



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 May 14, 2025

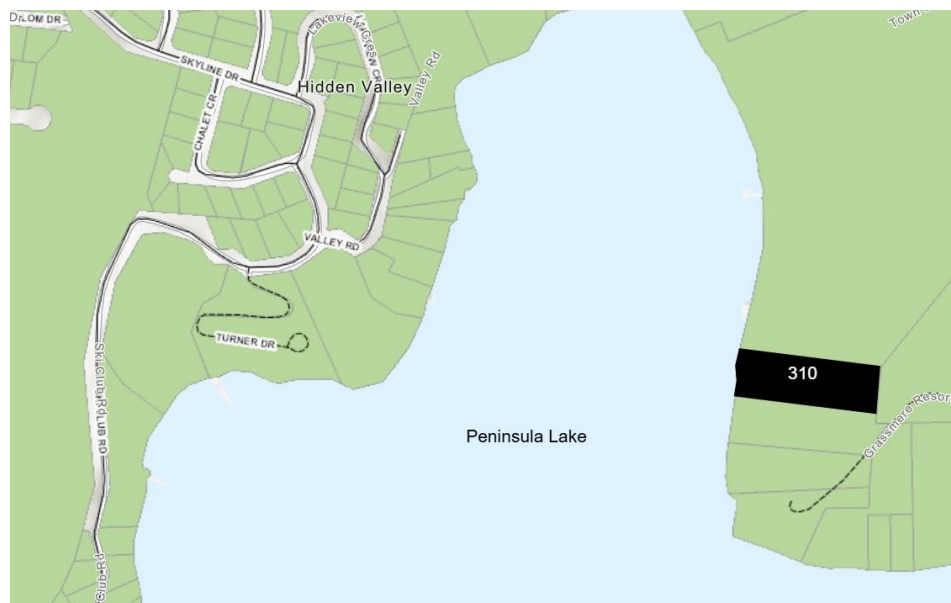
APPLICATION NO.: CPPA/12/2025/HTE
(MINUK)

TIME: 1:00 P.M.

ADDRESS: 410 Grassmere Resort Rd.

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: Lots 25 and Part Lots 23 and 24, Plan 5, Former Geographic Township of Chaffey; designated as Part 14 on Plan 35R-25128; Town of Huntsville; District Municipality of Muskoka



PURPOSE AND EFFECT: The applicant is proposing construction of a new 234.8m² dock and 71.2m² flat-roofed boathouse and relocation of existing non-complying shoreline structures. The amendment would change the precinct on the lot from a Waterfront Residential – 60m (WR1) precinct to a Waterfront Residential – 60m with Exception (WR1-Exception) precinct to:

- Reduce the minimum required setback for Type 1 Fish Habitat and an At Capacity Lake Trout Lake from 30m to 0m for the flat-roofed boathouse;
- Increase the maximum projection of a dock from 15m to 20m;
- Increase the maximum projection of a flat-roofed boathouse from 15m to 20m;
- Reduce the minimum required setback for Type 1 Fish Habitat and an At Capacity Lake Trout Lake from 30m to 4.86m for a non-roofed accessory structure (i.e. a canoe rack);
- Reduce the minimum required setback for an At Capacity Lake Trout Lake from 30m to 4.42m for a dryland boathouse; and
- Reduce the minimum required setback for Type 1 Fish Habitat to a dryland boathouse from 30m to 8.34m

The amendment also proposes to delete previous zoning exception SR2-0286 from the By-law.

Members of the public wishing to provide comment are strongly encouraged to make a written submission prior to the meeting by emailing planning@huntsville.ca, or via mail. Members of the public wishing to make oral submissions to Council may do so during the meeting. Members of the public wishing to attend this meeting virtually are 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 arise. Please contact the Town's Planning Department using the contact information provided at the end of this notice to discuss participation arrangements if necessary.

PLEASE NOTE: 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.

Plans and an explanation of this application can be obtained by contacting the Planning Department at the below-noted address.

IF YOU WISH TO BE NOTIFIED of the decision of Council on the proposed community planning permit by-law amendment, you must make a written request to the Town of Huntsville (see address below).

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Planning Council before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to Planning Council before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

FOR MORE INFORMATION about this matter,
contact the Town of Huntsville Planning
Department:
37 Main St. E, Huntsville, ON. P1H 1A1

IN PERSON: 8:30 A.M. to 4:30 P.M.
TELEPHONE: (705) 789-1751 (Ext. 2422).
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: April 24, 2025

HEARING DATE: May 14, 2025