

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, 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/PC.

APPLICATION NO.: CPP/105/2026/HTE

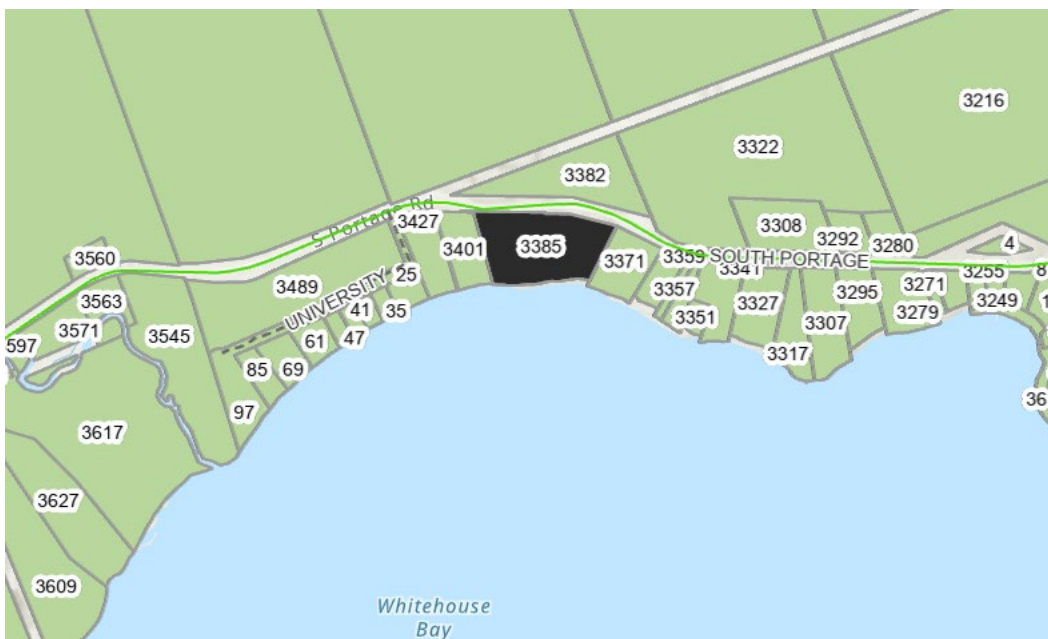
OWNER(S): HLD Corporation

ADDRESS: 3385 South Portage Road

LEGAL DESCRIPTION: Lot 1, Plan 2;
Former Geographic Township of Brunel;
Part of Lot 28, Concession 2; Former
Geographic Township of Brunel;; Town of
Huntsville; The District Municipality of
Muskoka

PURPOSE AND EFFECT: The applicant proposes to construct a 476m² single detached dwelling, a 60m² two-storey detached garage with a private cabin on the second storey, a 102m² boathouse, and an 88m² dock. A Class 2 Community Planning Permit is required to:

- Reduce the minimum setback from a Cold-Water Lake from 20m to 14.2m for the proposed single detached dwelling;
- Reduce the minimum setback from a Natural Heritage Feature and Area (Type 2 Fish Habitat) from 20m to 14.2m for the proposed single detached dwelling;
- Reduce the minimum front yard setback from 20m to 14.2m for the proposed single detached dwelling;
- Increase the maximum permitted floor area of a boathouse from 100m² to 102.5m²; and
- Reduce the required setback from the toe of a Steep Slope Area from 5m to 0m for the proposed single detached dwelling and two-storey detached garage with a private cabin on the second storey.



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, September 24th, 2026**. 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.

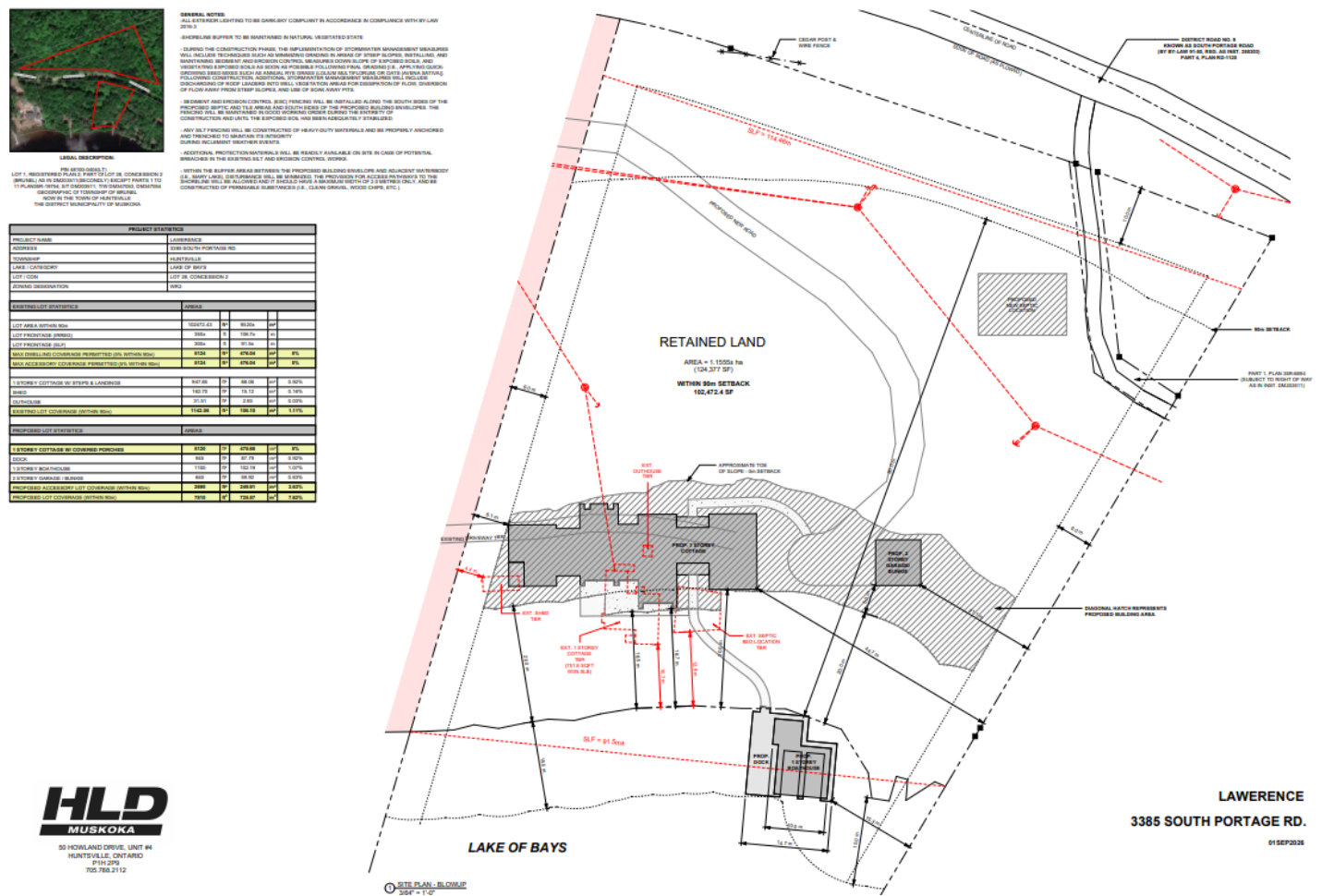
Plans and an explanation of this application can be obtained by contacting the Planning Department using the contact information below.

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. 2257)
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: September 10, 2026

SKETCH:



30 FOWLAND DRIVE, UNIT #4
HUNTSVILLE, ONTARIO
P1H 2P9
705.789.2112