



Town of Huntsville Staff Report

Meeting Date: January 14, 2026

To: Planning Council

Report Number: DEV-2026-2

Confidential: No

Author(s): Richard Clark, Manager of Planning

Subject: MOPA#64, OPA#7 & CPPA/01/2025/HTE - 939 Highway 60 - Halmont

Report Highlights

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

Recommendation

MOPA64:

Be It Resolved That: Planning Council direct staff to advise the District of Muskoka that the Town has no objections to proposed Muskoka Official Plan Amendment #64 (MOPA64);

And Further That: The Director of Development Services or designate forward a copy of Report DEV-2026-2 to the District of Muskoka for their consideration respecting MOPA64.

HOPA7:

Be it Resolved That: Planning Council APPROVE proposed Huntsville Official Plan Amendment #7 (HOPA7), the purpose and effect of which is to permit a residential development on a portion of the lands with no commercial accommodation uses by amending the Huntsville Official Plan to change the land use designation on a portion of the lands subject to the application from a "Resort Commercial" designation to a "Recreational Resort Residential" designation, as detailed in Attachment #1 to Report DEV-2026-2.

CPPA/01/2025/HTE:

Be It Resolved That: Planning Council APPROVE Community Planning Permit By-law Amendment Application CPPA/01/2025/HTE, the purpose and effect of which is to change the precincts on portions of the subject lands from an Open Space (OS) precinct to a Recreational Resort Residential with Exception "XXXX" (RRR-XXXX) precinct, a Recreation Resort Commercial with Exception "YYYY" (RRC-YYYY) precinct, and a Conservation (C) precinct, with Exceptions "XXXX" and "YYYY" being to:

Exception "XXXX":

1. Permit a maximum of 110 block townhouse and townhouse dwelling units;
2. Permit tandem parking for the required parking spaces for a townhouse dwelling;
3. Remove minimum lot frontage, lot area, interior side yard, exterior side yard, rear yard and front yard requirements for permitted townhouse dwelling buildings;
4. Define building Height as meaning the vertical distance measured from the average finished grade on the side of the building where the principal access is provided from a public or private road to roof points as normally referenced in the Height definition of the By-law;
5. Require a minimum of 25% of the lands within the precinct to include soft landscaping;
6. Require the following minimum building and structure separation standards:
 - a. 6m between townhouse dwelling buildings and attached garages and the nearest public or private road, except if the road is a Class 1 or 2 Highway;
 - b. 2m between attached porches and decks for permitted townhouse dwelling buildings and the nearest public or private road, except if the road is a Class 1 or 2 Highway;
 - c. 14m between all buildings and structures and a Class 1 or 2 Highway;
 - d. 3m between end-units of permitted townhouse dwelling buildings/blocks;
 - e. 20m between permitted townhouse buildings and existing buildings in adjacent precincts;
 - f. 5m between permitted townhouse buildings and a lot line for adjacent lands within the RRC-YYYY, Recreational Resort Residential (RRR), Recreational Resort Commercial (RRC), and Waterfront Commercial (WC) precincts;
7. Prohibit development unless authorized through a Community Planning Permit;
8. Require the following detailed plans to be submitted to the satisfaction of the Director of Development Services, or designate, as necessary, prior to Community Planning Permit issuance:
 - a. Landscape Plan;
 - b. Tree Preservation Plan;
 - c. Stormwater Management and Construction Mitigation Plan;
 - d. Grading Plan;
 - e. Servicing Plan;
 - f. Photometric Plan;
 - g. Detailed Trail Design Plan; and
 - h. Detailed Offsite Improvement Plan

Exception "YYYY":

1. Permit a temporary sales office as an additional permitted use.
2. Require all buildings and structures to be maintain a 14m setback to Class 1 and 2 Highways;
1. Prohibit development unless authorized through a Community Planning Permit;
2. Require the following detailed plans to be submitted to the satisfaction of the Director of Development Services, or designate, as necessary, prior to Community Planning Permit issuance:
 - a. Landscape Plan;
 - b. Tree Preservation Plan;
 - c. Stormwater Management and Construction Mitigation Plan;
 - d. Grading Plan;
 - e. Servicing Plan;
 - f. Photometric Plan;
 - g. Transportation Impact Study Addendum;
 - h. Detailed Trail Design Plan; and
 - i. Detailed Offsite Improvement Plan;

All to permit a residential development consisting of a 110 block townhouse and townhouse dwelling units;

And Further That: Previous site-specific zoning exception O3-1140 be deleted from the lands.

Background

On September 24, 2025, Planning Council considered proposed Muskoka Official Plan Amendment #64 (MOPA64), proposed Huntsville Official Plan Amendment #7 (HOPA7), and Community Planning Permit By-law Amendment Application CPPA/01/2025/HTE.

Staff's initial review respecting these applications is contained in Report [DEV-2025-98](#).

As noted in that Report, the subject applications were submitted to permit a residential development comprised of a mix of bungalow and two-storey block townhouses, having a total of 110 block townhouse dwelling units overall on three (3) recreational resort residential blocks. Also proposed are two resort commercial blocks.

The proposed development is referred to as the Grandview Village Development and will take place on the former Grandview golf course lands (the Grandview Backlands). No new development is currently proposed on the remaining undeveloped Grandview lands to the south (the Grandview Shorelands).

The Grandview Village Development will be serviced by Grandview Drive and a new private road and include a conservation block, a block for a pump station, and three (3) open space blocks to house greenspace and stormwater management facilities.

The purpose and effect of each application was described in Report [DEV-2025-98](#).

Following the Public Meeting, the applicant submitted a revised materials intended to address comments received from the Town and other review agencies, as well as the feedback provided by interested members of the public and Council. The revised submission included:

- An updated Concept/Overall Density Plan prepared by The Planning Partnership, dated December 11, 2025;
- An updated Traffic Impact Study prepared by Tatham Engineering Ltd, dated August 26, 2025;
- An updated Draft CPPA By-law;
- An updated Draft MOPA64;
- An updated Draft HOPA7;
- A Town Comment/Response Table; and
- A Public and Council Member Comment/Response Table.

These materials were circulated for review by relevant Town departments, the District of Muskoka, and the Ministry of Transportation (MTO).

Materials provided in response to public and Council member comments were posted on the Town's website and members of the public that expressed an interest, and the Fairy Lake Association, were notified.

The Draft Amending By-law for Community Planning Permit By-law Amendment Application CPPA/01/2025/HTE is included in Attachment #1 to this Report. The Draft By-law was revised to reflect the latest revised Concept Plan, contained in Attachment #2, to include minor site-specific provision changes needed to facilitate the development, and to address outstanding submission requirements by confirming items to be submitted as part of a future Community Planning Permit applications.

With all comments now addressed the applications are being brought back before Planning Council for consideration.

Discussion

The policy discussion contained in Report [DEV-2025-98](#) continues to apply.

A Public Meeting was held respecting the subject applications on September 24, 2025. Members of the public attended this meeting and provided written and oral comments for Council consideration. Council also provided comments on the application. As part of ongoing review, issues relating to the following matters were identified as matter requiring further consideration:

- Trail and park design and construction timing;
- Landform conservation and tree retention;
- Appropriate overall site density;
- Development on the Grandview Shorelands;
- Potential shoreline development;
- Grandview Drive conditions and resurfacing timing; and
- General design and development controls.

The applicant has now responded to concerns raised by the public, Council, and staff in a comprehensive response package containing two comment-response tables; which are included in Attachments #5 and #6. This package was prepared and submitted collectively by subject matter experts in Planning, Civil Engineering, and Traffic consulting fields, all acting for the applicants, including The Planning Partnership, Pinestone Engineering Limited, FRiCorp Ecological Services, and Tatham Engineering. Staff have reviewed this response package and are satisfied with how comments were addressed. Based on the responses provided, and staff's ongoing review respecting the above noted issues, staff are off the opinion that there are no further concerns with the applications at this time.

It should be noted that the MTO has indicated that they have no further concerns with the applications at this time. They will review detailed designs at the Community Planning Permit and Building and Land Use Permit stage.

Respecting concerns from the public respecting the timing of works to resurface Grandview Drive and future construction of the development, it is noted that a single construction access will be maintained near the intersection of Grandview Drive and Highway 60 outside the area of resurfacing. This will ensure no damages to any areas of Grandview Drive that will be subject to improvements in the near term.

Respecting the Draft Concept/Overall Density Plan, included in the Report as Attachment #4, it is noted that the park block previously shown has been removed and the lands around Fairy Vista Trail and Extension are to be conveyed to the Town instead. It should also be noted that a promontory, or lookout, will be provided on the lands to be conveyed to the Town to provide a resting and viewing

area accessible to public trail users. Also provided on this plan are the details requested from the public respecting the potential future development of the Grandview Shorelands. As can be seen on the plans there are no new shoreline activity areas other than what exists today.

With the staff recommended site-specific provisions imposed to ensure development will occur appropriately, staff note that the proposed development would appear to conform to the intent of the Huntsville Official Plan and be consistent with the Provincial Planning Statement. As such, staff has no objection to the District of Muskoka approving MOPA64 and recommend adoption/approval of HOPA7 and Community Planning Permit By-law Amendment Application CPPA/01/2025/HTE.

Options

Council could refuse to adopt/approve HOPA7 and CPPA/01/2025/HTE, and recommend denial of MOPA64; however, that is not recommended as it would appear that the proposal will conform to the intent of the Official Plan and be consistent with the Provincial Planning Statement.

Operational

Approval of this application may affect operational budgets for some Town departments, including the Community Services Division and the Operations and Protective Services Divisions.

This development could accommodate 110 new residential units.

This development also includes the following assets that will, once constructed and assumed by the Town, require ongoing maintenance:

- ~0.4ha stormwater management pond with conveyance infrastructure;
- ~700m seasonally maintained pedestrian trail with lookout; and
- ~1.5ha of park and open space blocks.

Relevant Policies / Legislation / Resolutions

Provincial Planning Statement
Planning Act, R.S.O. 1990, cP.13
District of Muskoka Official Plan
Town of Huntsville Official Plan
Community Planning Permit By-law 2022-97, as amended
Report [DEV-2025-98](#)

Council Strategic Direction

- Balanced Growth-1.1: Review planning legislation and policies to support flexibility and optimize land use, including in rural areas, to address different community needs.
- Balanced Growth-1.2: Ensure a continued focus on maintaining and upgrading existing Town infrastructure as part of growth management planning.
- Balanced Growth-3.1: Explore opportunities to enhance construction and maintenance of our roads through improved practices.
- Balanced Growth-3.2: Review and modify, where necessary, development standards and Official Plan policies to incorporate complete streets.
- Protected Natural Environment-1.1: Continue to apply best practices in maintaining our natural heritage features.
- Protected Natural Environment-1.3: Investigate possibilities for developers to dedicate lands with natural features to either the Town or Muskoka Conservancy in new projects.

- Town's Vision: A growing community that is vibrant, inclusive, and healthy while protecting our heritage and natural features.

Attachments

[Attachment #1: Draft HOPA7 Grandview](#)

[Attachment #2: Draft MOPA64 Grandview](#)

[Attachment #3: Draft By-law](#)

[Attachment #4: Revised Concept-Overall Density Plan](#)

[Attachment #5: Public and Council Comment Response Table](#)

[Attachment #6: Town Comment Response Table](#)

[Attachment #7: Additional Public Comments](#)

[Attachment #8: FLA Additional Comments](#)

[Attachment #9: FLA Previous Comments](#)

Consultations

The application was circulated in accordance with the provisions of the Planning Act and the CPP By-law. A Public Meeting was held on September 24, 2025. The applicant addressed all previous public comments in the response package provided (see Attachment #5).

Additional public comments were provided following the posting of revised materials online and are included in Attachment #7 to this Report. Additional comments were also provided from the Fairy Lake Association and are included in Attachment #8. Public commenters requested further details respecting potential development on the Grandview Shorelands and provided observations respecting the proposed development density on the Backlands. Commenters also noted concerns with respect to the condition of Grandview Drive and the potential for damages to resurfaced portions should planned improvement works not coincide with the applicant's construction plans. The FLA's comments noted that their previous comments continue to apply and provided additional comments requesting the proposed trail and lookout and the future potential amenity areas on the Shoreline Lands. The applicant has responded to the comments provided (see Attachment #8). The FLA's previous comments were not appended to Report [DEV-2025-98](#) as they were provided following agenda publication. They are appended to this Report as Attachment #9.

Respectfully Submitted: Richard Clark, Manager of Planning

Manager Approval (if required): _____

Director Approval: Kirstin Maxwell, Director of Development Services

CAO Approval: _____



**AMENDMENT NUMBER XX
TO THE OFFICIAL PLAN OF THE
TOWN OF HUNTSVILLE
BY-LAW NUMBER 2026-XX**

(Grandview Backlands)

**Being a by-law of the Town of Huntsville to adopt
Amendment No. XX to the Huntsville Official Plan**

WHEREAS: the Council of the Corporation of the Town of Huntsville finds it expedient to amend the Town of Huntsville Official Plan, amended:

AND WHEREAS: the Council of the Corporation of the Town of Huntsville has fulfilled the requirements of Sections 17 and 21 of the *Planning Act*, R.S.O., 1990, as amended.

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

1. That Amendment No. XX to the Huntsville Official Plan, consisting of the attached explanatory text and schedule, is hereby adopted;
2. That the Mayor and Clerk are hereby authorized and directed to affix the seal of the Corporation to Amendment No. XX and to make the application to the authority having jurisdiction for approval of the said amendment; and
3. That this by-law shall into force on the final passing thereof and in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O., 1990, as amended.

READ a **first** time this XX day of XX, 2026.

Mayor (Nancy Alcock)

Clerk (Tanya Calleja)

READ a **second** and **third** time and **finally PASSED** this XX day of XX, 2026.

Mayor (Nancy Alcock)

Clerk (Tanya Calleja)



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

(Halmont Properties Corporation)

SECTION 1 TITLE AND COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 herein and Schedule "I" shall constitute Amendment Number XX to the Official Plan of the Town of Huntsville and shall be entitled "Grandview Backlands."
- 1.2 Sections 1, 2, 3, 4, 6 and 7 herein do not constitute part of the formal Amendment, but provide general information respecting the Amendment.

SECTION 2 LANDS SUBJECT TO THE AMENDMENT

- 2.1 Lands subject to this Amendment are illustrated on Schedule "I" and affixed hereto, being composed of Pt. Lots 26 & 27, Con. 1, Chaffey, hereinafter referred to as the "Subject Lands".
- 2.2 The Subject Lands are located within the Hidden Valley Recreational Lifestyle and Resort Area and designated Resort Commercial.

SECTION 3 PURPOSE OF THE AMENDMENT

- 3.1 The Subject Lands contain a vacant golf course formerly used as a recreational amenity by Grandview Resort, which closed in 2017. Since the resort's closure, former commercial accommodations have been occupied on a permanent and intermittent basis as residential uses.
- 3.2 The purpose of this Amendment is to permit residential development on the Subject Lands with no commercial accommodation uses, as permitted within the Recreational Resort Residential land use designation.
- 3.3 As part of this Amendment a significant portion of the Subject Lands will be designated Open Space, including existing ponds, wetland and shoreline areas, incorporating appropriate buffers as confirmed through the Environmental Impact Study protecting areas that were previously developed by the former golf course.
- 3.4 The Amendment will also maintain a portion of the Subject Lands within the Resort Commercial designation, in order to permit service commercial uses along Highway 60.

SECTION 4 BACKGROUND AND BASIS

- 4.1** The Subject Lands cover an area of approximately 16 hectares with frontage on Highway 60 and Grandview Drive, containing vacant fairways, bunkers, tee boxes and water hazards associated with the former golf course. The southeast portion of the Subject Lands contain shoreline along Fairy Lake and a wetland.
- 4.2** The Town and Region have an oversupply of commercial accommodation units, and the Subject Lands are located in proximity to existing large resorts, which would exert significant competitive pressure on any new commercial accommodation development in the area. Tourist preference have also evolved in recent years, such that accommodation in private residences with family and friends, or as supplementary short term accommodations, is much more prevalent and desired than traditional commercial accommodation. As such, it is not desirable or feasible to require commercial accommodations on the Subject Lands, which would also conflict with the surrounding, established residential character. The Resort Commercial Uses Market Assessment supports the preclusion of commercial accommodation uses from the Subject Lands.
- 4.3** Residential land use permissions have been granted for new development on the southern portion of the former resort, and existing, former commercial accommodations adjacent to the Subject Lands.
- 4.4** Portions of the Subject Lands will remain within the Resort Commercial land use designation in order to support viable commercial uses, serving residents and visitors to the Town. These commercial uses will support tourist activity and travel along Highway 60, and will provide additional commercial amenities in the area, to further support existing tourist commercial accommodation.

SECTION 5 THE AMENDMENT

- 5.1** Schedule B-2 “Land Use – Community Settlement Areas and Hidden Valley Resort Recreational Lifestyle Area” of the Town of Huntsville Official Plan is hereby amended, as illustrated on Schedule “I”, affixed hereto.

SECTION 6 IMPLEMENTATION

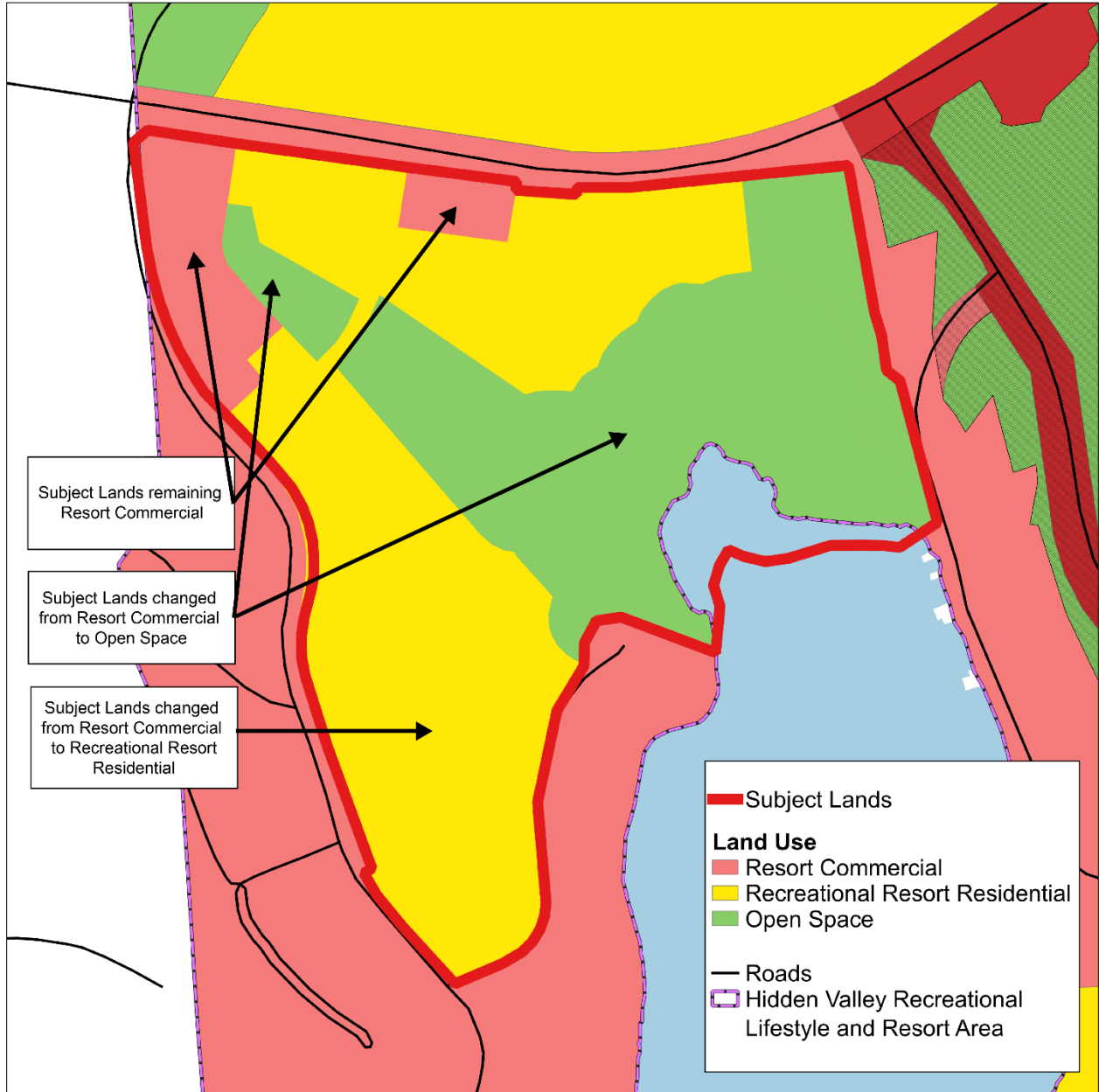
- 6.1** The changes to the Official Plan of the Town of Huntsville, as described in this Amendment, shall be implemented in accordance with the provisions of Part F, Section 1 of the Official Plan.

SECTION 7 INTERPRETATION

- 7.1** The changes to the Official Plan of the Town of Huntsville, as described in this Amendment, shall be implemented in accordance with the provisions of Part F, Section 2 of the Official Plan.



SCHEDULE "I"



Attachment #2: Draft MOPA64

THE DISTRICT MUNICIPALITY OF MUSKOKA

BY-LAW 2026-XX

Being a by-law to adopt Amendment XX to the Official Plan of the Muskoka District Area (Grandview Backlands)

WHEREAS the Community and Planning Services Committee has recommended to the Council of The District Municipality of Muskoka that Amendment XX to the Official Plan of the Muskoka District Area (“Official Plan Amendment XX”) be adopted.

AND WHEREAS the Council of The District Municipality of Muskoka has fulfilled the applicable requirements of Sections 17(15) to 17(21) of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS the Council of The District Municipality of Muskoka is satisfied that the proposed Official Plan Amendment XX attached hereto be suitable for adoption;

AND WHEREAS pursuant to Section 17(9) to the Planning Act O. Reg. 535/97 amendments to the Official Plan of the Muskoka District Area do not require the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS it is desirable to adopt the proposed Official Plan Amendment XX;

THEREFORE the Council of The District Municipality of Muskoka enacts as follows:

- 1. The proposed amendment to the Official Plan of the Muskoka District Area consisting of the text as attached hereto as Schedule “A” and Schedule “A”, Map 1 shall be and is hereby adopted as Official Plan Amendment XX.
- 2. The Commissioner of Community and Planning Services, or their delegate, shall be and is hereby authorized, directed and empowered to give notice of the decision in accordance with Section 17(23) of the Planning Act and sign all such declarations as may be necessary to comply with O. Reg. 543/06 and Section 17(28) of the Planning Act.
- 3. Official Plan Amendment XX shall come into force and take effect in accordance with the provisions of the Planning Act.

Enacted and Passed this XX day of XX, 20XX.

THE DISTRICT MUNICIPALITY OF MUSKOKA

Per:

District Chair J. Lehman

District Clerk A. Back

Schedule "A"

AMENDMENT NO. XX
TO THE MUSKOKA OFFICIAL PLAN
(Grandview Backlands)

SECTION 1. TITLE AND COMPONENTS OF THE AMENDMENT

Section 5 herein shall constitute Amendment No. XX to the Official Plan of the Muskoka District Area.

Sections 1, 2, 3 and 4 herein do not constitute part of the Amendment but provide more detailed information respecting the Amendment.

SECTION 2. BACKGROUND AND PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to permit residential development without resort commercial accommodations by adding a new site-specific provision to the Muskoka Official Plan. The lands subject to this Amendment are surrounded by existing residential uses, which that have been established as permitted uses. This Amendment recognizes the unique residential character which has emerged on the former resort lands and facilitates new residential development.

SECTION 3. LAND SUBJECT TO THE AMENDMENT

The lands subject to this Amendment include PT LT 26 Con 1, PT LT 27 Con 1 in the Town of Huntsville, District of Muskoka.

SECTION 4. IMPLEMENTATION AND INTERPRETATION

The changes to the Muskoka Official Plan as described in this Amendment shall be implemented in accordance with the Implementation policies of Section K of the Plan.

The provisions of the section entitled Application and Interpretation in Section A of the Muskoka Official Plan shall apply with respect to the interpretation of this Amendment.

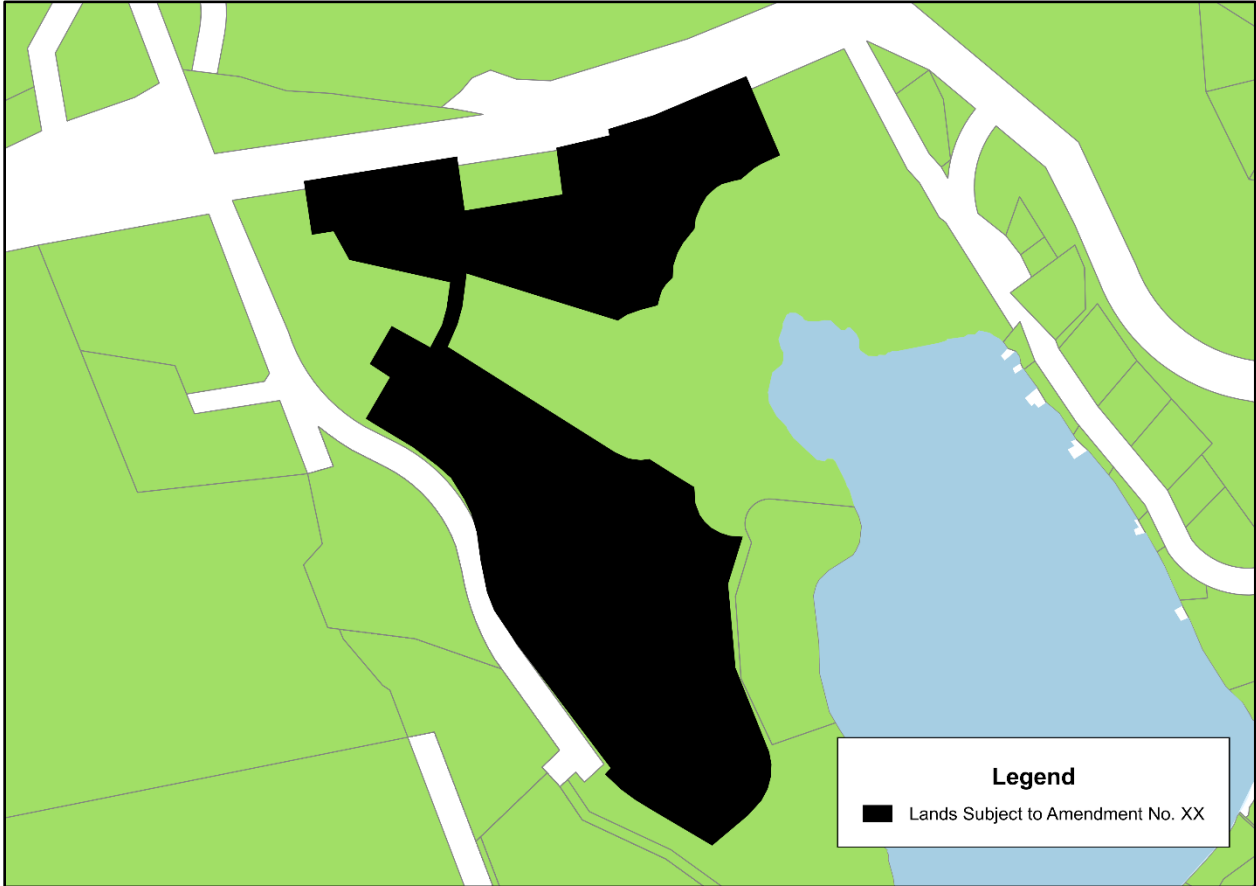
SECTION 5. THE AMENDMENT

J5.7.4 SITE SPECIFIC POLICIES

- a) Notwithstanding the policies of Section J5.7 of this Plan, on lands shown on Schedule "A", Map 1 to Amendment No. XX, known as Grandview Village, legally described as PT LT 26 Con 1, PT LT 27 Con 1 in the Town of Huntsville, District of Muskoka, development comprised entirely of residential uses is permitted.

Schedule "A"
AMENDMENT NO. XX
TO THE MUSKOKA OFFICIAL PLAN
(Grandview Backlands)

MAP 1



Attachment #3: Draft By-law



CORPORATION OF THE TOWN OF HUNTSVILLE

BY-LAW NUMBER 2026-xx

(Halmont Properties Corporation)

Being a by-law to amend Community Planning Permit By-law 2022-97

as amended, of the Corporation of the Town of Huntsville

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

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

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

1. Schedule No. "G-10" of Community Planning Permit By-law 2022-97, as amended, is hereby further amended by changing the precincts on portions of Part Lots 26 and 27, Concession 1, former Geographic Township of Chaffey; Town of Huntsville; from an **Open Space (OS) precinct** to a **Recreational Resort Residential with Exception "XXXX" (RRR-XXXX) precinct**, a **Recreational Resort Commercial with Exception "YYYY" (RRC-YYYY) precinct**, and an amended **Conservation (C) precinct**, all as shown as shown on Schedule "I" attached hereto.
2. Section 6 – "Site Specific Exceptions" is hereby further amended by the following:

Exception No. "XXXX"

Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply:

- A maximum of 110 block townhouse dwellings and townhouse dwellings shall be permitted;
- No minimum required front, rear, or side yard setbacks shall apply to the permitted townhouse dwellings and attached accessory structures and no minimum required lot area or lot frontages shall apply;
- Building Height shall mean the vertical distance measured from the average finished grade on the side of the building where the principal access is provided from a public or private road to roof points as normally referenced in the Height definition of the By-law;
- Tandem parking shall be permitted for required parking spaces;
- A minimum of 25% of the lands shall be comprised of soft landscaping;
- The following minimum building and structure separation standards shall apply:
 - 6m shall be maintained between a permitted townhouse dwelling building or attached garages and the nearest public or private road; except where the road is a Class 1 or 2 Highway;
 - 2m shall be maintained between porches and decks attached to permitted townhouse dwelling buildings and the nearest public or private road; except where the road is a Class 1 or 2 Highway;
 - 14m shall be maintained between all buildings and structures and a Class 1 or 2 Highway;
 - 3m shall be maintained between end-units of permitted townhouse dwelling buildings/blocks;
 - 20m shall be maintained between permitted townhouse dwelling buildings and existing buildings in adjacent precincts;
 - 5m shall be maintained between permitted townhouse dwelling buildings and a lot line for adjacent lands within the RRC-YYYY, Rural Resort Residential (RRR), Rural Resort Commercial (RRC), and Waterfront Commercial (WC) precinct;
- Development shall be prohibited unless authorized through a Community Planning Permit;
- In addition to any other requirements in the By-law, a Community Planning Permit shall not be issued for Development to proceed unless the Director of Development Services, or designate, is satisfied that the following detailed plans have been satisfactorily submitted, where necessary, for the Development:
 - Landscape Plan;
 - Tree Preservation Plan;
 - Stormwater Management and Construction Mitigation Plan;
 - Grading Plan;
 - Servicing Plan;
 - Photometric Plan;
 - Detailed Trail Design Plan; and
 - Detailed Offsite Improvement Plan.

Exception No. “YYYY”

Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply:

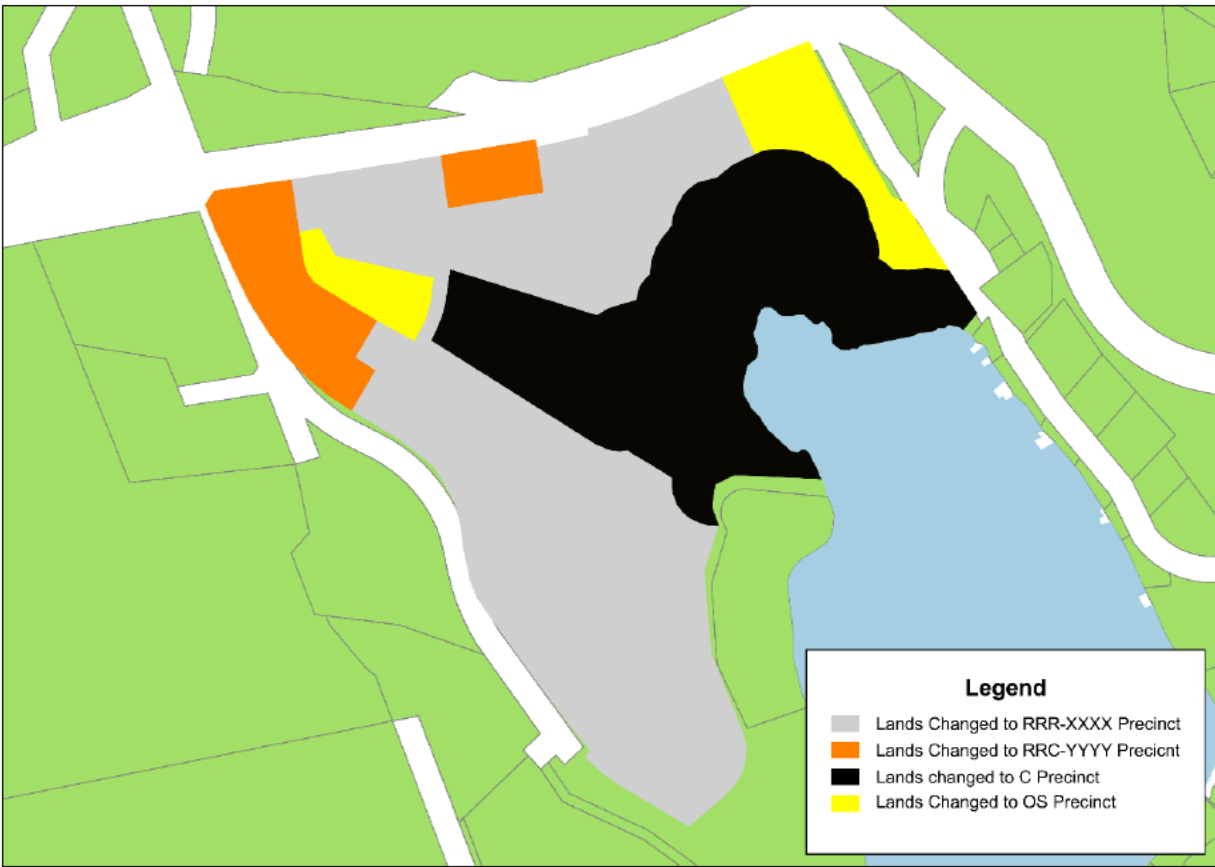
- A Temporary Sales Office Shall be an additional permitted use;
 - All buildings and structures shall maintained a 14m setback to Class 1 and 2 Highways;
 - Development shall be prohibited unless authorized through a Community Planning Permit;
 - In addition to any other requirements in the By-law, a Community Planning Permit shall not be issued for Development to proceed unless the Director of Development Services, or designate, is satisfied that the following detailed plans have been satisfactorily submitted, where necessary, for the Development:
 - Landscape Plan;
 - Tree Preservation Plan;
 - Stormwater Management and Construction Mitigation Plan;
 - Grading Plan;
 - Servicing Plan;
 - Photometric Plan;
 - Transportation Impact Study Addendum;
 - Detailed Trail Design Plan; and
 - Detailed Offsite Improvement Plan.
3. Appendix C – “Table C-1” – Previous Site Specific Exceptions” is hereby further amended by deleting previous zoning exception “O3-1140” from the lands.
 4. Schedule “I” attached hereto, is hereby made part of this by-law.
 5. This By-law shall come into force on the date of passage and take effect the day after the last date for filing of appeals where no appeals are received, or, where appeals are received, upon the approval of the Ontario Land Tribunal.

READ a first, second and third time and finally passed this 26th day of January, 2026.

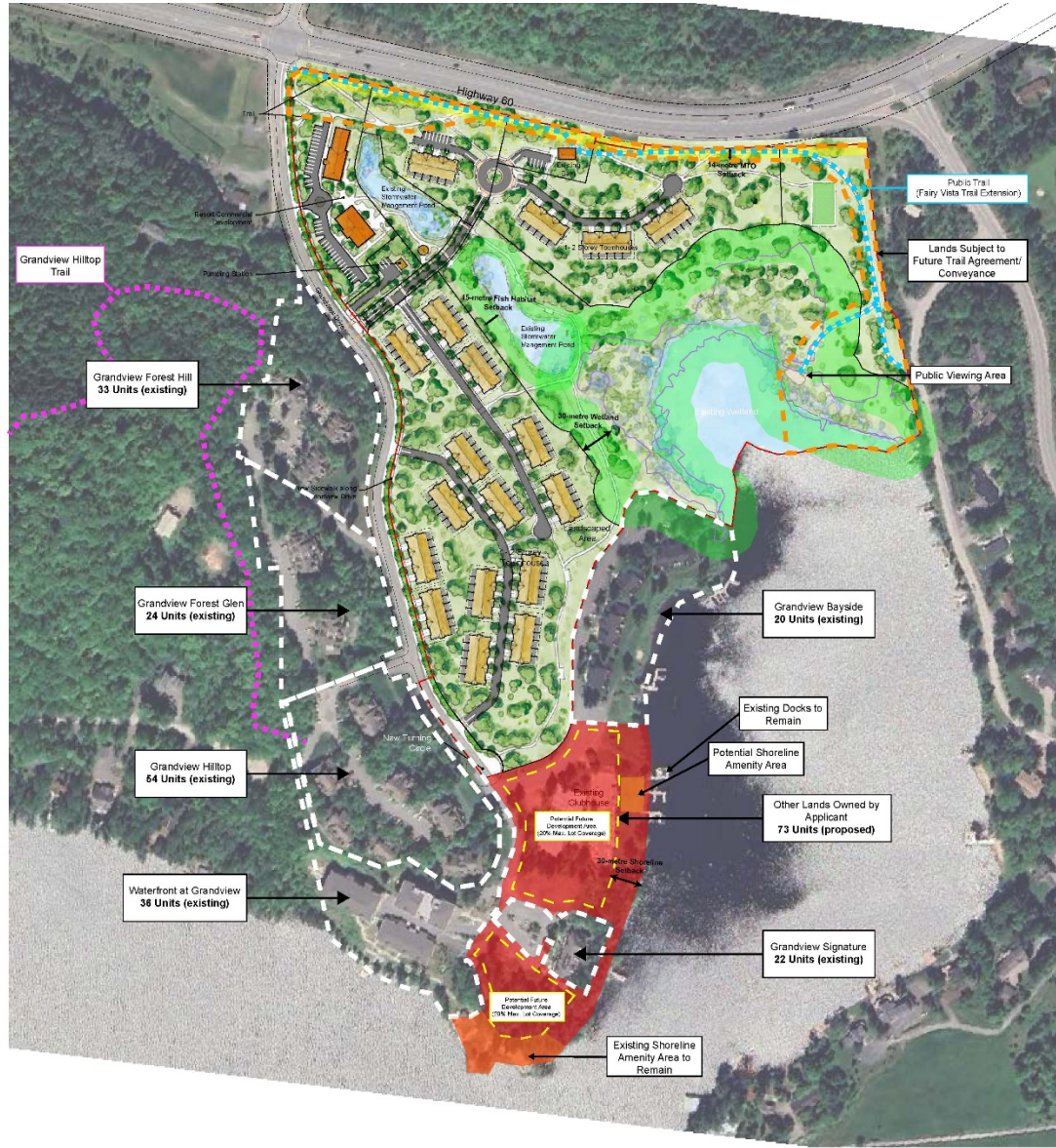
Mayor (Nancy Alcock)

Clerk (Tanya Calleja)

Schedule “I” to By-law 2026-xx (Halmont Properties Corporation)



Attachment #4: Revised Concept/Overall Density Plan



GRANDVIEW HUNTSVILLE

The Planning Partnership | December 11, 2025

TOTAL LAND AREA	
Existing Development Area	7.45 zha
Proposed Development Area	16.07 zha
Other Lands Owned by Applicant	2.96 zha
Total Land Area	26.48 zha

PROPOSED LAND USES	
Resort Commercial	1.30 zha
Resort Recreational Residential	7.78 zha
Wetland / Stormwater Management Pond (SWMP) / Buffer	5.87 zha
Open Space	0.88 zha
Servicing Block	0.16 zha
Roads	0.07 zha
Gross Site Area	16.07 zha

