



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 22, 2021, 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 A17/2021 relates to the land composed of Part of Lot 5, Block D and Part of Hall Street, South of Robert Street, Plan 101, being Part 3 on Plan 51R-21955, and municipally known as 130 Robert Street East (see Location Map attached). The purpose of the application is to:

- Increase the maximum Lot Coverage permitted in the Residential First Density Special (R1S) zone from 25% to 33% to recognize existing structures and permit the construction of a deck;
- Increase the maximum Accessory Building Lot Coverage permitted in the R1S zone from 55 square metres to 114 square metres to recognize existing structures; and
- Decrease the minimum rear yard setback and interior side yard setback permitted for Accessory Buildings from 1 metre to 0 metres to recognize an existing gazebo and an existing patio on grade.

The property contains existing structures which were constructed without zoning approval and the property owner is now seeking to obtain zoning approval and building permits for the illegal structures. The effect of the application is to permit the existing non-complying structures to remain on the property and to permit the construction of a new deck.

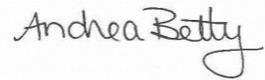
ANY PERSON MAY view the meeting or make written or verbal representation either in support of, or in opposition to, the proposed application. Written comments are requested no later than November 17, 2021; however, all comments will be received and considered up until the evening of the meeting. Should 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.

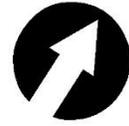
DATED at the Town of Penetanguishene this 5th day of November 2021.

A handwritten signature in cursive script that reads "Andrea Betty".

Andrea Betty, MCIP RPP,
Director of Planning and Community Development
Town of Penetanguishene



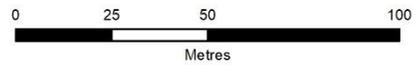
Location Map



1:1,500

Legend

-  Minor Variance A17/2021
130 Robert Street East



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