



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, January 14, 2026

TIME: 10:00 A.M.

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

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/PC>

APPLICATION NO.: CPP/156/2025/HTE

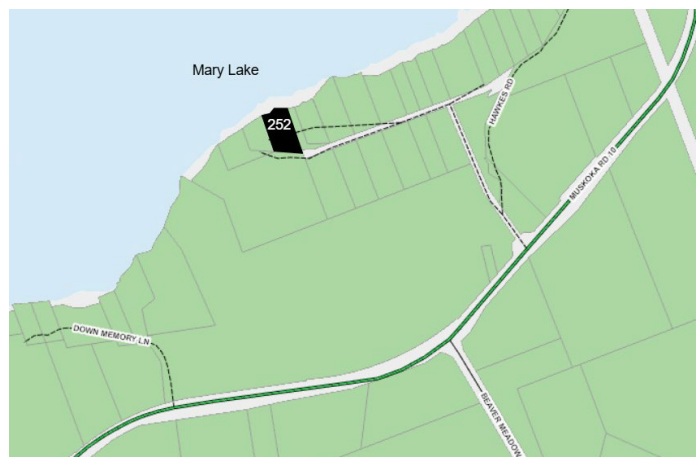
OWNER(S): Ancona

ADDRESS: 252 Hawkes Road

LEGAL DESCRIPTION: Lot 2, Plan 3; Part Original Shore Road Allowance in Front of Lot 29, Concession 6, being Part 1 on Plan 35R-27370; Former Geographic Township of Stephenson; Town of Huntsville; District Municipality of Muskoka

PURPOSE AND EFFECT: Application has been submitted to permit the construction of a 37m² addition to an existing non-complying dock and recognize existing non-complying structures and shoreline buffer encroachments. A Class 3 - Council Variation is required to:

- Recognize the location of an existing 32m² non-complying dock and permit its expansion;
- Permit expansion of an existing legal non-complying dwelling and reduce the minimum required setback from a Cold-water Lake from 30m to 19.5m to recognize an existing attached 23.3m² non-complying deck;
- Reduce the minimum required side yard setback from 6m to 1.8m to recognize an existing 10m² non-complying dryland boathouse with attached 9.4m² deck only;
- Reduce the Shoreline Buffer depth from 15m to 14.9m for an existing 9.4m² non-complying utility shed only;
- Reduce the minimum required setback from a Cold-water Lake from 30m to 14.9m to recognize an existing 9.4m² non-complying utility shed only; and
- Increase the permitted number of roofed accessory structures from three (3) to five (5).



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, January 14th, 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. 2422).
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: December 18, 2025

SKETCH:

