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/127/2026/HTE

OWNER(S): Firman and Howell

ADDRESS: 25 East Menominee Lake Road

LEGAL DESCRIPTION: Lot 14, Plan 8; Former Geographic Township of Brunel; Town of Huntsville, District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to permit the construction of an 11 m2 covered deck. A Class 2 Community Planning Permit is required to increase the maximum permitted primary coverage from 10% to 10.35%



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, November 12th, 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**:**

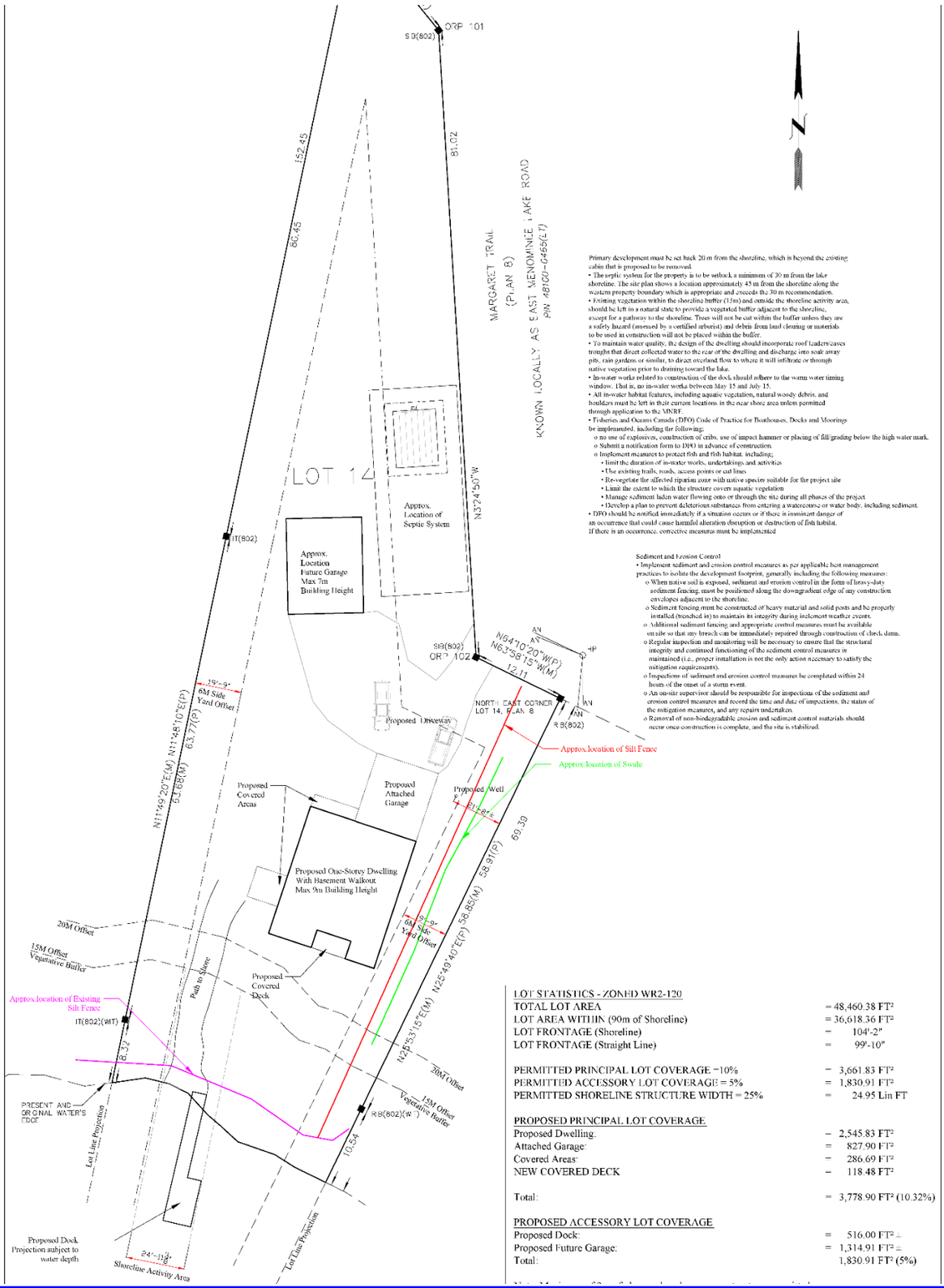
37 Main St. E, Huntsville, ON. P1H 1A1

IN-PERSON: 8:30a.m. to 4:30p.m.
TELEPHONE: (705) 789-1751 (Ext. 2230)

