



COMMUNITY PLANNING PERMIT BY-LAW

TOWN OF HUNTSVILLE



JULY 2022 as amended
Consolidated May 2024



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Appendix D – Previous Holding Provisions from Section 7 of Huntsville Zoning By-law 2008-66P, as amended.

4.2 Residential Precincts

4.2.1 The Residential Precincts established by the By-law are as follows:

- Urban Residential – Shoreline (URS)
- Urban Residential – Low Density (UR1)
- Urban Residential – Medium Density (UR2)
- Urban Residential – High Density (UR3)
- Community Residential (CR)

4.2.2

Permitted Uses – Principal Uses

Row	Precinct	Principal Uses					Discretionary Use
		Urban Residential - Shoreline	Urban Residential - Low	Urban Residential - Medium	Urban Residential - High	Community Residential	
i	Artisan's Studio	•	•	•		•	
ii	Dwelling, Duplex	•	•	•			
iii	Dwelling, Multiple			• (d)	•		
iv	Dwelling, Semi-Detached	•	•	•			
v	Dwelling, Single Detached	•	•	• (a)		•	Discretionary Use (for Urban Residential - Medium only)
vi	Dwelling, Townhouse Block			• (b)	• (b)		Discretionary Use
vii	Dwelling, Townhouse			• (b)	• (b)		Discretionary Use
viii	Financial Establishment		•	•	•	•	Discretionary Use
ix	Food Store		• (c)	• (c)	• (c)	• (c)	Discretionary Use
x	Group Home (residential)	•	•	•	•	•	
xi	Health Services		•	•	•	•	Discretionary Use
xii	Market		•	•	•	•	Discretionary Use
xiii	Office		•	•	•	•	Discretionary Use
xiv	Personal Service Establishment		•	•	•	•	Discretionary Use
xv	Residential Care Facility			•	•		Discretionary Use
xvi	Retail Store		•	•	•	•	Discretionary Use
xvii	Service Establishment		•	•	•	•	Discretionary Use
xviii	Variety & Convenience Store		•	•	•	•	Discretionary Use
xix	Veterinary Clinic		•	•	•	•	Discretionary Use
xx	Other Similar Uses		•	•	•	•	Discretionary Use
NOTES: (a) As existed on the date of passing of this by-law. (b) A maximum of eight (8) dwelling units may be attached to each other. (c) To a maximum of 200 m ² (2153 ft ²) per establishment. (d) A maximum of four dwelling units are permitted in a multiple dwelling							

4.2.3

Permitted Uses – Accessory Uses

Row	Precinct	Accessory Uses				
		Urban Residential - Shoreline	Urban Residential - Low	Urban Residential - Medium	Urban Residential - High	Community Residential
i	Artisan's Studio	•	•	•	•	•
ii	Bed & Breakfast Establishment	•	•			•
iii	Boarding House			•	•	
iv	Day Nursery (a)	•	•	•	•	•
v	Home Occupation (a)(b)	•	•	•	•	•
vi	Private Park			•	•	
vii	Secondary Residential Dwelling Unit (e)	•	•	•	•	•
viii	Short-term Rental Accommodation	•	•			•
ix	Hens, Backyard (c)(d)	•	•			•
x	Other Similar Uses		•	•	•	•

NOTES:

(a) Permitted in association with a **single detached, semi-detached, townhouse or townhouse block dwelling**.

(b) Provided no activity related to the **Home Occupation** occurs within 30 m of a **watercourse**.

(c) A maximum of five (5) hens are permitted on a lot equal to or less than 0.4 ha (1 ac) in area.

(d) A maximum of ten (10) hens are permitted on a lot greater than 0.4 ha (1 ac) in area.

(e) A maximum of 3 **dwelling units** are permitted.

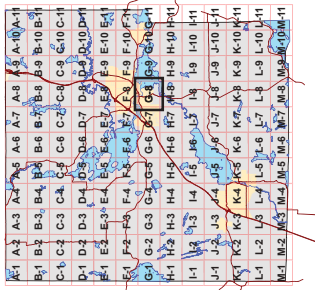
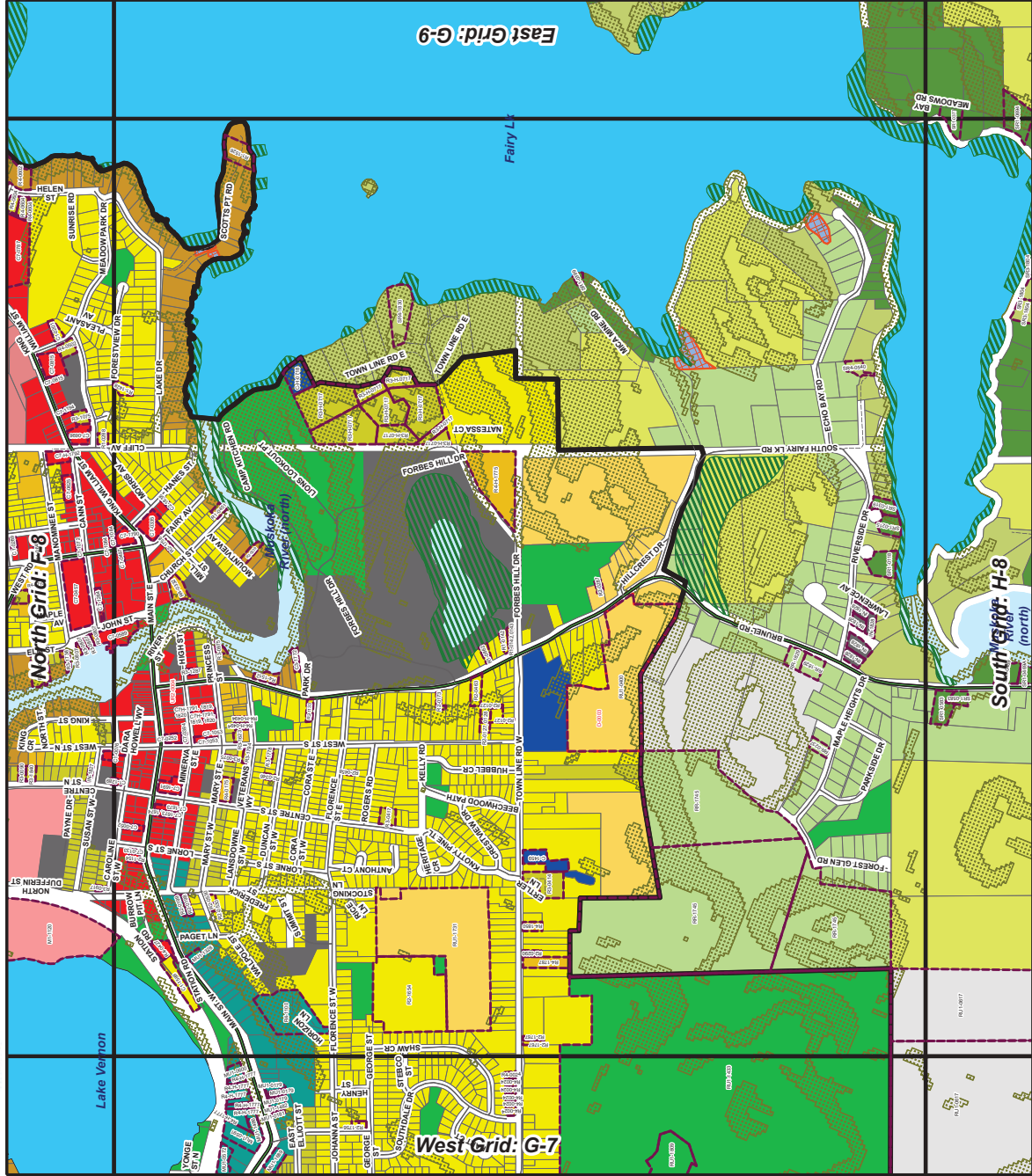
4.2.4 Lot Requirements

Row	Precinct	Lot Requirements					Class 2 Variation Limit
		Urban Residential - Shoreline	Urban Residential - Low	Urban Residential - Medium	Urban Residential - High	Community Residential	
i	Lot Frontage: Full Services - Single Detached and Duplex (Minimum)	30 m	15 m	15 m	15 m	n/a	n/a
ii	Lot Frontage: Full Services - Townhouse and Block Townhouse (Minimum)			7.0 m (interior unit); 10.0 m (end unit - townhouse)	7.0 m (interior unit); 10.0 m (end unit - townhouse)	n/a	n/a
iii	Lot Frontage: Full Services - Semi-Detached (Minimum)	15 m	11.0 m	11.0 m	11.0 m		n/a
iv	Lot Frontage: Partial Services (Minimum)	30 m	30 m	(b)	(b)	30 m	n/a
v	Lot Frontage: Private Services (Minimum)	30 m	60 m (d)	(b)	(b)	30 m	n/a
vi	Minimum Unit Width: Block Townhouse Dwelling			7.0 m/unit (interior unit); 8.5 m/unit (end unit)			
vii	Lot Area: Full Services - Single Detached and Duplex (Minimum)	650 m ²	465 m ²	465 m ²	465 m ²	n/a	Up to 20%
viii	Lot Area: Full Services - Townhouse (Minimum)			220 m ² (interior unit); 315 m ² (end unit - townhouse)	220 m ² (interior unit); 315 m ² (end unit - townhouse)		Up to 20%
ix	Lot Area: Full Services - Block Townhouse (Minimum)			n/a	n/a		Up to 20%
x	Lot Area: Full Services - Semi-Detached (Minimum)	325 m ²	345 m ²	345 m ²	345 m ²		Up to 20%
xi	Lot Area: Partial Services (Minimum)	(b)	(b)			0.2 ha	Up to 20%
xii	Lot Area: Private Services (Minimum)	(b)	(b)	(b)	(b)	0.4 ha	Up to 20%
xiii	Lot Coverage (Maximum): Full Services	35%	35%	35%	40%	n/a	Up to 20%
xiv	Lot Coverage (Maximum): Partial or Private Services		20%	20%	20%	20%	Up to 20%
xv	Maximum Density		25 units/ha	40 units/ha	60 units/ha		Up to 20%
xvi	Front Yard (Minimum)	20 m	7 m to attached garage 4 m to dwelling 2 m to a porch	7 m to attached garage 4 m to dwelling 2 m to a porch	7 m to attached garage 4 m to dwelling 2 m to a porch		Up to 20%
xvii	Interior Side Yard (Minimum)	1.5 m	1.5 m (a)	1.5 m (a)	1.5 m (a); except 6.0 m for multiple dwellings	1.5 m	Up to 20%
xviii	Exterior Side Yard (Minimum)	3 m	3 m	3 m; except 1.5 m for block townhouse dwellings	3 m; except 9.0 m for multiple dwellings and 1.5 m for block townhouse dwellings	3 m	Up to 20%
xix	Rear Yard (Minimum)	10 m	7.5 m	7.5 m	7.5 m	10 m	Up to 20%
xx	Building Height (Maximum)	9 m	9 m	9 m, except 11 m for multiple residential dwellings	9 m, except 11 m for multiple dwellings	9 m	Up to 20%
xxi	Maximum Number of Enclosed or Roofed Accessory Buildings or Structures on a Lot	2	2	1	1	2	Up to 1 additional structure
NOTES: (a) For a semi detached, townhouse and block townhouse dwellings , where the units share a common wall, there shall be no required interior side yard on the side with a common wall. (b) As exists on the date of passing of this by-law. (c) On an arterial road, the minimum lot frontage shall be 150 m (492.1 ft); on a collector road, the minimum lot frontage shall be 135 m (442.9 ft).							



Town of Huntsville - Community Planning Permit By-Law

Schedule G-8
Community Planning
Permit By-Law # 2022-97



Print Size: 11" x 17"
Printed: July 21, 2022
Scale: 1 : 10 000

Precincts

- | | |
|--|---------------------------------------|
| Urban Residential - Shoreline (URS) | Heavy Employment (HE) |
| Urban Residential - Low (UR1) | Recreational Resort Commercial (RRR) |
| Urban Residential - Medium (UR2) | Recreational Resort Residential (RRR) |
| Urban Residential - High (UR3) | Rural (RU) |
| Community Residential (CR) | Rural Residential (RR) |
| Waterfront Residential - 60 Metres (WR1) | Rural Extractive (RE) |
| Waterfront Residential - 120 Metres (WR2) | Development Precinct (D) |
| Waterfront Backlot (WB) | Institutional (IN) |
| Regional Commercial (RC) | Open Space (OS) |
| Central Business District (CBD) | Flood Zone (F) |
| Urban Business Employment (UBE) | Floodway Zone (FW) |
| Urban Mixed Use (UM) | Flood Fringe Zone (FF) |
| Community Mixed Use (CM) | CPP Bylaw 2022-97 - Exceptions |
| Community and Rural Business Employment (CRBE) | Zoning Bylaw 2008-66 - Exceptions |

General Features

- | | | |
|------------|----------------------|-----------------------|
| Roads | Settlements | Lakes |
| Provincial | TransCanada Pipeline | Flood Overlay |
| District | Cold Water Streams | Natural Constraints 1 |
| Municipal | Cold Water Lakes | Natural Constraints 2 |
| Private | | |

Note: Information may not necessarily be an exact and/or current reproduction of official documents. In case of discrepancy, official documents are correct. This map is for informational purposes only and is not a plan of survey nor is it suitable for navigation. This road network information has been generated or adapted from Ontario Road Network Database. The Ontario Road Network Database is a Crown-owned asset of the Government of Ontario and is used under license from the Government of Ontario.