



## REQUEST FOR COMMENTS COMMUNITY PLANNING PERMIT APPLICATION

**TAKE NOTICE** that the Town of Huntsville has received an application for a Class 2 Community Planning Permit. To facilitate the development proposed, minor relief 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). 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](http://www.huntsville.ca/PC).

**APPLICATION NO.:** CPP/26/2025/HTE

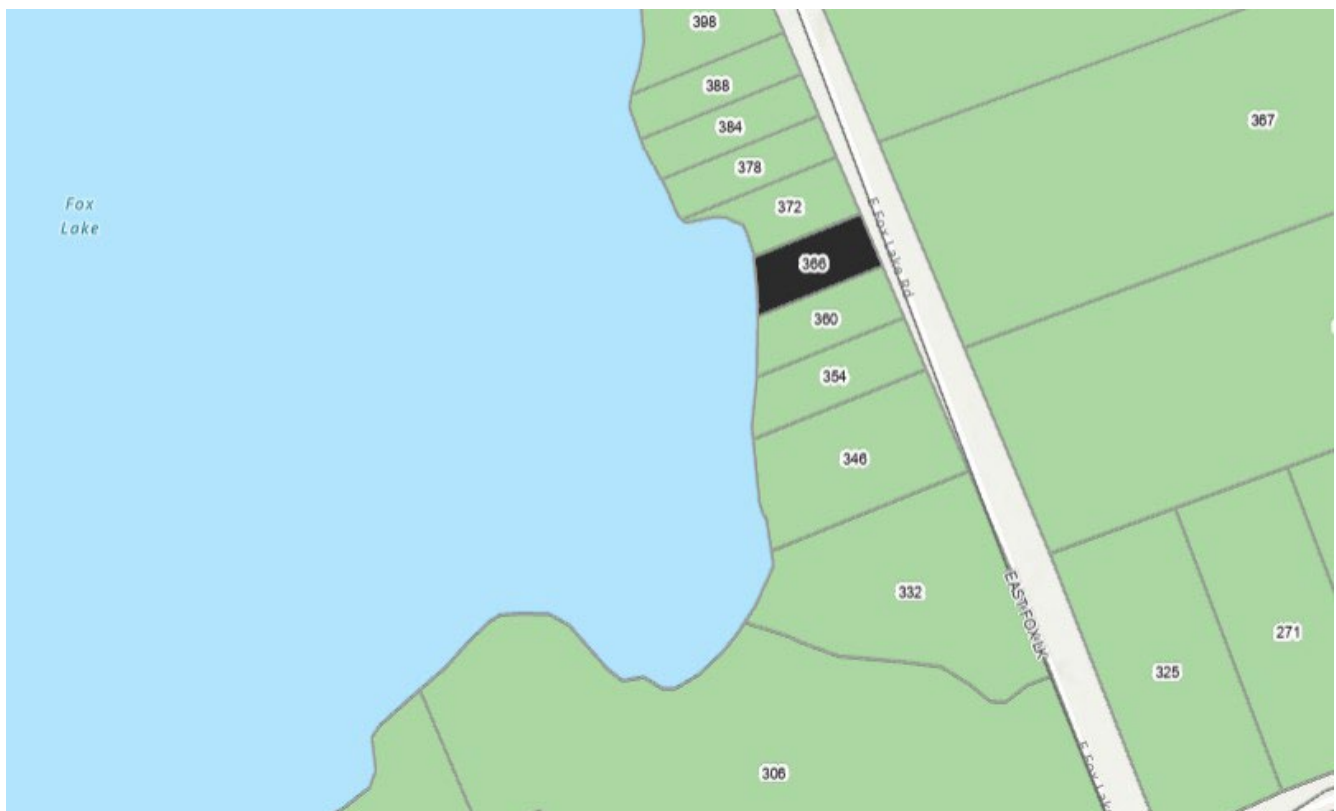
**OWNER(S):** Shepley

**ADDRESS:** 366 East Fox Lake Road

**LEGAL DESCRIPTION:** Lot 6, Plan 7,  
Former Geographic Township of Stisted;  
Town of Huntsville, District Municipality of  
Muskoka

**PURPOSE AND EFFECT:** The applicant proposes to permit the construction of a 175.6m<sup>2</sup> single detached two-storey dwelling, including attached porches, a 47.5m<sup>2</sup> two-storey garage to be used for storage purposes only, and an 18m<sup>2</sup> dock. A Class 2 Community Planning Permit is required to:

- Increase the maximum permitted Primary Coverage from 10% to 10.5%;
- Reduce the minimum required setback from Type 1 Fish Habitat from 30m to 18.26m for the dwelling; and
- Reduce the maximum required northern Side Yard Setback from 6m to 1.25m for a detached garage.



Members of the public wishing to comment must make a written submission within 14 days of this notice 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 Thursday, May 14<sup>th</sup>, 2026**. 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.

