



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, April 16, 2023

LOCATION: Council Chambers (3rd Floor)
Town Hall, 37 Main Street East, Huntsville

TIME: 9:00 A.M.

Details about this application including its purpose and effect and the lands affected are described below and are available online at www.huntsville.ca/CPPNotices

APPLICATION NO.: CPP/28/2025/HTE

OWNER(S): Losole

ADDRESS: 108 Balsam Chutes Road

LEGAL DESCRIPTION: Lot 11, RCP 519;
Former Geographic Township of
Stephenson; Town of Huntsville; District
Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to reconstruct an existing non-complying one-storey single detached dwelling with an increased height and an attached deck. A Class 3 – Council Variation is required to:

- Reduce the front yard setback from 20m to 9.7m for the single detached dwelling;
- Reduce the setback from Type 1 Fish Habitat from 30m to 9.7m for the single detached dwelling;
- Reduce the front yard setback from 20 to 9.7m for the attached deck; and
- Recognize the setback from Type 1 Fish Habitat from 30m to 9.7m for the attached deck.



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, April 16th, 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: March 27, 2025

SKETCH:

THE INTENDED PLOT SIZE OF THIS PLAN IS 609.6mm IN WIDTH BY 457.2mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300.

