



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, January 14, 2026

LOCATION: Council Chambers (3rd Floor)
Town Hall, 37 Main Street East, Huntsville

TIME: 10:00 A.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-notice/>.

APPLICATION NO.: CPP/168/2025/HTE

OWNER(S): Frahm and Spencer

ADDRESS: 248 Vernon Shores Ave.

LEGAL DESCRIPTION: Parcel 23476, Section Muskoka, Part of Lot 215, Plan M454; Former Geographic Township of Stisted; designated as Part 3 of Plan 35R-19323; Town of Huntsville; District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to construct a 27m² one-storey detached garage. A Class 3 – Council Variation is required to:

- Permit the garage to be located closer to the front lot line than the dwelling;
- Permit development within a Natural Heritage Feature or Area (Stratum 2 Deer Wintering Habitat);
- Recognize an existing Private Cabin as a discretionary use on the lot; and
- Reduce the minimum required exterior side yard setback from 7m to 3.9m for the existing Private Cabin