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

NOTICE DATE: October 29, 2026

SKETCH:



Primary development must be set back 20 m from the shoreline, which is beyond the existing cabin that is proposed to be removed.
• The septic system for the property is to be setback a minimum of 30 m from the lake shoreline. The site plan shows a location approximately 45 m from the shoreline along the western property boundary which is appropriate and exceeds the 30 m recommendation.
• Existing vegetation within the shoreline buffer (15m) and outside the shoreline activity area, should be left in a natural state to provide a vegetated buffer adjacent to the shoreline, except for a pathway to the shoreline. Trees will not be cut within the buffer unless they are a safety hazard (assessed by a certified arborist) and debris from land clearing or materials to be used in construction will not be placed within the buffer.
• To maintain water quality, the design of the dwelling should incorporate roof leaders/eaves troughs that direct collected water to the rear of the dwelling and discharge into soak away pits, rain gardens or similar, to direct overland flow to where it will infiltrate or through native vegetation prior to draining toward the lake.
• In-water works related to construction of the dock, should adhere to the warm water timing window. That is, no in-water works between May 15 and July 15.
• All in-water habitat features, including aquatic vegetation, natural woody debris, and boulders must be left in their current locations in the near shore area unless permitted through application to the MNRF.
• Fisheries and Oceans Canada (DFO) Code of Practice for Boathouses, Docks and Moorings be implemented, including the following:
  o no use of explosives, construction of cribs, use of impact hammer or placing of fill/grading below the high water mark.
  o Submit a notification form to DFO in advance of construction.
  o Implement measures to protect fish and fish habitat, including;
  • Limit the duration of in-water works, undertakings and activities
  • Use existing trails, roads, access points or cut lines
  • Re-vegetate the affected riparian zone with native species suitable for the project site
  • Limit the extent to which the structure covers aquatic vegetation
  • Manage sediment laden water flowing onto or through the site during all phases of the project
  • Develop a plan to prevent deleterious substances from entering a watercourse or water body, including sediment.
• DFO should be notified immediately if a situation occurs or if there is imminent danger of an occurrence that could cause harmful alteration disruption or destruction of fish habitat. If there is an occurrence, corrective measures must be implemented

Sediment and Erosion Control
• Implement sediment and erosion control measures as per applicable best management practices to isolate the development footprint, generally including the following measures:
  o When native soil is exposed, sediment and erosion control in the form of heavy-duty sediment fencing, must be positioned along the downgradient edge of any construction envelopes adjacent to the shoreline.
  o Sediment fencing must be constructed of heavy material and solid posts and be properly installed (trenched in) to maintain its integrity during inclement weather events.
  o Additional sediment fencing and appropriate control measures must be available on-site so that any breach can be immediately repaired through construction of check dams.
  o Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., proper installation is not the only action necessary to satisfy the mitigation requirements).
  o Inspections of sediment and erosion control measures be completed within 24 hours of the onset of a storm event.
  o An on-site supervisor should be responsible for inspections of the sediment and erosion control measures and record the time and date of inspections, the status of the mitigation measures, and any repairs undertaken.
  o Removal of non-biodegradable erosion and sediment control materials should occur once construction is complete, and the site is stabilized.

LOT STATISTICS - ZONED WR2-120	
TOTAL LOT AREA	= 48,460.38 FT²
LOT AREA WITHIN (90m of Shoreline)	= 36,618.36 FT²
LOT FRONTAGE (Shoreline)	= 104'-2"
LOT FRONTAGE (Straight Line)	= 99'-10"
PERMITTED PRINCIPAL LOT COVERAGE =10%	= 3,661.83 FT²
PERMITTED ACCESSORY LOT COVERAGE = 5%	= 1,830.91 FT²
PERMITTED SHORELINE STRUCTURE WIDTH = 25%	= 24.95 Lin FT
PROPOSED PRINCIPAL LOT COVERAGE	
Proposed Dwelling:	= 2,545.83 FT²
Attached Garage:	= 827.90 FT²
Covered Areas:	= 286.69 FT²
NEW COVERED DECK	= 118.48 FT²
Total:	= 3,778.90 FT² (10.32%)
PROPOSED ACCESSORY LOT COVERAGE	
Proposed Dock:	= 516.00 FT² ±
Proposed Future Garage:	= 1,314.91 FT² ±
Total:	1,830.91 FT² (5%)