



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 March 11th,
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/05/2026/HTE

OWNER(S): White

ADDRESS: 738 Riverlea Road

LEGAL DESCRIPTION: Block C, Plan 502,
Part Lot 12, Concession 12, as in DM294074;
Former Geographic Township of Brunel;
Town of Huntsville, District of Muskoka

PURPOSE AND EFFECT: The applicant proposes to amend previously approved Community Planning Permit CPP/62/2025/HTE to permit the construction of a 62m² detached one-storey garage, two (2) 14.5m² enclosed porch additions, and two (2) 5m² deck additions to the existing 158.5m² single detached dwelling on the lot. The amendment would change the location of the detached garage, slightly increase the size of the enclosed porch additions, and add deck additions to the lot. The Class 3 Community Planning Permit is required to:

- Reduce the interior side yard setback for a one-storey detached garage from 6m to 1.5m;
- Permit an expansion to a non-complying dwelling to permit two (2) 14.5m² enclosed porch additions and two (2) 5m² deck additions;
- Permit an increase in primary lot coverage from 10% to 17.35%;
- Permit an increase in accessory lot coverage from 5% to 9.5%;
- Permit a minor addition to an existing structure within the floodplain limits of the Muskoka River; and
- Permit development within a Wildland Fire Hazard area.



