



Town of Huntsville Staff Report

Meeting Date: March 11, 2026

To: Planning Council

Report Number: DEV-2026-21

Confidential: No

Author(s): Madalene Albano, Senior Planner

Subject: CPPA/04/2026/HTE – Jardine Investments Inc. – 2483 Old Muskoka Road

Report Highlights

Staff review and recommendation to Planning Council respecting Community Planning Permit By-law Amendment Application CPPA/04/2026/HTE.

Recommendation

Be It Resolved That: Planning Council APPROVE Community Planning Permit By-law Amendment Application CPPA/04/2026/HTE, the purpose and effect of which is to change the precinct on the lot from a Community Residential (CR) precinct to a Community Residential with Exception (CR-Exception) precinct to:

1. Permit a multiple residential dwelling as an additional primary use;
2. Permit a maximum of 10 dwelling units on the property;
3. Recognize the location of an existing driveway and parking area being 0m from the south interior lot line;
4. Reduce the required setback to a refuse collection area from 10m to 3.4m;
5. Reduce the required landscape buffer along the aisle and parking area abutting the south interior lot line from 3m to 0m; and
6. Require that a privacy fence be installed along the south interior lot line adjacent to the parking area and driveway aisle.

Background

Purpose and Effect:

An application has been submitted to convert the existing building on the property into a multiple residential dwelling containing ten (10) dwelling units. To facilitate this, a Community Planning Permit By-law Amendment is proposed to change the precinct on the lot from a Community Residential (CR) precinct to a Community Residential with Exception (CR-Exception) precinct to:

- Permit a multiple residential dwelling as an additional primary use;
- Permit a maximum of 10 dwelling units on the property;
- Recognize the location of an existing driveway and parking area being 0m from the south interior lot line;

- Reduce the required setback to a refuse collection area from 10m to 3.4m;
- Reduce the required landscape buffer along the aisle and parking area abutting the south interior lot line from 3m to 0m; and
- Require that a privacy fence be installed along the south interior lot line adjacent to the parking area and driveway aisle.

The proposed multiple dwelling will contain ten (10) units, consisting of two (2) studio units, two (2) one-bedroom units, five (5) two-bedroom units, and one (1) three-bedroom unit. The ground floor contains six (6) dwelling units and the second floor contains four (4) dwelling units. Included in the 6 ground floor units will be a one-bedroom accessible unit and a two-bedroom accessible unit, both of which are proposed as affordable units.

Site Characteristics and Surrounding Uses:

The subject lands have an approximate area of 0.71ha with 50m of frontage on Old Muskoka Road. The subject lands are currently constructed with a 460m² former institutional building towards the front of the property, closest to Old Muskoka Road. Vegetation is contained along interior property lines and towards the rear of the property. The lands are mainly level and flat in the area of the existing building and gravel parking area. Surrounding uses are mainly low density community residential and community mixed use.

Location: Lot 34, 41, Plan 1; Part Lot 40; Part Lot 15, Concession 6, Part 1 & 2 on 35R-6423; Former Geographic Township of Stephenson

Previous/Current Files: A/32/2022

Natural Constraints: Sloping 20-40% Grade, Wildland Fire Hazard

Human Constraints: Proximity to CN Railway

Official Plan: Community Residential within the Utterson Community Settlement Area

Precinct: Community Residential (CR) and Natural Constraints 2

Access: Year Round Maintained Municipal Rural Collector Road (Old Muskoka Road)

Servicing: Private Well and Septic System

OSRA Status: N/A

Technical Background Report(s):

- Noise Impact Study prepared by R. Bouwmeester and Associates dated January 22, 2026;
- Hydrogeological Assessment prepared by GHD Limited dated November 3, 2025 and last revised February 18, 2026;
- Traffic Letter prepared by JD Northcote Engineering Inc., dated October 7, 2025;
- Planning Justification Report prepared by LannyD. Planning dated January 27, 2026;
- Site Plan prepared by Jarvis Design Firm dated October 23, 2025 and last revised February 18, 2026;
- Elevation Drawings and Floor Plans prepared by Jarvis Design Firm dated February 18, 2026;
- Storm Water Management Review prepared by Jarvis Design Firm dated August 19, 2025

Discussion

Town of Huntsville Community Planning Permit By-law

The subject lands are within the Community Residential (CR) precinct of the Community Planning Permit By-law 2022-97, as amended (the "CPPBL"). The CR precinct captures residential properties within Port Sydney, Novar and Utterson. In this instance, the property is within the settlement area of Utterson.

The lands previously contained a non-conforming institutional use. The structure once used as a private school is now proposed to be converted into a multiple dwelling.

The CR precinct permits single detached dwellings and artisan studios as of right and includes discretionary uses such as a market, financial establishment, retail store, service establishment, amongst others. The proposed development is to add a multiple dwelling, which is a dwelling including three or more dwelling units, as an additional permitted primary use on the property. No expansions or additions to the existing dwelling are being proposed other than required exterior decks and stairways to provide alternate means of egress from the building.

The CR precinct does not include a maximum density calculation. However, ten (10) units are specifically requested in this instance and given that all technical materials submitted support a 10-unit building only.

The existing building meets all setback and lot coverage requirements of the CR precinct. Technical relief is required to address the location of the existing driveway and parking area, landscape buffers, and the proposed refuse collection area.

Section 3.2.8 of the CPPBL requires parking areas to be located more than 3m from a street line, and associated driveways and parking areas of multiple dwellings shall not be located within 3m of any lot line abutting the CR precinct.

Landscaping buffers are also required on the property and Section 2.12.4 requires that in all CR precincts, all portions of the front yard and the exterior side yard must be landscaped with soft landscaping, having a minimum width of 3m except where occupied by parking spaces, driveways and aisles, or by a walkway with a maximum width of 1.8m, or where the front and exterior side yards are covered by porches or vestibules, and all portions of any other yard not covered by buildings or by parking spaces, driveways or aisles shall be landscaped. Further, a minimum 3m wide landscaped buffer shall be provided along the full outer perimeter of the parking lot.

In this instance, the proposal aims to utilize and enhance the existing parking and driveway area that exists on the site. Currently, the parking area and driveway abut the south interior and front property lines. The applicant proposes additional landscaping along the front yard to establish the required landscape buffer between the front property line and the parking area. However, along the south interior lot line, the applicant is requesting relief as the site layout is unable to achieve the appropriate aisle width of 6.7m between the dwelling and south interior side yard if a 3m landscape buffer is established. In lieu of a landscape buffer, the applicant is proposing to install a privacy fence along this portion of the property, along the full length of the aisle and parking area to ensure privacy and visual impacts are mitigated from the abutting landowner. The remaining portion of the south interior lot line will include a landscape buffer. The north interior property line contains an existing landscape buffer that meets the requirement. The rear of the property also contains existing mature vegetation that is to be retained.

The Housing Action Plan and recent CPPBL amendments introduced parking reductions for rental buildings and affordable rental buildings. In this instance, the applicant is providing parking at the standard rate of 1.5 spaces per dwelling unit instead of the reduced rate. The proposal utilizes the existing parking area and will enhance the parking layout at the front and in the rear of the building on the lot. The proposal is also compliant with the number of accessible parking spaces required and the number of required larger vehicle parking spaces, both of which are located in the parking area closest to Old Muskoka Road, at the front of the building.

Respecting refuse collection areas, the CPPBL notes that centralized refuse collection areas located on an individual lot used for multiple residential purposes that are not located within a building must

be located a minimum of 10m from a lot line abutting a low-density residential use. In this instance, the applicant is requesting that the refuse collection area be located 3.4m from the south interior lot line. This allows the parking area to not expand further to the rear of the property and allows ease of access to the refuse bins for garbage removal vehicles. The refuse collection area will be enclosed.

When considering increases in height and density, Section 2.5 of the CPPBL applies. Provisions in this section provide criteria to be met where applications for increased height and density are considered, including demonstrating that the proposed development is consistent with the intent of the goals of the CPPBL; compatibility with the surrounding area; community benefit contributions above and beyond those that would otherwise be provided and have a reasonable planning relationship to the requested increase in height and/or density. Section 2.5.2 also lists the type of community benefits to be considered in applications to vary height and density. In this instance, the applicant has chosen to increase the density on the site and will be providing all ten dwelling units as rental units with the two accessible units being marketed at an affordable rental rate.

Town of Huntsville Official Plan

The subject lands are designated “Community Residential” in the Huntsville Official Plan (HOP) and are located within the Utterson Community Settlement Area.

The Community Settlement Areas functions as a residential settlement, as well as a commercial and business centre for the surrounding waterfront and rural areas. The character of these areas will be protected by ensuring that development takes place in the form of infill development, intensification, redevelopment and minor rounding out in order to facilitate the growth of the community in a compact manner. Of the three settlement areas in Huntsville, Utterson is recognized as being primarily a residential settlement with some minor convenience service centres and is mainly characterized by its natural setting amongst the woods, with a mix of residential dwellings on large properties and small-scale commercial and institutional uses. (C4.1.1, 4.2.4, 4.2.5).

To ensure consideration is given to the character of the Community Settlement Area, redevelopment should consider a number of elements in their design. These include analyzing the orientation, scale and design of buildings; access including emergency access to the land; scope of permitted uses, compact layout and linkages; protection and/or restoration of the natural landscape, open space, landscaping, tree canopies, and natural features; buffering, screening and other measures to address land use compatibility; provision of sustainable on-site private individual water, private individual sewage disposal and stormwater facilities and services; solid waste storage and disposal; lighting and signage; parking location; universally accessible design measures; snow storage; and measures to support and sustain a healthy and safe community (C4.2.11).

New development in the Community Settlement Area will proceed by way of private individual onsite water services and individual on-site sewage services, and despite this servicing arrangement, are encouraged to be developed in a compact manner. Further, development will be limited in scale to low-water consumption and low-effluent producing uses that use a water supply similar to domestic requirements; do not use water for processing; do not generate large quantities of liquid effluent; and do not create discharge which would be a hazard to ground or surface water, or negatively affect the operation of the sewage disposal system (C4.2.13, 4.2.14).

The conversion of a single detached dwelling to a multiple unit, single owner residential structure may be considered in limited circumstances through a by-law amendment provided that a hydrogeological assessment demonstrates that the location and lot size would be appropriate; the dwelling is structurally sound and of sufficient size to allow for the creation of more than one dwelling unit; adequate potable water and sewage disposal systems can be provided on site, where private

services are permitted; adequate minimum dwelling unit areas can be provided within the converted structure; the lot is of sufficient size to allow parking lots only at the side or rear of the principal building, as well as any associated access and circulation for vehicular traffic; the use remains compatible with the character of the surrounding neighbourhood; and adequate landscaping, buffering and on-site amenities are provided (C4.3.4).

In this instance, a Hydrogeological Assessment, prepared by GHD Limited was completed. The assessment examined the hydrogeological characteristics of the property, assessing the capacity of the on-site well to supply the proposed development and outline the subsurface conditions for a new septic system. The report included field investigations, surveys for neighbouring wells, and well testing where abutting wells were analyzed. The report notes that the well on the subject lands appears to draw from a bedrock aquifer and not the same water table as the neighbouring dug wells. Regarding water supply, the assessment outlines that the aquifer tapped below the property can produce sufficient groundwater to support the proposed development with minimal risk of impact to neighbouring wells. Regarding the septic system, the assessment outlined that the property is suitable for the construction of a septic system as a fully raised bed system and will need to be a tertiary treatment unit to achieve the appropriate nitrate levels. Based on the lot size, there is sufficient space to locate the septic system. The assessment concludes that the property can support the groundwater and septic waste disposal needs for the proposed residential development. It also recommends that a water treatment specialist be contacted, as required, to provide treatment to meet the needs of the proposed use as the water supply for the proposed multiple residential development will be required to be a Ministry-regulated treated water system.

Further, as previously outlined, the proposed layout has been designed to accommodate a combination of studio, one, two, and three bedroom units, two of which will be accessible. A shared laundry facility has been proposed to service all ten units. Unit layouts will be further reviewed by the Town's Building Department to ensure Ontario Building Code compatibility. The property is utilizing the existing parking area on the property and is proposing pedestrian connectivity and landscaping enhancement throughout the site. The parking area is contained within the front yard and behind the dwelling where it is hidden from view from Old Muskoka Road. Additionally, the driveway and aisle widths on the property are of sufficient widths allowing the circulation of vehicular traffic. The surrounding neighbourhood contains primarily low density residential development. To the north of the subject property, are commercial uses. As the property was previously an educational institution, the proposed density allows a transition from the mixed use permissions permitted to the north and the surrounding low density area. The proposal includes enhancements to landscaping within the front yard, the addition of a privacy fence along the southern lot line and maintains all existing mature vegetation on the property. Additionally, the site will contain outdoor amenities for residents.

Policies of Section B require that natural heritage features and areas, and their ecological functions, be protected from impacts relating to development (B2.3.1). Constraint mapping identifies Sloping of various degrees and Wildland Fire Hazard. The property has already been developed and no further additions are being proposed. Further, the site does not appear to contain steep slopes and wildfire hazards are located outside of the existing developed area, therefore, adverse impacts are minimized.

Policies of Section D discuss Smart Value Housing which notes that there is a lack of available primary rental supply making it difficult for people to find affordable rental housing. The range of housing options available in Huntsville is not fully meeting the affordability needs of low- and moderate-income households, resulting in an immediate need to increase the supply of "smart value", also known as "attainable" or "affordable", housing in our community. "Smart value" housing refers to a supply and type of market housing that is readily available, affordable and meets peoples' needs,

meaning housing that is adequate in condition, appropriate in size, and geographically located near social and community services. Smart value housing is being encouraged to locate in the settlement areas because they contain services, such as shopping, parks and other community facilities. Within existing residential neighbourhoods of the built-up area of settlement areas, smart value housing is encouraged through residential intensification and infill development, (D2.3.2, 2.3.3). In this instance, the proposed development will offer ten (10) rental infill units in the Utterson Settlement Area, including two units that will be marketed as affordable rentals.

Policies contained within Section D of the Official Plan outline where sensitive land uses proposed within 300 metres of a railway right-of-way, or 1000 metres of a rail yard, may be required to undertake noise studies, to the satisfaction of the Town and authority having jurisdiction in consultation with the appropriate railway, and will undertake appropriate measures to mitigate any adverse effects from noise that were identified (C7.2.2). In this instance, the residential use would be considered a sensitive land use and is within 300m of the CN Railway right-of-way. To address this, a Noise Impact Study was prepared by R. Bouwmeester and Associates. The study reviewed indoor and outdoor sound levels, surrounding uses, noise sources, and sound level predictions. The study includes recommendations to mitigate noise impacts and reduce indoor sound levels through forced air heating systems. Further, the study notes similar requirements to those of CN Railway, whose comments have been included as Attachment #5. Warning clauses shall be included within a development agreement addressed at the Community Planning Permit stage.

Section E of the Official Plan provides policies for infrastructure supporting new and existing development.

Policies in Section E1.1.3 require stormwater management and construction-mitigation plans to be prepared in support of multi-unit residential developments. To address this requirement, a Stormwater Management Letter, prepared by Jarvis Design Firm concluded that a rational method was used to perform the hydrology analysis of the sites pre and post development conditions. Flow is recommended to be collected in catch basins and French drains. It should also be noted that the existing parking areas and hardened surfaces are to remain. Town Operations staff provided comments on this report, which can be addressed at the CPP implementation stage.

Policies in Section E2.4.1 outlines that in the community Settlement Area, development will be serviced by private, individual on-site water services and individual on-site sewage services where sufficient treatment capacity exists. These services are required to be located on lots that have adequate area and will be limited to low effluent producing uses (E2.4.2, 2.4.3). In order to ensure that an adequate supply of water will be available, there will be no cross contamination or negative impact on the groundwater supply, and lot sizes are appropriate, a Hydrogeological assessment may be required. This assessment will be required in cases where there is a need to demonstrate that site conditions are suitable for the long-term provision of such use with no negative impacts, for any use producing an effluent flow greater than 5000 litres per day, for any use proposed in area of known or suspected water shortage, and any development on a lot less than 1ha in area (E2.4.5). In this instance, a Hydrogeological Assessment was required and has been outlined above. The report notes that the property can accommodate both the well and septic system required for the proposed development.

