



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 in this instance, 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 <https://www.huntsville.ca/business-development-environment/planning-and-development/planning-notices/>.

APPLICATION NO.: CPP/126/2025/HTE

OWNER(S): Hall

ADDRESS: 491 Lynx Lake Road

LEGAL DESCRIPTION: Part of Lot 10, Concession 6, Former Geographic Township of Brunel, as in DM92501; Town of Huntsville, District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to permit the construction of a 327m² single detached two-storey dwelling, including three attached covered porches, and an attached garage. A Class 2 Community Planning Permit is required to permit the proposed development within a Natural Heritage Feature or Area.



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 Wednesday, October 30, 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

IN-PERSON: 8:30a.m. to 4:30p.m.
TELEPHONE: (705) 789-1751 (Ext. 2422)
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

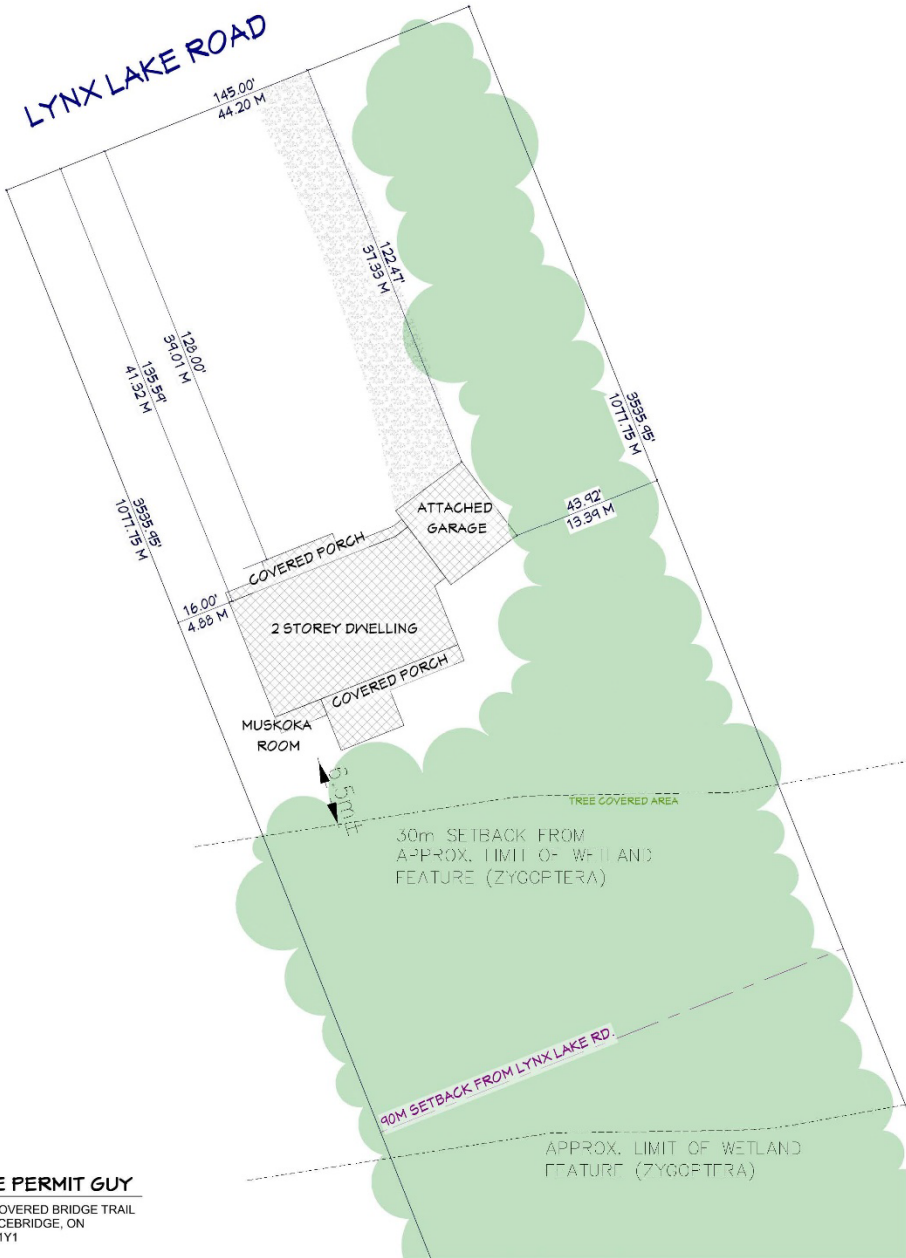
NOTICE DATE: October 16, 2025

SKETCH:

SITE DATA 491 LYNX LAKE RD 4442 060 006 01400			
LOT No		LOT 10 CON 6 BRUNEL	
ZONING		RU 2	
LOT FRONTAGE	STRAIGHT LINE	44.20 m	145.00 ft
	ALONG PRESENT WATERS EDGE	N/A	N/A
FRONT YARD SETBACK		15.0m (49 ft)	
INTERIOR YARD SETBACK		7.0m (23 ft)	
EXTERIOR YARD SETBACK		10.0m (33 ft)	
REAR YARD SETBACK		10.0m (33 ft)	
MAX. BUILD HEIGHT		11.0m (36 ft)	
MAX. ACCESSORY BUILD HEIGHT		7.0m (23 ft)	
LOT AREA	TOTAL LOT AREA	24,159.12 m ²	260,046.64 ft ²
	WITHIN 90M OF FRONT LOT LINE	3,917.70 m ²	42,815.60 ft ²
PROPOSED			
2 STOREY DWELLING		144.82 m ²	2,097.05 ft ²
COVERED PORCH		65.25 m ²	702.36 ft ²
MUSKOKA ROOM		6.64 m ²	71.97 ft ²
ATTACHED GARAGE		60.20 m ²	648.00 ft ²
TOTAL PROPOSED COVERAGE		326.96 m ²	3,519.38 ft ²
LOT COVERAGE [MAX. 10%]	EXISTING	N/A	
	PROPOSED (WITHIN 90M OF FRONT LOT LINE)	8.2 %	

491 LYNX LAKE ROAD
LOT 10 CON 6 BRUNEL
TOWNSHIP OF HUNTSVILLE

SITE PLAN



THE PERMIT GUY
35 COVERED BRIDGE TRAIL
BRACEBRIDGE, ON
P1L 1Y1
705-644-1167
Permits@ThePermitGuy.ca

