



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 (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 <https://www.huntsville.ca/business-development-environment/planning-and-development/planning-notices/>.

APPLICATION NO.: CPP/27/2025/HTE

OWNER(S): Huff

ADDRESS: 86 Pennys Lane

LEGAL DESCRIPTION: Parcel 16882 Section Muskoka; Part of Lot 11, Concession 6; Former Geographic Township of Stephenson; designated as Part 15 Plan BR296; Town of Huntsville; District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to construct an 84.5m² detached, one-storey garage. A Class 3 – Council Variation is required to:

- Increase the maximum permitted accessory coverage from 5% to 5.4%;
- Reduce the minimum required setback to a Cold Water Stream from 30m to 22m for the garage only;
- Reduce the minimum required Front Yard Setback from 20m to 6m for the garage only; and
- Permit a garage to be located closer to the front lot line than the principal dwelling.



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, June 11th, 2025**. Any submissions regarding this application must be made in writing on or before this date.

PLEASE NOTE: All comments received will become part of the public record. Comments received as part of the public participation process for this proposal will be considered by Planning Council.

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: 8:30 A.M. to 4:30 P.M.
TELEPHONE: (705) 789-1751 (Ext. 2422).
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: May 22, 2025

SKETCH:

