

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 in this instance, 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 https://www.huntsville.ca/business-development-environment/planning-and-development/planning-notices/.

APPLICATION NO.: CPP/147/2025/HTE

OWNER(S): Simone

ADDRESS: 95 River Valley Drive

LEGAL DESCRIPTION: PCL 6-1 SEC 35M635, Lot 6 Plan 35M635, Former Geographic Township of Stephenson; Town of Huntsville, District Municipality of

Muskoka

PURPOSE AND EFFECT: The applicant proposes to permit the construction of a 74.32m² addition, including attached garage, to an existing non-complying single detached dwelling, and to recognize an existing 34.2m² deck and dock. A Class 2 Community Planning Permit is required to permit the expansion of a non-complying building and reduce the minimum required setback to Type 1 Fish Habitat from 30m to 1.88m for the shoreline deck only.



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, October 30, 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

NOTICE DATE: October 16, 2025

SKETCH:

IN-PERSON: 8:30a.m. to 4:30p.m.

TELEPHONE: (705) 789-1751 (Ext. 2422)

EMAIL: planning@huntsville.ca WEBSITE: www.huntsville.ca





STE PLAN OF LOT 19 OCK 1, GEOGRAPHIC TOWNSHIP OF STEPHEN SON NOW IN THE TOWNSHIP OF HUNTSYLLE DISTRICT MUNICIPALITY OF MUSKOKA

	PROJE		TISTICS			
PROJECT NAME	SIMONE - GARAGE ADDITION					
ADDRESS			95 RIVER VALLEY DRIVE			
IOWNSHIP		HUKTSVILLE				
WATERBODY	MUSKOKA RIVER					
LOT / CON ZONING DESIGNATION			TO: 15 CON 1, S EPH- VSON			
			9/F1			
DATE		Octo	ber 13, 2025			
LOT AREA WITHIN 90	55060.68	ft ²	5486.92	m ²	1.36 ACRES	
LOT FRONTAGE [IRREG]	203.41	Ft	62.00	m		
LOT FRONTAGE (SLF)	200.00	R	60.96	m		
LOT DEPTH	545.48	R	166.26	m		
U	OT COVERAG	E EXIST	TING (PRIMA	ARY]		
DWELLING	1041.00	ft ²	96.71	10.2	1.75%	
ATTACHED DECKS	360.00	ft*	33.45	m,	0.51%	
TOTAL	140L00	ft?	130.16	m²	2.37%	
	COVERAGE				1960	
SHORELINE DECK & DOCK	368.00	ft*	34.19	m,	0.62%	
SHED 1	100.00	lt ²	9.29	m ²	0.17%	
SHED 2	100.00	ft ²	9.29	m ²	0.17%	
TOTAL	568.00	ft²	52.77	m²	0.96%	
LO	T COVERAGE	PROP	OSED (PRIM	ARY)		
PROP. DWELLING	104:.00	#	96.71	m³	1.76%	
ATTACHED DECKS	360.00	ft ²	33.45	10^{2}	0.51%	
PROP. GARAGE ADDITION	800.00	R ²	74.32	10^{-2}	1.35%	
IDIAL	2201.00	ft¹	284.48	m,	3./3%	
	COVERAGE				3.735	
SHOREUNE DECK & DOCK	368.00	#F	34.19	m2	0.62%	
SHED 1	100.00	Ri-	\$.29	m²	0.17%	
SHED 2	10000	R ²	9.29	m²	0.17%	
arteu 2	1000	II.	3.42		0.17.4	
TOTAL	568.00	ft'	52.77	m²	0.96%	

