



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/145/2025/HTE

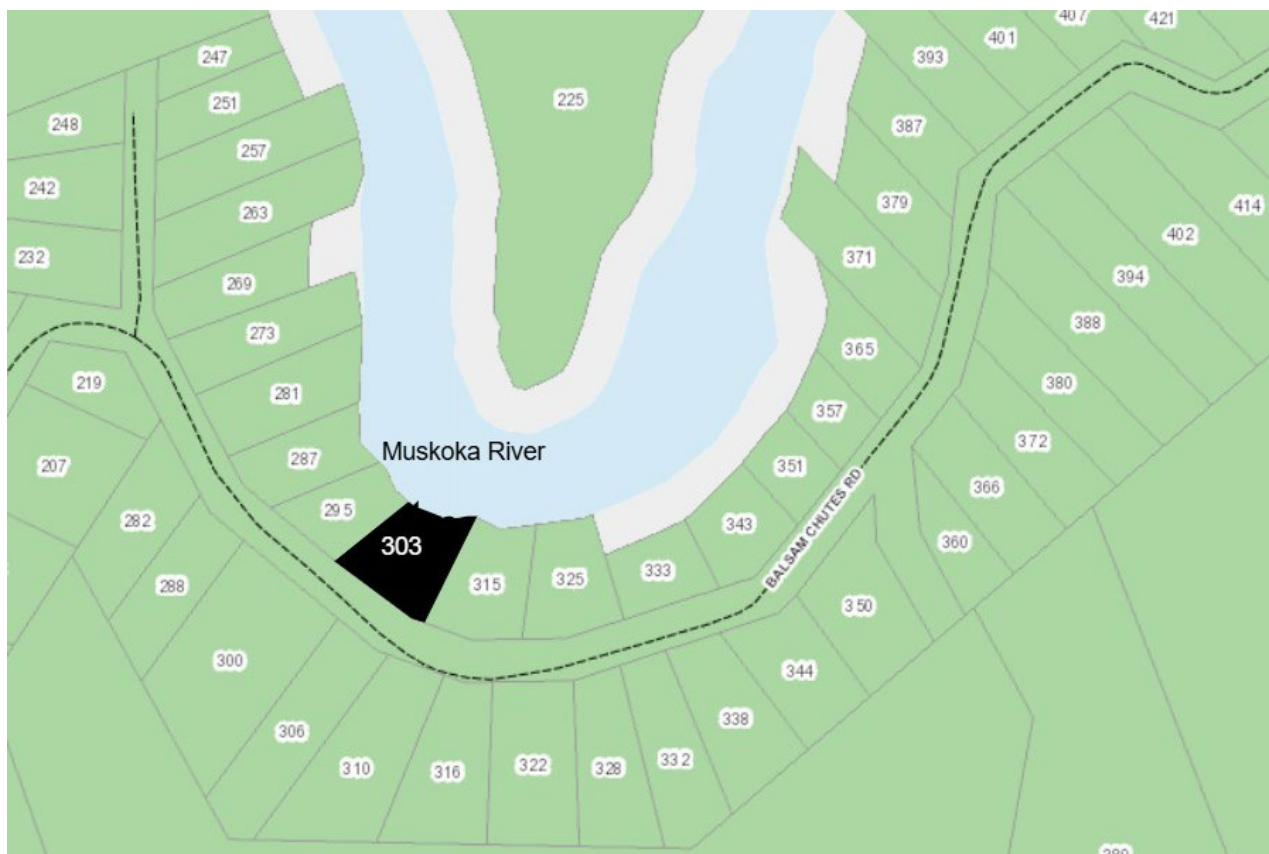
OWNER(S): Yachuck

ADDRESS: 303 Balsam Chutes Road

LEGAL DESCRIPTION: Lot 45 RCP 519, Former Geographic Township of Stephenson; Town of Huntsville, District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to permit the construction of an 82.8m² single detached dwelling, including two (2) attached decks totaling 21m², and a 30.6m² utility shed. A Class 2 Community Planning Permit is required to:

- Reduce the minimum required setback from Type 1 Fish Habitat from:
 - 30m to 15.5m for the septic system;
 - 30m to 23.5m for the easterly deck;
 - 30m to 26.0m for the westerly deck;
- Reduce the minimum required setback from a shoreline from 30m to 15.5m for a leaching bed; and
- Increase the maximum ground floor area for a utility shed from 20m² to 30.6m².



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.***

