



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, 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: Tuesday, September 15, 2026

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/PC.

APPLICATION NO.: CPP/93/2026/HTE

OWNER(S): Wallace

ADDRESS: 56 Golden Pheasant Drive

LEGAL DESCRIPTION: Parcel 24423, Section Muskoka; Lot 51, Plan M476; Former Geographic Township of Chaffey; Town of Huntsville; The District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to construct a 30m² dock and to recognize an existing 32m² attached deck associated with an 85m² private cabin, as well as an existing 8m² utility shed. A Class 3 - Council Variation is required to:

- Recognize the attached deck within the Flood Overlay;
- Recognize the attached deck as an addition to a legal non-complying building;
- Recognize the 2.7m Cold-Water Lake setback for attached deck;
- Recognize the 2.7m front lot line for the attached deck;
- Recognize the 23.5m cumulative width of the shoreline activity area;
- Recognize the 0m interior side yard setback and rear yard setback for an existing utility shed;
- Increase to the maximum accessory lot coverage from 5% to 6.3%.



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 Tuesday, September 15th, 2026**. 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. 2257).
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: August 26, 2026

SKETCH:

