



## 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/60/2025/HTE

**OWNER(S):** Fiorini

**ADDRESS:** 235 Camp Newport Road

**LEGAL DESCRIPTION:** Pt Lot 6,  
Concession 14, except Pt 1 Of 35R-23095  
and Pt 1 35R-25232; Former Geographic  
Township of Stephenson; Town of  
Huntsville, District Municipality of Muskoka

**PURPOSE AND EFFECT:** The applicant proposes to permit the construction of a 344m<sup>2</sup> single detached dwelling with attached garage and to establish the existing dwelling as a Secondary Residential Dwelling Unit. A Class 2 Community Planning Permit is required to increase the maximum gross floor area of a Secondary Residential Dwelling Unit from 75m<sup>2</sup> to 132.5m<sup>2</sup>.



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 29, 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.

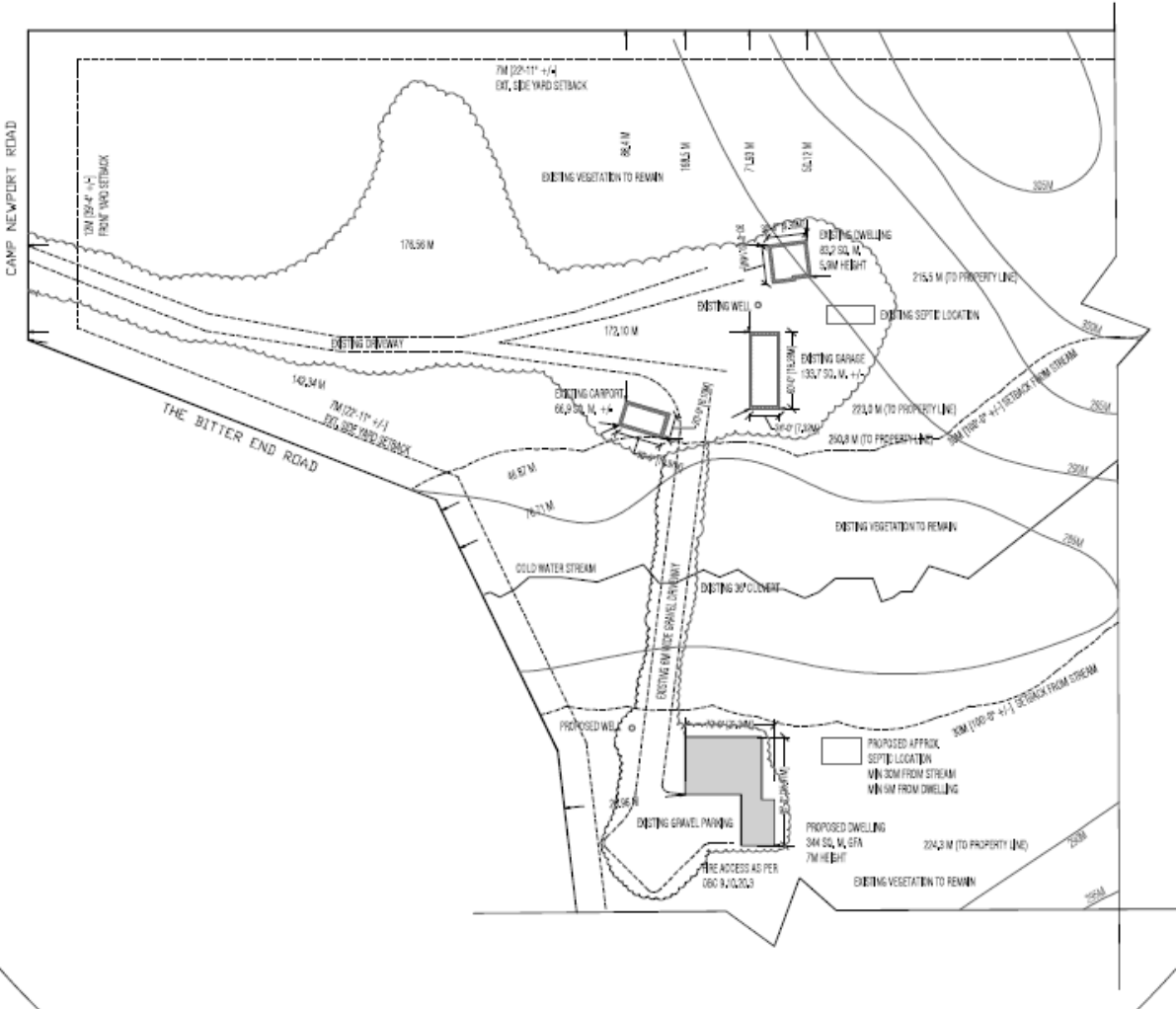
Plans and an explanation of this application can be obtained by contacting the Planning Department using the contact information below.

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

**IN-PERSON:** 8:30a.m. to 4:30p.m.  
**TELEPHONE:** (705) 789-1751 (Ext. 2409)  
**EMAIL:** [planning@huntsville.ca](mailto:planning@huntsville.ca)  
**WEBSITE:** [www.huntsville.ca](http://www.huntsville.ca)

**NOTICE DATE:** May 15, 2025

**SKETCH:**



PRECINCT REGULATIONS FOR WB PROPERTY	
<b>LOT COVERAGE</b>	
LOT AREA TOTAL	= 224177 M <sup>2</sup> ±
ALLOWABLE LOT COVERAGE	= 22417.7 M <sup>2</sup> (10%)
ALLOWABLE LOT COVERAGE (ACCESSORY)	= 11208.8 M <sup>2</sup> ± (5%)
PROPOSED LOT COVERAGE (PRIMARY)	= 344 M <sup>2</sup> ± (0.2%)
PROPOSED LOT COVERAGE (ACCESSORY)	= 283.8 M <sup>2</sup> ± (0.1%)
<b>EXISTING LOT COVERAGE</b>	
EXISTING DWELLING	= 83.2 M <sup>2</sup> ±
EXISTING CARPORT	= 66.9 M <sup>2</sup> ±
EXISTING GARAGE	= 133.7 M <sup>2</sup> ±
<b>PROPOSED DWELLING</b>	
PROPOSED DWELLING	= 344 M <sup>2</sup> ±
PROPOSED HEIGHT OF DWELLING	= 7M (23'-0")
<b>INTERIOR SIDE YARD SETBACK</b>	
INTERIOR SIDE YARD	= 6 M
EXTERIOR SIDE YARD	= 7 M
REAR YARD SETBACK	= 10 M
FRONT YARD SETBACK	= 12 M

\*\*\*ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT IN ACCORDANCE W/ TOWN OF HUNTSVILLE OUTDOORS LIGHTING BY-LAW 2016-3, AS AMENDED.  
\*\*\*APPROPRIATE EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED & RESTORED TO EXISTING CONDITIONS OR BETTER IMMEDIATELY UPON COMPLETION OF THE WORKS.

**NOTES:**  
DRAWING IS FOR REFERENCE ONLY; THE MEASUREMENTS PROVIDED ARE BASED ON ORIGINAL SURVEY. LOCATIONS OF BUILDINGS AND PATHWAYS MAY HAVE BEEN MODIFIED TO ILLUSTRATE PROPOSED DEVELOPMENT. THIS DOCUMENT HAS NOT BEEN PREPARED BY A REGISTERED ONTARIO LAND SURVEYOR.