



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.

APPLICATION NO.: CPP/36/2026/HTE

OWNER(S): Cura Contracting Inc.

ADDRESS: 937 Muskoka Road 3 North

LEGAL DESCRIPTION: Pt Lot 19, Con 4,
Former Geographic Township of Chaffey;
Town of Huntsville, District Municipality of
Muskoka

PURPOSE AND EFFECT: The applicant proposes to permit the construction of a 223m² 1-storey duplex dwelling with 22.30m² attached deck, and a detached 75m² 2-storey garage with a 75m² secondary residential dwelling unit on the second floor. The lands are located within the Urban Settlement Area of Huntsville, but within a Future Service Area. As such, the development is proposed to proceed on private services; whereas urban services are required. A Class 2 Community Planning Permit is required to permit a Duplex Dwelling and Secondary Residential Dwelling Unit on private services in the Future Service Area.



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 14th, 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.

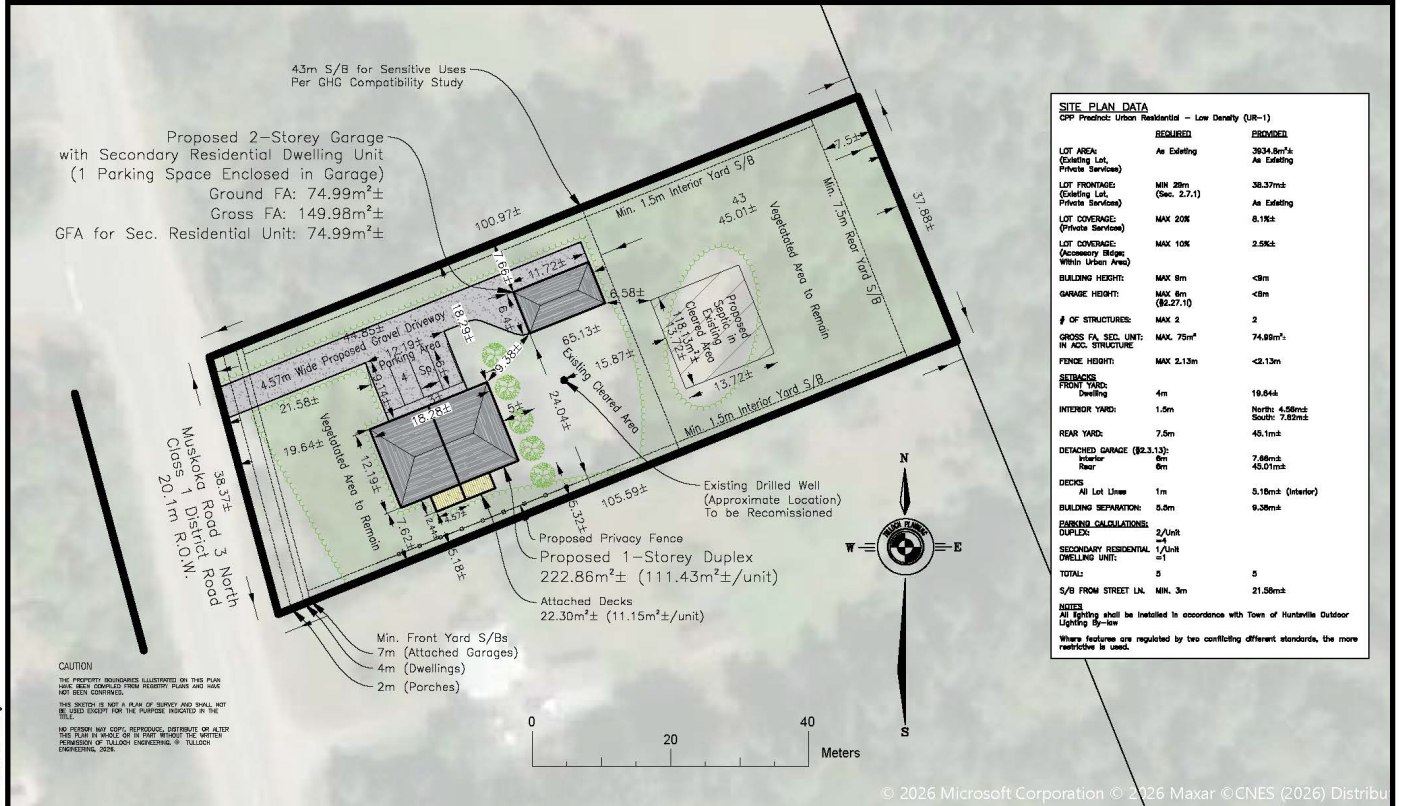
Plans and an explanation of this application can be obtained by contacting the Planning Department using the contact information below.

