



CORPORATION OF THE TOWN OF HUNTSVILLE

BY-LAW NUMBER 2025-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 "XXX" (RRR-XXXX) precinct**, **Recreational Resort Commercial (RRC) 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
Recreational Resort Residential	XXXX	2025-XX	Pt. Lots 26 & 27, Con. 1, Chaffey	G-10	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, to the contrary, the following provisions shall apply to the RRR-XXXX Zone:</p> <ul style="list-style-type: none"> • Permit a maximum density of one hundred ten (110) dwelling units; • 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; • The minimum front yard shall be 5m from the nearest public or private road for an attached garage or dwelling, and 2m and porch; • The minimum separation between townhouse blocks shall be 5m; • The minimum separation between a building and the Conservation Precinct and Open Space Precinct shall be 3m; • The minimum separation between a building in the RRR-XXXX Precinct and a building in another zone shall be 20m; and, • Tandem parking is permitted for the required parking spaces for a townhouse dwelling.

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.

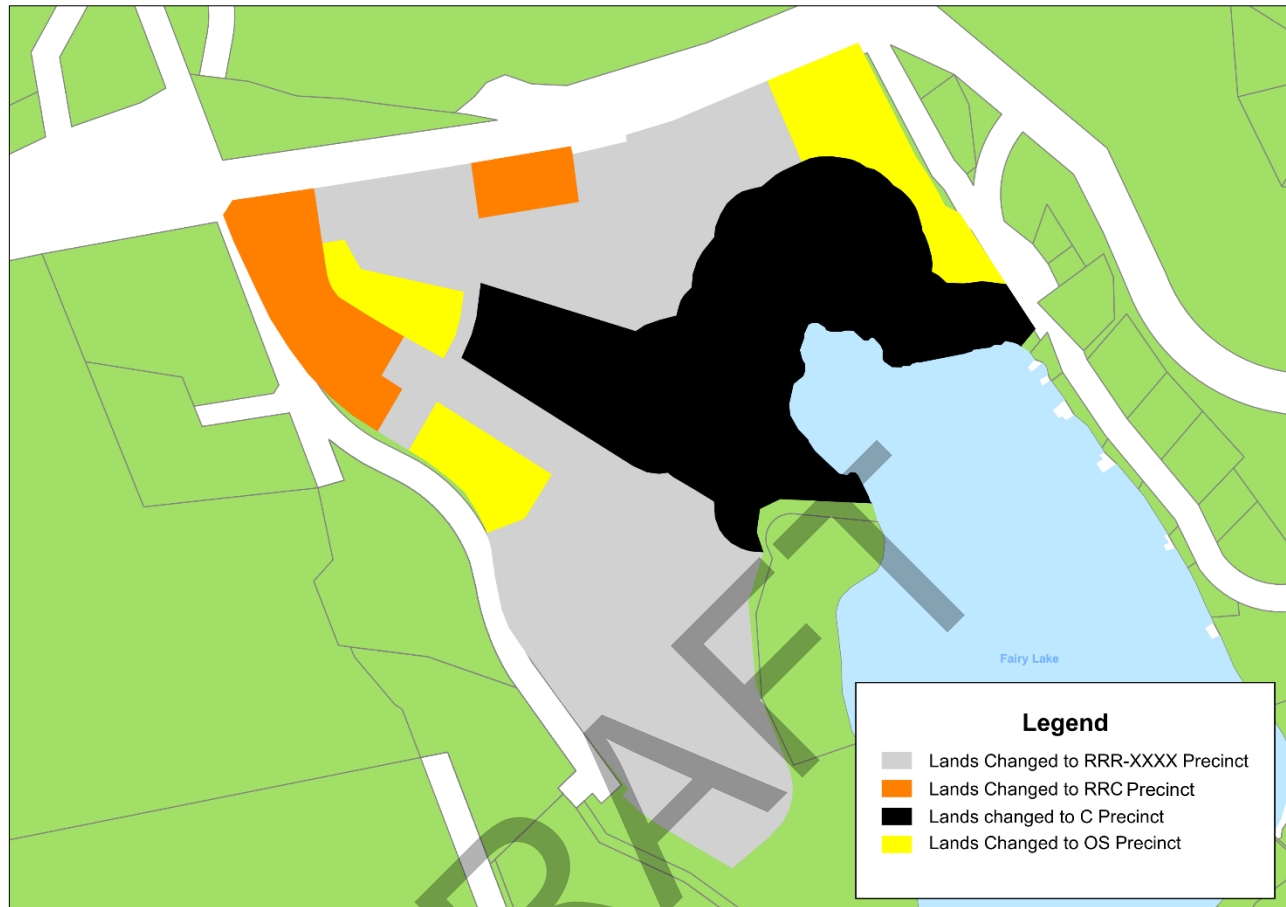
READ a first, second and third time and finally passed this XX day of XX, 2025.

Mayor (Nancy Alcock)

Clerk (Tanya Calleja)

DRAFT

Schedule “I” to By-law 2025-XX (Grandview Backlands)



Schedule “II” to By-law 2025-XX (Grandview Backlands)

