



## 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, January 14, 2026

**LOCATION:** Council Chambers (3<sup>rd</sup> Floor) Town Hall, 37 Main Street East, Huntsville

**TIME:** 10:00 A.M.

Details about this application including its purpose and effect and the lands affected are described below and are available online at <https://www.huntsville.ca/business-development-environment/planning-and-development/planning-notices/>.

**APPLICATION NO.:** CPP/172/2025/HTE

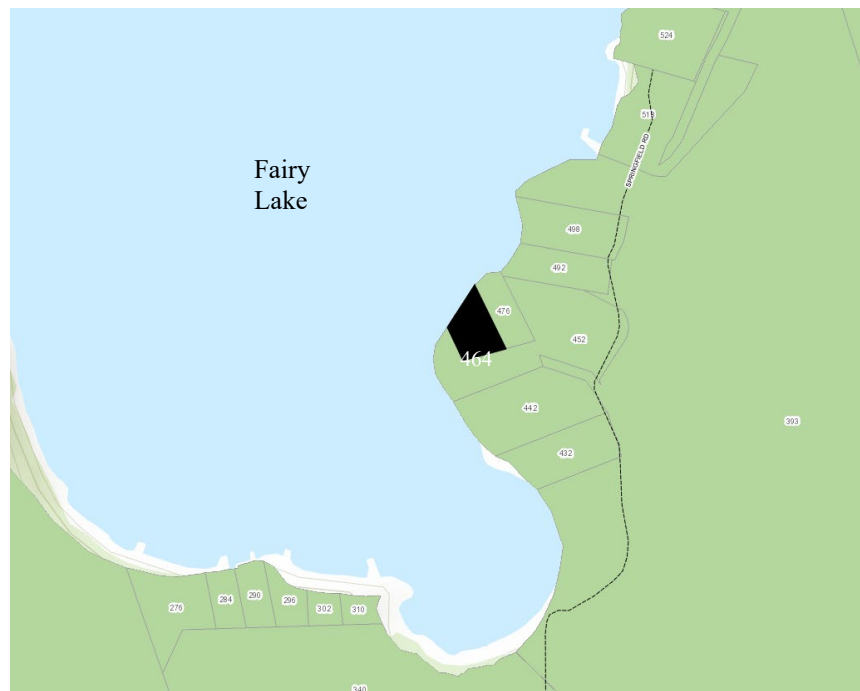
**LEGAL DESCRIPTION:** Part of Lot 22, Concession 14; Former Geographic Township of Brunel; Town of Huntsville; District Municipality of Muskoka

**OWNER(S):** Terziano

**ADDRESS:** 464 Springfield Road

**PURPOSE AND EFFECT:** The applicant proposes to redevelop the property by demolishing two (2) existing, one-storey single detached dwellings, and replacing them with a two-storey single detached dwelling. The proposed redevelopment includes lot grading to address flooding hazards and installation of a new enhanced septic system. A Class 3 – Council Variation is required to:

- Permit development within a Flood Zone precinct.
- Permit development within the Flood Overlay;
- Permit development within 30 m of Natural Heritage Area or Feature (Type 2 Fish Habitat).
- Permit the reduction in the setback from a Cold-water Lake from 30 m to 19.25 m;
- Permit the reduction in the rear lot setback from 10 m to 3.1 m; and
- Permit the reduction in a septic leaching bed to a waterbody from 30 m to 15 m



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, January 14<sup>th</sup>, 2026**. Any submissions regarding this application must be made in writing on or before this date.

**PLEASE NOTE:** All comments received will become part of the public record. Comments received as part of the public participation process for this proposal will be considered by Planning Council.

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:** 8:30 A.M. to 4:30 P.M.  
**TELEPHONE:** (705) 789-1751 (Ext. 2232).  
**EMAIL:** [planning@huntsville.ca](mailto:planning@huntsville.ca)  
**WEBSITE:** [www.huntsville.ca](http://www.huntsville.ca)

**NOTICE DATE:** December 18, 2025  
**SKETCH:**

