



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: Wednesday, October 14, 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/113/2026/HTE

LEGAL DESCRIPTION: Lot 12, Plan M443 Former Geographic Township of Stisted; Town of Huntsville; The District Municipality of Muskoka

OWNER(S): McGinnis

ADDRESS: 197 South Drive

PURPOSE AND EFFECT: The applicant proposes to construct a 162m² two-storey single detached dwelling with a 58.5m² attached deck, 14m² enclosed deck and 72.5m² garage. A Class 3 – Council Variation is required to:

- Reduce the easterly interior side from 6m to 3m for the two-storey single detached dwelling and attached garage;
- For the proposed 162m² two-storey single detached dwelling:
 - Reduce the setback to a Cold-Water Lake from 30m to 29.5m;
 - Reduce the setback from a Natural Heritage Feature or Area (Type 2 Fish Habitat) from 30m to 29.5m;
- For the proposed 58.5m² attached deck:
 - Reduce the setback to a Cold-Water Lake from 30m to 26m;
 - Reduce the setback from a Natural Heritage Feature or Area (Type 2 Fish Habitat) from 30m to 26m;
 - Reduce the required setback from the top of bank of a steep slope from 15m to 0m;
- For the proposed 14m² enclosed deck:
 - Reduce the setback to a Cold-Water Lake from 30m to 27m;
 - Reduce the setback from a Natural Heritage Feature or Area (Type 2 Fish Habitat) from 30m to 27m;
 - Reduce the required setback from the top of bank of a steep slope from 15m to 0m;
- Increase primary lot coverage from 10% to 14.3%.



