



NOTICE OF OPEN HOUSE AND PUBLIC MEETING CONCERNING PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND COMMUNITY PLANNING PERMIT BY-LAW OF THE TOWN OF HUNTSVILLE

Town of Huntsville Official Plan Amendment #10 (OPA #10 – Height and Density Evaluation Criteria) and Community Planning Permit By-law Amendment CPPA/08/2026/HTE

TAKE NOTICE THAT the Town of Huntsville is holding an Open House and a Public Meeting to review proposed Official Plan Amendment #10 (OPA #10) and a Community Planning Permit By-law Amendment (CPPA/08/2026/HTE) to update policies respecting development in the Huntsville Urban Settlement Area that propose height and density increases.

OPEN HOUSE

MEETING DATE: Wednesday April 29, 2026

TIME: 5:00 P.M. to 7:30 P.M.

LOCATION: Partner's Hall (1st floor), Town Hall, 37 Main St. E., Huntsville, ON

PURPOSE: To provide the public with an opportunity to review and ask questions about the proposed OPA and CPPA.

PUBLIC MEETING

MEETING DATE: Wednesday May 13, 2026

TIME: 1:00 P.M.

LOCATION: Council Chambers (3rd floor), Town Hall, 37 Main St. E., Huntsville, ON OR see virtual meeting participation link and instructions at www.huntsville.ca/PC

PURPOSE: To provide the public with an opportunity to offer comments to Planning Staff and Council on the proposed OPA and CPPA.

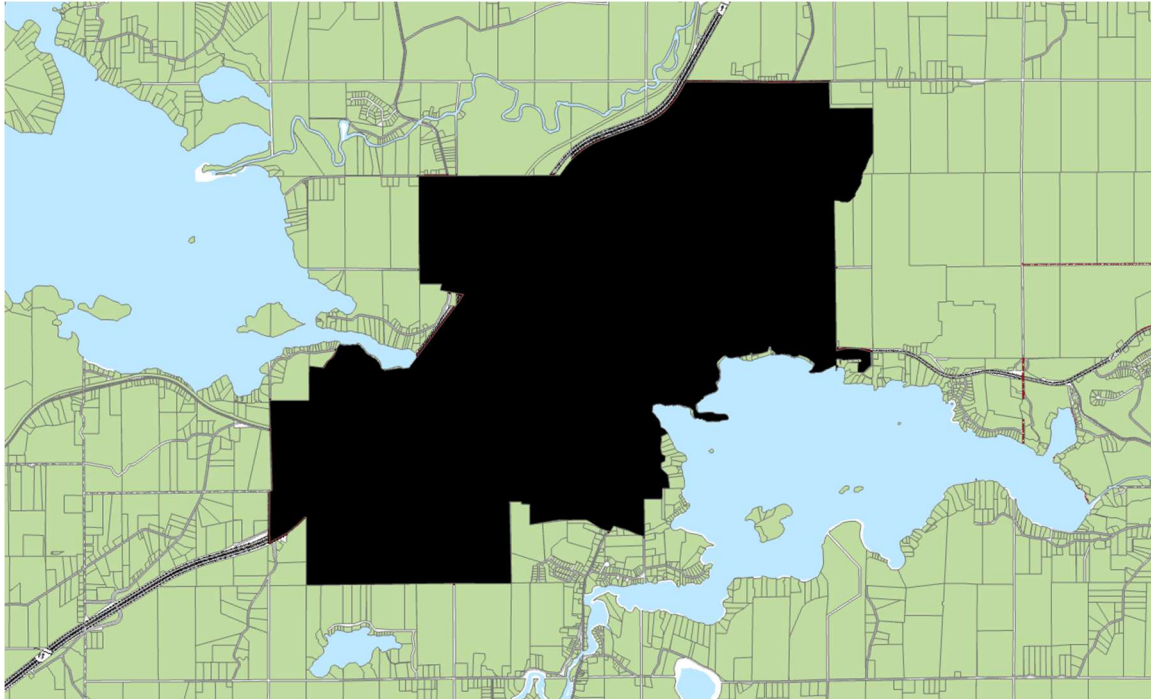
EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED OPA and CPPA:

The Town of Huntsville has completed a study of existing height and density policies and how increases can be mitigated. As a result of this work, updates to the Official Plan of the Town of Huntsville and Community Planning Permit By-law 2022-97, as amended, are proposed to ensure such applications will be considered if proposed in appropriate locations and be subject to specific evaluation criteria. Information about this Height and Density Evaluation Criteria review can be found online here: myhuntsville.ca

The proposed amendments apply to all lands within the Town of Huntsville Urban Settlement Area, as illustrated in Schedule B1 of the Huntsville Official Plan. A map of these lands is provided below.



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The proposed amendment to the Official Plan would update policies respecting new development that proposes to increase height and/or density beyond permitted limits. The amendment would add policies to protect significant views and hill crowns within Huntsville's Urban Settlement Area; encourage such developments in suitable areas only, and in consideration of criteria and guidance, to be detailed in the Community Planning Permit By-law. The amendment would also introduce definitions for terminology to be used in the policies, such as Hill Crown, Ridge Line, Significant View, and Tree Line. The amendment would also add enabling provisions related to community benefits..

The proposed amendment to the Community Planning Permit By-law would help implement the new Official Plan policies by adding Height and Density Suitability Mapping for the Huntsville Urban Settlement Area as an Appendix to the By-law; updating general provisions to include new performance standards for any developments within the Urban Settlement Area exceeding 11m (or three (3) stores), addressing requirements for setbacks, amenities requirements, and building and landscaping design; and introducing new and revised definitions to support implementation. The amendment would also permit an increase in the maximum building height from 11m to 15m in highly suitable areas, as identified in the Suitability Mapping, within the Urban Residential – High Density (UR3) Precinct, Urban Mixed Use (UM) Precinct, and Central Business District (CBD) Precinct, provided that an appropriate community benefit is secured.

The proposed OPA and CPPA, and associated mapping Appendix, is available for review online at www.huntsville.ca/PC as of the date of this notice, or by contacting the Town of Huntsville Planning Department (see contact details below).



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MEMBERS OF THE PUBLIC MAY PROVIDE FEEDBACK on the proposed OPA and CPPA, either orally or via a written submission using the contact details below. Written feedback is strongly encouraged, preferably before the public meeting date, but comments will be accepted any time until the date a decision is made. Members of the public wishing to attend the public meeting may do so by attending Council Chambers on May 13th, 2026, or virtually through Zoom. A link to the Zoom meeting and instructions on how to participate virtually or via telephone will be made available to any member of the public proper to the meeting at www.huntsville.ca/PC. Anyone wishing to attend virtually is asked to review the disclaimer respecting virtual meeting participation at www.huntsville.ca/PC and consider in person attendance where possible to avoid technical issues that may impact meeting participation.

IF YOU WISH TO BE NOTIFIED of the decision of Town of Huntsville on the proposed OPA or CPPA, you must make a written request to the Clerk of the Town of Huntsville (see address below).

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal a decision of the Town of Huntsville or District of Muskoka respecting an OPA or CPPA to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Huntsville before the adoption or approval of the proposed OPA or CPPA, the person or public body is not entitled to appeal the decision of the Town of Huntsville or District of Muskoka to the OLT and the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ALL COMMENTS AND SUBMISSIONS RECEIVED will become part of the public record. Comments received as part of the public participation process for this proposal will be considered by Planning Council.

FOR MORE INFORMATION about this matter, including information about appeal rights, contact the Town of Huntsville Planning Department: 37 Main St. E., Huntsville, ON

IN-PERSON: 8:30 A.M. to 4:30 P.M.
TELEPHONE: (705) 789-1751 (Ext. 2257).
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: April 9, 2026