



NOTICE OF PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO COMMUNITY PLANNING PERMIT BY-LAW OF THE TOWN OF HUNTSVILLE

Community Planning Permit By-law Amendment CPPA/36/2025/HTE (Town of Huntsville - Alternative Rural Residential Lot Standards)

TAKE NOTICE THAT the Town of Huntsville is holding a Public Meeting to review proposed Community Planning Permit By-law Amendment (CPPA/36/2025/HTE) respecting the establishment of alternative lot standards for rural residential lot creation.

MEETING DATE: Wednesday December 2, 2025

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

EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED CPPA: The proposed By-law amendment is to update the alternative rural residential lot area requirements for lots located within the Rural Residential (RR) precinct lot creation, to conform to Official Plan Amendment # 6 (OPA#6), as approved by the District Municipality of Muskoka.

OPA#6 includes policies that provide an option, where the current standards cannot be met, to permit a reduced lot area and frontage for Rural Residential lots provided specific criteria, such as increased setbacks, maintenance of vegetation, amongst others, are addressed. This e CPPA will amend the CPP By-law to incorporate the new lot area for lots within the Rural Residential (Precinct) to which alternative rural lots standards apply. The amendment is considered to be general in nature and apply to all rural residential lands in the Town of Huntsville.

No key map is provided as the proposed CPPA applies to all rural lands.

To review the proposed amendment please contact the Town of Huntsville Planning Department (see contact details below). The proposed CPPA will also be available for review online at www.huntsville.ca/PC as of the date of this notice.

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.

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.

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. 2351).
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: December 19, 2024