



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 in this instance, 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, February 11, 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 <https://www.huntsville.ca/business-development-environment/planning-and-development/planning-notices/>.

APPLICATION NO.: CPP/172/2025/HTE

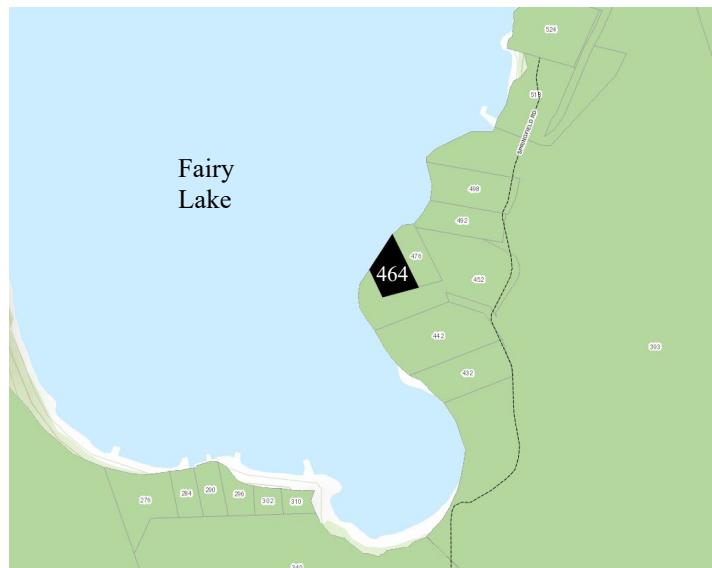
LEGAL DESCRIPTION: Part of Lot 22, Concession 14; Former Geographic Township of Brunel; Town of Huntsville; District Municipality of Muskoka

OWNER(S): Terziano

ADDRESS: 464 Springfield Road

PURPOSE AND EFFECT: The applicant proposes to redevelop the property by demolishing two (2) existing, one-storey single detached dwellings and replacing them with a two-storey single detached dwelling. The proposed redevelopment includes lot grading to address flooding hazards, construction of retaining walls, and installation of a new enhanced septic system. A Class 3 – Council Variation is required to:

- Permit development within a Flood Zone precinct and the Flood Overlay;
- Permit development within 30m of Natural Heritage Area or Feature (i.e. Type 2 Fish Habitat).
- Permit reconstruction of a building/structure containing a legal non-conforming use that will not match its original size, location and height;
- Reduce the setback from a Cold-water Lake from 30m to 19.2m for the proposed dwelling and from 30m to 15m for a retaining wall and septic leaching bed;
- Reduce the front yard setback requirement from 20m to 19.2m for the proposed dwelling;
- Reduce the rear yard setback requirement from 10m to 3.0m for the proposed dwelling; and
- Reduce the setback for a septic leaching bed from a waterbody from 30m to 15m.



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, February 11th, 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. 2232).
EMAIL: planning@huntsville.ca
WEBSITE: www.huntsville.ca

NOTICE DATE: January 22, 2026

SKETCH:

