



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 December
3rd, 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 www.huntsville.ca/CPPNotices

APPLICATION NO.: CPP/152/2025/HTE

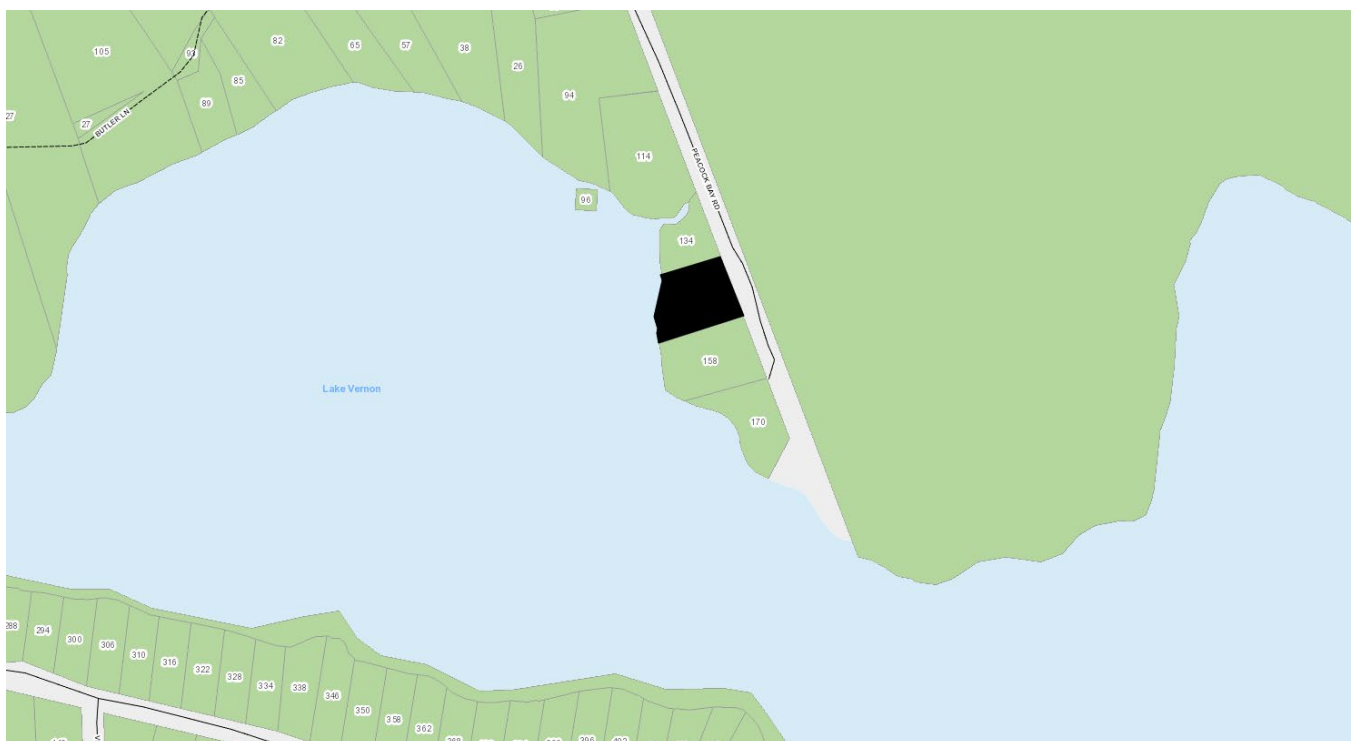
OWNER(S): Martin & MacDonald

ADDRESS: 146 Peacock Bay Road

LEGAL DESCRIPTION: Part Lot 30,
Concession 7, as in DM221030; Former
Geographic Township of Stisted, Town of
Huntsville, District of Muskoka

PURPOSE AND EFFECT: An application has been submitted to construct a 33.5m² sunroom/enclosed porch addition with a finished floor elevation of 286.68m above mean sea level and recognize an existing 84.5m² dock on the lot. The Class 3 Community Planning Permit is required to:

- Permit an increase in the maximum projection of a dock from 15m to 22.8m to recognize the existing dock;
- Permit a 33.5m² expansion to an existing legal non-complying structure;
- Reduce the front yard setback from 20m to 19.5m;
- Reduce the setback from a Cold-Water Lake from 30m to 19.5m;
- Reduce the setback to Type 1 Fish Habitat from 30m to 19.5m; and
- Permit development within the Flood Overlay.



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, December 3rd, 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. 2409)
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

November 14, 2025

SKETCH:



