



REQUEST FOR COMMENTS COMMUNITY PLANNING PERMIT APPLICATION

TAKE NOTICE that the Town of Huntsville has received an application for a Class 2 Community Planning Permit. To facilitate the development proposed, minor relief 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). 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.

APPLICATION NO.: CPP/30/2026/HTE

OWNER(S): Black Forest Developments Inc.

ADDRESS: 22 Stillwater Lane

LEGAL DESCRIPTION: Plan 35M770, Lot 8, Former Geographic Township of Stisted; Town of Huntsville, District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to permit the construction of a 40.5m² attached unenclosed deck. A Class 2 Community Planning Permit is required to increase the maximum permitted accessory coverage from 5% to 5.7%.



Members of the public wishing to comment must make a written submission within 14 days of this notice 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 Thursday, April 30th, 2026**. 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.

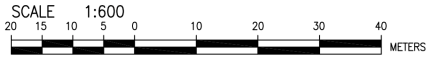
FOR MORE INFORMATION about this matter, contact the Town of Huntsville Planning Department:
37 Main St. E, Huntsville, ON. P1H 1A1

IN-PERSON: 8:30a.m. to 4:30p.m.
TELEPHONE: (705) 789-1751 (Ext. 2405)
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: April 16, 2026

SKETCH:

PART OF LOT 26 & 27, CONCESSION 7
 GEOGRAPHIC TOWNSHIP OF STISTED
 TOWN OF HUNTSVILLE
 DISTRICT OF MUSKOKA

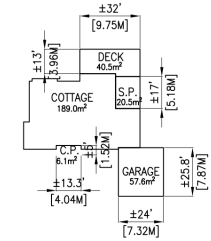


755 HOODSTOWN ROAD (22 STILLWATER LANE)
 LOT 8 OF PLAN 35M-770

DESCRIPTION	METERS	SQUARE FEET	OTHER
TOTAL SITE AREA:	10674.6 m ²	114900 S.F.	2.63 Ac.
LOT AREA WITHIN 90m (295') OF SHORE	5469.2 m ²	58870 S.F.	1.35 Ac.
EXISTING COTTAGE COVERAGE AREA:	273.2 m ²	2941 S.F.	
PROPOSED DECK ADDITION:	40.5 m ²	436 S.F.	
LOT COVERAGE WITHIN 60M OF SHORE:	313.7 m ²	3377 S.F.	

PERCENT COVERAGE WITHIN 90m (295') OF SHORE: 5.7%
 ZONING: Waterfront Residential 60m
 MAXIMUM PRIMARY LOT COVERAGE = 5% OR 2943.5 S.F.

DOCK COVERAGE AREA: 111.2m² 1197 S.F.
 PERCENT ACCESSORY LOT COVERAGE = 2.0%



- General CPP Notes
1. Marked plans: Sitework & buildings to be carried out in accordance with these plans
 2. Outdoor lighting: All exterior lighting to be dark sky compliant with Town of Huntsville Outdoor Lighting By-law 2016-3, as amended
 3. Stabilize Disturbed Areas: All disturbed areas to be stabilized and restored to existing conditions or better immediately upon completion of the works.
 4. Walking Paths: using site native material from blast
 5. Tree removal for site preparation in accordance with approved plans, Environmental Impact Study, RiverStone Environmental Solutions Inc. dated February 2021 and Peer Review Response, dated December 7, 2021
 6. Open area at septic to be allowed to naturalize with native grasses and plants.
 7. Construction of the in-water portion of docking structures and associated in-water works are not to be completed between May 1 and July 15 to avoid potential impacts to fish during the warm-water spawning season.
 8. All in-water habitat features, including aquatic vegetation, natural woody debris and boulders should be left in their current locations in the nearshore area.
 9. Vegetation within the retained shoreline buffer area should be left in its current state, without any thinning of trees, unless they are a safety hazard or are within an approved shoreline activity area
 10. Temporary storage locations of aggregate material be set back from water bodies, wetlands, or watercourses by no less than 30 m and be contained by heavy-duty sediment fencing.
 11. Additional sediment fencing and appropriate control measures (e.g. straw bales) be stockpiled on site so that any breach can be immediately repaired through construction of check dams.
 12. Vegetation within 30 m of the shoreline be maintained in its natural state, with the exception of a pathway to the shoreline for each lot. The path will have a maximum width of 2 m, meander, and be constructed of permeable substances (i.e., clean gravel, mulch) where required. Trees will not be cut within the setback unless they are a safety hazard and debris from clearing or materials to be used in construction will not be placed within the setback. This recommendation is not intended to exclude development or vegetation removal from the Shoreline Activity Area permissible by the Town of Huntsville Zoning By-law. The location of the shoreline activity area should not include areas of steep slopes.
 13. Vegetation removal on the subject property is to occur outside of the active season for bats (i.e., vegetation removal is only to occur between October 1 and April 15).
 14. Vegetation removal and disturbance outside of the development areas is to be minimized.

