



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, 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, March 11, 2025

LOCATION: Council Chambers (3rd 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/PC.

APPLICATION NO.: CPP/13/2026/HTE

OWNER(S): Malett

ADDRESS: 4074 Ravenscliffe Road

LEGAL DESCRIPTION: Part of Lot 25,
Concession 1; Former Geographic Township of
Stisted; Part 1 on 35R-3293; Town of
Huntsville; District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to construct a 39m² addition to a single detached dwelling and a 37.5m² dock. A Class 3 – Council Variation is required to:

- Permit development within the Flood Overlay;
- Permit development within 30m of Natural Heritage Area or Feature (Type 2 Fish Habitat);
- Permit reconstruction of a building/structure containing a legal non-conforming use that will not match its original size, location and height;
- Reduce the setback from a Cold-water Lake from 30m to 15m for the proposed dwelling addition;
- Reduce the front yard setback requirement from 20m to 15m for the proposed dwelling addition; and
- Increase primary lot coverage from 10% to 13.5% for the proposed dwelling addition.



