



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 May 14th,
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/42/2025/HTE

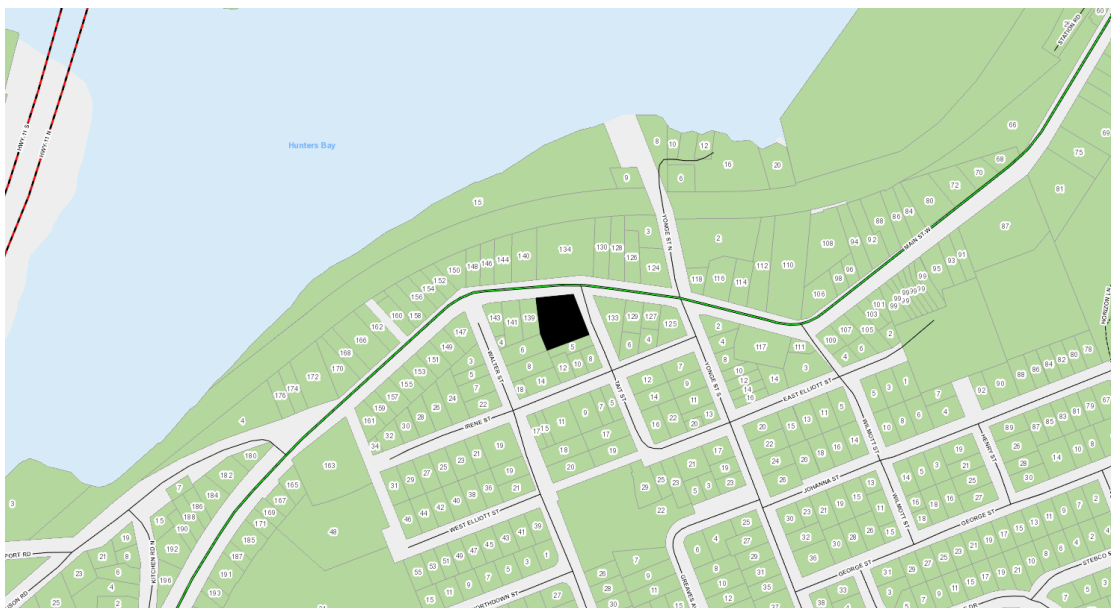
OWNER(S): 3 Tait Street Inc.

ADDRESS: 3 Tait Street

LEGAL DESCRIPTION: Lot 15, S/S Main Street, Lot 16 S/S Main Street, Plan 14;
Former Geographic Township of Huntsville;
Town of Huntsville, District of Muskoka

PURPOSE AND EFFECT: An application has been submitted to construct a four-storey 767m² 42-unit multi-residential apartment building on the lot. The Class 3 Community Planning Permit is required to:

- Reduce the minimum required front yard setback from 7m to 6m for the building and to 4.6m for the attached balconies;
- Reduce the minimum required exterior side yard setback from 3m to 2.4m for the building and to 1.55m for the attached balconies;
- Increase the maximum permitted height from 11m to 16.9m;
- Reduce the minimum required number of parking spaces from 61 spaces to 44 spaces;
- Reduce the minimum required landscape buffer abutting a parking lot along the rear lot line from 3m to 1.3m and along the exterior side lot line from 3m to 1.7m;
- Increase the maximum permitted density from 60 units per hectare (15 units) to 169 units per hectare (42 units); and
- Reduce the minimum required setback for a loading space abutting a residential precinct from 4m to 1.8m.



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, May 14th, 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

April 24, 2025

SKETCH:

