



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

TIME: 1:00 P.M.

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

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/91/2026/HTE

OWNER(S): Racinsky

ADDRESS: 645 Evergreen Trail

LEGAL DESCRIPTION: Part of Lot 32, Concession 10, Former Geographic Township of Stephenson, As in DM259155; Town of Huntsville; The District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to construct a 3m² porch addition, 2.5m² deck addition and a 38.5m² addition consisting of a covered deck and entry to the existing non-complying single detached dwelling. The application also seeks to recognize an existing 10m² utility shed and a 19m² dock addition. A Class 3 – Council Variation is required to:

- Permit an addition to a legal non-conforming structure;
- Reduce the setback to a Cold-Water Lake from 30m to 25m for the 3m² porch addition to the existing single detached dwelling;
- For the proposed addition for the 38.5m² covered deck and entry:
 - Reduce the setback to a Cold-Water Lake from 30m to 16m;
 - Reduce the front yard setback from 20m to 16m;
 - Reduce the required setback from the top of bank of a steep slope from 15m to 0m;
- For the proposed 2.5m² deck addition:
 - Reduce the setback to a Cold-Water Lake from 30m to 14.5m;
 - Reduce the front yard setback from 20m to 14.5m;
 - Reduce the required setback from the top of bank of a steep slope from 15m to 0m;
- Increase the maximum permitted accessory coverage from 5% to 5.8%;
- Recognize the 1.4m westerly interior side yard setback for the existing dock addition;
- Recognize the 21.6m projection of the existing dock addition; and
- Recognize the 14.8m cumulative width of the shoreline activity area.



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:

