



## 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:** 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 <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 22m<sup>2</sup> dwelling addition, 28m<sup>2</sup> dwelling addition and 16m<sup>2</sup> attached deck addition. A Class 3 – Council Variation is required to:

- Reduce the front yard setback from 20m to 16.2m for the 28m<sup>2</sup> dwelling addition, to 18.3m for the 22m<sup>2</sup> dwelling addition, and to 14.8m for the 16m<sup>2</sup> attached deck addition;
- Reduce the setback from a Cold-Water Lake from 30m to 16.2m for the 28m<sup>2</sup> dwelling addition, to 18.3m for the 22m<sup>2</sup> dwelling addition, and to 14.8m for the 16m<sup>2</sup> attached deck addition; and
- Permit development within the Flood Overlay that is not considered minor.