LANDSCAPED AREA	
	6.33 zha

- Proposed Development**
- 110 dwelling units (maximum)
 - 1,670 square metres commercial GFA
 - Net residential density: 12 units per hectare

- Other Lands**
- 189 existing condominium dwelling units
 - 73 dwelling units proposed on Other Lands Owned by Applicant (maximum of approximately 106 units permitted)

- Total Units**
- 372 dwelling units (189 existing/183 proposed)
 - 14.20 units per hectare (gross density)

Legend

- - - Existing Condominiums/Existing Development Area
- - - Proposed Development Area
- Other Lands Owned by Applicant*

*Lands subject to Site-Specific Exception C4-0228, inclusive of Muskoka Condo Plan No. 91 (Waterfront at Grandview)

MAP 3 Overall Density Plan

Attachment #5: Public and Council Comment Response Table

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

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

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

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

Attachment #6: Town Comment Response Table

#	Comment	Response
Corporate Information Department Comments		
1	<p>Comments re. Road Names and 911 Civic Addressing</p> <p>The following comments were provided by the Town's Corporate Information Department and should be NOTED at this time:</p> <p>The proposed development will require three new private roads. The proposed internal private roadways would have to be named and then approved by the Town's Corporate Information Department. The road names will also require By-law 2021-52 to be amended by council. Please submit proposed road names for review using the online form - https://onlineforms.huntsville.ca/Ongoing/Clerks/Road-name-application-form. Once the road names have been approved and bylaw amended, the Corporate Information Department will assign individual 911 civic addresses for each building and will assign individual unit numbers for multi-residential buildings. The individual unit numbers will be numeric and will be 3 digits. Generally level one will be unit numbers 101, 102, 103, etc and level two will be unit numbers 201, 202, 203, etc.</p> <p>Road name signage and 911 civic address number for buildings and the individual unit number signage is the responsibility of the developer and must meet current bylaw specifications.</p> <p>Road naming and civic addressing questions can be directed to GIS-911@huntsville.ca</p>	Noted.
2	<p>Notes re. Ultimate Conditions</p> <p>Assuming the subject applications are approved, please NOTE that the following conditions are recommended to be required at the Condominium Application approval stage:</p> <ol style="list-style-type: none"> 1. A road name will be required for each internal private road. Road name must follow Road Naming Policy - https://huntsvilleon.civicweb.net/filepro/documents/109?preview=51462 2. Green road name signage and a white "private" sign must be installed at each intersection and is the responsibility of the developer. Signage must meet all Town requirements. 3. Civic address numbers for buildings and individual unit numbers will be assigned following road name approval and will be assigned by the Corporate Information Dept. Property owner(s) are responsible for posting the civic address number sign for each building and for each individual unit as per the Municipal 911 Civic Addressing Bylaw 2016-36. 4. The current civic address of 939 Hwy 60 is a temporary civic address only and that address will no longer be used or exist following the construction of the proposed development 	Noted.
EIS Comments		

3	<p>Initial Peer Review Completed</p> <p>Per Email from RC to JG of June 26, 2025, the Peer Review of the Initial EIS Peer Review is now complete. The Peer Review comments are appended to the Documents/Notice Section of this Workspace for your convenience; however, they were also attached to above noted email. See email for instruction on response, including submission of response table.</p>	FRI	An updated Environmental Impact Study and Comment Response Matrix was prepared by FRI Ecological Services in response to peer review comments and provided to the Town on August 8, 2025.
Building Department Comments			
4	The Building Department provided the following comments. Please review and RESPOND to confirm comments can be addressed in the proposal or advice re. modifications to the proposal as appropriate.	TPP	Noted. The enclosed Concept Plan is just a Preliminary Demonstration Plan. Detailed road design and location of fire hydrants will be addressed through future Community Planning Permit application/detailed design.
5	1. All dead-end fire access routes that exceed 90m require a turn-around conforming to 3.2.5 of the OBC		
6	2. Hydrants will be required to ensure that building entrances are within 90m of the hydrant.		
7	3. Details on the Fire access route with respect to width, gradient, and turn radius required.		
Town of Huntsville and Lake of Bays Fire Department			
8	The Fire Department provided the following comments. Please review and RESPOND to confirm comments can be addressed in the proposal or advice re. modifications to the proposal as appropriate.	TPP	Noted. These comments will be addressed through future Community Planning Permit application/detailed design.
9	1. Require water supply for firefighting in accordance with the Ontario Building Code.		
10	2. Require access for firefighting in accordance with the Ontario Building Code.		
11	3. Require all designated fire routes are provided with fire route no parking signs.		
12	4. Any fire department connections on buildings must have hardscaping directly in front of them and be signed according to their type.		
13	5. Any residential building that provides sleeping accommodation for more than 10-persons, excluding a single-family dwelling will require a fire safety plan. Any assembly occupancy building will require a fire safety plan.		
Operations Department Comments			
14	<p>Traffic Impact Study</p> <p>The Operations Department has reviewed the Transportation Impact Study prepared by Tatham Engineering, dated December 12, 2024, and provides the following comments for consideration and RESPONSE:</p>	TPP	Noted.
15	1. It is understood that the Town of Huntsville is undertaking the redesign of Grandview Drive, with detailed design anticipated in 2025 and construction potentially proceeding in 2026. Given the timing overlap between this municipal project and the proposed development, it is recommended	Owner/TPP	Noted, the Applicant will coordinate design details of the proposed development with the Town on the implementation of planned improvements to Grandview Drive.

	that the applicant engage with Town staff to ensure that the site access design, grading, servicing connections, pedestrian routes and any frontage improvements are coordinated with the planned road reconstruction.		
16	2. Further traffic review may be required upon confirmation of the commercial space uses to ensure that the traffic analysis accurately reflects the development operational impacts under final conditions. (detailed design stage).	Owner/TPP	Noted, will be addressed through future Community Planning Permit application/detailed design, once design details are known.
17	3. Study Area and Scope is acceptable. No issues or concerns regarding the assessed road network.	Tatham	Acknowledged.
18	4. The proposed development includes up to 110 residential units with a single access route via Grandview Drive. The District OP recommends that developments exceeding 100 units provide at least two access points from municipally owned or maintained roads to ensure safe emergency access. Please confirm whether secondary access is being considered. (i.e. emergency road from Cookson Bay Road may be a feasible secondary access or road widening with a center island may be considered as an alternative).	Tatham/TPP	As noted in the comment, the District OP requires "at least two access points from a municipally owned and maintained road ". As shown in the concept plan, access to the site is proposed from multiple access points off of Grandview Drive. At least 2 access points from the municipally-controlled portion of Grandview Drive are proposed to serve the residential units within the site, satisfying the recommendations of the District OP. Furthermore, each proposed access road within the site will serve fewer than 100 residential units, negating the need to provide a secondary access to each 'cluster' of units. To summarize, the proposed development conforms with the applicable policy of the District OP.
19	5. Seasonal adjustment is acceptable. No issues or concerns	Tatham	Acknowledged.
20	6. Page 7. – Saturday Peak Volumes – The study applies Saturday turning movement proportions based on historical count data from 2015 to 2021. Given the significant population increase in the area - it is recommended that the applicant confirm whether these older-turning movement patterns remain representative of current conditions.	Tatham	Saturday volumes are based on the highest volumes observed on each movement during the weekday counts, increased by an additional 3.5% as realized through a comparison of historic MTO data (2015-21) on Highway 60. These volumes are expected to be comparable to or exceed actual Saturday volumes on the road network.
21	7. Page 8. – Table 4 Intersection Operations 2024 – Both intersections are operating within acceptable thresholds. No issues or concerns. No improvements are required to accommodate the existing traffic volumes.	Tatham	Acknowledged.
22	8. The applied 2% growth rate is based on historical data that is now approaching 5 years in age. This may not fully reflect recent growth trends or cumulative development pressures. Reassess whether the 2% annual growth rate remains valid or if a higher rate may be warranted. Please reference the District of Muskoka Growth Strategy Final Report 2024	Tatham	Historical data considered in the TIS indicated forecast growth in the order of 1% to 1.2% per annum through 2046 in the Huntsville area, and 0.5% to 0.8% per annum across Muskoka. The noted 2024 growth report forecasts slightly higher growth, in the order of 1.1% to 1.3% per annum in Huntsville and 1.2% per annum across Muskoka, however, this is still less than the 2% growth per annum assumed in the TIS. As such, the 2% background growth applied to the traffic volumes is considered appropriate.
23	9. The report concludes that no road network improvements are required to accommodate future background traffic through the 2039 horizon. However, the comments provided above may influence operational analysis and should be addressed before confirming this conclusion.	Tatham	Review of above comments did not result in changes to the traffic volumes assessed under future background conditions. Findings of the TIS thus remain valid for these conditions.
24	10. The proposed access maintains a separation distance of approx. 70 meters from the MTO corridor, which exceeds the minimum requirement of 45 meters. No concerns are noted with respect to access spacing.	Tatham	Acknowledged.
25	11. Internal capture (10%) is reasonable as the ITE Handbook suggests 5%-15% internal capture for mixed use residential/ commercial sites of this scale.	Tatham	Acknowledged.
26	12. Pass-by trips were distributed to/from Highway 60 – applicant to confirm that the analysis was based on most recent 2024 counts.	Tatham	Pass-by distribution was based on travel patterns observed in 2024 traffic counts.

27	13. The operational analysis identifies LOS E for the westbound left-turn movement at HWY 60 and Grandview Dr during AM peak period under future total conditions. There are no mitigation options, signal phasing review or optimization analysis to confirm whether improvements could reduce this delay.	Tatham	Additional discussion has been added to the revised TIS exploring potential mitigations for the sub-optimal operations of this movement.
28	14. MTO Access Management Guidelines and TAC best practices generally target LOS D or better at highway corridor intersections. Confirm whether MTO has been consulted regarding the acceptability of the LOS E condition.	Tatham/TPP	MTO was circulated the initial TIS and we are advised they are withholding comments until the Community Planning Permit application.
29	15. No analysis of queuing or storage length for the turning lanes. Please provide analysis in the report.	Tatham	A queuing assessment has been completed, the findings of which are documented in the revised TIS.
30	<p>Functional Servicing Study</p> <p>The Operations Department has reviewed the Functional Servicing Report prepared by Pinestone Engineering Ltd., dated December 16, 2024 (Rev2), and provide the following comments for consideration and RESPONSE:</p>	TPP	Noted.
31	1. The report does not clearly define the extent of external drainage areas contributing flows into the site. It is understood that a more detailed analysis of the external drainage is proposed to be completed at the detailed design/ site plan stage. However, at the functional level, it is important to confirm whether external catchments in conjunction with proposal will influence sizing of onsite conveyance routes. Please provide conceptual delineation of the external drainage catchments.	Pinestone	The FSR will be updated as part of the future Community Planning Permit application/detailed design stage to illustrate external drainage areas as well as other stormwater management design details, such as onsite conveyance routes.
32	2. The functional servicing report proposes no on-site peak flow attenuation, based on the site's direct discharge to Fairy Lake. This rationale is generally understood and is consistent with common practice. Please confirm that energy dissipation measures (e.g riprap, level spreaders, or vegetated outlets) will be incorporated to minimize shoreline erosion, consistent with MECP and Town of Huntsville expectations for outlet protection.	Pinestone	Energy dissipation measures will be incorporated consistent with the MECP and Town guidelines for outlet protection within a detailed erosion control plan as part of a future Community Planning Permit application/detailed design.
33	<p>3. The report identifies that enhanced level water quality control (80% TSS removal) will be provided. No concerns with treatment target. - The environmental impact study identifies several environmental constraints that directly relate to the design and implementation of quality control measures:</p> <ul style="list-style-type: none"> a) A 30-meter wetland setback and cold-water fish habitat buffer along the Fairy Lake shoreline. b) A 15-meter buffer around the southern pond, identified as a seasonal fish habitat. c) Recommendations for erosion control, shoreline stabilization, and minimization of temperature and sediment impacts on receiving environments. <p>Please ensure that the design of quality control features (including outlet works, OGS units, and any LID features) is coordinated with these environmental constraints. Include consideration of outlet location and type, energy dissipation, and thermal mitigation where applicable.</p> <p>Note: EIS is undergoing separate EIS peer review, and its conclusions or recommended setbacks and protection measures may be subject to revision. The SWM quality approach should remain flexible to accommodate any updated requirements.</p>	Pinestone/FRI	A stormwater management plan consistent with the current Town, District, MECP policies and EIS recommendations will be completed as part of a future Community Planning Permit application/detailed design.

34	4. The report provides a curve number (CN) of 74 for both pre-and post-development conditions. Given the increase in impervious coverage from 11% to 31%, this CN is likely understated. Please confirm CN methodology and consider providing a sensitivity analysis to verify the robustness of flow estimate used for conveyance and outlet design.	Pinestone	The Curve Number reflects the nature of the underlying soil types which is consistent in both the pre-development and post development conditions. The model uses an imperviousness ratio to calculate the increase in runoff rates and volumes in the post development condition.
35	5. Hydrologic analysis models the site as a single drainage area. While acceptable at functional stage, please provide confirmation that internal flow routing and drainage sub catchments have been conceptually considered to support minor system design (5-year storm) and major overland flow routing (100-year storm).	Pinestone	The Town of Huntsville now requires the minor system to convey 10-year storm drainage. A calculation of conveyance capacity in the roadway and storm sewer system will be provided as part of a future Community Planning Permit application/detailed design.
36	6. The report identifies standard temporary ESC measures such as silt fencing, mud mats and catch basin inlet protection. These are appropriate for the functional level; however, no site-specific ESC concept or layout plan is provided. Please provide a conceptual ESC plan or figure identifying key protection zones	Pinestone	Erosion and Sediment Control Plans will be prepared for the subject site identifying key protection zones as part of a future Community Planning Permit application/detailed design.
37	7. The ESC narrative should confirm that inspections and maintenance will be performed regularly during construction, and that adjustments will be made based on weather conditions or site conditions. Inspection reports shall be maintained and made available to Town of Huntsville staff. This is in line with MECP and Town of Huntsville ESC expectations.	Pinestone	The Erosion and Sediment Control plan will be prepared as part of a future Community Planning Permit application/detailed design outlining requirements for regular inspections, weather adjustments and inspection reports in line with MECP and Town expectations.
38	8. ESC measures and outlet protection should be coordinated with setbacks and protection buffers identified in the EIS, particularly around the Fairy Lake shoreline and the southern stormwater pond with potential fish habitat.	Pinestone/FRI	Erosion and Sediment Control measures and outlet protection will be provided which are compatible with the recommendations of the EIS as part of a future Community Planning Permit application/detailed design.
39	Environmental Impact Study The Operations Department has reviewed the Environmental Impact Study prepared by FriCorp Ecological Services, dated December 2024 (Rev.0), and provide the following comments for your consideration and RESPONSE:	TPP	Noted.
40	1. The current stormwater management plan remains at the functional design stage and does not yet include detailed outlet design, grading or finalized control feature placement. As such, the plans full conformance with the Environmental Impact Study (EIS) recommendations – including required shoreline protection measures, and fish habitat considerations – cannot be confirmed at this time.	TPP/FRI	Noted, will be addressed through future Community Planning Permit application/detailed design.
41	2. It is recommended that upon future detailed design submissions, the environmental consultant confirm that all required stormwater management measures have been incorporated in accordance with the EIS recommendations and applicable approval conditions.	TPP/FRI	Noted, will be addressed through future Community Planning Permit application/detailed design.
42	Notes re. Ultimate Conditions Assuming the subject applications are approved, please NOTE that the following items will be required at the detailed design stage to confirm technical conformance with the requirements of Town of Huntsville, District of Muskoka, MECP and the Environmental Impact Study, including but not limited to the following: - Detailed Grading and Drainage Plans - Revised Stormwater Management Plan - Composite Utility Plan	Owner/TPP	Noted, will be addressed through future Community Planning Permit application/detailed design.

	<ul style="list-style-type: none">- Photometric and Lighting Plan- Landscape Plan- Erosion and Sediment Control Plan- Potential Traffic Impact Brief/Addendum- Updated Servicing Drawings- Confirmation of Development Phasing- Erosion and Sediment Control Plan		
--	---	--	--

Attachment #7: Additional Public Comments

From: [Richard Clark](#)
To: [REDACTED]
Subject: RE: Grandview Phase 2 & 3
Date: Wednesday, October 1, 2025 8:38:00 AM
Attachments: [image001.png](#)

Thanks again Jim,

I'll forward these along too.

The proposals were updated over the summer and include a reduced unit count. If anything is approved it will be specific to how many units they're asking for which is 110. If they changed this, we'd confirm the supporting studies support the change.

I understand the applicant is working on address public comments now and will be providing more details about their plans for their remaining lands. I will provide these comments to them.

Re. your question about the OLT, that would certainly be something the OLT could weigh in on. So if the applicant made an application that our Council didn't support, the applicaant would be able to appeal that decision to the OLT; even if it's just for docks.

Hope this helps.

Regards,

Richard Clark | Manager of Planning
(705) 789-1751 ext 2232
www.huntsville.ca

From: Jim Gratsas [REDACTED]
Sent: Tuesday, September 30, 2025 4:32 PM
To: Richard Clark <Richard.Clark@huntsville.ca>
Subject: Grandview Phase 2 & 3

You don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This email originated from outside the organization. Exercise caution when clicking on links or opening attachments even if you recognize the sender.

Richard,

I noticed the image below from Page 6 of the attached document dated Dec 2024. The proposed unit totals and phase sequencing here don't match what was shared last week, so maybe the proposals were updated in 2025. Like the other speakers, I'd like more transparency on what's being proposed for phase 2 & 3 including total units for each and ideally the # of floors. I understand the city needs to consider the current 110 townhome proposal separately, but it's still helpful for the public to get a sense of the potential big picture.

Question. Can developers go to the OLT seeking boat slips the city wouldn't approve? Or are boat slips outside of what the OLT could grant? I'm hoping it's the latter giving the city more leverage.

Lastly, if the city likes my suggestion in my prior email, I suspect you'll have to compromise and give up a tiny amount of green space so the developer doesn't see units go down too much. This would be reasonable, as detached homes offer more green space than townhomes themselves. If my suggestion doesn't get traction, thanks for listening.



Thanks, Jim

From: [Richard Clark](#)
To: [REDACTED]
Cc: [Trish Wright](#)
Subject: RE: Grandview Backlands Application - Public Feedback to Sept 24th Meeting
Date: Wednesday, October 1, 2025 8:31:00 AM
Attachments: [image001.png](#)

Thanks Jim, we'll forward along your comments to the applicant.

Richard Clark | Manager of Planning
(705) 789-1751 ext 2232
www.huntsville.ca

From: Jim Gratsas [REDACTED]
Sent: Tuesday, September 30, 2025 4:14 PM
To: Richard Clark <Richard.Clark@huntsville.ca>; Trish Wright <Trish.Wright@huntsville.ca>
Subject: Grandview Backlands Application - Public Feedback to Sept 24th Meeting

You don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This email originated from outside the organization. Exercise caution when clicking on links or opening attachments even if you recognize the sender.

Trish, please forward my email to Richard below to any others who read public feedback on such applications.