Where new development is proposed, access roads must have sufficient capacity to accommodate additional traffic, and a traffic study may be required where appropriate (E3.6.5). In this instance, a Traffic Letter prepared by JD Northcote Engineering Inc., evaluated projected traffic conditions and estimate that the proposed development is expected to generate a total of 4 AM and 5 PM peak hour trips per day. Further, the letter notes that the traffic generated from the proposal will not adversely

affect the traffic capacity for both Old Muskoka Road and Highway 141 and concluded that no road upgrades are required.

Policies in Section E3.14.3 note where development is proposed in proximity to a railway it must be demonstrated that applicable safety requirements can be satisfied; the proposal can meet the requirements of the compatibility, noise and vibration policies of this Plan; and the implementation of other mitigation and buffering measures such as setbacks, intervening berms and security fencing as may be required. Additionally E3.14.4 outlines that implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms, to the satisfaction of the Town and CN railway. In this instance, a Noise Study has been completed and outlined above. Safety and mitigation measures will be addressed at the Community Planning Permit stage in addition to inserting warning clause wording into a development agreement.

District of Muskoka Official Plan

The lands are included in the "Community Area" designation in the District of Muskoka's Official Plan. The application appears to conform to the intent of the District Official Plan. District comments have been included as Attachment #8.

Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) applies to this proposal. This property is considered to be within a "Settlement Area" under the PPS. Settlement Areas are expected to be the focus of growth and development, and based on a mix of land uses which efficiently use land and resources, and optimize existing infrastructure among other things (2.3.1 and 2.3.2). The PPS contains policies relating to wise use of resources which include provisions restricting development adjacent to sensitive hydrologic features, natural heritage features and wildlife habitat (4.1.1, 4.1.8, 4.2.1, 4.2.2). In this instance, the proposal reflects an appropriate use of an existing structure to provide additional housing opportunities in an established settlement area.

In view of the foregoing, the application would appear to conform to the intent of the Official Plan and be consistent with the Provincial Planning Statement.

Options

Council could deny the application; however, that is not recommended, as the application conforms to the intent of the Official Plan and is consistent with the Provincial Planning Statement.

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

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.
- Protected Natural Environment-1.1: Continue to apply best practices in maintaining our natural heritage features.

Attachments

- [Attachment #1: Location Map](#)
- [Attachment #2: Sketch](#)
- [Attachment #3: Site Photos](#)
- [Attachment #4: Elevation Drawings](#)
- [Attachment #5: CN Comments](#)
- [Attachment #6: Letters of Objection](#)
- [Attachment #7: Letters of Support](#)
- [Attachment #8: District Comments](#)
- [Attachment #9: Draft Bylaw](#)

Consultations

The application was circulated in accordance with the provisions of the Planning Act.

CN Railway provided comments which have been included as Attachment #5. Their comments request elements to be included on site and wording to be included in an agreement. Their comments will be addressed and implemented at the Community Planning Permit stage through a Development Agreement.

Four (4) Letters of Objection were received and included as Attachment #6. Letters note concerns regarding inconsistency with community character, servicing capacities regarding groundwater and private well risk, increases to traffic and noise, reduced privacy, and lack of public transportation.

Four (4) Letters of Support were received and included as Attachment #7. Letters note appreciation for additional housing within the settlement area and are satisfied with the change in use from an institutional to residential use on the property.

District of Muskoka Comments have been included as Attachment #8.

Respectfully Submitted: Madalene Albano, Senior Planner

Manager Approval (if required): Richard Clark, Manager of Planning

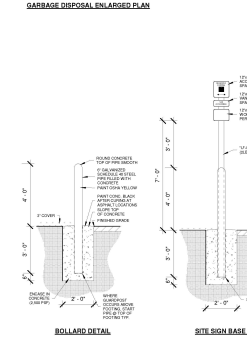
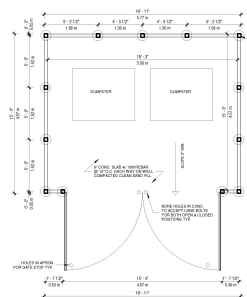
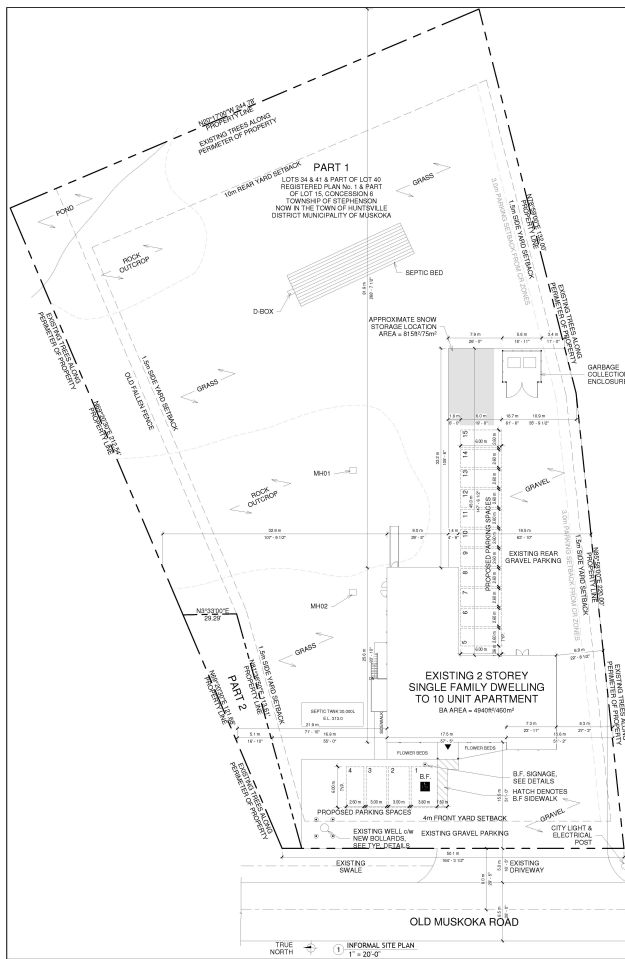
Director Approval: Kirstin Maxwell, Director of Development Services

CAO Approval: _____

Attachment #1: Location Map



Attachment #2: Sketch



KEY PLAN

SITE INFORMATION		
ZONE: CR	REQUIRED	PROPOSED/PROVIDED
LOT AREA (APARTMENTS)	N/A	77,000/71,600sf
LOT FRONTAGE:	N/A	50m
LOT COVERAGE:	N/A	6.5%
LANDSCAPED AREA:	N/A	93.5%
BUILDING HEIGHT:	3M MAX.	9.8M EXISTING
BUILDING AREA (EXISTING):	N/A	4,840/11,600sf
GROSS BUILDING AREA (EXISTING):	N/A	8,880/19,500sf
FRONT YARD SETBACK:	4m TO DWELLING	15.5m
REAR YARD SETBACK:	10m	81.5m
INTERIOR SIDE YARD SETBACK:	1.5m	8.5m & 21.0m
EXTERIOR SIDE YARD SETBACK:	3m	N/A
PARKING SETBACK ADJACENT TO CR ZONES:	3m	N/A
PARKING:	MULTIPLE DWELLING, 15 SPACES PER UNIT - 15 UNITS = 225 SPACES	ON EXISTING "BARBARE" POTENTIALLY 15 PARKING SPACES PROVIDED INCLUDING 30% WITH 3M WIDTH - 3 SPACES
FRONT YARD PARKING AREA:	50% MAX.	FRONT YARD AREA = 90% DRIVEWAY PARKING WITHIN FRONT YARD = 30% (3,420/11,600sf)

NOTE:
 THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE CR ZONE SIGNAGE CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR INFORMATION AND ALIGNMENT ONLY AND DO NOT ALTER THE AREA OR CONSTRUCTION. ALL CONSTRUCTION IS SUBJECT TO FIELD REVIEW AND APPROVAL.

NO.	DESCRIPTION	DATE
1	PERMIT	FEB. 18, 2025
2		
3		
4		
5		
6		
7		
8		



APARTMENT 10 PLEX CHANGE OF USE & RENOVATION

8485 OLD MUSKOKA ROAD, UTTERTON, ON P0B 1M0

INFORMAL SITE PLAN	
Project Number	N/A
Date	FEB. 18, 2025
Drawn by	HRB
Checked by	JL
Scale	As Indicated

A0.01

20250218 131428.PDF

Attachment #3: Site Photos

Photo #1: North Facing View From the Subject Property Along Old Muskoka Road.



Photo #2: South Facing View From the Subject Property Along Old Muskoka Road.



Photo #3: East Facing View Towards the Existing Structure on the Property.



Photo #4: East Facing View Along the South Interior Property Line.



Photo #5: North Facing View Within the Front of the Property.



Photo #6: East Facing View Along the South Property Line in the Rear of the Property.



Photo #7: East Facing View Along the North Property Line in the Rear of the Property.



Photo #8: West Facing View Along the South Interior Property Line.



Photo #9: North-West Facing View at the Rear of the Structure.



Photo #10: West Facing View from the Rear of the Property.



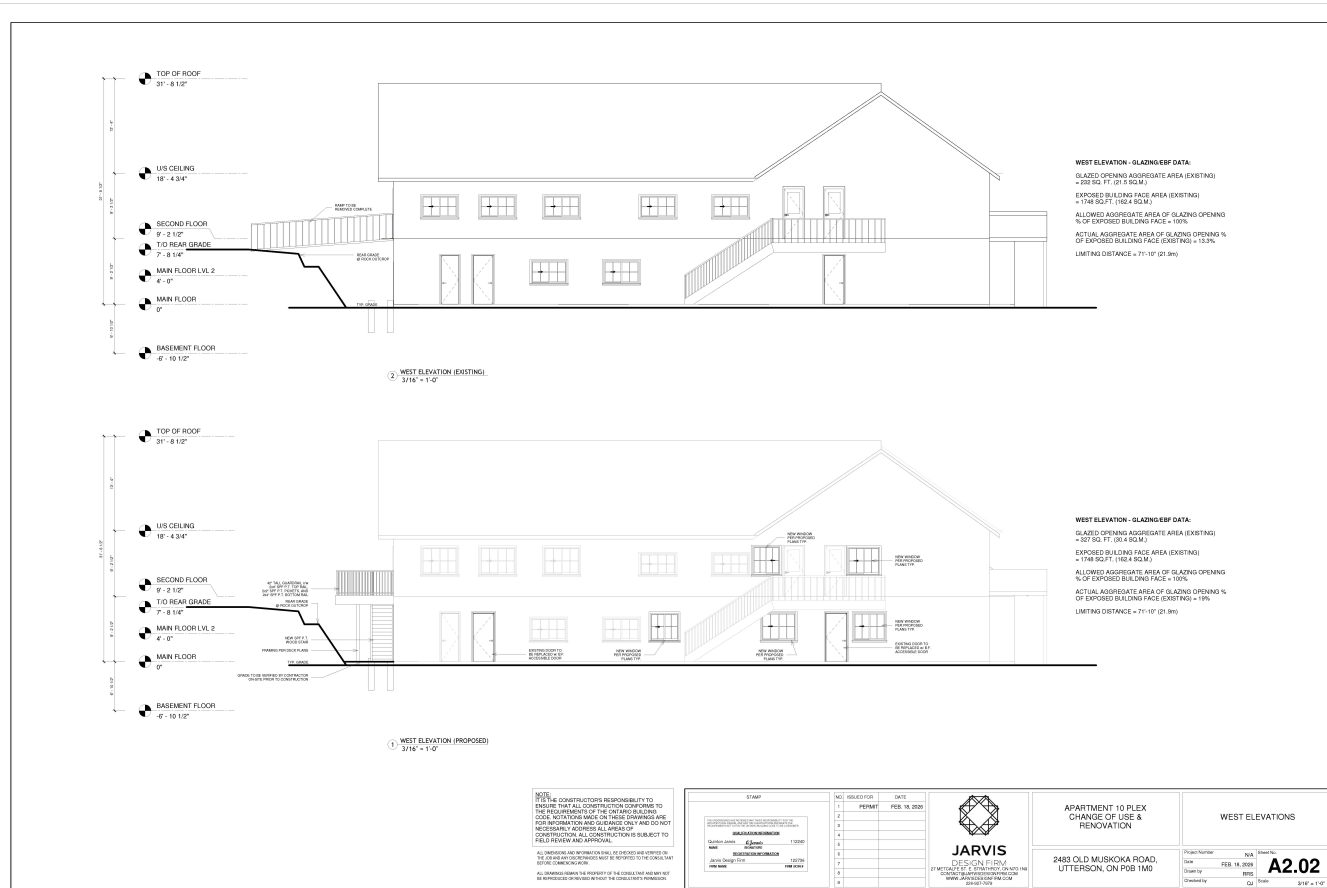
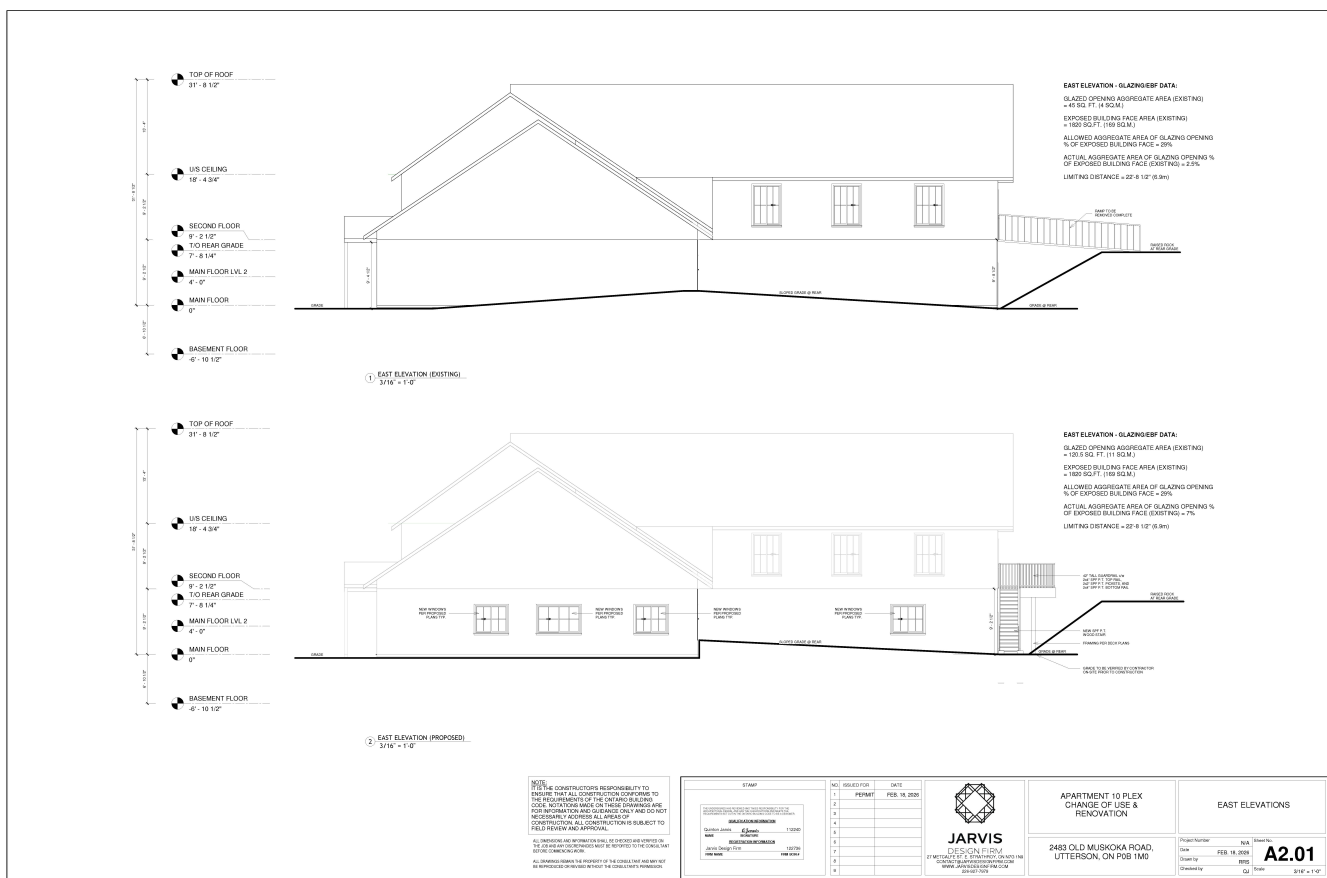
Photo #11: East Facing View Along the North Interior Property Line from Old Muskoka Road.

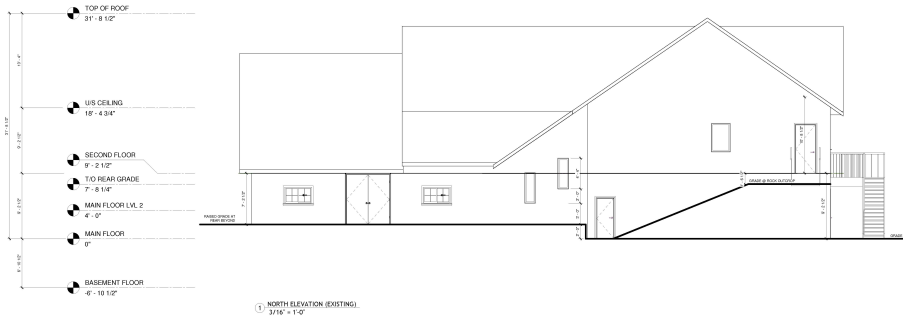


Photo #12: West Facing View from the Structure Towards Old Muskoka Road.

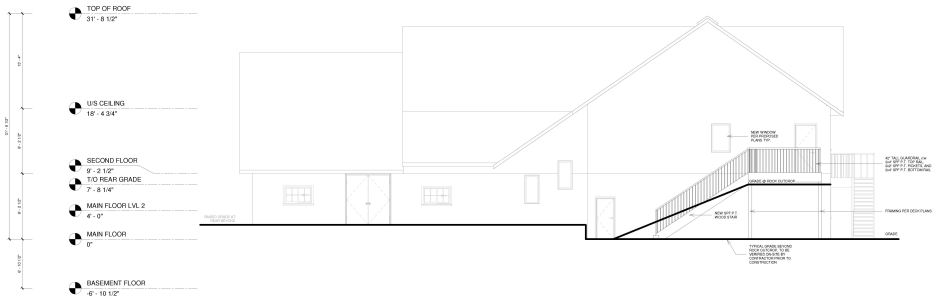


Attachment #4: Elevation Drawings





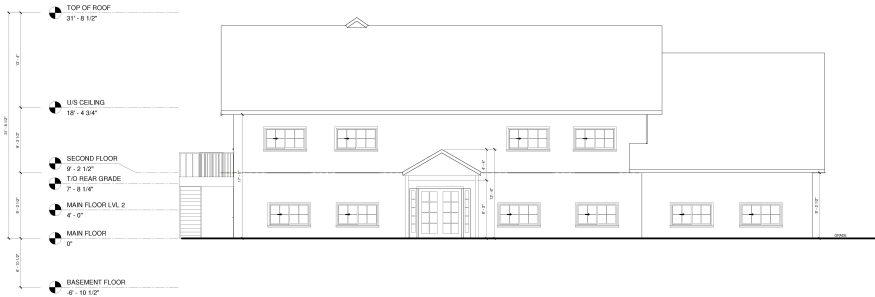
1 NORTH ELEVATION (EXISTING)
31'6" x 1'-0"



2 NORTH ELEVATION (PROPOSED)
31'6" x 1'-0"

NOTE:
SPECIFIC CONSTRUCTION RESPONSIBILITY TO BE ASSIGNED TO THE CONTRACTOR CONCERNING TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, NATIONAL AND LOCAL ORDINANCES AND REGULATIONS, AND ALL APPLICABLE CODES, STANDARDS AND REGULATIONS, AND NECESSARILY ADDRESS ALL ASPECTS OF CONSTRUCTION AND CONSTRUCTION IS SUBJECT TO ALL APPLICABLE CODES AND REGULATIONS.
ALL DIMENSIONS AND NOTATIONS SHALL BE CHECKED AND CORRECTED BY THE DESIGNER AND CONTRACTOR.
ALL DIMENSIONS AND NOTATIONS SHALL BE CHECKED AND CORRECTED BY THE DESIGNER AND CONTRACTOR.

Stamp	NO.	ISSUED FOR	DATE	 JARVIS ARCHITECTURE 27 METCALLE ST. 2ND FLOOR TORONTO, ONT. M5S 1A5 WWW.JARVISARCHITECTURE.COM	APARTMENT 10 PLEX CHANGE OF USE & RENOVATION 2483 OLD MUSKOKA ROAD, UTTERTON, ON P0B 1M0	NORTH ELEVATIONS Project Number: N/A Date: FEB. 18, 2020 Quantity: 800 Drawing: QJ Title: 31'6" x 1'-0"
	1	PERMIT	FEB. 18, 2020			
	2					
	3					
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	5					
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	9					



1 SOUTH ELEVATION
31'6" x 1'-0"

NOTE:
SPECIFIC CONSTRUCTION RESPONSIBILITY TO BE ASSIGNED TO THE CONTRACTOR CONCERNING TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, NATIONAL AND LOCAL ORDINANCES AND REGULATIONS, AND ALL APPLICABLE CODES, STANDARDS AND REGULATIONS, AND NECESSARILY ADDRESS ALL ASPECTS OF CONSTRUCTION AND CONSTRUCTION IS SUBJECT TO ALL APPLICABLE CODES AND REGULATIONS.
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Stamp	NO.	ISSUED FOR	DATE	 JARVIS ARCHITECTURE 27 METCALLE ST. 2ND FLOOR TORONTO, ONT. M5S 1A5 WWW.JARVISARCHITECTURE.COM	APARTMENT 10 PLEX CHANGE OF USE & RENOVATION 2483 OLD MUSKOKA ROAD, UTTERTON, ON P0B 1M0	SOUTH ELEVATION Project Number: N/A Date: FEB. 18, 2020 Quantity: 800 Drawing: QJ Title: 31'6" x 1'-0"
	1	PERMIT	FEB. 18, 2020			
	2					
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Attachment #5: CN Comments

From: [Proximity](#)
To: [Mike van den Bos](#)
Subject: 2026-02-20_CN Comments_2483 Old Muskoka Road_CPPA/04/2026/HTE_Town of Huntsville - circulation of applications
Date: Friday, February 20, 2026 12:52:47 PM
Attachments: [CPPA04 - Notice of Public Meeting.pdf](#)

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

Hello Mike,

Thank you for circulating CN on the subject application proposing to renovate the existing building on the property into a multiple residential dwelling containing ten (10) dwelling units. The site in question is located adjacent to CN's Main Line. CN's primary objective in reviewing developments near railway infrastructure is to mitigate potential impacts related to noise, vibration, and safety, thereby safeguarding the quality of life for future residents and users. To support proper planning around railway corridors, CN alongside the Railway Association of Canada and the Federation of Canadian Municipalities developed the Guidelines for New Development in Proximity to Railway Operations, available at www.proximityissues.ca.

CN requests that the following criteria be implemented as conditions of a future application approval:

1. A chain link fence of minimum 1.83 meter height shall be installed and maintained along the mutual property line shared with the railway right of way;
2. The Owner shall engage a consultant to undertake an analysis of noise and consider noise attenuation measures recommended by an approved Noise Consultant.
3. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 meters from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

4. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favor of CN.

Thank you, and please do not hesitate to contact us should you have any questions.



CN Proximity
proximity@cn.ca

CAUTION: This email originated from outside CN: DO NOT click links or open attachments unless you recognize the sender AND KNOW the content is safe.

AVERTISSEMENT : ce courriel provient d'une source externe au CN : NE CLIQUEZ SUR AUCUN lien ou pièce jointe à moins de reconnaître l'expéditeur et d'avoir VÉRIFIÉ la sécurité du contenu.

Attachment #6: Letters of Obejction

Town of Huntsville

#45307

Ticket Details

Status	Priority	Source	Type
Open	Low	Email	
Group	Agent	Department - Type	Type
Planning	Unassigned		
Request			

by **Madalene Albano** on **Mon, 2 Mar at 8:41 AM** via **Email**

FW: in opposition to zoning change at 2483 Old Muskoka Rd. Utterson

Hello,

Can these be saved in the folder.

Thanks,

Madalene Albano | Senior Planner
(705) 789-1751 ext 2409
www.huntsville.ca

From: Karen Morrison <[REDACTED]>
Sent: Sunday, March 1, 2026 3:25 PM
To: Madalene Albano <Madalene.Albano@huntsville.ca>
Cc: [REDACTED] [REDACTED]
Subject: in opposition to zoning change at 2483 Old Muskoka Rd. Utterson

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.

Re: Zoning change at 2483 Old Muskoka Road, Utterson by Jardine Investments Inc.

Greetings Madalene,

I am writing to formally object to the zoning exception requested by Jardine Investments Ltd for 2483 Old Muskoka Road in Utterson.

This proposal represents a significant intensification of dwellings in a privately serviced rural hamlet. Utterson is not an area with municipal water, sewer, or transit services. It is a small rural community, and development at this scale is not consistent with the character, servicing capacity, or infrastructure of the area.

All surrounding properties rely on private wells. While a brief hydrogeological study has been submitted, I challenge that it failed to adequately assess the water demand associated with ten fully serviced bedroom units, each containing full size bathrooms, kitchens, and laundry facilities. The cumulative groundwater draw, combined with shallow and exposed bedrock conditions in this area, raises serious concerns regarding long-term water sustainability and potential interference with neighbouring wells.

As well, the Huntsville Planning Department should consider that this volume of units qualifies as a communal well. <https://www.ontario.ca/page/providing-safe-drinking-water-public-guide-owners-and-operators-non-municipal-year-round-residential>

How about fire hydrants? There are no fire hydrants or any accessible water sources close to this property that would supply enough water for fire crews.

Similarly, the proposed on-site septic system for a development of this scale presents significant risk in fractured bedrock terrain. Adequate vertical separation, and sufficient area for both primary and replacement leaching beds must be clearly demonstrated. The potential impact to groundwater quality for adjacent properties cannot be understated.

In addition to servicing concerns, this proposal will increase traffic and noise along Old Muskoka Road. There is no public transit servicing this community, nor sidewalks to walk to the closest pick up location of the Hwy 11 Corridor transit. Planning policy generally directs higher-density development to areas with existing municipal infrastructure, including water, sewer, and transit access. Densification should occur where appropriate services exist, not within a rural hamlet lacking such infrastructure.

I choose to live in Utterson because it offers the quiet character of rural living while maintaining a close-knit sense of community. A development of this scale is incompatible with that established character and represents over-intensification for a privately serviced rural area.

Prior to 2022 when zoning updates occurred this location was zoned institutional. The Muskoka Christian School was busy, Monday - Friday, 8:00 am - 4:00pm. The only noise was kids playing and laughing in the playground during recess and lunch breaks. It was a wonderful sound. Quite the different sounds will be made by the addition of 10 units times the average number of people per private household was 2.4, based on 2022 Census data. An additional 24 people can make a lot of noise and disruption to a community, 24 hours a day, 7 days a week.

Key Data on Canadian Family Size (2021-2022)

- National Average: 2.9 people per census family.

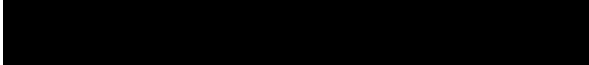
- Household Size: The average number of people per private household in 2021 was 2.4.

From my knowledge there are no other long-term rental properties in either Port Sydney or Utterson that exceed six units, and those that are about that size (4-6 units) have been rental properties for over 25 years. I reference the Robin Hood Apartments at Deer Lake Rd and Muskoka Rd. 10., the former General Store building, across from Port Sydney beach at Hoths Lane and Muskoka Rd. 10 and the apartment building at 757 Muskoka Rd. 10.

For these reasons, I respectfully request that the town of Huntsville and its planning department and council **deny** the requested zoning exception.

Sincerely,

Karen Morrison

Property Owner and Resident at 



Subject: OBJECTION to – CPPA/04/2026/HTE – 2483 Old Muskoka Road

Dear Members of Planning Council,

We, Dan and Sheree Stewart, are the owners of [REDACTED] to the south of the subject property.

We are writing to formally object to Application CPPA/04/2026/HTE. (Jardine Investments Inc.)
2483 Old Muskoka Road, Utterson, ON.

This proposal represents a significant increase in residential intensity – from a single dwelling to a 10-unit apartment building – in a privately serviced rural area. Our concerns relate to groundwater sustainability, servicing capacity, compatibility, and reduced buffering along our shared lot line.

1. Groundwater Quantity and Private Well Risk

Both properties rely on private wells. The well at [REDACTED] based on my knowledge is a drilled water well, our water well is a dug well. Increasing water demand to support 10 dwelling units represents a substantial change in intensity.

As a side note, as long term residents (41years) being fully aware that the former Christian school was in operation, the water draw from students and staff would have consisted of : washing hands, flushing toilets, and drinking water from say [9:00 am](#) to [4:00 pm Monday](#) to [Friday](#). So in reality there was no water usage on evenings, weekends, holidays, and 8 weeks during the summer break.

With the 10 unit apartment complex the actual water usage will now consist of washing hands, flushing toilets, washing dishes, washing clothes, and bathing on a basis of 24 hours a day, 7 days a week, 365 days a year.

This is a considerable usage of water in a compact area.

We have not seen any hydrogeological impact assessment demonstrating:

Sustainable long-term yield;

Seasonal drawdown analysis;

Interference testing relative to neighbouring wells;

Drought contingency planning.

Given increasingly hot and dry summer conditions, short-term pump testing is insufficient to demonstrate long-term sustainability. Well interference can occur gradually and may not be immediately evident.

Before any approval is granted, a comprehensive hydrogeological study should be required not just a one day study as was conducted. We never received a formal report.

2. Septic Capacity and Groundwater Protection

The site plan indicates an existing septic system. It is unclear whether this system was designed to accommodate 10 dwelling units or requires a septic system redesign.

In a rural community protection of groundwater must be a priority.

3. Elimination of the Required 3m Landscape Buffer (South Lot Line)

The proposal seeks to reduce the required landscape buffer along our shared property line from 3m to 0m.

Buffers serve critical functions:

Visual screening,

Noise attenuation,

Headlight mitigation,

Drainage transition,

Privacy protection.

Eliminating the buffer would concentrate parking, refuse, and activity directly against our property line. This does not represent compatible rural development.

If Council were to consider approval, the full 3m landscaped buffer should be retained at a minimum.

4. Traffic, Lighting, and Parking Concentration

The site plan shows 15 parking spaces serving 10 units.

Vehicle movements, headlights, idling, fumes, and noise will occur directly adjacent to our property.

This represents a substantial change from a single detached dwelling and is not consistent with the established rural residential character.

A lighting plan and traffic impact review should be required prior to approval.

5. Garbage Enclosure Setback Reduction (10m to 3.4m)

The proposed garbage enclosure is significantly closer to our property than required by the By-law.

For a 10-unit building, refuse accumulation presents potential for:

Odour,

Wildlife attraction,

Noise during collection,

Visual impact.

There is no demonstrated planning rationale for reducing this setback.

Conclusion

This proposal is not minor in nature. It represents a material change in density and servicing demand in a rural, privately serviced area.

We respectfully request that Planning Council:

Require comprehensive hydrogeological and servicing studies prior to any decision;

Maintain required landscape buffering along the south lot line;

Require appropriate setbacks for refuse and parking;

Ensure compatibility with the rural character of Utterson.

Until these matters are fully addressed, this application should not be approved.

Sincerely,

Dan and Sheree Stewart

A solid black rectangular redaction box covering the signature area.

March 5, 2026

Huntsville Planning Committee Members,

I am writing in response to the *Notice of Complete Application and Public Meeting* (File No. CPPA/04/2026/HTE) regarding the proposed amendment to change the precinct designation for the property located at 2484 Old Muskoka Road to permit a ten-dwelling unit development.

I have concerns about the ability of this rural, unserviced area to sustain the increased concentration of residents and the potential for negative impacts on surrounding properties. The area does not have access to a municipal water supply, and residents rely on private wells as their primary water source. I am concerned that the water demand from a ten-unit rental development drawing from the same shared groundwater table could negatively affect the available water supply for nearby residents.

In particular, it is unclear how it has been determined that the property can support the water requirements of a development of this scale while also ensuring that neighbouring wells will not be adversely affected. I would appreciate clarification on what assessments or studies have been conducted to evaluate the sustainability of the local groundwater supply.

Additionally, I would like to know whether any liability would fall upon the Town or the property owner should surrounding residents experience reduced well capacity or water shortages as a result of this development.

Thank you for taking the time to consider and respond to these concerns. Until further information is provided to both myself and other nearby residents, I respectfully request that the Town of Huntsville, its Planning Department, and Council deny the requested zoning amendment.

Sincerely,

Amanda Asmussen

Resident [REDACTED]

March 6, 2026

Town of Huntsville
Planning Department
37 Main St. E
Huntsville, ON P1H 1A1

RE: Application No. CPPA/04/2026/THE (Jardine Investments Inc.)

Dear Town of Huntsville Planning Department,

I am writing to express my opposition to the application to renovate the existing building at 2483 Old Muskoka Road, Utterson, Ontario into a multi-residential dwelling containing ten (10) units.

While housing is an important need in the Muskoka region, development must be appropriate for the surrounding infrastructure and environmental conditions. Properties in this area rely on private wells and septic systems, and increasing the density to ten units raises serious concerns about the sustainability of the local groundwater supply.

Additional residential units will increase water usage and place greater pressure on the local aquifer and water table, potentially contributing to neighbouring wells running dry or experiencing reduced capacity. Residents in this area depend entirely on these wells for drinking water, and protecting this resource is essential.

The community has already experienced the effects of increased water demand when a nearby property expanded its dwellings for rental use. During the summers and falls of 2024 and 2025, several residents experienced reduced water access and, in some cases, wells running dry. This created financial strain as homeowners were forced to seek alternative water sources or consider costly well upgrades, and it also raised concerns about the long-term sustainability of the water table and nearby wetlands.

There are also concerns regarding the ability of the property's well and septic systems to safely manage the increased wastewater load associated with ten residential units. Overloading these systems increases the risk of groundwater contamination, particularly during periods of heavy rainfall and seasonal saturation—conditions that are becoming more frequent with changing climate patterns. At minimum, a comprehensive hydrogeological and groundwater impact study should be required to demonstrate that the proposed development will not negatively impact neighbouring wells or the long-term sustainability of the local aquifer.

Approving higher-density development that relies on private wells and septic systems may create long-term environmental and infrastructure challenges for the surrounding community. Protecting Muskoka's groundwater and natural environment must remain a priority in planning decisions.

Without clear evidence that groundwater resources can sustainably support this level of development, approving this application could create long-term environmental and infrastructure risks for both residents and the municipality. For these reasons, I respectfully request that the Town of Huntsville carefully consider the potential impacts on the water table, groundwater supply, neighbouring wells, and nearby wetlands, and deny the application for the proposed ten-unit development.

Thank you for your time and consideration. I respectfully request that this correspondence be included in the official record for this application.

Sincerely,

A solid black rectangular redaction box covering the signature area.

Jennifer Middleton

A large, irregular black redaction box covering contact information, including what appears to be a phone number and an email address.

Attachment #7: Letters of Support

Town of Huntsville

#45330

Ticket Details

Status	Priority	Source	Type
Pending	Low	Email	
Group	Agent	Department - Type	Type
Planning	Unassigned	PLANNING	General Planning Inquiries
Request			

by **Zack Plugers** on **Mon, 2 Mar at 9:56 AM** via **Email**

2483 Old Muskoka Road - Former Muskoka Christian School

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.

Good morning

I would like to state my support for the conversion of the former MCS building to a 10 unit apartment. The property and building are well suited for the conversion - the renters will also have access to ample outdoor space including an existing playground and field. This is a major improvement for families who would otherwise be renting a basement or apartment that does not offer the amenities for smaller children to run around and explore. The building sat empty for over a year, and its nice to see someone trying to do something with the property.

Furthermore, the property was formerly a school, so complaints about noise or density should not be considered serious as there will be fewer persons on the property than previously.

If you would like to discuss further, please let me know.

Zachary Plugers

- Parent of current MCS students

Comments

by **Maya Wood** on **Mon, 2 Mar at 9:57 AM** as **Outbound email**

Ticket Details

Status	Priority	Source	Type
Open	Low	Email	
Group	Agent	Department - Type	Type
Planning	Hailey Gillmor	PLANNING	General Planning Inquiries
Request			

by **Ryan Metcalf** on **Fri, 27 Feb at 7:52 AM** via **Email**

APPLICATION NO.: CPPA/04/2026/HTE

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.

To whom it may concern,

I am writing this email to express my support for subject application. As a resident and homeowner in Muskoka, I am well aware of the fact that there are very little rental opportunities in the area for workers and families. This makes it very challenging for new residents to come in to Muskoka. This problem is further compounded by the fact that purchasing homes in this area can be financially prohibitive for the average household.

The proposed multiple residential dwelling will be an excellent tool to foster population growth in Utterson. This will not only be an increase to the immediate local economy of Utterson, but will also increase the available workforce for local businesses and construction. Lastly, this proposal fits well within the federal Government's priority to increase affordable housing for Canadians.

If you have any questions, please do not hesitate to reach out via email or phone.

Thank you,

Ryan Metcalf

[REDACTED]
[REDACTED]

Ticket Details

Status	Priority	Source	Type
Open	Low	Email	
Group	Agent	Department - Type	Type
Planning	Unassigned	PLANNING	General Planning Inquiries
Request			

by **Seth Taylor** on **Mon, 2 Mar at 12:57 PM** via **Email**

Muskoka Christian School building repurposing

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.

To whom it may concern,

On the subject of the repurposing of the former Muskoka Christian School building into multiple dwelling units. As a current Utterson resident I am in favour of the expansion of tax revenue to support the infrastructure of our area. Moving away from a not for profit organization to a competitive market pricing multiple dwelling units will help to accomplish this. The testimony of the new owner is to target trades families who need easy access to bracebridge, huntsville, and port carling for work and leisure activities. As a fellow tradesman it is encouraging to see someone care for our people with providing an affordable option to raise families rather than loosing our qualified workers from our industries to the overpriced housing market that we all struggle to afford. To date the work that has been completed to the building has ensured a healthy and safe environment to develop multiple living residences. Including but not limited to ground and rainwater diversion, water table management via sump pumps, as well as other weeping membranes and strategic trenching to manage and resolve the previous water management issues, with no negative effects to adjacent lots and neighbours. Throughout the completion of this transition to multiple welling units, the desire of the new owners is to preserve the Muskoka exterior and theme adding an authenticity that will not take away from or devalue the neighbourhood.

I would like to encourage the council and planning department to expedite the approval process for this project. The plans and visions for this property will help this community and its residents for many years to come.

Thank you,

Seth Taylor

Comments

by **Maya Wood** on **Mon, 2 Mar at 1:03 PM** as **Outbound email**

I will save this to the file

Please take a look at ticket #45359 raised by Seth Taylor

Maya Wood (she/her) | Planning Technician

Town of Huntsville | Town Hall | 37 Main Street East

(705) 789-1751 ext. 2230 | 1-888-696-4255 ext. 2230

www.huntsville.ca

Ticket Details

Status	Priority	Source	Type
Open	Low	Email	
Group	Agent	Department - Type	Type
Planning	Unassigned	PLANNING	General Planning Inquiries

Request

by **Jay Brubacher** on **Fri, 6 Mar at 2:06 PM** via **Email**

<https://doppleronline.ca/huntsville/plans-in-the-works-to-convert-former-muskoka-christian-school-building-into-10-units/>

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

Dear Huntsville Planning,

I have known Andrew and Trisha Jardine for at least 15 years. I can't remember when our first introduction happened, but it has been a long time.

