



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 27 AT 7:00 PM to hear a Minor Variance application pursuant to Section 45 of the *Planning Act*, R.S.O. 1990. The electronic public hearing will be hosted using the “Microsoft Teams” 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 Wednesday, April 22; however, all comments will be received and considered up until the evening of the meeting. This notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

DESCRIPTION OF THE APPLICATION

The land subject to this Minor Variance application (File No. A2/2026) relates to the property municipally known as 111 Robert Street East (see Location Map attached). The application was submitted by the Simcoe County Housing Corporation.

The purpose of the application is to facilitate the construction of a new detached additional dwelling unit in the rear yard of the property. The application requests the following three (3) variances:

1. A maximum cumulative lot coverage for all accessory buildings on a lot of 10.5% (70.3 square metres), whereas a maximum of 8% (53.6 square metres) is permitted.
2. A minimum setback to the exterior side lot line (Lecarron Avenue) of 2.2 metres, whereas a minimum of 4.5 metres is permitted.
3. A maximum gross floor area for an additional dwelling unit equal to 51% (61.3 square metres) of the gross floor area of the main building, whereas a maximum of 45% (55.1 square metres) is permitted.

ADDITIONAL INFORMATION

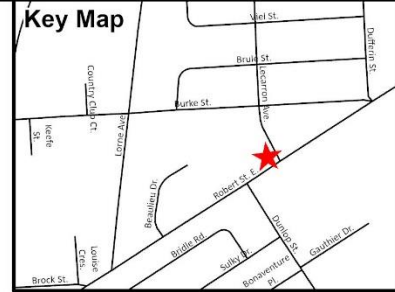
Additional information regarding the application can be obtained by visiting the Town of Penetanguishene Townhall at 10 Robert Street West, Penetanguishene or by contacting Owen Taylor, Planner by email at otaylor@penetanguishene.ca or by telephone at 705-549-7453 ext. 251. If you wish to be notified of the decision in respect of the proposed application, you must make a written request to the Town of Penetanguishene Committee of Adjustment, 10 Robert Street West, P.O. Box 5009, Penetanguishene, ON L9M 2G2.

Dated at the Town of Penetanguishene this 14th day of April, 2026.

Owen Taylor,
Planner



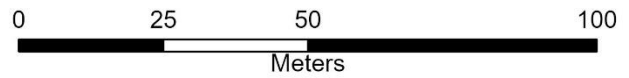
Location Map



Legend



111 Robert Street East
Minor Variance A2/2026



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