



## 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 May 14<sup>th</sup>,  
2025

**LOCATION:** Council Chambers (3<sup>rd</sup> 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/CPPNotices](http://www.huntsville.ca/CPPNotices)

**APPLICATION NO.:** CPP/41/2025/HTE

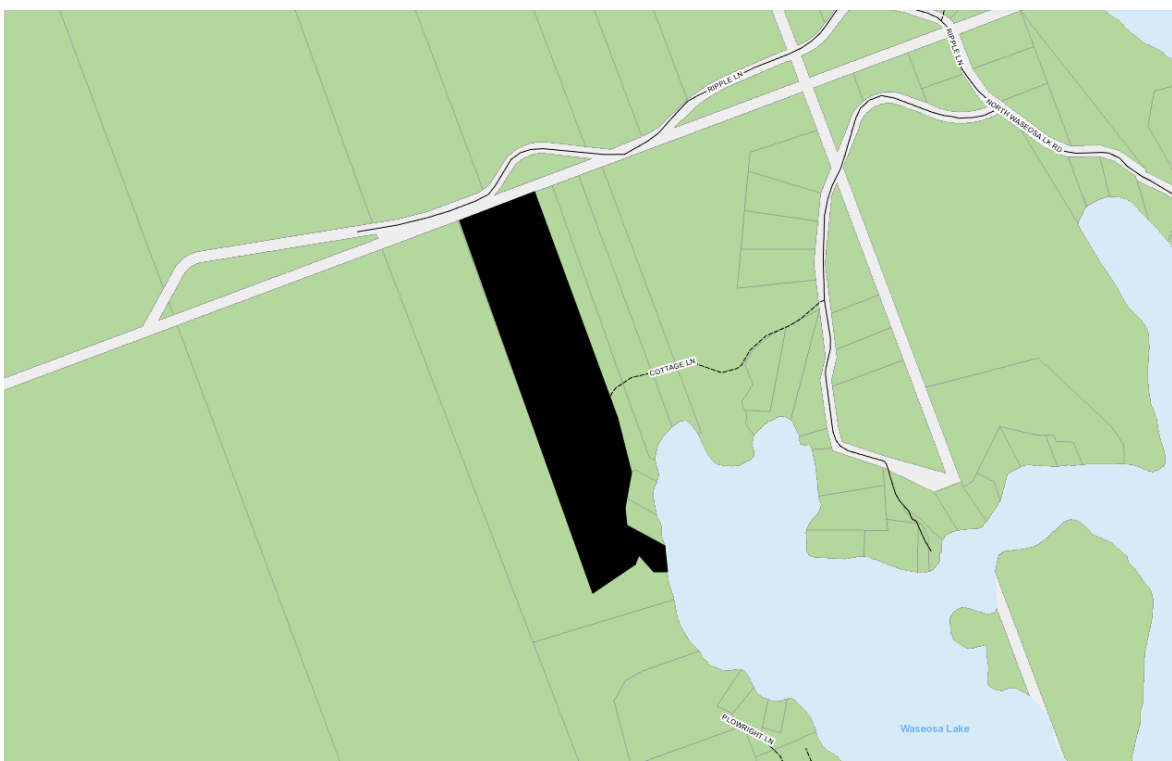
**OWNER(S):** Trypis

**ADDRESS:** 119 Cottage Lane

**LEGAL DESCRIPTION:** Part Lot 9,  
Concession 12, Parts 10, 11, 12, 13 & 14 on  
35R-24795; Former Geographic Township of  
Chaffey; Town of Huntsville, District of  
Muskoka

**PURPOSE AND EFFECT:** An application has been submitted to permit the reconstruction of a non-complying 85m<sup>2</sup> single detached dwelling with 8m<sup>2</sup> attached deck on the lot. The dwelling was destroyed by fire and will be rebuilt in the same location with a height increase. The Class 3 Community Planning Permit is required to:

- Permit the reconstruction of a non-complying building with increased height;
- Permit an expansion to a non-complying dwelling to permit an 8m<sup>2</sup> attached deck;
- Reduce the front yard setback from 20m to 6.4m for an 8m<sup>2</sup> attached deck;
- Reduce the setback to Type 2 Fish Habitat from 20m to 6.4m for an 8m<sup>2</sup> attached deck;
- Reduce the setback from a cold-water lake from 30m to 6.4m for an 8m<sup>2</sup> attached deck;  
and
- Recognize the existing shoreline activity area width.



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, May 14<sup>th</sup>, 2025.** 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. 2409)  
**EMAIL:** [planning@huntsville.ca](mailto:planning@huntsville.ca)  
**WEBSITE:** [www.huntsville.ca](http://www.huntsville.ca)

April 24, 2025

SKETCH:

