

THE DISTRICT MUNICIPALITY OF MUSKOKA

NOTICE OF DECISION

APPROVAL OF A MINOR OFFICIAL PLAN AMENDMENT

Pursuant to Subsection 17(35) of the Planning Act

Amendment No. 10 to the Official Plan of the Town of Huntsville (Town of Huntsville – Height & Density Policy Updates)

A decision was made by the Director of Planning on August 6, 2026, to approve Amendment 10 to the Official Plan of the Huntsville Official Plan, which was adopted by Town of Huntsville By-law 2026-54. The Certificate of Approval, adopting By-law and Official Plan Amendment are attached hereto.

Purpose and Effect of the Official Plan Amendment

The purpose and effect of the Official Plan Amendment (OPA 10) is to update policies respecting new development that propose to increase height and/or density beyond permitted limits. The amendment adds policies to protect significant views and hill crowns within Huntsville's Urban Settlement Area and encourages such developments in suitable areas only, and in consideration of criteria and guidance; that is further detailed in the Community Planning Permit By-law Amendment (CPPBL). The amendment also adds enabling provisions related to community benefits to be secured through Community Planning Permit applications and introduces definitions for terminology to be used in the policies, such as Hill Crown, Ridge Line, Significant View, and Tree Line.

The associated Community Planning Permit By-law Amendment (CPPA/08/2026/HTE) implements these policies by introducing height and density suitability mapping, new performance standards, and updated design and amenity requirements. It also permits building heights of up to 15m in highly suitable

areas within select precincts, subject to securing appropriate community benefits.

A copy of By-law 2026-54, which includes the amendment, is attached.

Public Comments Considered

On June 22, 2026, The Town of Huntsville Planning Council held a hybrid public meeting, wherein the Community Planning Permit amendment and Official Plan amendment applications were approved and adopted. Fourteen (14) written submissions and comments were received from property owners or the general public regarding the application, the majority indicating that they were supportive of the proposed amendment.

When and How to File an Appeal of the Decision

A notice of appeal to the Ontario Land Tribunal (OLT) of the decision must be received by The District Municipality of Muskoka no later than 20 days from the date of this notice, as shown above as the last day of appeal. The appeal must:

- set out the specific part(s) of the Official Plan Amendment to which the appeal applies;
- set out the reasons for the appeal; and
- be accompanied by the fee prescribed under the Ontario Land Tribunal Act in the amount of \$1,100.00 payable to the Minister of Finance.

A notice of appeal should be filed with:

**Amy Back, Clerk
District Municipality of Muskoka
70 Pine Street, Bracebridge,
ON Canada, PIL 1N3**

**Rochelle Jeffries, Planner at (705) 645-2100
ext. 4234 or 1-800-461-4210 (in the 705 area
code), or Rochelle.jeffries@muskoka.on.ca.**

Who Can Appeal a Decision

Only individuals, corporations or public bodies may appeal a decision of the Council of The District Municipality of Muskoka to the Ontario Land Tribunal. A notice of appeal may not be made by any unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Official Plan Amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to The District Municipality of Muskoka or unless, in the opinion of the Ontario Land Tribunal, there are reasonable ground to add the person or public body as a party.

When the Decision is Final

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing, and the decision of the Director of Planning is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Additional Information

Information about the Official Plan Amendment and the decision is attached hereto. Original copies of these documents are available for inspection during regular office hours (8:30 am – 4:30 pm) at the District Municipal Office.

**For additional information about the
Amendment or your appeal rights, contact**

DISTRICT OF MUSKOKA

MINOR AREA MUNICIPAL OFFICIAL PLAN AMENDMENT
CERTIFICATE OF APPROVAL

WHEREAS pursuant to By-Law 2024-48 as amended, being a by-law to delegate certain approval authorities under the *Planning Act* R.S.O., 1990, as amended, the authority of Muskoka District Council to approve “minor” Area Municipal Official Plan Amendments has been delegated to the Director of Planning or their designate;

AND WHEREAS the Council of the Town of Huntsville adopted Official Plan Amendment 10 to the Town of Huntsville Official Plan by Town By-Law 2026-54 and submitted it to the District of Muskoka for approval;

AND WHEREAS Official Plan Amendment 10 to the Town of Huntsville Official Plan as adopted by Town By-Law 2026-54 satisfies all criteria of a “minor” official plan amendment;

THEREFORE Official Plan Amendment 10 to the Town of Huntsville Official Plan as adopted by Town By-Law 2026-54 is hereby **APPROVED** under Sections 17 and 21 of the *Planning Act*, R.S.O., 1990, as amended.

August 6, 2026

Date



Director of Planning



THE CORPORATION OF THE TOWN OF HUNTSVILLE

BY-LAW NUMBER 2026-54

**Being a by-law of the Town of Huntsville to adopt
Amendment No. 10 to the Huntsville Official Plan
(Town of Huntsville – Height and Density Evaluation Criteria)**

WHEREAS: the Council of the Corporation of the Town of Huntsville finds it expedient to amend the Town of Huntsville Official Plan, as 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 (the "Planning Act").

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

1. That Amendment No. 10 to the Huntsville Official Plan, consisting of the attached explanatory text, is hereby adopted;
2. That the Mayor and Clerk are hereby authorized and directed to affix the seal of the Corporation to Amendment No. 10 and to make application to the District Municipality of Muskoka for approval of the said amendment; and
3. That this by-law shall come into force shall come into force and take effect in accordance with Sections 17 and 21 of the Planning Act.

Enacted and passed this 22nd day of June, 2026.



Mayor (Nancy Alcock)



Clerk (Tanya Calleja)

**AMENDMENT NUMBER 10
TO THE OFFICIAL PLAN OF THE
TOWN OF HUNTSVILLE**

(Height and Density Evaluation Criteria)

SECTION 1 TITLE AND COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 herein shall constitute Amendment Number 10 to the Official Plan of the Town of Huntsville and shall be entitled “Height and Density Evaluation Criteria”.
- 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 within the Huntsville Urban Settlement Area of the Town of Huntsville, District Municipality of Muskoka will be subject to this amendment.

SECTION 3 PURPOSE OF AMENDMENT

- 3.1 The purpose of this Amendment is to make minor amendments to facilitate the implementation of the Height and Density Evaluation Criteria.

SECTION 4 BACKGROUND AND BASIS

- 4.1 The Town of Huntsville developed Height and Density Evaluation Criteria to address the growing demand for development with increased height and density within the Huntsville Urban Settlement Area. The actions and recommendations outlined in the Evaluation Criteria are intended to guide such development in a way that supports balanced growth, protects Huntsville’s natural and urban landscapes, encourages the creation of affordable and market rental housing, and secures community benefits that have a reasonable planning relationship to the proposed increases in height and/or density.
- 4.2 Amendments to specific policy areas are being proposed to implement the Height and Density Evaluation Criteria to guide development with increased height and density.

SECTION 5 THE AMENDMENT

- 5.1 Section C3.2.9 shall be amended with the insertion of the words “including Significant Views” after the words “views and vistas.”
- 5.2 Section C3.2.10 shall be amended with the insertion of the words “Hill Crowns” after the words “skylines, ridgelines.”
- 5.3 Section C3.2 “Protecting Character” is hereby amended with the insertion of the following new Section immediately after Section C3.2.10 and renumbering the remaining Section accordingly:

- C.3.2.11 Hill Crowns within Huntsville’s Urban Settlement Area, as illustrated in “Appendix 8: Hill Crowns”, shall be protected from incompatible development and any new development proposed within or adjacent to them must demonstrate that the Tree Line and Ridgeline will remain undisturbed on Hill Crowns and the development can proceed without negatively impacting views

and vistas, including Significant Views. Where a development includes increased heights on lands adjacent to Hill Crowns, the development shall be supported by a Landscape Visual Impact Study and designed to ensure that Tree Lines and Ridgelines within the Hill Crown will be preserved, and no buildings or structures will project above the tree line.

- 5.4 Section C3.2.15 “Height” is hereby amended with the insertion of the following new Subsection immediately after Subsection 3.2.15.d):
- C.3.2.15.e) Within Hill Crowns within Huntsville’s Urban Settlement Area, as illustrated in “Appendix 8: Hill Crowns”, the maximum building height shall be detailed in the Community Planning Permit By-law and no development including increased heights shall be permitted.
- 5.5 Section C3.3.13 shall be amended by deleting the words “community benefits” and replacing them with the words “facilities, services and matters for community benefits.”
- 5.6 Section C3.3.13 shall be further amended by deleting the following “Such community benefits may include, amongst other matters, underground parking, provision of attainable housing, increased or specialized activity areas, recreational facilities, *community facilities*, cultural heritage preservation, public easements or conveyances of shoreline areas, or other public benefits.” and replacing it with the following “Facilities, services and matters for community benefits shall be provided in accordance with F1.4.23 and F1.4.24.”
- 5.7 Section C3.6.5 (c) shall be amended with the insertion of the phrase “as well as Significant Views” after the phrase “preserving views to the lake.”
- 5.8 The Background Statement for Height and Density Bonus (F1.4.23) shall be amended by deleting the words “community benefits” and replacing them with the words “facilities, services and matters for community benefits.”
- 5.9 Section F1.4.23 shall be amended by deleting the words “community benefits” and replacing them with the words “facilities, services and matters for community benefits” in Subsection F1.4.23.(c).
- 5.10 Section F1.4.23 shall be further amended by deleting subsection F.1.4.23.(d) and replacing it with the following:
- F.1.4.23.(d) provides facilities, services and matters for community benefits that bear a reasonable planning relationship to the increase in height and/or density such as having a geographic relationship to the *development* or addressing the planning issues associated with the *development*. A cash contribution in lieu of the community benefit may also be provided where appropriate. The Community Planning Permit By-law may establish a proportional relationship between the quantity or monetary value of the facilities, services and matters for community benefits and the increased height or density. The cash contribution in lieu may also be determined on a case-by-case basis through submission of a Proforma Assessment to determine an appropriate rate based on the value lift to be experienced as a result of the increased height or density.
- 5.11 Section F1.4.24 shall be amended by deleting the words “community benefits” and replacing them with the words “facilities, services and matters for community benefits”.

- 5.12 Section F1.4.24 shall be further amended by adding the following new subsection immediately after Section F1.4.24 k):

F1.4.24.(k). Cash-in-lieu contribution that bears a proportional planning relationship to the increase in height and/or density for specified facilities, services or matters. The cash contribution in lieu may be determined through submission of a Proforma Assessment to determine an appropriate rate based on the value lift to be experienced as a result of the increased height or density.

- 5.13 Section F1.6.1 d) shall be amended with the insertion of the phrase “provide amenities for recreation and” before the phrase “enhance the urban design.”

- 5.14 Section F1.9.4 gg) shall be revised with the insertion of the words “landscape and” before the words “visual impact study.”

- 5.15 Section F1.9.4 shall be amended with the addition of the following:

jj) Proforma Assessment

- 5.16 Section F2.2 is hereby amended by adding a definition for “Hill Crown” as follows:

HILL CROWN means the highest portion of a prominent landform within Huntsville’s Urban Settlement Area including the hill peak and all adjacent lands lying within a 10 metre vertical elevation of that peak, as illustrated in “Appendix 8: Hill Crowns”.

- 5.17 Section F2.2 is hereby amended by adding a definition for “Ridge Line” as follows:

RIDGE LINE means a natural crest of land that varies in topography in combination with multiple tree lines that create a continuous vantage of vegetation against the skyline when viewed from a distance.

- 5.18 Section F2.2 is hereby amended by adding a definition for “Tree Line” as follows:

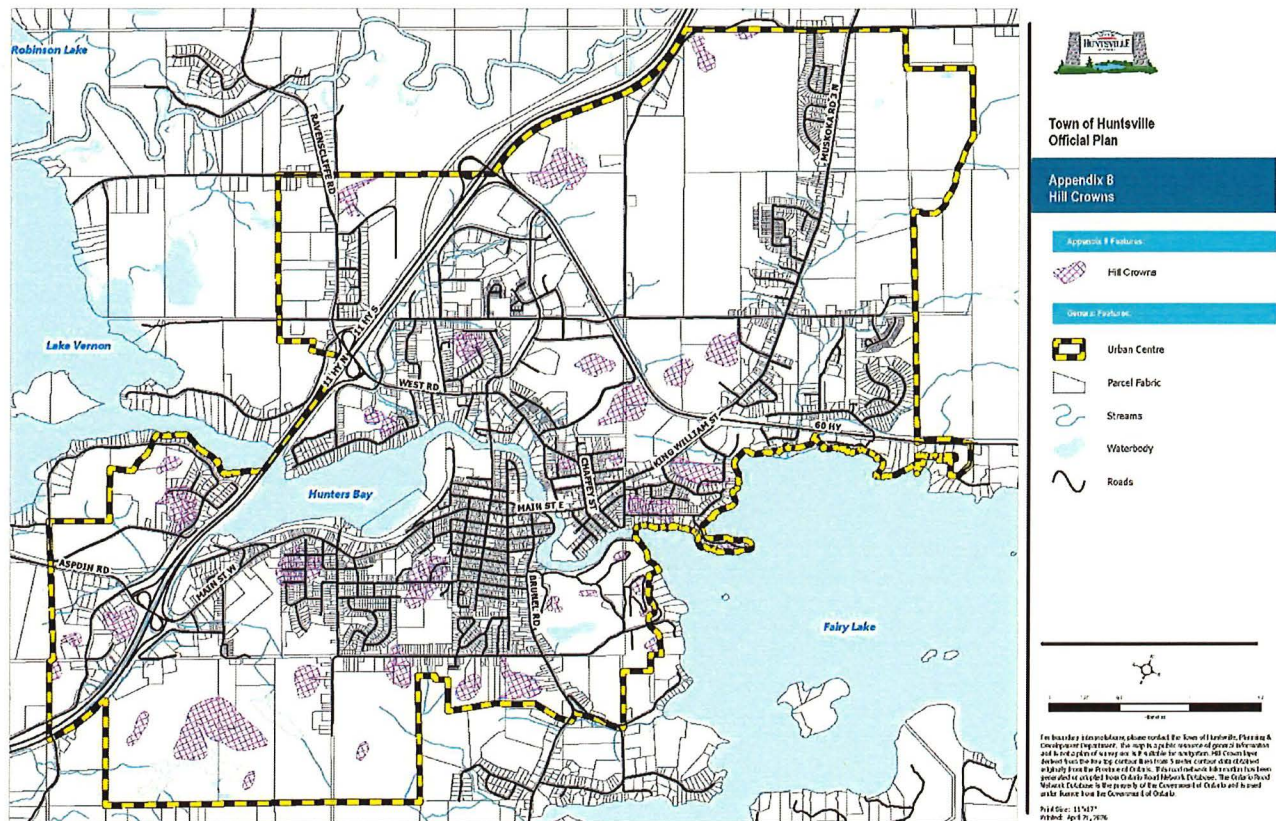
TREE LINE means the average height of undisturbed mature vegetation canopies. The tree line shall be determined by vegetation on an individual property, directly abutting, and within the immediate area surrounding a property.

- 5.19 Section F2.2 is hereby amended by adding a definition for “Significant View” as follows:

SIGNIFICANT VIEW means a portion of the landscape of collective value to Huntsville’s natural and built character that can be observed from a viewpoint accessible to the public including but not limited to travel routes, settlements, public use areas, tourism facilities, and parks.

- 5.20 Schedule “I” to this By-law is hereby included as “Appendix 8: Hill Crowns”.

Schedule “I”



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 Section F of the Official Plan.

SECTION 7 INTERPRETATION

- 7.1 The provisions of Section F of the Official Plan of the Town of Huntsville, shall apply with respect to the interpretation of this Amendment.