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/120/2026/HTE

OWNER(S): Yagar

ADDRESS: 219 South Drive

LEGAL DESCRIPTION: Lot 16, Plan 443; Former Geographic Township of Stisted; Town of Huntsville, District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to permit the construction of a two (2) storey 81.5 m^2 detached garage, a 13 m^2 dryland boathouse and dwelling additions with a combined area of 72.4 m^2.

A Class 2 Community Planning Permit is required to;

1. Increase the maximum permitted footprint of a two (2) storey detached garage in a Waterfront Residential Precinct from 60 m^2 to 81.5 m^2;
2. Reduce the required easterly side yard setback for a two (2) storey detached garage from 6 m to 4 m;
3. Increase the maximum permitted accessory lot coverage from 5% to 7%;
4. Reduce the required westerly side yard setback from 6 m to 4.8 m for a dryland boathouse;
5. Increase the maximum encroachment for a 4.5 m^2 deck into a side yard setback from 1 m to 1.8 m;
6. Permit development within 30 m of a Natural Heritage feature (Cold Water Lake and Type 1 Fish Habitat); and
7. Permit the development of a 13 m^2 dryland boathouse within the flood zone.



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, December 3rd, 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: November 19, 2026

SKETCH:

