

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, June 11, 2025 LOCATION

TIME: 1:00 P.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/business-development-environment/planning-and-development/planning-notices/.

APPLICATION NO.: CPP/74/2025/HTE

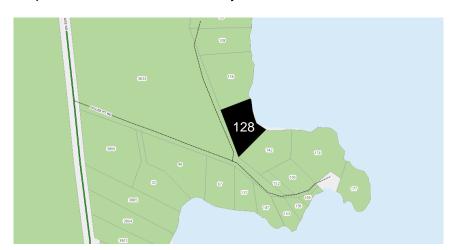
OWNER(S): Bruce

ADDRESS: 128 Jo-lee Point Road

LEGAL DESCRIPTION: Parcel 17743, Section Muskoka; Part of Lot 25, Concession 1; Part 10 on BR277; Part of Lot 25, Concession 2; Part 10A on BR277; Former Geographic Township of Brunel; Town of Huntsville; District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to construct various additions to an existing one-storey single detached dwelling, including a 22m² dwelling addition, 28m² dwelling addition and 16m² attached deck addition. A Class 3 – Council Variation is required to:

- Reduce the front yard setback from 20m to 16.2m for the 28m² dwelling addition, to 18.3m for the 22m² dwelling addition, and to 14.8m for the 16m² attached deck addition;
- Reduce the setback from a Cold-Water Lake from 30m to 16.2m for the 28m² dwelling addition, to 18.3m for the 22m² dwelling addition, and to 14.8m for the 16m² attached deck addition; and
- Permit development within the Flood Overlay that is not considered minor.



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 11**th, **2025**. 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 **WEBSITE:** www.huntsville.ca

NOTICE DATE: May 22, 2025

