



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 November
12th, 2025

LOCATION: Council Chambers (3rd 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/CPPNotices

APPLICATION NO.: CPP/133/2025/HTE

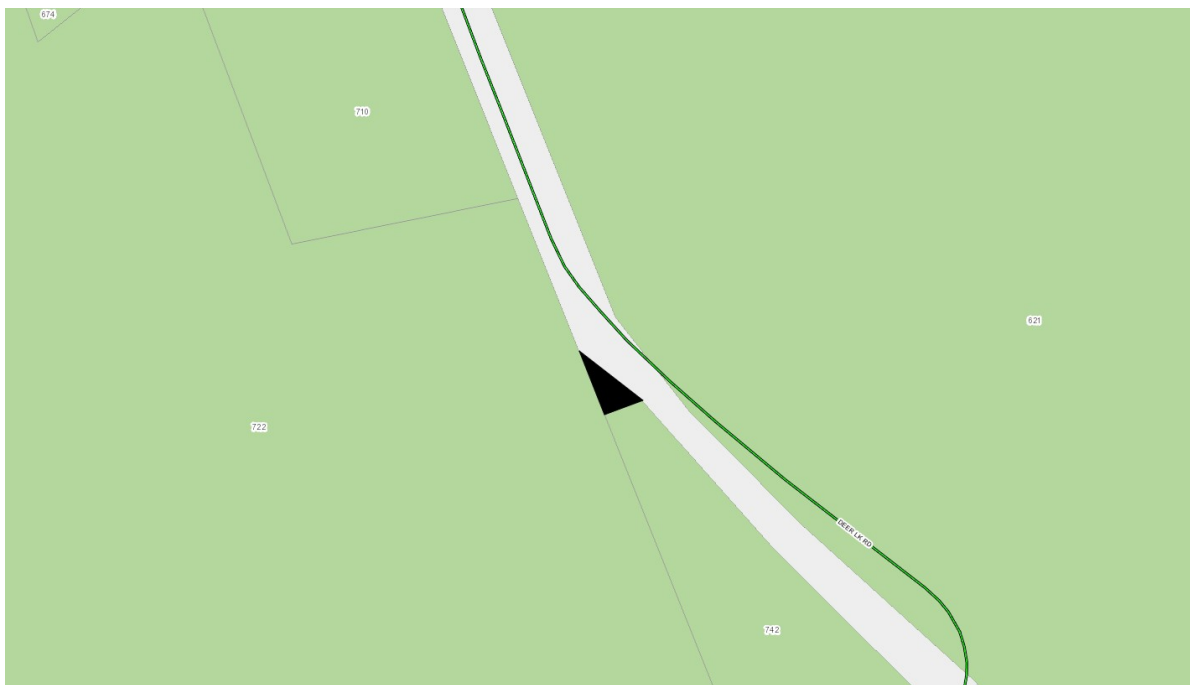
OWNER(S): Guthrie

ADDRESS: 736 Deer Lake Road

LEGAL DESCRIPTION: Part Radial Between
Lots 25 & 26; Closed by Bylaw DM291718;
Former Geographic Township of Stephenson;
Town of Huntsville, District of Muskoka

PURPOSE AND EFFECT: An application has been submitted to remove the existing non-complying 78.5m² dwelling and 45m² detached garage and proposes to construct an 85.5m² one-storey single detached dwelling on the lot. The Class 3 Community Planning Permit is required to:

- Reduce the front yard setback from 12m to 1.6m;
- Reduce the west interior side yard setback from 5m to 1.5m;
- Increase primary lot coverage from 10% to 18.2%; and
- Permit development on an existing lot with private services that is 470m² in lot area.



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, November 12th, 2025**. 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
October 23, 2025

IN-PERSON: 8:30a.m. to 4:30p.m.
TELEPHONE: (705) 789-1751 (Ext. 2409)
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

SKETCH:

