



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 www.huntsville.ca/CPPNotices.

APPLICATION NO.: CPP/45/2025/HTE

OWNER(S): Verheye

ADDRESS: 381 Chub Lake Rd.

LEGAL DESCRIPTION: Pt. Lot 10, Concession 12, Former Geographic Township of Brunel, as in DM212313; Town of Huntsville, District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to permit the construction of a 100m² two-storey, detached garage, with a Secondary Residential Dwelling Unit in the second storey. The Secondary Dwelling Units is proposed to be serviced by a second septic system. A Class 2 Community Planning Permit is required to:

- Reduce the minimum required lot area from 2ha to 0.4ha to permit a Secondary Residential Dwelling Unit on the lot; and
- Increase the maximum permitted gross floor area of a secondary residential dwelling unit within a detached accessory building from 75m² to 100m².



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, April 17, 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.

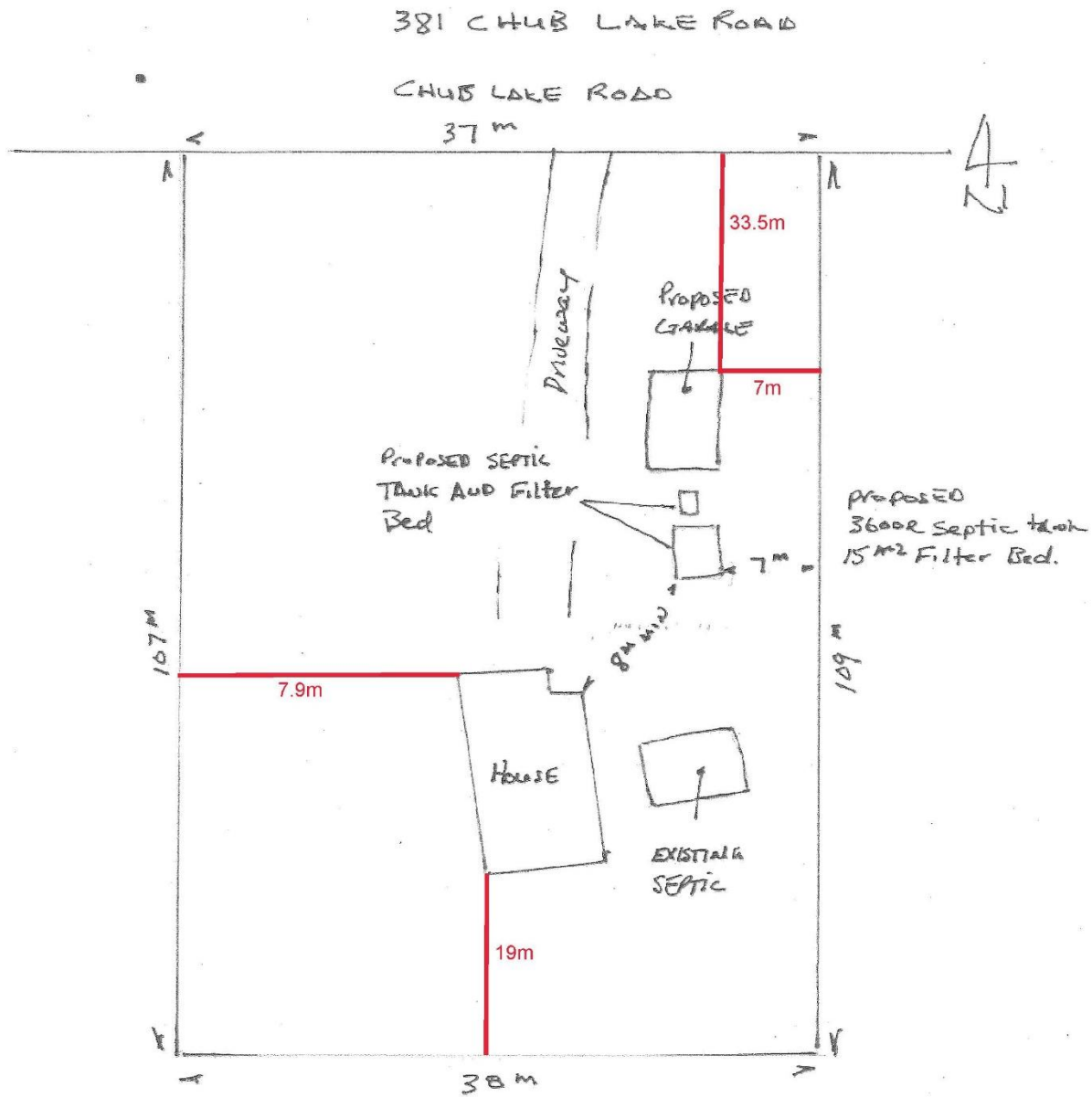
Plans and an explanation of this application can be obtained by contacting the Planning Department using the contact information below.

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: April 3, 2025

SKETCH:



Lot area = 4,046.9m²

Existing House = 206.5m²

Proposed Garage = 100m²

Cottage Country
Environmental Services
Box 111
Bracebridge, On. P1L 1T5
BCW 25496

AS
MAR 27/25