



## 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 30, 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 B1/2022 relates to the land composed Part of Lot 14, Concession 3, Geographic Township of Tay, now in the Town of Penetanguishene, and municipally known as 1230 Sandy Bay Road (see Location Map attached). The purpose of this application is to sever five (5) new lots for residential use with the following approximate dimensions:

- Lot 1 - Frontage of 35 metres on Gilwood Park Drive and a Lot Area of 0.33 hectares.
- Lot 2 - Frontage of 76.2 metres on Gilwood Park Drive and a Lot Area of 0.55 hectares.
- Lot 3 - Frontage of 45 metres on Gilwood Park Drive and a Lot Area of 0.27 hectares.
- Lot 4 - Frontage of 45 metres on Gilwood Park Drive and 60 metres on Sandy Bay Road, and a Lot Area of 0.27 hectares.
- Lot 5 - Frontage of 35 metres on Sandy Bay Road and a Lot Area of 0.31 hectares.

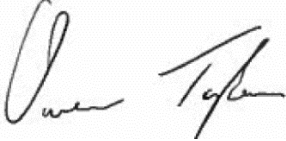
The retained lands will have a Frontage of approximately 106.2 metres Sandy Bay Road and a Lot Area of approximately 2.1 hectares. The property is mostly wooded with an old, deteriorated building on the eastern portion and a cleared area from a former dwelling on the southern portion.

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](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 13<sup>th</sup> day of May, 2022.

A handwritten signature in black ink, appearing to read "Owen Taylor". The signature is written in a cursive style with a large initial "O".


Owen Taylor, BEDP  
Planner  
Town of Penetanguishene

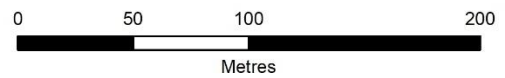


# Location Map



## Legend

-  B1/2022 1230 Sandy Bay Road  
Provisional Consent to Sever  
Five (5) New Lots



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