



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, October 15, 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 <https://www.huntsville.ca/business-development-environment/planning-and-development/planning-notices/>.

APPLICATION NO.: CPP/119/2025/HTE

OWNER(S): Procyk

ADDRESS: 4189 South Portage Road

LEGAL DESCRIPTION: Parcel 28282,
Section Muskoka; Lot 6, Plan M247; Town
of Huntsville; District Municipality of
Muskoka

PURPOSE AND EFFECT: The applicant proposes to construct a one-storey detached garage and a dock addition. A Class 3 – Council Variation is required to:

- Increase the cumulative width of the shoreline activity area from 6.7m to 16.6m;
- Increase the accessory lot coverage from 5% to 5.9%;
- Reduce the southern interior side yard setback from 6m to 5.5m for the dock addition;
- Recognize the existing northern interior side yard setback and projection for the existing dock; and
- Permit development within a Natural Heritage Feature (Type 2 Fish Habitat).



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, October 15th, 2025**. 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. 2257).
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: September 25, 2025

SKETCH:

EXISTING PRINCIPAL LOT COVERAGE

1 STOREY DWELLING	= 84.1 Sq.m
-UPPER DECK	= 38.2 Sq.m
-WOOD PLATFORM	= 1.9 Sq.m
-STAIRS	= 2.4 Sq.m
TOTAL	= 127.2 Sq.m

LOT AREA - WITHIN 90 METRES OF REGULATED WATER'S EDGE

LOT COVERAGE

EXISTING ACCESSORY LOT COVERAGE

GARAGE/WORKSHOP	= 62.4 Sq.m
-COVERED ENTRANCE	= 2.3 Sq.m
-STAIRS	= 2.2 Sq.m
-COVERED DECK	= 4.3 Sq.m
-STAIRS	= 1.3 Sq.m
DOCK (PORTION OVER LAND)	= 37.3 Sq.m
DOCK (PORTION OVER WATER)	= 38.8 Sq.m
DOCK (RELOCATED PORTION)	= 38.8 Sq.m
TOTAL	= 191.8 Sq.m

LOT AREA - WITHIN 90 METRES OF REGULATED WATER'S EDGE

LOT COVERAGE

PROPOSED ACCESSORY LOT COVERAGE

PROPOSED 1 STOREY GARAGE	= 223.0 Sq.m
GARAGE	= 62.4 Sq.m
-COVERED ENTRANCE	= 2.3 Sq.m
-STAIRS	= 2.2 Sq.m
-COVERED DECK	= 4.3 Sq.m
-STAIRS	= 1.3 Sq.m
DOCK (PORTION OVER LAND)	= 37.3 Sq.m
DOCK (PORTION OVER WATER)	= 38.8 Sq.m
DOCK (RELOCATED PORTION)	= 38.8 Sq.m
TOTAL	= 374.8 Sq.m

LOT AREA - WITHIN 90 METRES OF REGULATED WATER'S EDGE

LOT COVERAGE

