Once the date and time for the Statutory Public Meeting has been determined, a further notice will be circulated.

KEY MAP SHOWING LOCATION OF THE LANDS TO WHICH THE PROPOSED APPLICATIONS APPLY:

