



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING – COMMUNITY PLANNING PERMIT BY-LAW AMENDMENT AND NOTICE OF CONSENT

LANDS AFFECTED: 21 Greer Road, Part of Lot 17, Concession 5, in the former Geographic Township of Stephenson; being Part 1 on Plan 35R-9929 and Part 3 on Plan 35R-11244; Town of Huntsville; District 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, June 11th, 2025
TIME: 1:00 P.M.

APPLICATION NO.: CPPA/06/2025/HTE
(1282283 Ontario Ltd.)

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)

PURPOSE AND EFFECT: The applicant is proposing to create one (1) new community business employment lot. To facilitate this development, this amendment application has been submitted to change the precincts on the subject lands from a Community and Rural Business Employment (CRBE) precinct to a Community and Rural Business Employment with Exception “XXXX” (CRBE-XXXX) precinct and Conservation (C) precinct for the severed lot and a Community and Rural Business Employment with Exception “YYYY” (CRBE-YYYY) precinct for the retained lot; with the exceptions being to:

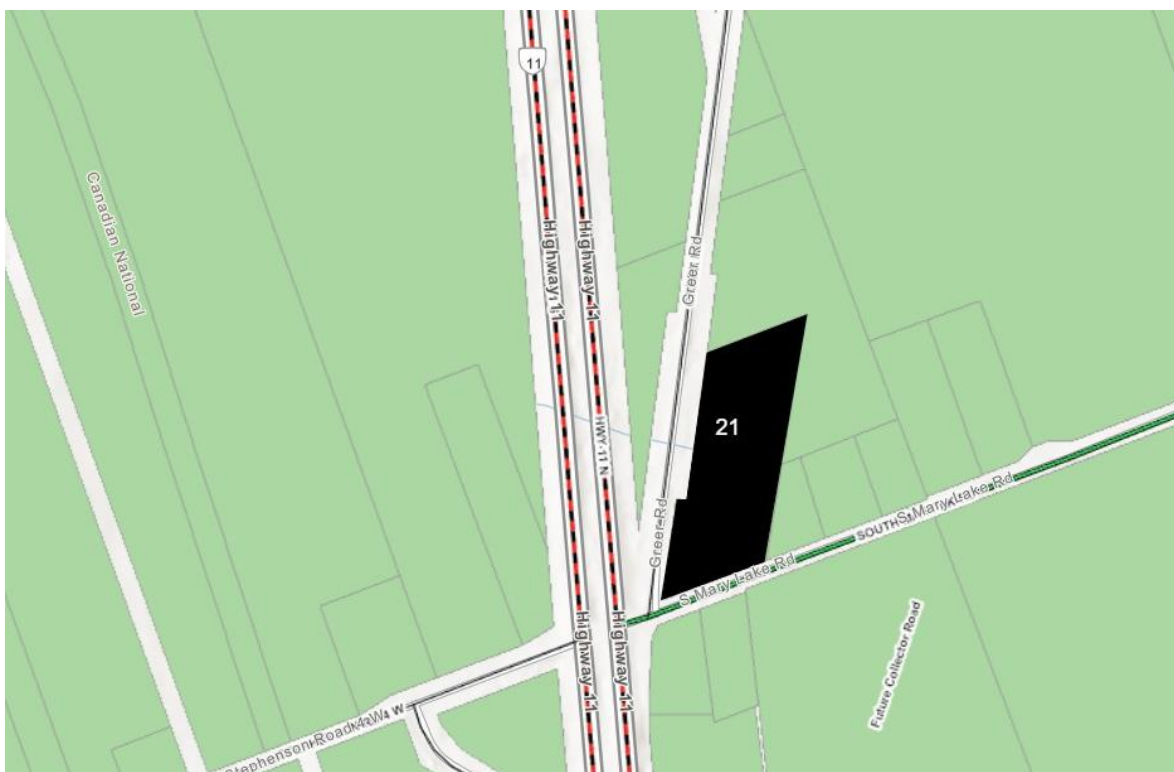
XXXX:

- Reduce the minimum required lot area from 2ha to 1.4ha;
- Restrict the maximum gross floor area for a building(s) to 1,850 m²;
- Limit permitted uses to those that are dry non-effluent producing in nature as required and approved by the Ministry of the Environment and Energy; and
- Permit a Laundromat with a closed loop water system.

YYYY

- Reduce the minimum required lot area from 2ha to 0.8ha;
- Deem yard requirements to comply;
- Restrict the maximum gross floor area for a building(s) to 1,850 m²;
- Limit permitted uses to those that are dry non-effluent producing in nature as required and approved by the Ministry of the Environment and Energy; and
- Permit a Laundromat with a closed loop water system.

The amendment also proposes to delete previous zoning exception C2-1143 from the By-law.



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, 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 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 APPLICATION B/07/2025/HTE

In addition to Community Planning Permit By-law Amendment application CPPA/06/2025/HTE, the applicant also submitted Consent Application B/07/2025/HTE, which applies to the same lands as the proposed Community Planning Permit By-law Amendment.

The purpose and effect of the consent application is to create one (1) new community business employment lot. The proposed severed lot would have an approximate area of 1.4ha and frontage of 153m on Greer Road. The proposed retained lot would have an approximate area of 0.8ha and frontage of 110m on South Mary Lake Road.

Community Planning Permit By-law Amendment application CPPA/06/2025/HTE proposes to change the precinct on the proposed severed lot to a Conservation (C) precinct and a Community Residential Business Employment with Exception "XXXX" (CRBE-XXXX) precinct. The amendment also proposes to change the precinct on the retained lot to a Community Residential Business Employment with Exception "YYYY" (CRBE-YYYY) precinct to support the lot creation.

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, June 11, 2025**. 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.

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: May 22, 2025