



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

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/CPPNotices

APPLICATION NO.: CPP/62/2025/HTE

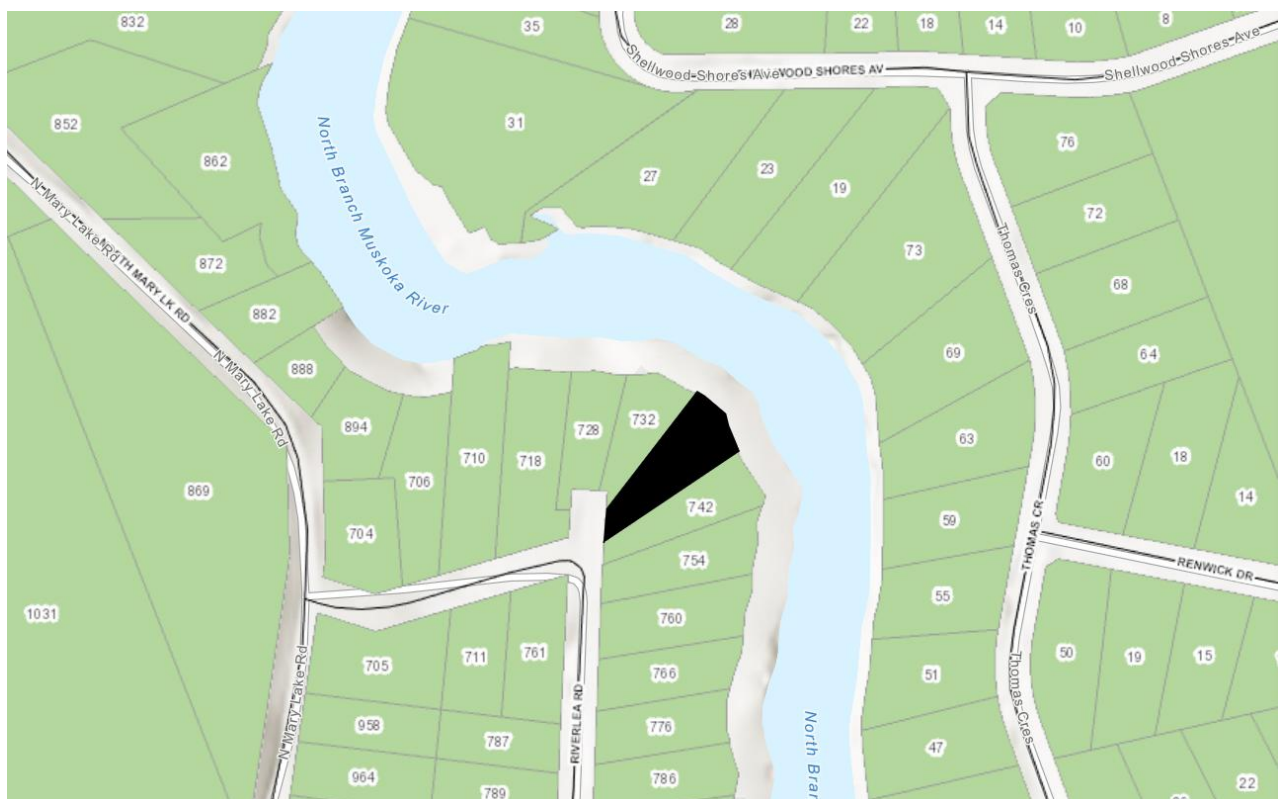
OWNER(S): White

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.



[illegible]