



## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**LANDS AFFECTED:** 182 Rockhaven Road, Part Lot 19 & 20, Concession 10, Parts 4, 10 on 35R-7216; Former Geographic Township of Chaffey; Town of Huntsville; The District Municipality of Muskoka

**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, as amended.

**MEETING DATE:** Wednesday, July 15<sup>th</sup>, 2026

**APPLICATION NO.:** CPPA/18/2026/HTE  
(Morton)

**TIME:** 9:00 AM

**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](http://www.huntsville.ca/PC))

**PURPOSE AND EFFECT:** The applicant is proposing to create five (5) new waterfront residential lots. To facilitate this development, a Community Planning Permit By-law Amendment is proposed to change the precinct on the subject lands from a Rural (RU) precinct and Flood (F) precinct to a:

- Waterfront Residential – 120 Metres with Exception “XXXX” (WR2-XXXX) precinct; a
- Waterfront Residential – 120 Metres with Exception “YYYY” (WR2-YYYY) precinct; a
- Waterfront Residential – 120 Metres with Exception “ZZZZ” (WR1-ZZZZ) precinct; and a
- Conservation (C) precinct.

The amendment includes an exception to recognize the proposed frontage on a narrow waterbody, from 100m to 110m instead of the required 120m, for Severed Lots 1 to 3. In addition, all Exceptions would require a Community Planning Permit to limit development to the identified building envelopes, restrict shoreline development, and implement the findings of the Environmental Impact Study submitted with the application.



A copy of the draft amending By-law is available upon request. Members of the public wishing to receive a copy of the draft By-law or comment on the proposal are strongly encouraged to make a written submission any time prior to the meeting by emailing [planning@huntsville.ca](mailto:planning@huntsville.ca), or via mail.

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](http://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 the Planning Council or 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 the Planning Council or 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.

#### **NOTICE OF CONSENT APPLICATIONS B/24-28/2026/HTE**

In addition to Community Planning Permit By-law Amendment application CPPA/18/2026/HTE, the applicant also submitted Consent Applications B/24-28/2026/HTE, which applies to the same lands as the proposed Community Planning Permit By-law Amendment.

The purpose and effect of the consent applications is to create five (5) new waterfront residential lots. The severed lots would range in area from 2ha to 5ha and frontage on the Little East River from 100m to 366m. The Retained Lot is proposed to have an area of approximately 5.1ha with 200m of frontage on the Little East River. All the Lots will have access from the year-round maintained portion of Rockhaven Road.

**Although no public meeting is being held in regard to the consent**, any person or public body may make written submissions to the Town of Huntsville concerning the proposed consent application. ***Please note that any objections must include your name, contact information and reasons for your objection.***

A decision on the consent application will be made **NO EARLIER THAN Wednesday, July 15<sup>th</sup>, 2026**. Any submissions regarding this application must be made in writing before this date.

**IF YOU WISH TO BE NOTIFIED** of the decision of the approval authority on the proposed consent, you must make a written request to the Town of Huntsville (see address below).

**IF A PERSON OR PUBLIC BODY** that files an appeal of a decision of the approval authority in respect of the proposed consent does not make written submissions to the approval authority before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

**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 and Council.

**IF YOU WISH TO VIEW A COPY OF THE SITE SKETCH** please visit the Town of Huntsville's Planning Notices webpage at: <https://www.huntsville.ca/en/home-property-and-planning/planning-notices.aspx>

**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. 2409).  
**EMAIL:** [planning@huntsville.ca](mailto:planning@huntsville.ca)  
**WEBSITE:** [www.huntsville.ca](http://www.huntsville.ca)

**Notice Date:** June 25, 2026