

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 June 11th,

2025

TIME: 1:00 P.M.

LOCATION: Council Chambers (3rd Floor) Town Hall, 37 Main Street East, Huntsville

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

APPLICATION NO.: CPP/62/2025/HTE

OWNER(S): White

ADDRESS: 738 Riverlea Road

LEGAL DESCRIPTION: Block C, Plan 502, Part Lot 12, Concession 12, as in DM294074; Former Geographic Township of Brunel; Town of Huntsville, District of Muskoka

PURPOSE AND EFFECT: An application has been submitted to permit the construction of a 61m² detached one-storey garage and two (2) 13.5m² enclosed porch additions to the existing 158.5m² single detached dwelling on the lot. The Class 3 Community Planning Permit is required to:

- Reduce the interior side yard setback for a one-storey detached garage from 6m to 3.9m;
- Permit an expansion to a non-complying dwelling to permit two (2) 13.5m² enclosed porch additions;
- Permit an increase in primary lot coverage from 10% to 16.5%;
- Permit an increase in accessory lot coverage from 5% to 7.15%; and
- Permit development within a Wildland Fire Hazard area.



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, June 11th, 2025.** 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
WEBSITE: www.huntsville.ca

May 22, 2025

SKETCH:

