



## REQUEST FOR COMMENTS COMMUNITY PLANNING PERMIT APPLICATION

**TAKE NOTICE** that the Town of Huntsville has received an application for a Class 3 Community Planning Permit. To facilitate the development proposed in this instance, a Class 3 Variation is needed from one or more of the applicable requirements of the Town of Huntsville Community Planning Permit By-law (By-law 2022-97, as amended).

Planning Council of the Town of Huntsville will consider this application at the following meeting.

**MEETING DATE:** Wednesday February  
14<sup>th</sup>, 2023

**LOCATION:** Council Chambers (3<sup>rd</sup> Floor)  
Town Hall, 37 Main Street East, Huntsville

**TIME:** 1:00 P.M.

Details about this application including its purpose and effect and the lands affected are described below and are available online at [www.huntsville.ca/CPPNotices](http://www.huntsville.ca/CPPNotices)

**APPLICATION NO.:** CPP/01/2024/HTE

**LEGAL DESCRIPTION:** Part Lot 6,  
Concession 10; Chaffey

**OWNER(S):** Brissette & Sutton

**ADDRESS:** 691 South Waseosa Lake Road

**PURPOSE AND EFFECT:** An application has been submitted to permit the construction of an addition to the existing dwelling on the lot. The Class 3 Community Planning Permit is required to:

- Permit an 219m<sup>2</sup> expansion to an existing legal non-complying single detached dwelling that is 0.9m higher than the height of the original structure; and
- Permit a reduction to the north interior side yard setback from 7m to 2.5m for a 3m<sup>2</sup> covered entry.



Members of the public wishing to comment must make a written submission by contacting the Town's Planning Department using the contact information provided below. **Please take note that any objections must include your name, contact information and reasons for your objection.**

A decision on this application will be made **NO EARLIER THAN Wednesday, February 14<sup>th</sup>, 2024**. Any submissions regarding this application must be made in writing before this date.

**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 the approval authority.

Plans and an explanation of this application can be obtained by contacting the Planning Department using the contact information below.

**FOR MORE INFORMATION** about this matter, contact the Town of Huntsville Planning Department:  
37 Main St. E, Huntsville, ON. P1H 1A1

**IN-PERSON:** 8:30a.m. to 4:30p.m.  
**TELEPHONE:** (705) 789-1751 (Ext. 2409)  
**EMAIL:** [planning@huntsville.ca](mailto:planning@huntsville.ca)  
**WEBSITE:** [www.huntsville.ca](http://www.huntsville.ca)

January 25<sup>th</sup>, 2024

**SKETCH:**

**Town of Huntsville**

**PROPOSAL FOR CLASS 3 APPLICATION**

- 20' over 20000' addition to the existing legal non-complying single detached dwelling on the lot
- Proposed addition to be higher than existing building
- Additional to be built adjacent to existing building (existing house) requires a reduction in the side yard setback from 10' to 2.0' (existing setbacks to be maintained)

ZONE REQUIREMENTS OFF BY LAW	
zoning Description	REQ. STATUS, PREVIOUS
Lot Coverage (Within 30%)	32 100%
Area of Floor Lot	76,100
Lot Frontage (Setback)	45' 12'
Front Yard Setback (30%)	32' 0'
Front Side Setback (30%)	30' 0'
Front Yard Setback (30%)	30' 0'
Front Yard Setback (30%)	30' 0'
Height (7.5' over 30')	30' 0'

EXISTING VS. PROPOSED	
zoning Description	REQ. STATUS, PREVIOUS
Building Height	14.25' 4.40'
Proposed Building Height	14.25' 4.40'

**SITE LOCATION**



**CONCEPTUAL 3D VIEW**  
REFER TO PLANS FOR ACTUAL





**ADDITIONAL USE PLAN NOTES**

- OUTDOOR USES TO BE DONE BY COMPLIANCE

**Legend of Site Components**

- Hydro Pipe
- Clear Height/Width
- Setback
- To Be Demolished
- Proposed Lot
- Setback Line
- St. Structure
- Building Foot
- Prop. Structure

**Spencer Douglas**  
PLANNING • DESIGN

No.	Description	Date
<b>SHEET LIST</b>		
A-001	Site Plan Class 3 Application	
A-002	Block & Layout	
A-003	Building Foot Print - The Reference Only	
A-004	Demolition Foot Print	
A-100	Foundation Plan	
A-101	Basement Plan	
A-102	Roof Plan	
A-103	Roof Details	
A-104	Basement	
A-105	Basement	
A-106	Building Sections	
A-107	Basement Details	
A-108	Architectural Details	
S-100	Foundation Plan	
S-101	Basement Plan	
S-102	Roof Plan	
S-103	Basement Details	
S-104	Basement & Details	

**Design Criteria**

Ground Snow Load (S<sub>g</sub>)  
Associated Risk Load (S<sub>r</sub>)  
Specified Snow Load  
Excess Wind Pressure (W<sub>1</sub>/1.5)

**Client Name** BROSSETTE

**Address** 4913 WASCOSA LAKE ROAD  
HUNTSVILLE, ON

**Engineer** [Signature]

**Designer** [Signature]

**REGISTRATION INFORMATION**  
Registered Professional Engineer under 217.1.1 of the Building Code  
[Signature]

**Site Plan Class 3 Application**

Project Number: 2202-0023  
Date: 12/19/2023 12:02:49 PM  
Drawn By: CM  
Checked By: HSL  
**A-001**  
Scale: As Indicated

