



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, MAY 30th 2022, 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 A2/2022 relates to the lands legally described as PT LOT 25 N/S BROCK ST PL 36 PENETANGUISHENE PT 1, 51R-48583 and municipally known as 27 Church Street (see Location Map attached). The Applicant is requesting a minor variance to Section 3.22.5 (a) of the Town's Zoning By-law to permit a maximum lot coverage of 145.2 square metres of ground floor area for all accessory buildings and structures, whereas 55 square metres of ground floor area is permitted. The Applicant is also requesting a minor variance to Section 3.22.6 of the Town's Zoning By-law to permit an increase in maximum building height of 5.3 metres whereas 4.5 metres is permitted in a Residential Zone and Section 3.22.8 to permit a zero (0) metre setback from an accessory building to the main building, whereas 1.2 metres is required

If approved, the variance will permit the construction of a 114.6 square metre (1,233. 5 square feet) detached garage with a 10.4 square metre (111.9 square foot) connection to the existing dwelling.

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 May 25, 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 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.

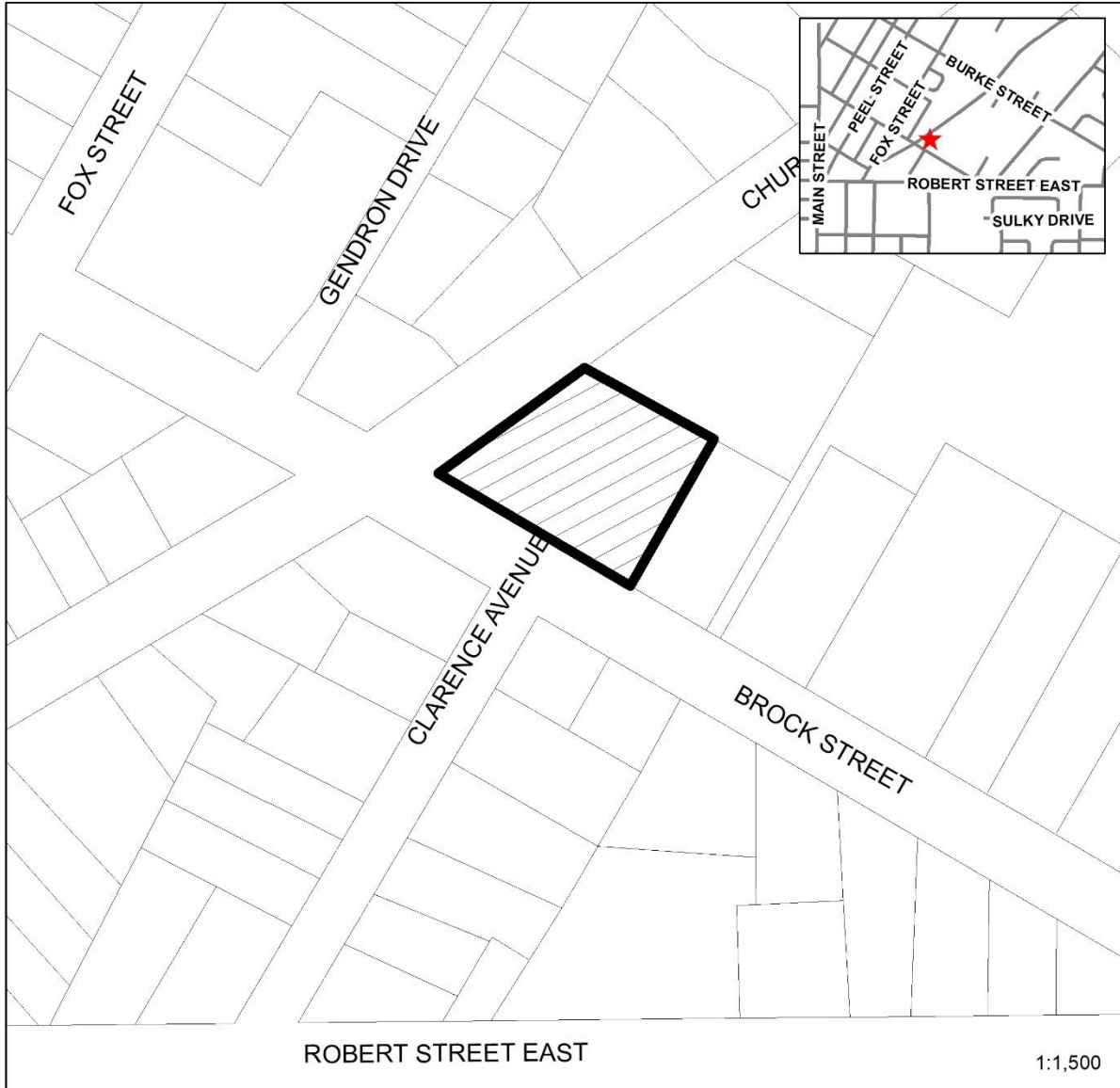
DATED at the Town of Penetanguishene this 13th day of May 2022.

A handwritten signature in black ink, appearing to read "Owen Taylor".

Owen Taylor, BEDP
Planner
Town of Penetanguishene

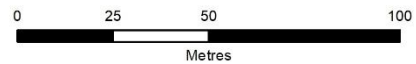


Location Map



Legend

-  Minor Variance A2/2022
27 Church Street



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