



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/12/2026/HTE

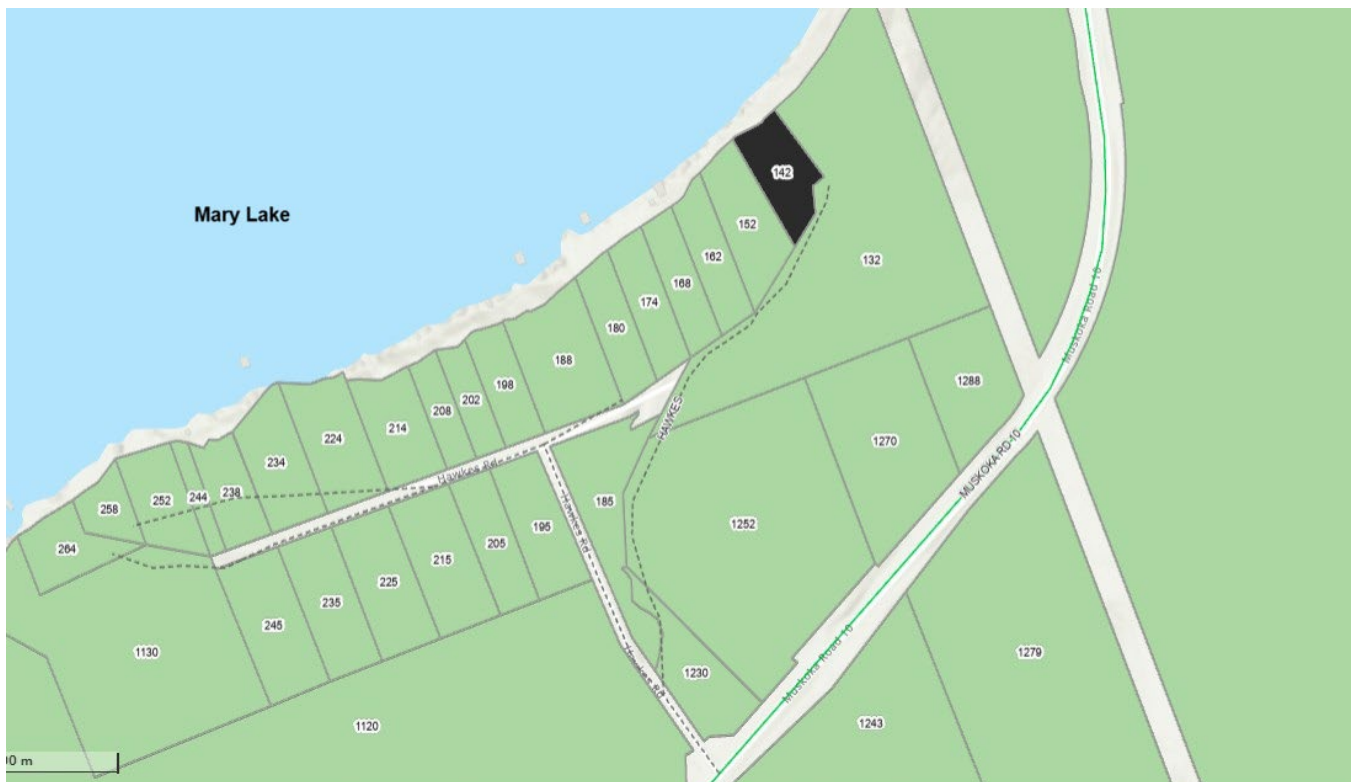
OWNER(S): Sharpe

ADDRESS: 142 Hawkes Road

LEGAL DESCRIPTION: Part of Lot 30, Concession 6, Former Geographic Township of Stephenson as in DM71471; Town of Huntsville, District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to permit the construction of a 7.9m² attached deck, a 13.5m² attached deck, and a 20.2m² enclosed addition to an existing 89m² two-storey dwelling. A Class 2 Community Planning Permit is required to:

- Reduce the minimum required setback to a Cold Water Lake from 30m to 23.5m for the front deck and enclosed addition only;
- Reduce the minimum required setback from the top of a Steep Slope from 15m to 2.3m for the proposed front deck, and from 15m to 2.5m for the proposed enclosed addition; and
- Permit the expansion of a legal non-complying building.



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, May 14th, 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.



REQUEST FOR COMMENTS COMMUNITY PLANNING PERMIT APPLICATION

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: April 30, 2026

SKETCH:

