

POWER OF SALE · MUSKOKA LAND OPPORTUNITY

134 acres, minutes from downtown Huntsville.

200 Yonge Street South · Huntsville, Ontario

133.99 acres

LOT SIZE · ≈5.84M SQ FT

±1,475 ft

FRONTAGE · YONGE ST S

Rural (RU)

ZONING · EXC. 1433 & 1809

Well + septic

PRIVATE SERVICES

A rare large-acreage offering, sold under Power of Sale.

Approximately 134 acres of mostly forested, gently rolling Muskoka terrain with about 1,475 feet of year-round municipal frontage on Yonge Street South — roughly two kilometres from downtown Huntsville. The land formerly operated as a snow-tubing and outdoor recreation park, and its site-specific zoning carries that permission forward today.

An exceptional opportunity for operators, investors or land bankers seeking scale in one of Ontario's fastest-growing four-season destinations.

- **Recreation park as-of-right** — Exception 1433 permits an outdoor recreational park with accessory restaurant, no rezoning required.
- **Farm-goods market** — Exception 1809 adds a retail market use.
- **Rural base permissions** — single detached dwelling, farm, forestry, equestrian establishment and more.
- **Tubing hills, trails and pond** — cleared runs and a trail network through the hardwood.
- **Near Hwy 11, Deerhurst and Hidden Valley** — the four-season heart of Muskoka.

Zoning detail, location map and cautions on the reverse.

Power of Sale — sold strictly on an "as is, where is" basis, with no representations or warranties by the Seller. Buyers to confirm all matters, including measurements, acreage, zoning and permitted uses, through their own due diligence. E.&O.E.



THE FORMER TUBING RUNS — LANES STILL CLEARED



THE SNOW-TUBING HILL IN OPERATION

ZONING & PERMITTED USES

Zoned rural — with the recreation park carried forward.

The property sits in the Rural (RU) precinct under Huntsville’s Community Planning Permit By-law 2022–97. Two site-specific exceptions were carried forward from the former zoning by-law and remain in force.

EXCEPTION 1433By-law 2001-150P

Outdoor recreational park — as-of-right

Snow-tubing hills

Summer tubing slides

Snowboarding hill

Driving range

Miniature golf

Tennis courts

Volleyball courts

Outdoor skating rink

Climbing wall

Batting cages

Recreational trails

Accessory restaurant & concession

Re-establish the recreation operation without rezoning — subject to permits and current development standards.

EXCEPTION 1809By-law 2008-72P

Farm-goods market

Buildings, stalls or an open area for the display and retail of farm produce, foodstuffs, wares or commodities (excluding livestock sales).

BASE RURAL (RU) ALSO PERMITS

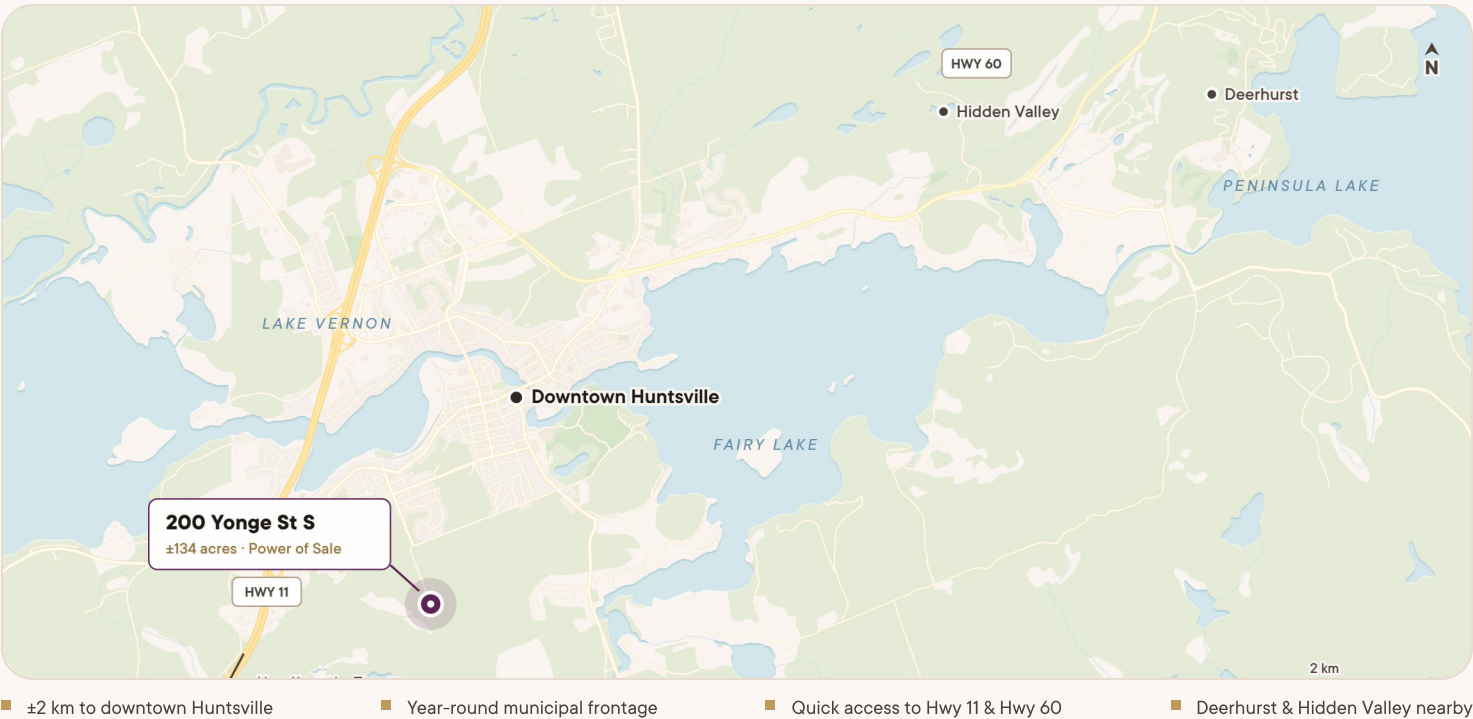
Single detached dwelling · farm · forestry · equestrian establishment · kennel · private park — plus accessory uses from a bed & breakfast to a home occupation.

Not as-of-right: overnight accommodation or resort lodging, residential subdivision, and general commercial would each require amendments. Confirm the precinct and exceptions with Town of Huntsville Planning (705-789-1751) before relying on them.

THE LOCATION

Hwy 11 and Hwy 60 close by · Deerhurst and Hidden Valley to the east

Two kilometres from downtown Huntsville.



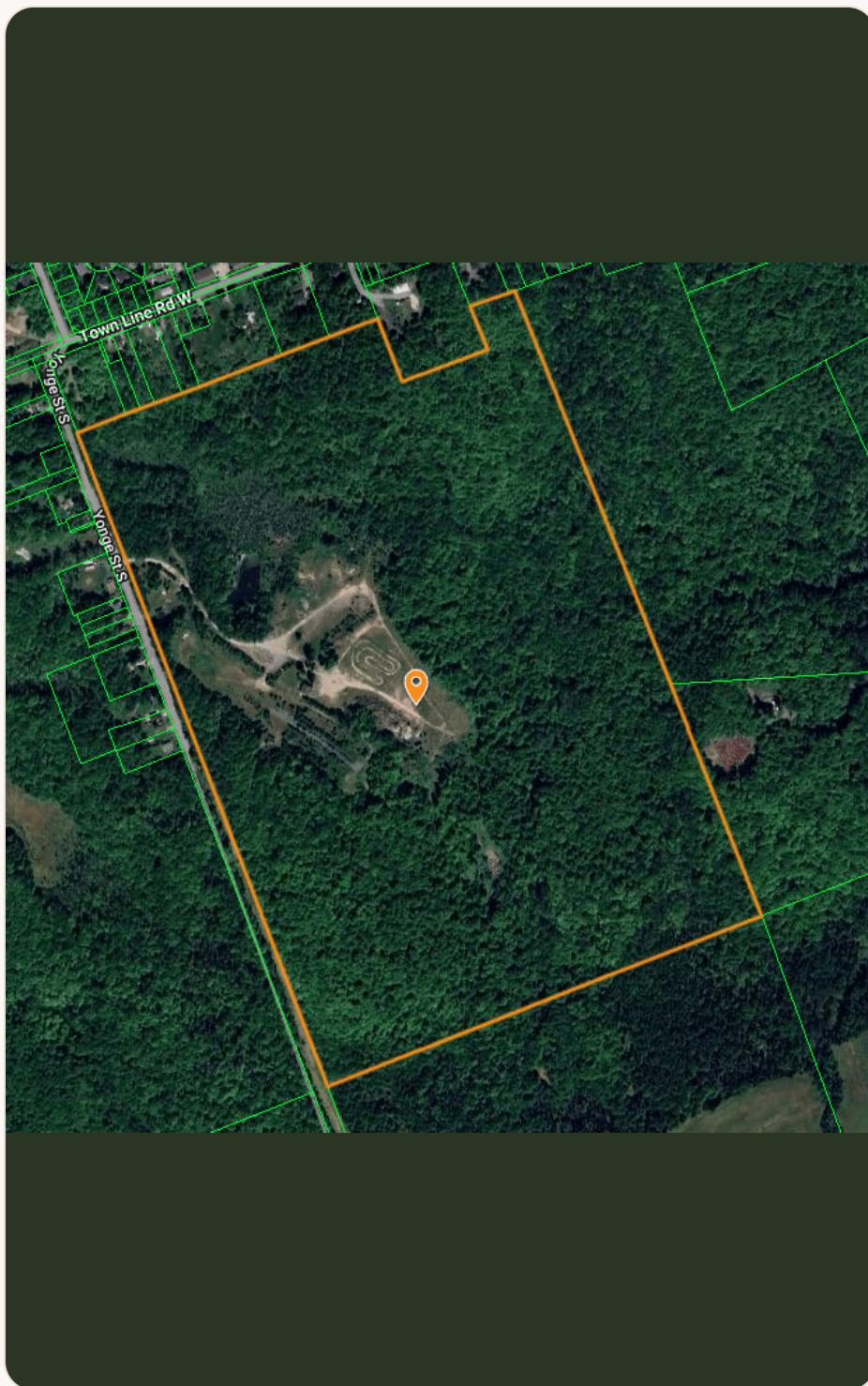
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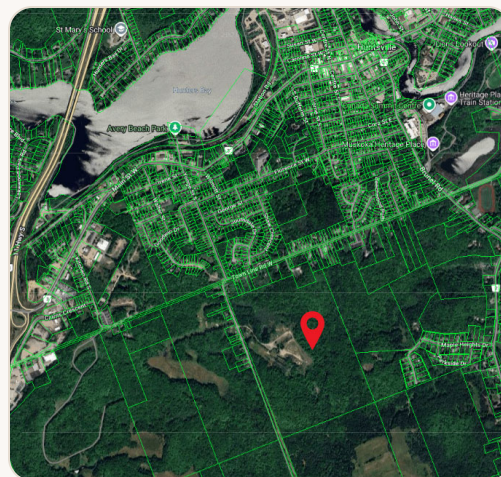
THE PARCEL

±134 acres with 1,475 feet on Yonge Street South.

One contiguous block running east from Yonge Street South — the former tube-park base, pond and trail network in the northwest corner, mature hardwood over the balance.



PARCEL BOUNDARY (APPROXIMATE) — YONGE ST S ALONG THE WEST LIMIT



IN CONTEXT — 2 KM SOUTH OF DOWNTOWN HUNTSVILLE

LEGAL DESCRIPTION

Pt. Lots 11 & 12, Concession 14, Brunel, Town of Huntsville

PIN

480991600

LOT AREA

133.99 acres · ≈5.84M sq ft

FRONTAGE

±1,475 ft on Yonge St S

ZONING

RU · Exceptions 1433 & 1809

Boundary and pin locations are approximate and for illustration only — to be verified by survey and parcel register.

OFFICIAL PLAN DESIGNATION

Designated Mixed Use Area and Open Space — inside the urban boundary.

Town of Huntsville planning staff confirmed in writing (July 2026) that the subject lands are designated **Mixed Use Area** and **Open Space** in the Official Plan, within the **Huntsville Highlands Secondary Plan** area — inside the Huntsville Urban Settlement Area boundary. The Official Plan names these lands directly: Lot 11 and Part Lot 12, Concession 14 are the “**Rock Ridge Mixed Use Area**” (Section 3.10).

“The subject lands are designated Mixed Use Area and Open Space in the Town of Huntsville Official Plan. To confirm, the property is also located within the Huntsville Highlands Secondary Plan area.

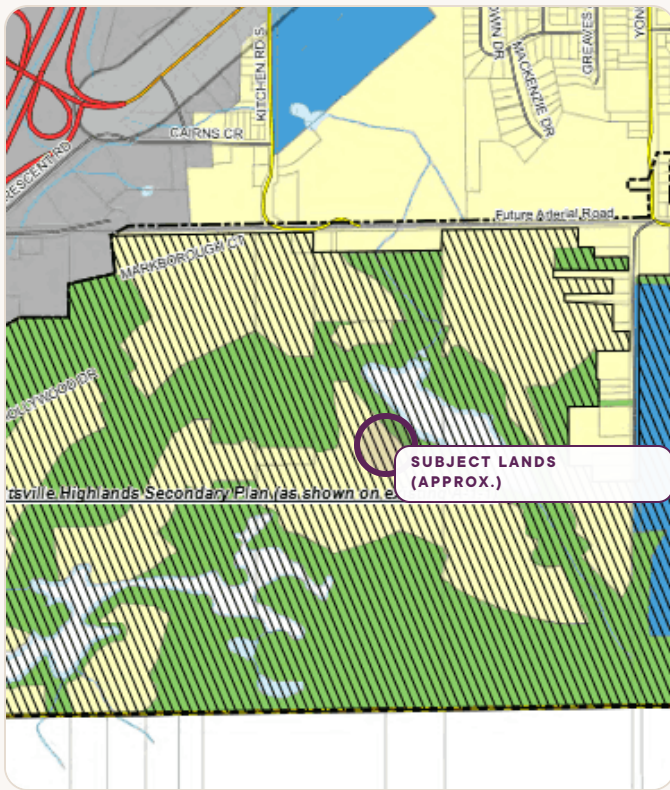
TOWN OF HUNTSVILLE · PLANNING & DEVELOPMENT, JULY 2026

OFFICIAL PLAN §3.10.11 Rock Ridge Mixed Use Area · Huntsville Highlands Secondary Plan

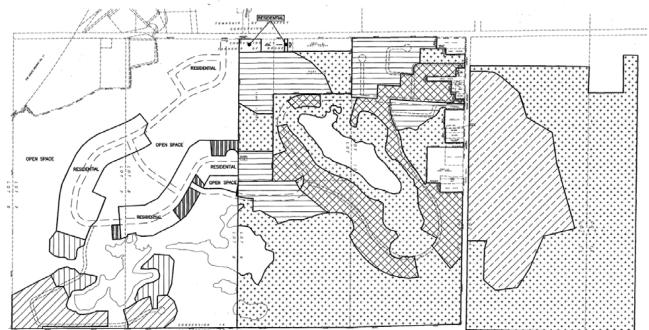
Permitted uses under the Official Plan

Single-family residential Multiple-unit residential Convenience commercial Indoor recreational uses Outdoor recreational uses

Residential opportunities are identified on the lands adjacent to the ±1,475 ft Yonge Street South frontage, with recreation as the anchor use across the balance. Encouraged housing mix: **60% detached · 40% semis, townes, triplexes & apartments** (§3.10.12). Commercial is convenience-scale, serving recreation users and the neighbourhood (§3.10.10).



OFFICIAL PLAN SCHEDULE B-1 (DETAIL) — HATCHED: HUNTSVILLE HIGHLANDS SECONDARY PLAN AREA · BLUE: MIXED USE AREA · GREEN: OPEN SPACE



Appendix 2 - Huntsville Highlands Secondary Plan



APPENDIX 2 — HUNTSVILLE HIGHLANDS SECONDARY PLAN · A SUBSTANTIAL MIXED USE BLOCK MAPPED WITHIN THE PLAN AREA

- **Policy support beyond the zoning** — the Official Plan designation and its named permitted uses are the framework a rezoning or development application is measured against.
- **Urban settlement land, not open countryside** — inside the urban boundary, surrounded by future development parcels within a secondary plan planned for up to 1,170 units.
- **Municipal servicing required before final approvals** (§3.10.13) — and resort / hotel lodging is not among the listed uses; it would require an Official Plan Amendment.