



COMMITTEE OF ADJUSTMENT NOTICE OF HEARING

TAKE NOTICE THAT the Committee of Adjustment of the Town of Penetanguishene will hold an **ELECTRONIC PUBLIC MEETING ON MONDAY, MARCH 27, 2023, AT 7:00 P.M.** to hear a Minor Variance application pursuant to Section 45 of the Planning Act, R.S.O. 1990. The electronic Public Meeting will be hosted using the “Zoom” platform for online meetings where the public can participate via video or telephone.

Minor Variance application A1/2023 relates to the lands legally described as Lot 59 Registrar’s Compiled Plan 1712 formerly in the Township of Tay now in the Town of Penetanguishene and is municipally known as 70 Polish Avenue (see Location Map attached). The minor variance application was submitted concurrently with consent to sever application B2/2023 and seeks to permit three (3) variances from the Town of Penetanguishene Comprehensive Zoning By-law 2022-17 to facilitate the creation of one (1) new lot:

- A minimum lot frontage of 20 metres, whereas 30 metres is permitted in the Shoreline Area One (SA1) zone (Severed Lot);
- A minimum lot area of 916 square metres, whereas 2,000 square metres is permitted in the SA1 zone (Severed Lot); and
- A minimum lot area of 1,873 square metres, whereas 2,000 square metres is permitted in the SA1 zone (Retained Lot).

ANY PERSON MAY view the meeting or make written or verbal representation either in support of, or in opposition to, the proposed application. Written comments are requested no later than March 22, 2023; however, all comments will be received and considered up until the evening of the meeting. Should you wish to participate please contact Owen Taylor by email at otaylor@penetanguishene.ca or by telephone at 705-549-7453 ext. 251 and instructions will be sent to you with the invitation to the electronic meeting.

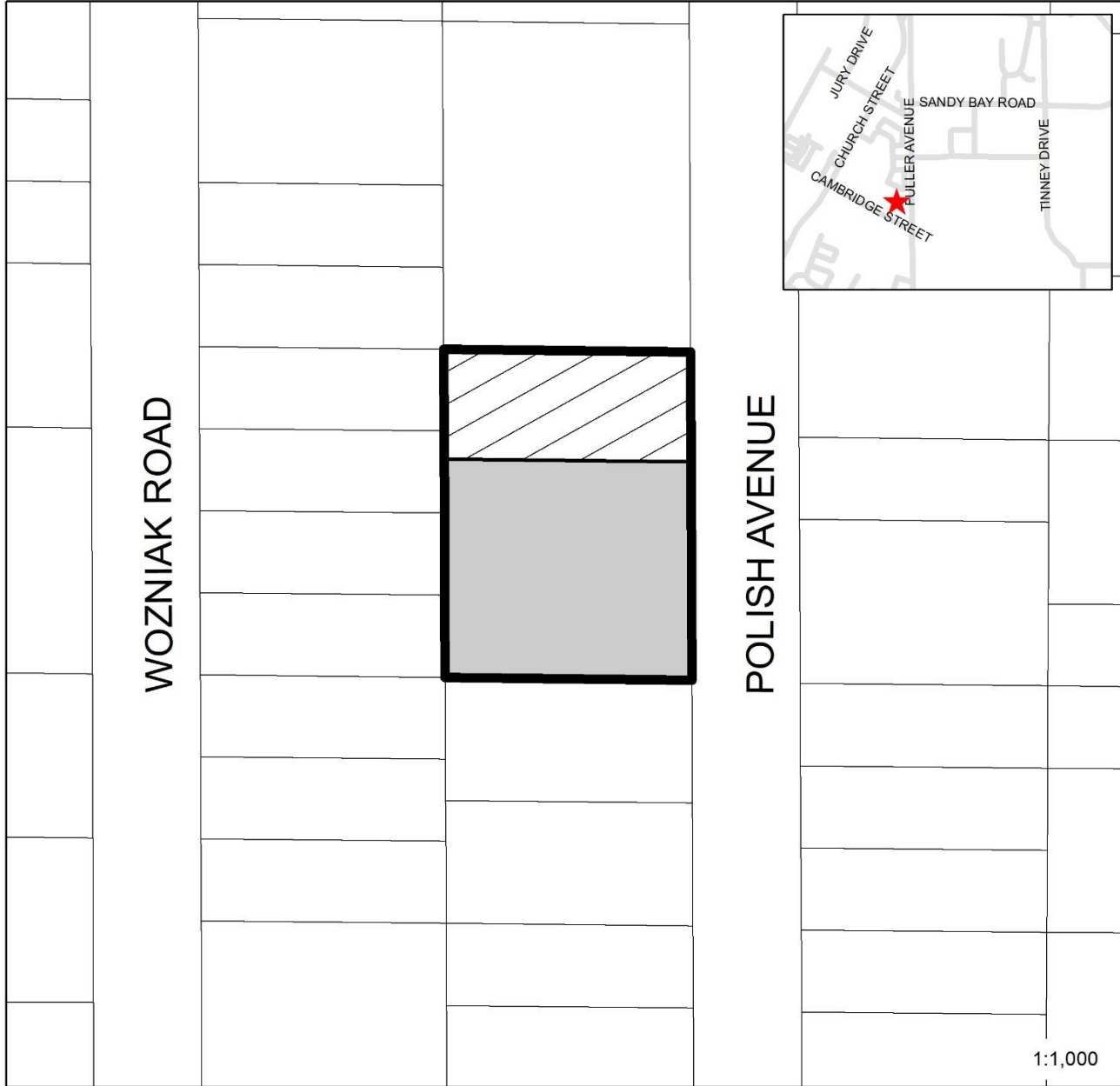
TAKE NOTICE THAT if you do not participate, or do not submit written comments, the committee may proceed in your absence, and you will not be entitled to any further notice of the proceedings. If you wish to be notified of the decision of the committee in respect of the proposed application you must make a written request to the Penetanguishene Committee of Adjustment, P.O. Box 5009, Penetanguishene, Ontario, L9M 2G2. If a person or public body that files an appeal to a decision of the Penetanguishene Committee of Adjustment in respect of the application does not make oral or written submissions to the committee before it makes a decision on this matter, the Ontario Land Tribunal may dismiss the appeal without holding a hearing as provided by the Planning Act. Additional information regarding the application can be obtained by contacting the Town of Penetanguishene at 705-549-7453.

DATED at the Town of Penetanguishene this 10th day of March 2023.


Owen Taylor
Planner






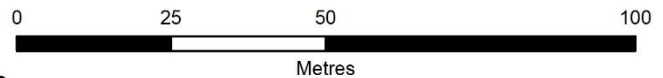
Location Map



1:1,000

Legend

-  70 Polish Avenue B2/2023 and A1/2023
-  Severed Lot
-  Retained Lot



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