



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

LANDS AFFECTED: 303 Etwell Road, Part Lot 30 Concession 2, former Geographic Township of Stisted; 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, October 14th, 2026

APPLICATION NO.: CPPA/27/2025/HTE (Fennell & Matyasovszky)

TIME: 1:00 PM

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 two (2) new waterfront residential lots, one (1) new waterfront backlot, with rights-of-way for access. To facilitate this development, a by-law amendment is proposed to change the precinct on portions of the subject lands from a Waterfront Residential – 120m (WR2) precinct to:

- a Waterfront Backlot precinct with Exception “XXXX” (WB-XXXX); a
- a Waterfront Residential – 60m precinct with Exception “YYYY” (WR1-YYYY); and
- a Waterfront Residential – 120m precinct with Exception “YYYY” (WR2-YYYY);

Exception XXXX would permit an accessory structure to be situated prior to a primary structure on the lands, being an existing private cabin. Exception YYYY would require the actions and recommendations of technical studies to be implemented and limit development to the identified building envelopes through a Community Planning Permit.



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/18-20/2025/HTE

In addition to Community Planning Permit By-law Amendment application CPPA/27/2025/HTE, the applicant also submitted Consent Applications B/18-20/2025/HTE, which apply to the same lands as the proposed Community Planning Permit By-law Amendment.

The purpose and effect of the consent applications are to create two (2) new waterfront residential lots, one (1) new waterfront backlot, and rights-of-way for access. Severed Lot 1 is proposed to have an area of approximately 17.3ha with 421m of frontage along Etwell Road and contains a 55m² cabin structure. Severed Lot 2 is proposed to have an area of approximately 1.57ha with 136m of frontage on Lake Vernon, is currently vacant and would be accessed via a right-of-way over the retained? lands. Severed Lot 3 is proposed to have an area of approximately 3.12ha with 60m of frontage on Lake Vernon, is currently vacant, and would be accessed over an unopened road allowance off Etwell Road. The Retained Lot is proposed to have an area of approximately 2.6ha with 136m of frontage on Lake Vernon, contain the existing dwelling, and is accessed by an existing right-of-way over neighbouring lands.

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, October 14, 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
WEBSITE: www.huntsville.ca

Notice Date: September 24, 2026