I've also been familiar with the former Muskoka Christian School property in Utterson, Ont., at 2483 Old Muskoka for 25 years. Below, I would like to supply you with some content and comments about both the owners of the property and the building.

First on the owners:

Andrew and Trisha are hard-working Muskokans and good-quality family people at that. Andrew is a reputable business owner and has done plenty of work for us at SML Contracting over the years as both Sifft Electric and Genesis Electric. As a tradesman, Andrew has both a lot of knowledge when it comes to a building and project as proposed and also a network of contractors and other trades who he can draw on. To me, it is meaningful that Andrew and Trisha are good local people who are also well positioned in the local contracting and trades community, which will be an asset and essential in the successful completion of this project.

Next regarding the building:

As someone who has been a long-time supporter of Muskoka Christian School and a member of the school community, the topic of what will become of the building if MCS moves to a new location has been a point of

discussion for a long time. The consensus has been that though the facility is old and well-worn in some areas, it would be good if the building could be repurposed and used to bless the Muskoka/Utterson community and meet some needs in its next chapter.

Summary/Closing comments:

It should be clear to all of us that there is not enough housing in Muskoka. When a good local family buys a property like this and sets their sights on renovating it to create more housing for the local community, the Township, both the Planning Department and Building Department, and also the District should recognize a good opportunity when they see it and endeavour to provide as much support, cooperation, and expediency as possible. I would ask that you consider what you can do to help move the process along and make a difference in the lives of the owners of the property and the lives of the renters who will appreciate another option for housing.

Please let me know if you have any questions.

Sincerely,

Jay Brubacher

President - SML Contracting Inc.

[REDACTED]
[REDACTED]

Comments

by **Hailey Gillmor** on **Fri, 6 Mar at 2:13 PM** as **Outbound email**

Please take a look at ticket #45679 raised by Jay Brubacher [REDACTED]

Hailey Gillmor, CPT | Planning Technician - Planning

Town of Huntsville | Town Hall | 37 Main Street East

(705) 789-1751 | 1-888-696-4255

www.huntsville.ca

Attachment #8 - District Comments



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

TAKE NOTICE that the Planning Council of the Town of Huntsville will hold a public meeting concerning an amendment to Community Planning Permit By-law 2022-97.

MEETING DATE: Wednesday, March 11, 2026

ADDRESS: 2483 Old Muskoka Road

TIME: 1:00 P.M.

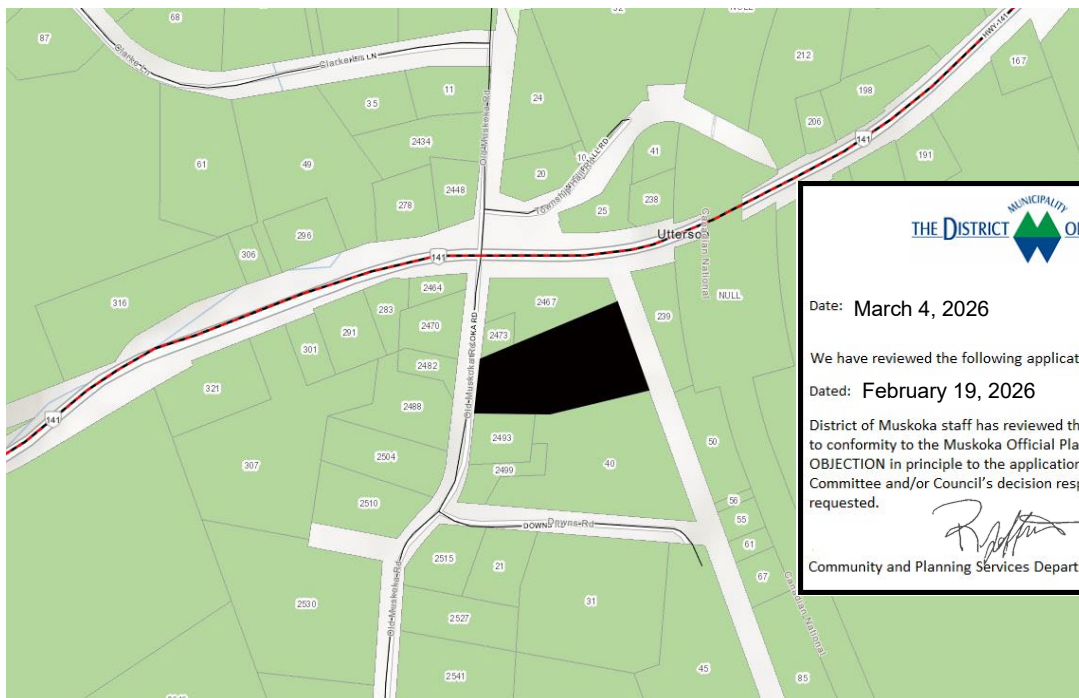
LOCATION: Council Chambers (3rd Floor)
Town Hall, 37 Main Street East, Huntsville
(also see virtual meeting participation link and instructions at www.huntsville.ca/PC)

LEGAL DESCRIPTION: Lot 34, 41, Plan 1; Part Lot 40; Part Lot 15, Concession 6, Part 1 & 2 on 35R-6423; Former Geographic Township of Stephenson; Town of Huntsville; The District Municipality of Muskoka

APPLICATION NO.: CPPA/04/2026/HTE
(Jardine Investments Inc.)

PURPOSE AND EFFECT: An application has been submitted to renovate the existing building on the property into a multiple residential dwelling containing ten (10) dwelling units. To facilitate this, a Community Planning Permit By-law Amendment is proposed to change the precinct on the lot from a Community Residential (CR) precinct to a Community Residential with Exception (CR-Exception) precinct to:

- Permit a multiple residential dwelling as an additional primary use;
- Recognize the location of an existing driveway and parking area;
- Reduce the required setback to a refuse collection area from 10m to 3.4m; and
- Reduce the required landscape buffer along the south interior lot line from 3m to 0m.



THE DISTRICT OF MUSKOKA

Date: March 4, 2026

We have reviewed the following application: CPPA/04/2026/
Dated: February 19, 2026 HTE (Jardine Investments Inc.)

District of Muskoka staff has reviewed the above application with respect to conformity to the Muskoka Official Plan. District staff has **NO OBJECTION** in principle to the application as currently proposed. Notice of Committee and/or Council's decision respecting this application is requested.

[Signature]
Community and Planning Services Department

Attachment #9: Draft Bylaw



CORPORATION OF THE TOWN OF HUNTSVILLE

BY-LAW NUMBER 2026-xx

(Jardine Investment Inc.)

**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. "K-3" of Community Planning Permit By-law 2022-97, as amended, is hereby further amended by changing the precinct of Lot 34, 41, Plan 1; Part Lot 40; Part Lot 15, Concession 6, Part 1 & 2 on 35R-6423; Stephenson, from an **Community Residential (CR) precinct** to an **Community Residential with Site-Specific Exception "XXXX" (CR-XXXX) precinct**, on the lands, as shown hatched 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 multiple residential dwelling shall be permitted as a primary use.
- A maximum of ten (10) dwelling units shall be permitted within a multiple residential dwelling on the property.
- The existing driveway and parking area location shall be deemed to comply.
- A refuse collection area shall be permitted 3.4m from the south interior property line.
- A 0m landscape buffer shall be permitted along the south interior property line abutting the parking area and driveway aisle only.

- A privacy fence shall be installed along the south interior property line abutting the parking area and driveway aisle.
3. Schedule “I” attached hereto, is hereby made part of this by-law.
 4. 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.

Enacted and passed on this **23rd** day of March, **2026**.

Mayor (Nancy Alcock)

Clerk (Tanya Calleja)

Schedule “I” to By-law 2026-xx (Jardine Investment Inc.)