Richard,

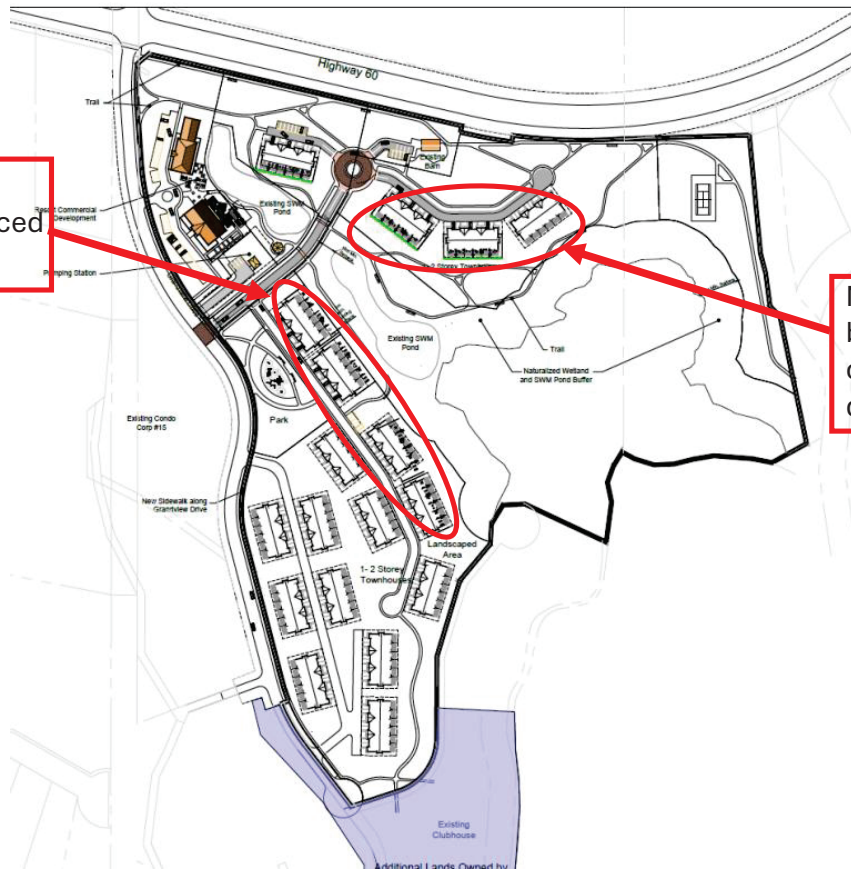
Thanks for your presentation on Sept 24th. I watched the meeting online.

I like the plan for low density, heights of 1-2 storeys and limiting access to just Cookson bay via a public pathway. I wouldn't like these residents having direct access to Fairy Lake to the south. As other public commenters said, Fairy Lake is slowly getting loaded with new density, running the risk of a slow death by a thousand cuts.

However, I feel a plan for strictly townhome blocks brings too much of a cookie cutter subdivision feel to the development. A more dynamic plan would include a mixture of townhouses and detached homes. You could soften the density transition to the open green space by having townhome blocks furthest away from the green space and detached homes closer to the green space (see image below and attached). Detached homes also have more room for trees, improving the transition to the more treed green space. Anyone enjoying the open green space would rather face detached homes than a more jarring block of townhomes.

A mixture of townhomes and detached homes would also appeal to a broader range of buyers. However, I recognize my suggestion would mean fewer selling units for the developer. This is something the city would need to negotiate with the developer. Detached homes, especially facing open greenspace, would sell at a premium, mitigating the adverse impact on the developer.

: Concept Plan



4 townhouse blocks facing green space could be replaced with detached homes

Maybe these 3 townhouse blocks facing green space could be replaced with detached homes too

From: [REDACTED]
To: [Richard Clark](#)
Cc: [Huntsville Planning](#); [Michael Parniak](#)
Subject: Re: Resubmission Materials Posted for Grandview Village Planning Applications - MOPA64, OPA7, and CPPA/01/2025/HTE
Date: Tuesday, January 6, 2026 1:36:18 PM

Caution: This email originated from outside the organization. Exercise caution when clicking on links or opening attachments even if you recognize the sender.

Hi Richard, thank-you for the quick response regarding this matter and the status of the Grandview Drive project, it is appreciated. We will hope to hear more from the Town of Huntsville regarding the proposed development when further information can be shared to our community.

Regards,
John

On Tue, Jan 6, 2026 at 1:19 PM Richard Clark <Richard.Clark@huntsville.ca> wrote:

Thanks John,

Respecting timelines, we are told by the applicant that their applications are time sensitive and they would like to commence work in the near future. However, there is absolutely no guarantee that this will take place. Nor can we control this. As you know, times are tight and developers will only start projects such as this if the market is strong enough to justify it. In the meantime, Grandview Drive has been identified as requiring capital improvements and the designs are being completed. It is anticipated that the works on the road, including street lights and sidewalks will be undertaken this year. It was unfortunately not possible to coordinate with the applicant respecting timelines.

I'm including [@Michael Parniak](#) on this correspondence as he is more involved with the Grandview Drive project than I. He can answer any other questions you may have.

Regards,

Richard Clark | Manager of Planning
(705) 789-1751 ext 2232
www.huntsville.ca

From: John McLaughlin [REDACTED]
Sent: Tuesday, January 6, 2026 12:56 PM

To: Richard Clark <Richard.Clark@huntsville.ca>; Huntsville Planning <huntsville.planning@huntsville.ca>

Subject: Re: Resubmission Materials Posted for Grandview Village Planning Applications - MOPA64, OPA7, and CPPA/01/2025/HTE

Caution: This email originated from outside the organization. Exercise caution when clicking on links or opening attachments even if you recognize the sender.

Hi Richard, thank-you for the update on the proposed development at Grandview Village by Halmont Properties, I just have a couple of comments/questions that I am hoping that the Town Council can advise further on..

When the Grandview Resort closed down and then the first phase of the Halmont Properties construction started, the Grandview residents have endured a number of years of construction disruptions, and as well since completion of the first phase project, the Grandview grounds and the old Grandview recreation buildings have been left in a "state of flux",

We have also had no infrastructure upgrades/investment by the Town of Huntsville on Grandview Drive or the street lights. We do understand that there is a Grandview Drive project on the books, but why would the Town of Huntsville invest in the upgrade if we will have several more years of construction equipment damaging the Town's new infrastructure.

Can you please advise the timeline of this second phase of proposed development and proposed third phase of development, from shovels in the ground to completion. With the current state of our economy and the real estate market, I personally think that this proposed development could take 5-8 years, of further disruption to our Grandview community. This is on top of the almost 10 years since the Grandview resort closed.

I fully understand that some type of development needs to happen with the grounds at Grandview, but as the residents have had no say in, firstly the Resort closure or Phase one development, we hope that the Town of Huntsville will respect our Grandview community and our tax base, for a sensible development on these grounds. I trust that during your research into Grandview you learned that our demographics is of a senior/empty nester community for which the Town should take into consideration before final approval. There are other communities in Ontario and Canada that are building for this type of demographic lifestyle and needs, but we don't feel that this proposed development captures that investment opportunity at Grandview. It appears that the Town of Huntsville is only chasing tourism money and not planning for a more diversified lifestyle and potential economic windfall..

I look forward to your comments.

Regards,

John McLaughlin



On Mon, Jan 5, 2026 at 5:36 PM Richard Clark <Richard.Clark@huntsville.ca> wrote:

Good evening,

You are receiving this email as you, or those you represent, have expressed an interest in the above applications in the past.

Please note that the applicant has now submitted updated materials in response to comments received on their application. These materials can be viewed under the <**Second Submission**> tab for the “[Grandview Village Official Plan and Community Planning Permit By-law Amendment Application](#)” item on the following webpage: [Current Development Projects | Town of Huntsville](#).

The updated materials include the following:

- [Updated Concept Plan](#)
- [Updated Draft By-law](#)
- [Response to Public and Council Comments](#)

Links to the original materials submitted in support of these applications can also be found on the same page under the <**First Submission**> tab.

Past District and Town staff reports, as well as the minutes for the Public Meeting of September 24, 2025, can be found online here:

- District Report CPS-7-2025-1 – re. “[Background Info - Stat. Public Meeting OPA](#)”

[64 \(Grandview Village\)”](#)

- Town Report DEV-2025-98 – re. “[MOPA64, OPA7, and CPPA/01/2025/HTE - Halmont Properties Corp. - 939 Highway 60”](#)
- [September 24, 2025 Public Meeting Minutes](#)

Having addressed all comments to date the applicant requested that the matter of these applications be scheduled to go back to Huntsville Planning Council for consideration on **Wednesday January 14, 2026.**

Please note that:

- **There will be no further Public Meeting respecting these applications.** Should members of the public wish to provide comments on the application on revised submission they must do so in writing prior to Council making a decision.
- **Although the applications will not be considered as part of a public meeting on Wednesday January 14, 2026, members of the public wishing to address Council respecting these applications may do so by submitting a deputation request to Council using the online deputation request form (found here: <https://forms.huntsville.ca/Ongoing/Clerks/Deputation-Request-Form>).** Deputation requests need to be submitted four (4) full business days in advance of a Planning Council meeting (i.e. EOD on January 7, 2026). However, if a request is received after this cutoff date, it may still be possible for the Chair of Planning Council to authorize a spokesperson to speak to Council on behalf of a group.

Please forward any written comments or questions you may have to myself or planning@huntsville.ca.

Regards,

Richard Clark | Manager of Planning
(705) 789-1751 ext 2232
www.huntsville.ca

Please consider the environment before printing this email. This E-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this E-mail message immediately.

Attachment #8: FLA Additional Comments

From: [Brandon Simon](#)
To: [Richard Clark](#)
Cc: [Jose Gamez](#); [REDACTED]
Subject: Re: FW: Resubmission Materials Posted for Grandview Village Planning Applications - MOPA64, OPA7, and CPPA/01/2025/HTE
Date: Thursday, January 8, 2026 4:29:38 PM

Caution: This email originated from outside the organization. Exercise caution when clicking on links or opening attachments even if you recognize the sender.

Hi Richard,

The new trail will be designed to the Town's standard trail design, which I understand from our previous discussions involves asphalt paving. I can't remember what you said that standard width is, but this new trail will obviously need to reflect the standard requirement, at least for the main section of the trail. With respect to the viewing area and trail access to it, the ultimate design will need to involve input from the natural heritage consultant on what specifically can be accommodated in what location without negatively impacting the natural heritage feature. Our thinking was perhaps a pergola-type feature, in the area of one of the former golf tee boxes, which provide an elevated, flat condition that would be well-suited for this type of feature. However, the exact details will be determined as part of the future CPP application, again with input from the natural heritage consultant.

Nothing is proposed for the additional lands owned by the applicant at this time. The "potential shoreline amenity area" and other information regarding building setbacks and permitted density, was added to the plan in response to comments we received at the public meeting, which requested additional information regarding what is permitted/could potentially occur in the future on the additional lands. The intention is to show that if a shoreline amenity area is proposed for that site, it will need to be located behind the existing dock facilities in order to comply with CPP By-law requirements regarding shoreline buffers.

I'm sorry that I'm not able to provide more information at this point, but these details will be established as part of the subsequent CPP application for this site, and a future planning application for the additional lands owned by the applicant.

Sincerely,



Brandon Simon, BES, RPP, MCIP

Planning + Development, Principal

p 416.975.1556 ext 242

e bsimon@planpart.ca

On Thu, Jan 8, 2026 at 12:36 PM Richard Clark <Richard.Clark@huntsville.ca> wrote:

Hi guys,

Would you be able to review and respond to the Lake Association's comments?

Regards,

Richard Clark | Manager of Planning
(705) 789-1751 ext 2232
www.huntsville.ca

From: Gregory Cholkan [REDACTED]
Sent: Wednesday, January 7, 2026 9:29 AM
To: Richard Clark <Richard.Clark@huntsville.ca>
Cc: landuseandplanning@fairylakeassociation.com; [REDACTED]
<president@fairylakeassociation.com>
Subject: RE: Resubmission Materials Posted for Grandview Village Planning Applications - MOPA64, OPA7, and CPPA/01/2025/HTE

Caution: This email originated from outside the organization. Exercise caution when clicking on links or opening attachments even if you recognize the sender.

The Fairy Lake Association reiterates the comments previously provided to the Town of Huntsville, and it has also had an opportunity to review the "Second Submission" and associated updated materials.

With respect to the updated materials, the Fairy Lake Association has the following comments:

1. Public Viewing Area and Trails: The updated materials reference a public viewing area and associated trails; however, at this point in time, there is insufficient detail to understand how these elements would be designed and constructed. In particular, clarification on the form, scale, and permanence of any structures that may be proposed (for example, whether a large viewing platform or other significant built features are being contemplated), as well as how these elements would integrate with the surrounding natural environment, would be appreciated; and
2. Potential Shoreline Amenity Area: The updated concept plan shows a "potential shoreline

amenity area” within the “potential future development area”. The Fairy Lake Association is concerned that this designation is vague and lacks sufficient detail to assess its implications. Further information is requested regarding what types of uses, structures, or alterations to the shoreline could be permitted within this area, and whether future development could be pursued without additional public review or comment.

Given the above, the Fairy Lake Association will continue to review the development plans as they are prepared and circulated, with attention to the potential impacts of any development on or near the waterfront.

Richard – if I could also ask you to substitute my personal e-mail with landuseandplanning@fairylakeassociation.com I would appreciate it.

Kindly,

Greg Cholkan

Director, Land Use & Planning

Fairy Lake Association



From: Richard Clark <Richard.Clark@huntsville.ca>

Sent: January 5, 2026 5:36 PM

Subject: Resubmission Materials Posted for Grandview Village Planning Applications - MOPA64, OPA7, and CPPA/01/2025/HTE

You don't often get email from richard.clark@huntsville.ca. [Learn why this is important](#)

Good evening,

You are receiving this email as you, or those you represent, have expressed an interest in the above applications in the past.

Please note that the applicant has now submitted updated materials in response to comments received on their application. These materials can be viewed under the <**Second Submission**> tab for the “[Grandview Village Official Plan and Community Planning Permit By-law Amendment Application](#)” item on the following webpage: [Current Development Projects | Town of Huntsville](#).

The updated materials include the following:

- [Updated Concept Plan](#)
- [Updated Draft By-law](#)
- [Response to Public and Council Comments](#)

Links to the original materials submitted in support of these applications can also be found on the same page under the <**First Submission**> tab.

Past District and Town staff reports, as well as the minutes for the Public Meeting of September 24, 2025, can be found online here:

- District Report CPS-7-2025-1 – re. “[Background Info - Stat. Public Meeting OPA 64 \(Grandview Village\)](#)”
- Town Report DEV-2025-98 – re. “[MOPA64, OPA7, and CPPA/01/2025/HTE - Halmont Properties Corp. - 939 Highway 60](#)”
- [September 24, 2025 Public Meeting Minutes](#)

Having addressed all comments to date the applicant requested that the matter of these applications be scheduled to go back to Huntsville Planning Council for consideration on **Wednesday January 14, 2026**.

Please note that:

- **There will be no further Public Meeting respecting these applications.** Should members of the public wish to provide comments on the application on revised submission they must do so in writing prior to Council making a decision.
- **Although the applications will not be considered as part of a public meeting on Wednesday January 14, 2026, members of the public wishing to address Council respecting these applications may do so by submitting a deputation request to Council using the online deputation request form (found here: <https://forms.huntsville.ca/Ongoing/Clerks/Deputation-Request-Form>).** Deputation requests need to be submitted four (4) full business days in advance of a Planning Council meeting (i.e. EOD on January 7, 2026). However, if a request is

received after this cutoff date, it may still be possible for the Chair of Planning Council to authorize a spokesperson to speak to Council on behalf of a group.

Please forward any written comments or questions you may have to myself or planning@huntsville.ca.

Regards,

Richard Clark | Manager of Planning
(705) 789-1751 ext 2232
www.huntsville.ca

Please consider the environment before printing this email. This E-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this E-mail message immediately.

Attachment #9: FLA Previous Comments

From: [REDACTED]
To: [Richard Clark](#)
Cc: [REDACTED]
Subject: Re: FW: FLA - meeting with TPP - comments/feedback
Date: Tuesday, September 23, 2025 4:24:43 PM

Caution: This email originated from outside the organization. Exercise caution when clicking on links or opening attachments even if you recognize the sender.

Hi Richard, **thanks for advising, below are our comments regarding Grandview Village.** Also, please note that Greg Cholkan has joined the Fairy Lake Association (FLA) as our Director of Land Use and Planning. Would you kindly add Greg to the FLA distribution for all future applications that your team has been sending to us.

The Fairy Lake Association does not currently object to the proposed OPA provided that:

1. There are reasonable building height and density limits;
2. All water and sewer services are provided municipally (e.g., no septic systems or wells);
3. No portion of the lands will be used for a hotel or other short-term accommodation purposes;
4. There will be suitable road access constructed that will not adversely impact existing residents;
5. The development will include space (e.g., a park) and trails for public use; and
6. All environmentally sensitive areas will be thoroughly protected. The 30-meter shoreline buffer noted in the environmental study will be respected and no structures including docks or boating facilities of any kind will be permitted within that buffer area. Additionally, as stated previously, there would be no water access on the property for this development. Finally, the environmentally sensitive and flood prone areas including the north-east corner of the lands would be protected. Ideally these protections would be accomplished either by granting these lands to the municipality, or by registration of a conservation easement. We would strongly support this.

Regarding the above-noted points, the Fairy Lake Association's position is contingent on there being no material changes to the draft plans that have been circulated to date. The proponent has advised that there is no plan for water access associated with the proposed OPA as the waterfront associated with this development is environmentally sensitive. We appreciate this and simply wish to ensure council is aware of our concern in this regard.

On behalf of the FLA Land Use and Planning Committee

Thanks, Charlie

Charlie vanderWey
President, Fairy Lake Association



www.fairylakeassociation.com



On Mon, 22 Sept 2025 at 13:55, Richard Clark <Richard.Clark@huntsville.ca> wrote:

Hi Charlie,

Yes, the Public Meeting is happening this week.

We are hosting a joint public meeting with the District at 2:00pm on Wednesday September 24, 2025, in the Algonquin Theater.

Here is the Notice of Public Meeting and the Agena:

- [Notice of Public Meeting](#)
- [September 24, 2025, Special Planning Council Meeting Agenda](#)

As you'll note from Staff Report [DEV-2025-98](#), which is included in the Agenda, this item is being brought forward for information only at this time. There are still outstanding items to be addressed before staff can make a recommendation, but the Public Meeting can occur in the interim.

If you would like to make formal comments in addition to the below, please feel free to do so. Any comments received would be considered by Council prior to making any decision on this file.

Please let me know if you have any questions.

Hope to see you there.

Richard Clark | Manager of Planning
(705) 789-1751 ext 2232
www.huntsville.ca

From: Charlie vanderWey [REDACTED]
Sent: Monday, September 22, 2025 10:27 AM
To: Richard Clark <Richard.Clark@huntsville.ca>
Cc: Ken Oben [REDACTED]; Gregory Cholkan [REDACTED]
Subject: Fwd: FLA - meeting with TPP - comments/feedback

Caution: This email originated from outside the organization. Exercise caution when clicking on links or opening attachments even if you recognize the sender.

Hi Richard, is there a CPP application for Grandview Village? Is there a scheduled council meeting to review and when is it being held? We heard that it's this Wednesday. Please advise. Charlie

Charlie vanderWey
President, Fairy Lake Association

[REDACTED]
[REDACTED]
www.fairylakeassociation.com

[REDACTED] [REDACTED]

----- Forwarded message -----

From: **Charlie vanderWey** [REDACTED]
Date: Thu, 31 Jul 2025 at 11:39
Subject: FLA - meeting with TPP - comments/feedback
To: Richard Clark <Richard.Clark@huntsville.ca>
Cc: [REDACTED]

Hi Richard, I wanted to pass along some comments/feedback based on what we heard from the meeting we had on July 28th with The Planning Partnership (TPP) consulting firm representing Grandview Village.

Both Ken Oben and I were impressed with the thoughtful planning that has been done. Below is what we learned.

1. Grandview Drive - improvements to the road and development will not impact the current residents ability to access the road (I believe this was a point made by the current Grandview residents when they met with TPP)
2. Hotel Component - originally in the plan, has since been removed entirely from the plan and the majority of residential will be bungalow style
3. Public trails/park - allows the public to access the trails being created around the developed property
4. Environment - appears that one fish habitat studies etc. have been done and a 30 meter buffer is in place to protect the shoreline. They also mentioned that the ponds will be able to help with any runoff of salt from Hwy 60. The proponent also stated that a significant amount of land will be designated environmentally sensitive implying no further development. This included a 30m buffer from the sensitive shoreline. They did suggest they are exploring how this can be made permanent (no future asks) with possible solutions including granting these lands to the town. Lastly, during sales it was stated that it will be made clear that there is no water access on the property for this development.
5. Boat traffic - there will be no residential docks or any public dock or boating facilities now or in the future of this development. The actions above should limit increased boat traffic in the bay and work to ensure that this cannot be changed in the future is important to the lake.

I've invited Brandon or a representative to our AGM on September 18th to field any questions from the broader FLA members.

Best, Charlie

Charlie vanderWey

President, Fairy Lake Association

[REDACTED]

[REDACTED]

www.fairylakeassociation.com

[REDACTED]