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. 2405)
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: April 30, 2026

SKETCH:



SITE PLAN DATA		
CPP Product: Urban Residential - Low Density (UR-1)		
	REQUIRED	PROVIDED
LOT AREA: (Existing Lot, Private Services)	As Existing	3634.8m ² ± As Existing
LOT FRONTAGE: (Existing Lot, Private Services)	MIN 28m (Sec. 2.7.1)	38.37m± As Existing
LOT COVERAGE: (Private Services)	MAX 20%	8.15%±
LOT COVERAGE: (Accessory Usage, Within Urban Area)	MAX 10%	2.58%±
BUILDING HEIGHT:	MAX 8m	<8m
GARAGE HEIGHT:	MAX 8m (82.27-10)	<8m
# OF STRUCTURES:	MAX 2	2
GROSS FA SEC. UNIT: IN ACC. STRUCTURE	MAX 75m ²	74.99m ² ±
FENCE HEIGHT:	MAX 2.13m	<2.13m
SETBACKS		
FRONT YARD: Dwelling	4m	19.64±
INTERIOR YARD:	1.5m	North: 4.58m± South: 7.82m±
REAR YARD:	7.5m	45.1m±
DETACHED GARAGE (82.3.13): Rear	0m	7.86m± 45.01m±
DECKS: All Lot Lines	1m	5.18m± (Interior) 9.38m±
BUILDING SEPARATION:	0.8m	
PARKING CALCULATIONS:		
DUPLEX:	2/Unit	
SECONDARY RESIDENTIAL:	1/Unit	
DRILLING UNIT:	-1	
TOTAL:	5	5
S/B FROM STREET LN. MIN.	3m	21.58m±

NOTES
All lighting shall be installed in accordance with Town of Huntsville Outdoor Lighting By-law
Where features are regulated by two conflicting different standards, the more restrictive is used.

P:\2026\24-1365\Planning\07_Drawing\24-1365 - CPP - 2026-03-23.dwg

 T TULLOCH T: 705-789-7851 huntsville@tulloch.ca 80 MAIN ST W HUNTSVILLE, ONTARIO P1H 1W9	PROJECT: <p align="center">937 Muskoka Road 3 North, Huntsville Part of Lot 19, Con 4, Geo Twp of Chaffey</p>	<table border="1"> <tr> <td>1</td> <td>26/04/08</td> <td>MDJ</td> <td>Add well, relocate septic.</td> </tr> <tr> <td>No.</td> <td>DATE</td> <td>BY</td> <td>ISSUES / REVISIONS</td> </tr> </table>	1	26/04/08	MDJ	Add well, relocate septic.	No.	DATE	BY	ISSUES / REVISIONS			
	1	26/04/08	MDJ	Add well, relocate septic.									
No.	DATE	BY	ISSUES / REVISIONS										
DRAWING: <p align="center">Plan for Community Planning Permit</p>	<table border="1"> <tr> <td>DRAWN BY:</td> <td>CHECKED BY:</td> <td>PROJECT No.:</td> </tr> <tr> <td>MDJ</td> <td>GH</td> <td>24-1365</td> </tr> <tr> <td>SCALE:</td> <td>DATE:</td> <td></td> </tr> <tr> <td>1:750</td> <td>Mar 23, 2026</td> <td></td> </tr> </table>	DRAWN BY:	CHECKED BY:	PROJECT No.:	MDJ	GH	24-1365	SCALE:	DATE:		1:750	Mar 23, 2026	
DRAWN BY:	CHECKED BY:	PROJECT No.:											
MDJ	GH	24-1365											
SCALE:	DATE:												
1:750	Mar 23, 2026												