

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 unitly shed. A Class 2 Community Planning Permit is required to:

- Reduce the minimum required setback from Type 1 Fish Habitat from:
 - o 30m to 15.5m for the septic system;
 - o 30m to 23.5m for the easterly deck;
 - o 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*.

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

