



## 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, 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, June 10, 2026

**LOCATION:** Council Chambers (3<sup>rd</sup> Floor)  
Town Hall, 37 Main Street East, Huntsville

**TIME:** 1:00 P.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/PC](http://www.huntsville.ca/PC).

**APPLICATION NO.:** CPP/37/2026/HTE

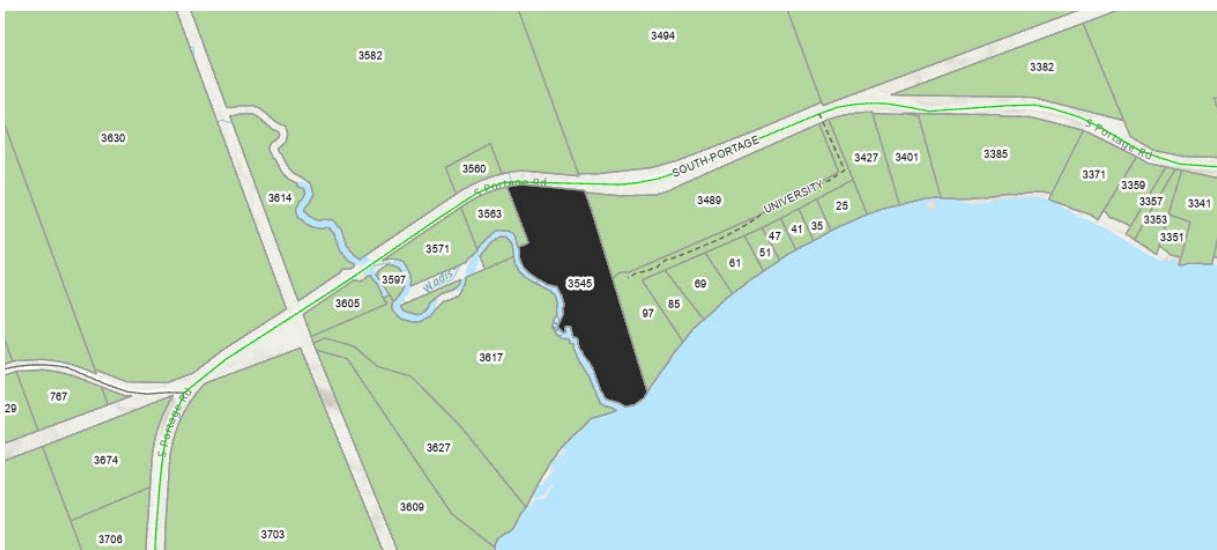
**OWNER(S):** Mastrorillo

**ADDRESS:** 3545 South Portage Road

**LEGAL DESCRIPTION:** Parcel 25558, Section Muskoka; Part of Lot 26, Concession 2; Fromer Geographic Township of Brunel; Part 1, Plan 35R-3033; Town of Huntsville; District Municipality of Muskoka

**PURPOSE AND EFFECT:** The applicant proposes to construct a 31m<sup>2</sup> two-storey addition to connect the existing single detached dwelling and detached garage. A Class 3 – Council Variation is required to:

- Permit development within a Flood Zone precinct and the Flood Overlay;
- Permit development within 30m of Natural Heritage Area or Feature (i.e. Type 1 and 2 Fish Habitat, Muskoka Heritage Areas and Site and Wetland).
- Reduce the setback from a Cold-water Lake from 30m to 17m;
- Reduce the front yard setback requirement from 20m to 17m; and
- Reduce the eastern interior setback requirement from 6m to 5m.



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, June 10<sup>th</sup>, 2026**. 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](mailto:planning@huntsville.ca)  
**WEBSITE:** [www.huntsville.ca](http://www.huntsville.ca)

**NOTICE DATE:** May 21, 2026

**SKETCH:**

