



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 February 11, 2026

APPLICATION NO.: CPPA/02/2026/HTE (Sanford Investment Corp.)

TIME: 1:00 P.M.

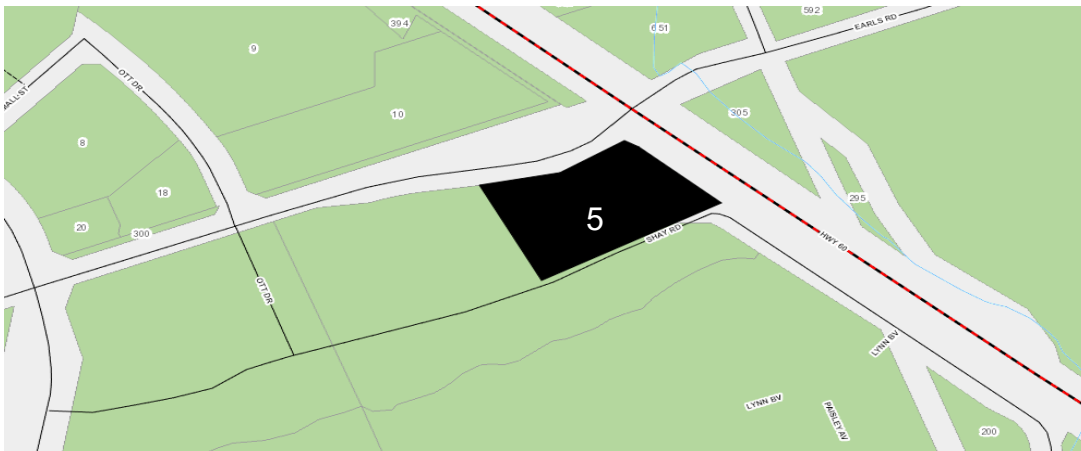
ADDRESS: 5 Hanes Road

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: Part of Lot 15, Concession 2; Former Geographic Township of Chaffey; Part 9 and Part 11 on Plan 35R-26913; Parts 12 and 13 on Plan 35R-26913; As in DM45360; Part 4 on Plan 35R-2646 & Part 3 on Plan 35R-14368; Town of Huntsville; The District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to construct a five-storey, 2,620m² mixed-use building with 1,450m² of ground floor commercial space and 100 multiple dwelling residential units above. The residential units will be rental units and include sixteen (16) designated Affordable dwelling units. The Community Planning Permit By-law Amendment is required to change the precincts on the lot from Urban Residential – Low Density (UR1) precinct and Urban Residential – Medium Density (UR2) precinct to Urban Residential – High Density with Exception (UR3-Exception) precinct to:

- Permit the following uses as additional permitted uses on the ground floor: Financial Establishment, Food Store, Retail Store, Personal Service Establishment, Service Establishment, Variety & Convenience Store, Health Services, Offices, Restaurant, Bar, Day Nursery, Educational Institution, Commercial Recreation Establishment and Place of Assembly;
- Increase the maximum permitted building height from 11m to 18.5m;
- Increase the maximum permitted residential density from 60 units per gross hectare to 83 units per gross hectare;
- Reduce the minimum aisle width requirement for double lane traffic from 6.7m to 6m;
- Reduce the minimum parking requirement for designated Affordable dwelling units from 0.75 spaces per dwelling unit plus 1 space for every 5 units for visitors (16 spaces) to 0.5 spaces per dwelling unit and no additional visitor spaces (8 spaces);
- Reduce the minimum required parking requirement for permitted ground floor commercial uses from 1 space per 25m² of Gross Floor Area (58 spaces) to 1 space per 20m² of Gross Floor Area (49 spaces);
- Permit a loading space to be located outside the rear or side yard; and
- Reduce the minimum number of parking spaces required to have a minimum width of 3m from 20% to 3%.



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

TELEPHONE: (705) 789-1751 (Ext. 2257).

EMAIL: planning@huntsville.ca

WEBSITE: www.huntsville.ca

IN PERSON: 8:30 A.M. to 4:30 P.M.

NOTICE DATE: January 22, 2026

HEARING DATE: February 11, 2026