



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/112/2026/HTE

OWNER(S): Capern

ADDRESS: 376 Swallowdale Road

LEGAL DESCRIPTION: Part Lot 26, Concession 14; Former Geographic of Brunel; Part 1 on 35R-4088; Town of Huntsville; The District Municipality of Muskoka

PURPOSE AND EFFECT: The applicant proposes to construct a 41m² attached deck addition with a 6.4m² stairway, as well as a 29m² attached enclosed deck addition with a 3m² stairway and landing, to the existing legal non-complying single detached dwelling. The application also seeks to recognize an existing 1m² pump house, 19m² utility shed, and 8.5m² utility shed. A Class 3 Council Variation is required to permit the following:

- Permit an addition to a legal non-conforming structure;
- For the proposed addition for the 41m² attached deck addition with a 6.4m² stairway:
 - Reduce the setback to a Cold-Water Lake from 30m to 11.3m;
 - Reduce the front yard setback from 20m to 11.3m;
 - Reduce the setback from a Natural Heritage Feature or Area (Type 1 Fish Habitat) from 30m to 11.3m;
 - Reduce the required setback from the top of bank of a steep slope from 15m to 0m;
- For the proposed 29m² attached enclosed deck addition with a 3m² stairway and landing:
 - Reduce the setback to a Cold-Water Lake from 30m to 16.5m;
 - Reduce the front yard setback from 20m to 16.5m;
 - Reduce the setback from a Natural Heritage Feature or Area (Type 2 Fish Habitat) from 30m to 16.5m;
 - Reduce the required setback from the top of bank of a steep slope from 15m to 0m; and
- Increase the maximum number of permitted roofed accessory structures from three (3) to eight (8) to recognize existing permissions and structures.



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 Wednesday, October 14th, 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: September 24, 2026

SKETCH:

