NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

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.

MEETING DATE: Wednesday, December 2, 2026

APPLICATION NO.: CPPA/23/2026/HTE (Redekopp)

TIME: 1:00 P.M.

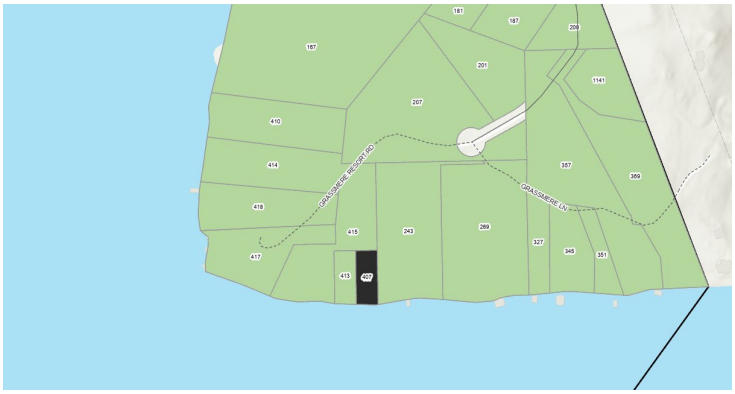
ADDRESS: 407 Grassmere Resort Road

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)

LEGAL DESCRIPTION: Lot 12, Plan 5; Part Lot 35, Concession 1, Part 6 on 35R-7504; Former Geographic Township of Chaffey; Town of Huntsville; The District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to permit a 30.5m^2 enclosed sunroom, 14.6m^2 and 6m^2 deck additions to an existing legal non-complying dwelling, and a 37m^2 one-storey detached garage on the lot. The Community Planning Permit By-law Amendment would change the precinct from a Waterfront Residential – 120m (WR2) to a Waterfront Residential – 120m with exception "XXXX" (WR2-XXXX) precinct. The purpose of the exception would be to:

- Permit development within 30m of an At Capacity Lake Trout Lake;
- Permit a 51.5m^2 increase in area for additions to a legal non-complying structure;
- For the 30.5m^2 sunroom addition: reduce the front yard setback from 30m to 29.2m and the interior side yard setback from 6m to 2.3m;
- For the 14.6m^2 deck addition: reduce the front yard setback from 30m to 27.6m the interior side yard setback from 6m to 1.6m;
- For the 6m^2 deck addition: reduce the interior side yard setback from 6m to 3.9m;
- For the 37m^2 one-storey detached garage: reduce the rear yard setback from 6m to 3m and the interior side yard setback from 6m to 3m;
- Permit an increase in shoreline activity area from 7.6m to 20m to recognize existing conditions;
- Recognize primary lot coverage to be existing at 13.9%; and
- Increase accessory lot coverage from 5% to 5.5%.



Members of the public wishing to provide comment are strongly encouraged to make a written submission prior to the meeting by emailing planning@huntsville.ca, or via mail. Members of the public wishing to make oral submissions to Council may do so during the meeting. 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.

PLEASE NOTE: 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.

Plans and an explanation of this application can be obtained by contacting the Planning Department at the below-noted address.

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.

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: November 12, 2026

HEARING DATE: December 2, 2026