



COMMITTEE OF ADJUSTMENT NOTICE OF HEARING

TAKE NOTICE THAT the Committee of Adjustment of the Town of Penetanguishene will hold an electronic public hearing on MONDAY, APRIL 22, 2024, AT 7:00 PM to hear a Provisional Consent to Sever application pursuant to Section 53 of the *Planning Act*, R.S.O. 1990. The electronic public hearing will be hosted using the “Zoom” platform. For instruction about how to participate, please contact Owen Taylor, Planner by email at otaylor@penetanguishene.ca or by telephone at 705-549-7453 ext. 251. Written comments are requested no later than April 17; however, all comments will be received and considered up until the evening of the meeting.

DESCRIPTION OF THE APPLICATION

The land subject to this consent application (File No. B5/2023) relates to the property municipally known as 74 SHANAHAN ROAD (see Location Map attached). The purpose and effect of the application is to create one (1) new lot intended for future residential development. The existing single detached dwelling, detached garage, and accessory structures will remain on the Retained Lot.

Lot	Area	Frontage
Severed Lot	470 m ²	19.0 m (Poyntz Street)
Retained Lot	589 m ²	16.8 m (Shanahan Road)

A Minor Variance application pursuant to Section 45 of the *Planning Act*, R.S.O. 1990 has been submitted concurrently with this application.

APPEAL

If a person or public body has the ability to appeal the decision of the Committee of Adjustment of the Town of Penetanguishene in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment of the Town of Penetanguishene before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION

Additional information regarding the application can be obtained by visiting the Town of Penetanguishene Townhall at 10 Robert Street West, Penetanguishene or by contacting Owen Taylor, Planner by email at otaylor@penetanguishene.ca or by telephone at 705-549-7453 ext. 251. If you wish to be notified of the decision in respect of the proposed consent, you must make a written request to the Town of Penetanguishene Committee of Adjustment, 10 Robert Street West, P.O. Box 5009, Penetanguishene, ON L4R 2G2.

Dated at the Town of Penetanguishene this 4th day of April, 2024.




Owen Taylor, Planner
Town of Penetanguishene

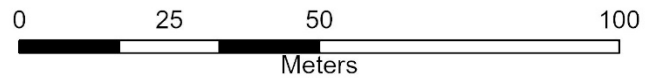


Location Map



Legend

-  74 Shanahan Road
-  Severed Lot
-  Retained Lot



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