



## 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](http://www.huntsville.ca/PC).

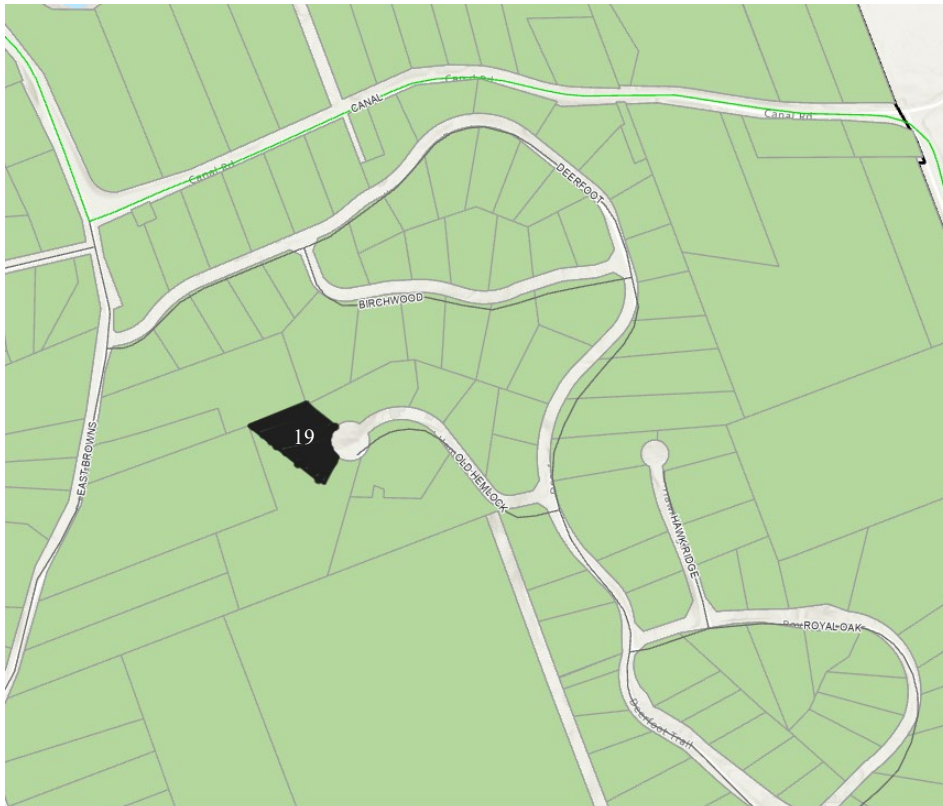
**APPLICATION NO.:** CPP/34/2026/HTE

**OWNER(S):** Rockett

**ADDRESS:** 19 Old Hemlock Trail

**LEGAL DESCRIPTION:** PCL 11-1 SEC 35M692; Lot 11 PL 35M692; Town of Huntsville, District Municipality of Muskoka

**PURPOSE AND EFFECT:** The applicant proposes to permit the construction of a 483.10 m<sup>2</sup> single detached dwelling, including an attached garage, and two (2) covered porches. A Class 2 Community Planning Permit is required to decrease the required front yard setback from 25 m to 21 m.



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, April 30<sup>th</sup>, 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. 2230)  
**EMAIL:** [planning@huntsville.ca](mailto:planning@huntsville.ca)  
**WEBSITE:** [www.huntsville.ca](http://www.huntsville.ca)

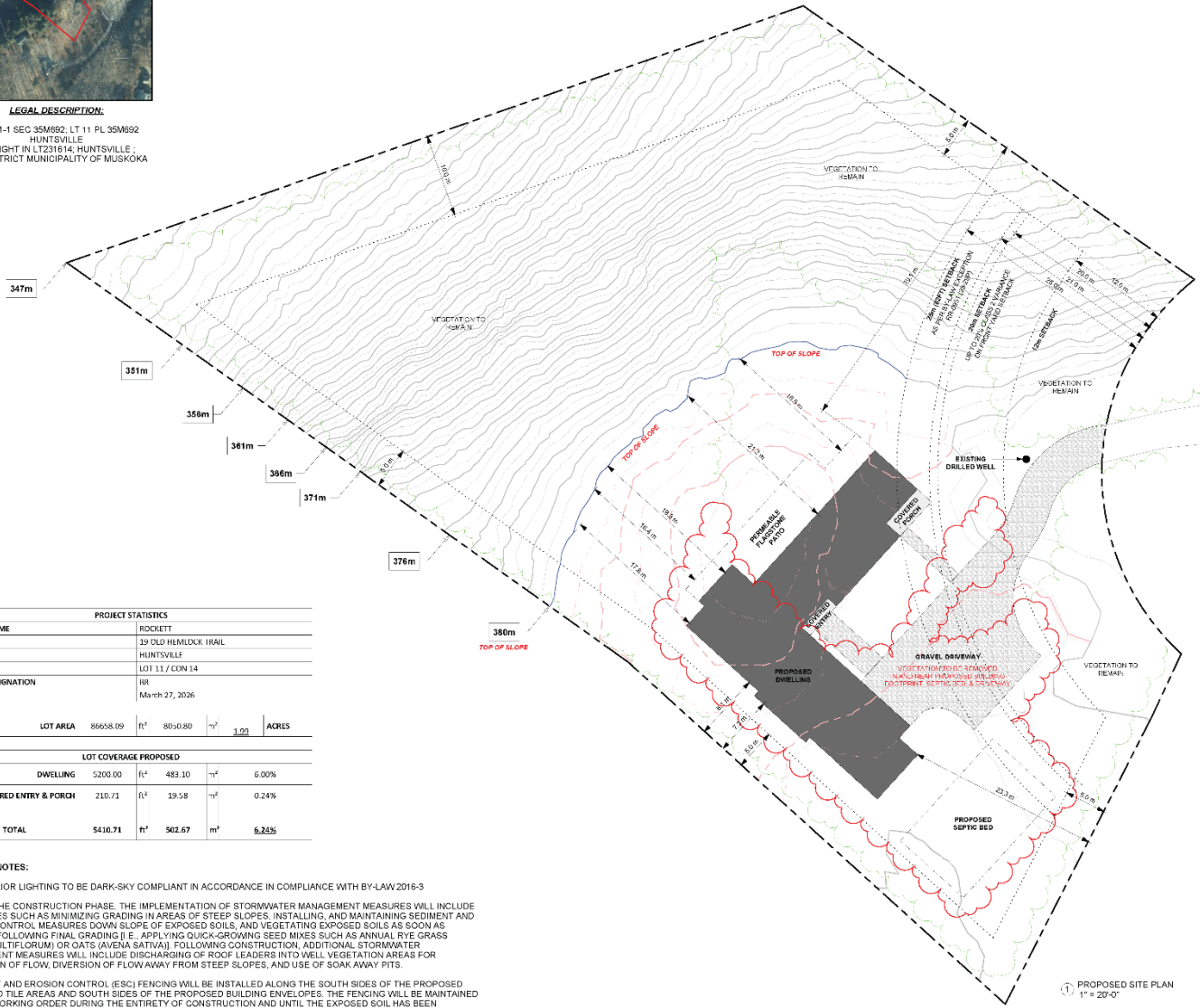
**NOTICE DATE:** April 16, 2026

# SKETCH:



**LEGAL DESCRIPTION:**

PCL 11-1 SEC 35M892, LT 11 PL 35M892  
 HUNTSVILLE  
 S/4 RIGHT IN LT231614- HUNTSVILLE -  
 THE DISTRICT MUNICIPALITY OF MUSKOKA



PROJECT STATISTICS					
PROJECT NAME	ROCKETT				
ADDRESS	19 OLD HAWLOCK IRAIL				
TOWNSHIP	HUNTSVILLE				
LOT / CON	LOT 11 / CON 14				
ZONING DESIGNATION	HR				
DATE	March 27, 2026				
LOT AREA	85658.09	R <sup>2</sup>	8030.80	~ <sup>2</sup>	1.99 ACRES
LOT COVERAGE PROPOSED					
DWELLING	5200.00	R <sup>2</sup>	483.10	~ <sup>2</sup>	6.00%
COVERED ENTRY & PORCH	210.71	R <sup>2</sup>	19.58	~ <sup>2</sup>	0.24%
TOTAL	5410.71	R <sup>2</sup>	502.67	m <sup>2</sup>	6.24%

**GENERAL NOTES:**

- ALL EXTERIOR LIGHTING TO BE DARK-SKY COMPLIANT IN ACCORDANCE IN COMPLIANCE WITH BY-LAW 2018-3
- DURING THE CONSTRUCTION PHASE, THE IMPLEMENTATION OF STORMWATER MANAGEMENT MEASURES WILL INCLUDE TECHNIQUES SUCH AS MINIMIZING GRADING IN AREAS OF STEEP SLOPES, INSTALLING AND MAINTAINING SEDIMENT AND EROSION CONTROL MEASURES DOWN SLOPE OF EXPOSED SOILS, AND VEGETATING EXPOSED SOILS AS SOON AS POSSIBLE FOLLOWING FINAL GRADING (I.E., APPLYING QUICK-GROWING SEED MIXES SUCH AS ANNUAL RYE GRASS (LOLIUM MULTIFLORUM) OR OATS (AVENA SATIVA)). FOLLOWING CONSTRUCTION, ADDITIONAL STORMWATER MANAGEMENT MEASURES WILL INCLUDE DISCHARGING OF ROOF LEADERS INTO WELL VEGETATION AREAS FOR DISSIPATION OF FLOW, DIVERSION OF FLOW AWAY FROM STEEP SLOPES, AND USE OF SOAK AWAY FITS.
- SEDIMENT AND EROSION CONTROL (ES&C) FENCING WILL BE INSTALLED ALONG THE SOUTH SIDES OF THE PROPOSED SEPTIC AND TILE AREAS AND SOUTH SIDES OF THE PROPOSED BUILDING ENVELOPES. THE FENCING WILL BE MAINTAINED IN GOOD WORKING ORDER DURING THE ENTIRETY OF CONSTRUCTION AND UNTIL THE EXPOSED SOIL HAS BEEN ADEQUATELY STABILIZED.
- ANY SILT FENCING WILL BE CONSTRUCTED OF HEAVY-DUTY MATERIALS AND BE PROPERLY ANCHORED AND TRENCHED TO MAINTAIN ITS INTEGRITY DURING INCLEMENT WEATHER EVENTS.
- ADDITIONAL PROTECTION MATERIALS WILL BE READILY AVAILABLE ON SITE IN CASE OF POTENTIAL BREACHES IN THE EXISTING SILT AND EROSION CONTROL WORKS.

PROPOSED SITE PLAN  
 1" = 20'-0"