



CORPORATION OF THE TOWN OF HUNTSVILLE

BY-LAW NUMBER 2026-**XX**

**Being a by-law to amend Community Planning Permit By-law 2022-97
as amended, of the Corporation of the Town of Huntsville
(Halmont Properties Corporation)**

WHEREAS the council of the Corporation of the Town of Huntsville finds it expedient to amend Community Planning Permit By-law 2022-97, as amended;

AND WHEREAS authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990. c. P. 13 and amendments thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF HUNTSVILLE ENACTS AS FOLLOWS:

1. Schedule No. "G-10" of Community Planning Permit By-law 2022-97, as amended, is hereby further amended by changing the precincts of Pt. Lots 26 & 27, Con. 1, Chaffey, from the **Open Space with Exception "1140" (O3-1140)** precinct to a **Recreational Resort Residential with Exception "XXXX" (RRR-XXXX)** precinct, **Recreational Resort Commercial with Exception "YYYY" (RRC-YYYY)** precinct, **Open Space (OS)** precinct, and **Conservation (C)** precinct, and by changing the boundaries of the **Natural Constraints 1 Overlay**, as shown on Schedules "I" and "II" attached hereto.
2. Appendix C – "Previous Site Specific Exceptions" from Section 6 of Huntsville Zoning By-law 2008-66P, as amended" is hereby further amended by removing Exception No. 1140 from Table C.1 – Previous Site-Specific Exceptions.
3. Section 6 – "Site Specific Exceptions" is hereby further amended by adding the following to Table 6.1 – Site Specific Exceptions:

| Precinct | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|----------|---------------|------------|-----------------------------------|--------------|---|
| RRR | XXXX | 2026-XX | Pt. Lots 26 & 27, Con. 1, Chaffey | G-10 | <p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following provisions shall apply to the RRR-XXXX precinct:</p> <ul style="list-style-type: none"> • Remove the minimum lot frontage requirement; • Remove the minimum lot area requirement; • Remove the minimum interior side yard requirement; • Remove the minimum exterior side yard requirement; • Remove the minimum rear yard requirement; • Remove the minimum front yard requirement; • Permit a maximum density of one hundred ten (110) dwelling units; • Building height shall mean the vertical distance measured from the average finished grade on the side of the building where the principal access is provided from a public or private road; • The minimum separation between a permitted dwelling type within the RRR-XXXX Precinct from the nearest public or private road shall be 6m to a garage or dwelling, and 2m to a porch or deck; • The minimum separation between permitted dwelling types within the RRR-XXXX Precinct is 3m; • The minimum separation between a building in the RRR-XXXX Precinct and an existing building in another Precinct shall be |

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| | | | | | <p>20m;</p> <ul style="list-style-type: none">• The minimum separation between a building in the RRR-XXXX Precinct and a lot line for lands within the RRC-YYYY, Recreational Resort Residential, Recreational Resort Commercial and Waterfront Commercial Precincts is 5m;• Tandem parking is permitted for required parking spaces;• A minimum of 25% of the RRR-XXXX Precinct shall be comprised of soft landscaping;• No building or structures shall be located within 14 metres of Class 1 or 2 Highways;• In addition to any other requirements of the Community Planning Permit By-law 2022-97, as amended, a Community Planning Permit shall not be issued for Development to proceed unless the Director of Development Services, or designate, is satisfied that the following detailed plans have been satisfactorily submitted, where necessary, for the Development:<ul style="list-style-type: none">○ Landscape Plan;○ Tree Preservation Plan;○ Stormwater Management Plan;○ Construction Mitigation/Staging Plan;○ Grading Plan;○ Servicing Plan;○ Photometric Plan;○ Detailed Trail Design Plan; and○ Detailed Offsite Improvement Plan. |
| RRC | YYYY | 2026-XX | Pt. Lots 26 & 27, Con. 1, Chaffey | G-10 | Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following provisions shall apply to the RRC-YYYY precint: |

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| | | | | | <ul style="list-style-type: none">• A temporary sales office shall be a permitted use;• No building or structures shall be located within 14 metres of Class 1 or 2 Highways;• In addition to any other requirements of the Community Planning Permit By-law 2022-97, as amended, a Community Planning Permit shall not be issued for Development to proceed unless the Director of Development Services, or designate, is satisfied that the following detailed plans have been satisfactorily submitted, where necessary, for the Development:<ul style="list-style-type: none">○ Landscape Plan;○ Tree Preservation Plan;○ Stormwater Management Plan;○ Construction Mitigation/Staging Plan;○ Grading Plan;○ Servicing Plan;○ Photometric Plan;○ Transportation Impact Study Addendum;○ Detailed Trail Design Plan; and○ Detailed Offsite Improvement Plan. |
|--|--|--|--|--|--|

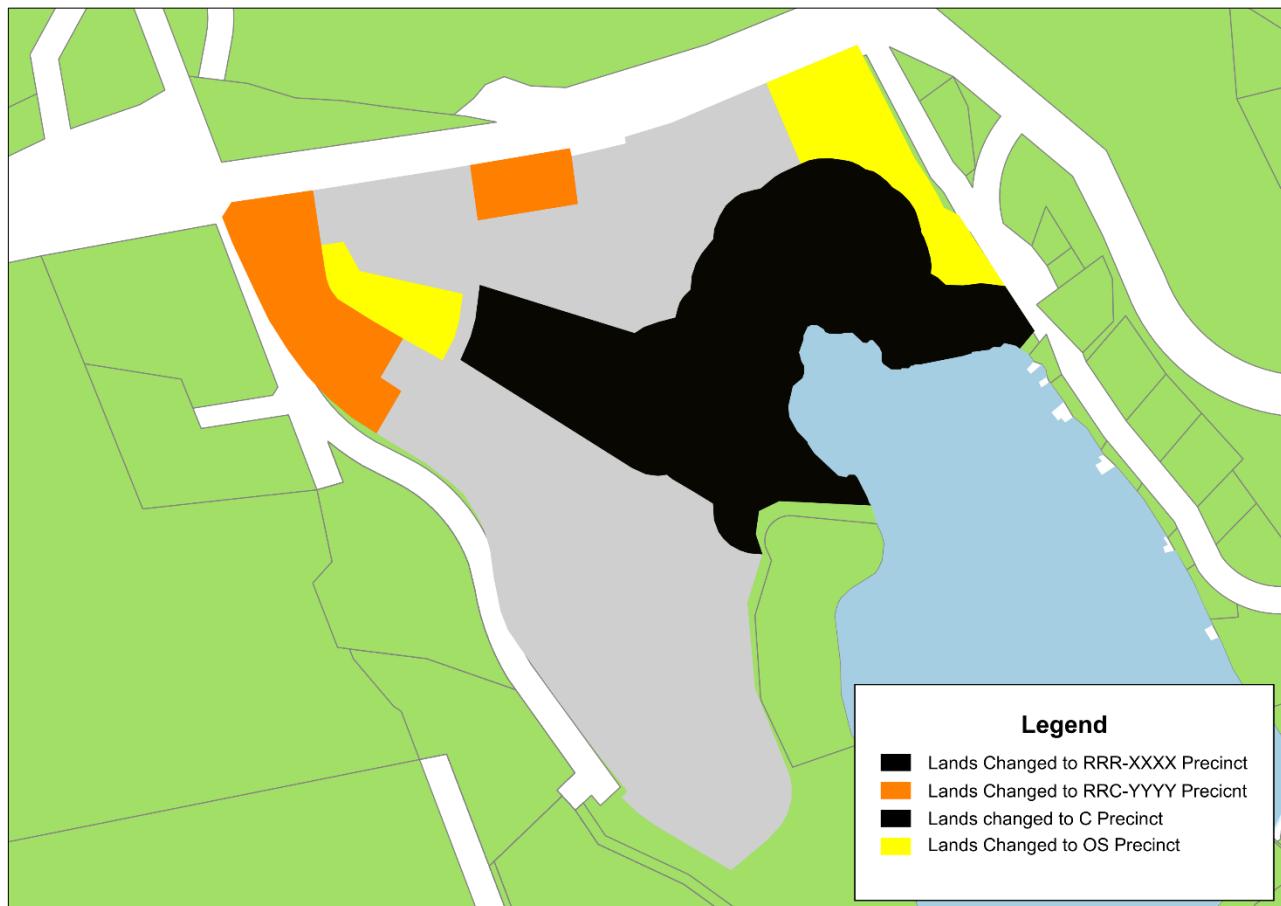
4. Schedules “I” and “II” attached hereto, are hereby made part of this by-law.
5. This By-law shall come into force on the date of passage and take effect the day after the last date for filing of appeals where no appeals are received, or, where appeals are received, upon the approval of the Ontario Land Tribunal.

READ a first, second and third time and finally passed this XX day of XX, 2026.

Mayor (Nancy Alcock)

Clerk (Tanya Calleja)

Schedule “I” to By-law 2026-XX (Grandview Backlands)



Schedule “II” to By-law 2026-XX (Grandview Backlands)

