

# GOODREID PLANNING GROUP

LAND DEVELOPMENT – PROJECT MANAGEMENT – MUNICIPAL PLANNING – CONFLICT RESOLUTION  
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December 7, 2021

Secretary  
Committee of Adjustment  
Town of Penetanguishene  
10 Robert Street West  
P.O. Box 5009  
Penetanguishene, Ontario  
L9M 2G2

Dear Sir or Madame:

**Re: Application for Consent to Land Severance  
Gilwood Farms Inc.  
Town of Penetanguishene  
County of Simcoe  
File Number: UNI-2020-01**

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We are planners for Gilwood Farms Inc., the owner of 1230 Sandy Bay Road in the Town of Penetanguishene.

We are writing for the purpose of making an application for Consent to Land Severance to create five severed single detached dwelling lots and a retained rural lot in part of Lot 14, Concession 3, Geographic Township of Tay, now in the Town of Penetanguishene.

The subject property is designated as Settlement by the Official Plan for the County of Simcoe, Rural in the Official Plan for the Town of Penetanguishene and Rural (RU) Zone and Environmental Protection (EP) Zone in the Town's Comprehensive Zoning By-law. It is our position that the proposed Application conforms with the County and Town Official Plans and that a zoning by-law amendment is not required to accommodate the Consent to Land Severance.

Enclosed please find the following provided electronically for processing including:

- A Severance Plan;

- A signed and commissioned Application for Consent to Land Severance;
- A Site Plan for the Consent to Land Severance;
- A Planning Justification Report dated December 2021 of the Goodreid Planning Group;
- An Environmental Impact Study dated November 2021 of Neil Morris, Consulting Ecologist;
- A Functional Servicing Design Brief dated December 2021 of the Kardin Group.

An Application for Consent to Land Severance payment of \$1,000.00 is being paid to the Town electronically. In addition, a Notice Sign Deposit of \$60.00 is being paid to the Town electronically.

We trust our submission meets your processing requirements.

If you require anything further, please do not hesitate to call.

Sincerely,

**GOODREID PLANNING GROUP**



Brian J. Goodreid, MCIP, RPP  
Principal

Copy: Project Team  
Client