



## 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  
13<sup>th</sup>, 2024

**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 [www.huntsville.ca/CPPNotices](http://www.huntsville.ca/CPPNotices)

**APPLICATION NO.:** CPP/124/2024/HTE

**OWNER(S):** 1000120857 Ontario Inc

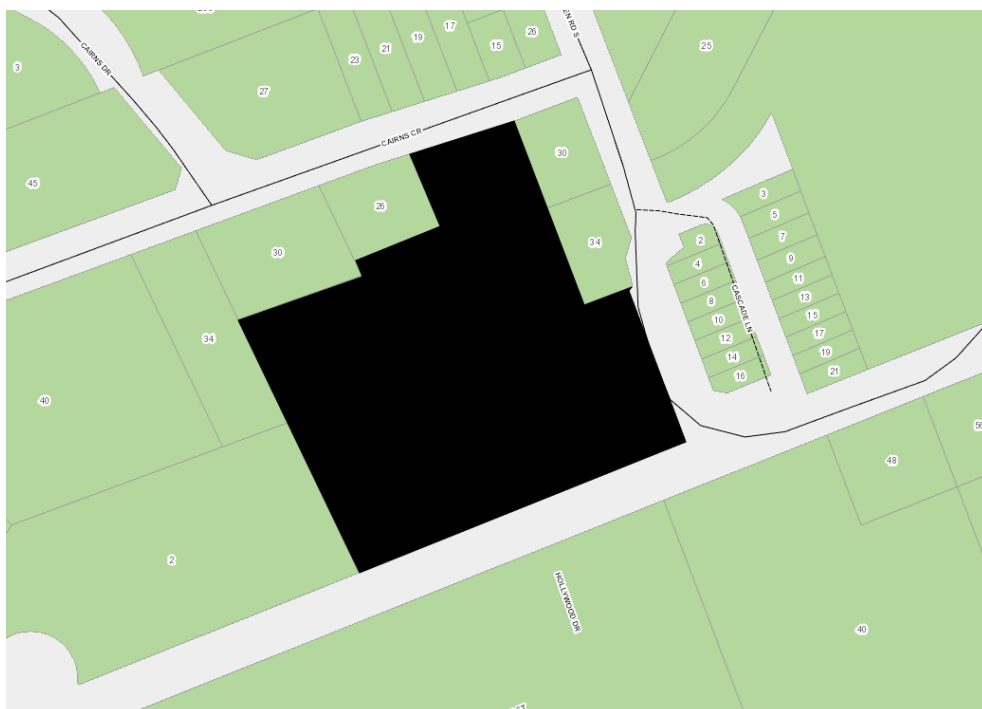
**ADDRESS:** 20 Cairns Crescent

**LEGAL DESCRIPTION:** Part of Lot 36, RCP 509; Former Geographic Township of Chaffey; Designated as Part of Lot 2 on 35R-12017 & Designated as Part of Lot 2 on 35R-19662; Town of Huntsville; District Municipality of Muskoka

**PURPOSE AND EFFECT:** An application has been submitted for the development of a 185-unit multiple dwelling development. The application proposes variations to development standards through a Class 3 Community Planning Permit to:

- Increase the maximum permitted building height from 11m to 17.2m.
- Increase the maximum permitted residential density from 60 units per gross hectare to 85 units per gross hectare;
- Reduce the minimum required northern interior side yard setback for a multiple dwelling from 6m to 3.2m;
- Reduce the minimum required number of parking spaces from 267 spaces to 231 spaces;
- Reduce the minimum required number of designated accessible parking spaces from 9 spaces to 7 spaces;
- Reduce the minimum required number of loading spaces from 3 spaces to 1 space; and
- Permit a driveway associated with multiple dwelling within 1.5m of a lot line abutting an Urban Residential – Low (UR1) precinct;

All to permit the construction of a four (4)-storey multiple dwelling building with below grade parking.



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 13<sup>th</sup>, 2024**. 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. 2257)  
**EMAIL:** [planning@huntsville.ca](mailto:planning@huntsville.ca)  
**WEBSITE:** [www.huntsville.ca](http://www.huntsville.ca)

**October 24<sup>th</sup>, 2024**

**SKETCH:**

