



## 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, NOVEMBER 28, 2022 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 Meeting will be hosted using the "Zoom" platform for online meetings where the public can participate via video or telephone.

Consent Application B10/2022 relates to the land composed of Part of Lot 3 Concession 14 formerly in the Township of Tiny more specifically described as Part 3 on Plan 51R-4843 in the Town of Penetanguishene and is municipally known as 343 Champlain Road (see Location Map attached). The purpose and effect of the consent application is to sever one parcel of land from for a lot addition to the property at 347 Champlain Road. The application would result in a proposed lot area of approximately 4,600 square metres and lot frontage of approximately 41 metres on Champlain Road with approximately 75 metres of water access. The proposed Retained Lot (343 Champlain Road) will have a lot area of approximately 6,890 square metres and approximately 20 metres of frontage on Champlain Road with approximately 65 metres of water access. The effect of the application is to permit water frontage and access for 347 Champlain Road.

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 November 23, 2022; 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](mailto: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.

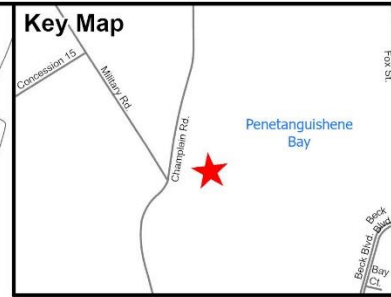
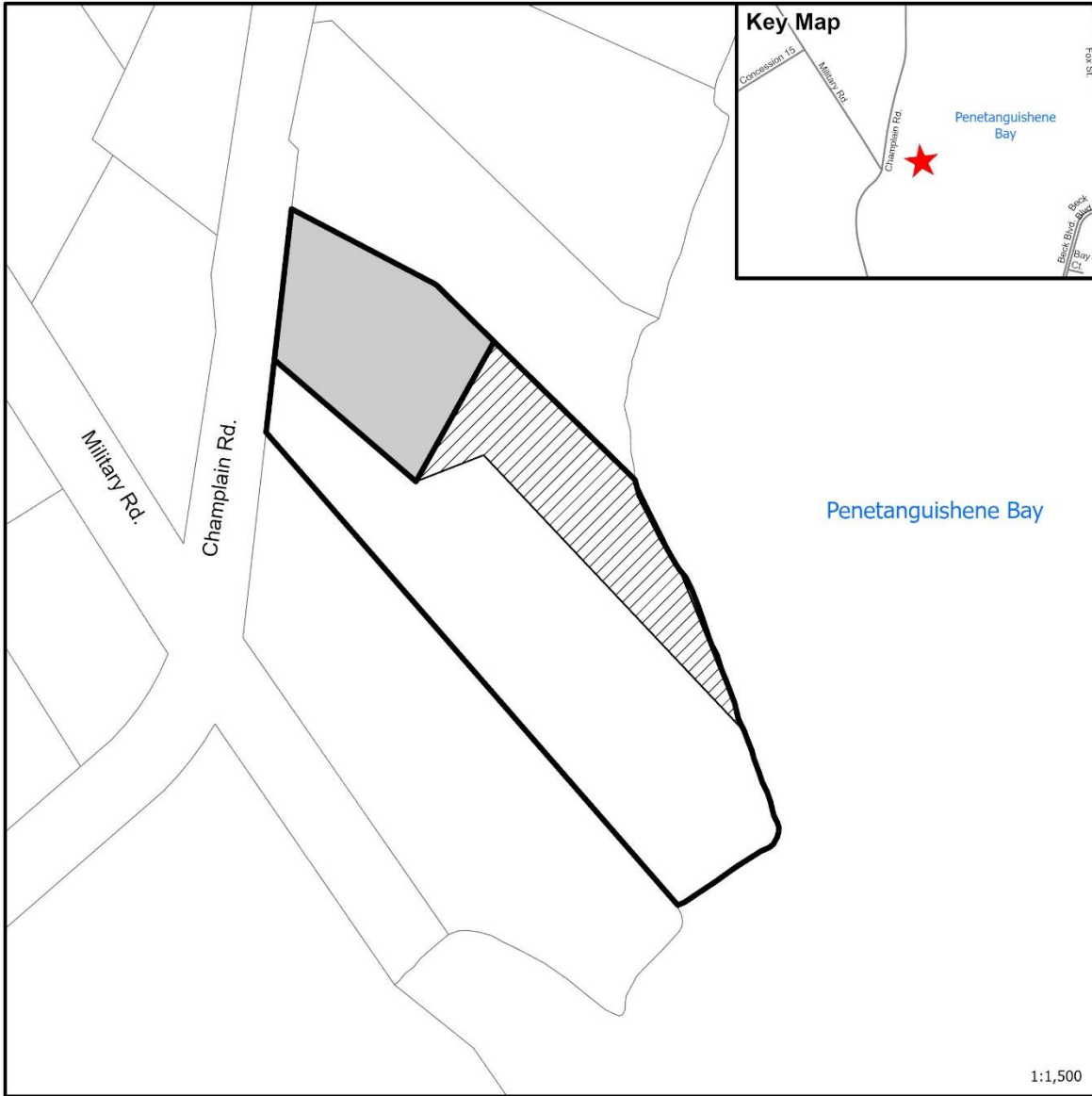
TAKE NOTICE THAT if you do not participate, or do not submit written comments, the Committee may proceed in your absence, and you will not be entitled to any further notice of the proceedings. If you wish to be notified of the decision of the committee in respect of the proposed application you must 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 10<sup>th</sup> day of November 2022.




Owen Taylor, Planner  
Town of Penetanguishene

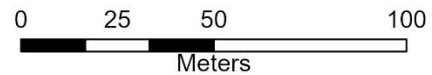


# Location Map



## Legend

-  Lands to be added to 347 Champlain Road
-  343 Champlain Road
-  347 Champlain Road



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