



## 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/25/2026/HTE

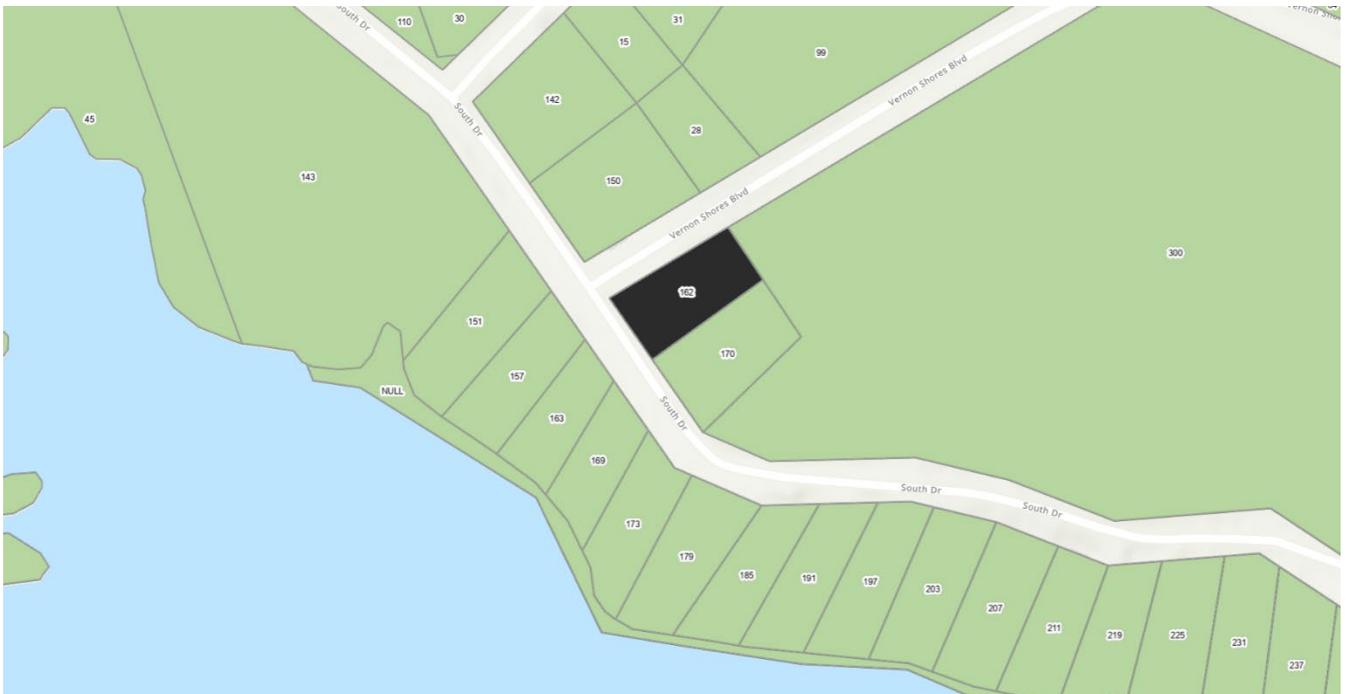
**OWNER(S):** Somerville

**ADDRESS:** 162 South Drive

**LEGAL DESCRIPTION:** Parcel 23120, Section Muskoka, Lot 224, Plan M456, Former Geographic Township of Stisted, Town of Huntsville, District Municipality of Muskoka

**PURPOSE AND EFFECT:** The applicant proposes to permit the construction of a 199m<sup>2</sup> single detached dwelling, including an attached covered porch, covered deck, and stairs. A Class 2 Community Planning Permit is required to:

- Reduce the required setback from the top of bank of a Steep Slope Area from 15m to 0 m; and
- Permit development within a Natural Heritage Feature (Stratum 2 Deer Wintering Habitat).



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, April 2<sup>nd</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.



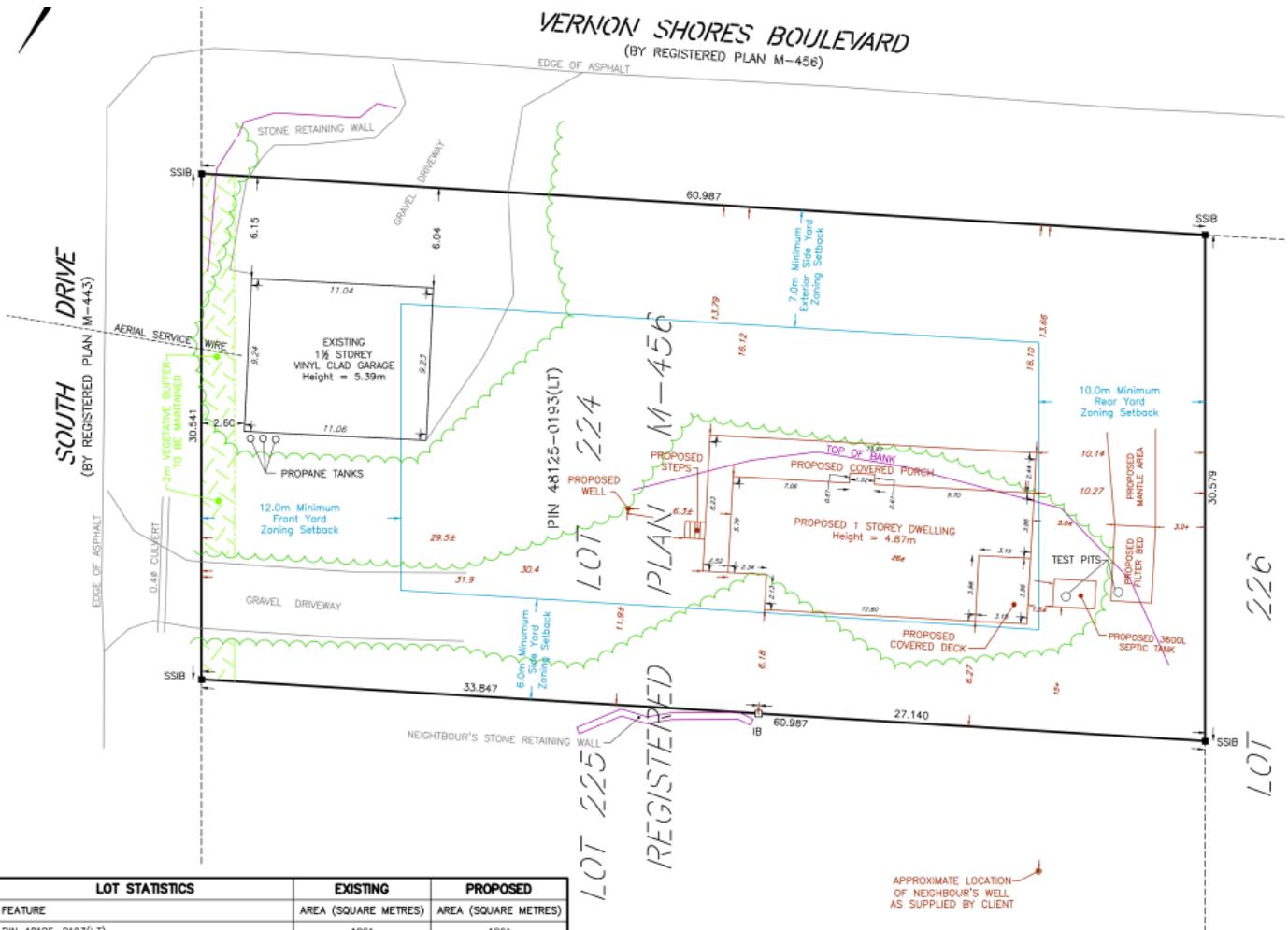
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**FOR MORE INFORMATION** about this matter, contact the Town of Huntsville Planning Department:  
37 Main St. E, Huntsville, ON. P1H 1A1

**IN-PERSON:** 8:30a.m. to 4:30p.m.  
**TELEPHONE:** (705) 789-1751 (Ext. 2257)  
**EMAIL:** [planning@huntsville.ca](mailto:planning@huntsville.ca)  
**WEBSITE:** [www.huntsville.ca](http://www.huntsville.ca)

**NOTICE DATE:** March 19, 2026

**SKETCH:**



LOT STATISTICS	EXISTING AREA (SQUARE METRES)	PROPOSED AREA (SQUARE METRES)
PIN 48125-0193(LT)	1861	1861
1 1/2 STOREY GARAGE	102	102
PROPOSED DWELLING	-	128.4
PROPOSED DECK, PORCH AND STAIRS	-	70.0
ACCESSORY LOT COVERAGE	5.5%	9.2%
PRIMARY LOT COVERAGE	-	6.9%
TOTAL LOT COVERAGE	5.5%	16.2%

**NOTES:**  
 -EXISTING VEGETATION TO BE MAINTAINED IN A NATURALLY VEGETATED STATE  
 -ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT IN ACCORDANCE WITH THE TOWN OF HUNTSVILLE'S OUTDOOR LIGHTING BY-LAW, AS AMENDED FROM TIME TO TIME  
 -APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED  
 -ALL DISTURBED AREAS TO BE STABILIZED AND RESTORED TO EXISTING CONDITIONS OR BETTER IMMEDIATELY UPON COMPLETION OF WORKS  
 -STONE RETAINING WALLS ARE TO REMAIN AS SHOWN  
 -ALL PROPOSED SEPTIC AND WELL LOCATIONS ARE SUPPLIED BY CLIENT