



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, SEPTEMBER 30, 2024, 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 September 25, 2024; 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. A8/2024) relates to the property municipally known as 351 CHAMPLAIN ROAD (see Location Map attached). The purpose of the application is to permit the following two (2) variances to the Town of Penetanguishene Zoning By-law 2022-17:

- A maximum cumulative lot coverage for all accessory buildings and structures of 115 square metres, whereas the lesser of 10% up to a maximum of 100 square metres is permitted; and
- An accessory building in the front yard, whereas accessory buildings are not permitted within a front yard.

The effect of the application is to facilitate the reconstruction of the existing detached garage located in the front yard. The existing detached garage as an area of 59.7 square metres and the new detached garage is proposed to have an area of approximately 96.4 square metres.

ADDITIONAL INFORMATION

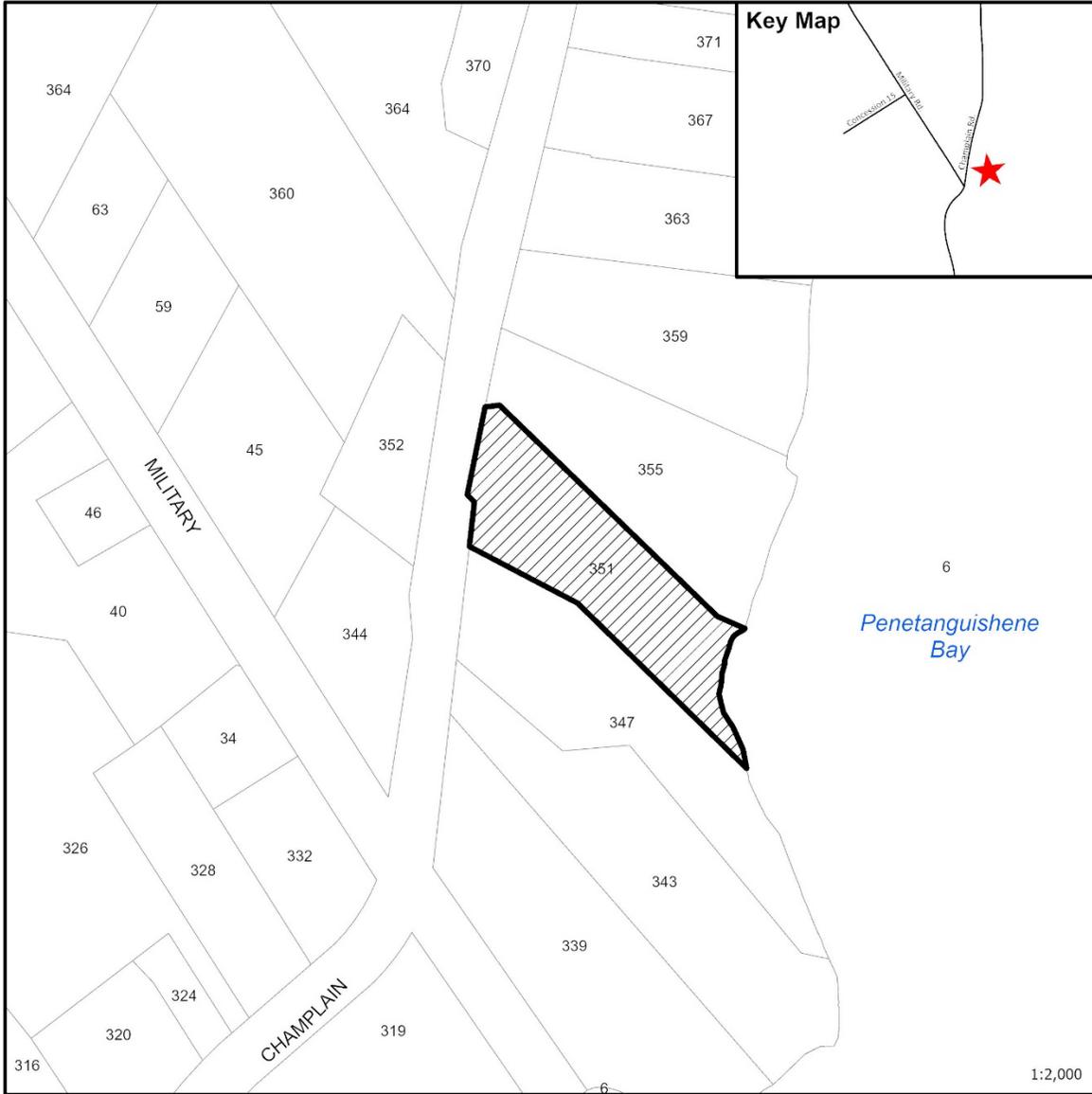
Additional information regarding the application can be obtained by visiting the Town of Penetanguishene Townhall at 10 Robert Street West, Penetanguishene or by contacting Owen Taylor, Planner by email at otaylor@penetanguishene.ca or by telephone at 705-549-7453 ext. 251. If you wish to be notified 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 L4R 2G2.

Dated at the Town of Penetanguishene this 12th day of September, 2024.

Owen Taylor, Planner
Town of Penetanguishene

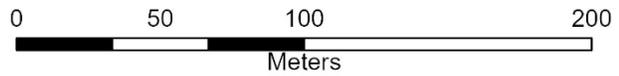


Location Map



Legend

-  Minor Variance A8/2024
351 Champlain Road



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