



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 25, 2020 AT 7:00 P.M.** 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.

Provisional Consent to Sever application B1/2020 relates to the land composed of the North Part of Lot 31A, Plan 69, formerly in the Township of Tay now in the Town of Penetanguishene, and municipally known as 344 Watson Road (see Location Map attached). The purpose of the application is to sever the property having the following general dimensions:

- Frontage of approximately 32 metres onto Watson Road, for a Lot Area of 2.58 hectares. The retained lands will have a Frontage of 254 metres onto Watson Road, for a Lot Area of 1.65 hectares. The purpose of the application is to sever a new residential lot, which recognizes the existing dwelling unit on both the severed and retained lands.

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 22, 2020; however, all comments will be received and considered up until the evening of the meeting. Should you wish to participate please contact Andrea Betty by email at abetty@penetanguishene.ca or by telephone at 705-549-7453 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 Local Planning Appeal 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 at 705-549-7453.

DATED at the Town of Penetanguishene this 8th day of May, 2020.

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



PROPOSED SEVERANCE

Appendix A to May 5, 2020 Letter
 344 Watson Road
 Part of Lot 31, Military Reserve
 Geographic Township of Tey, now in the
 Town of Penetanguishene

LEGEND

- Contour (2m interval)
- Surrounding Lot Lines
- Severed Lot 1
- Retained Lot 2
- Approximate Location of Existing Septic System

DATE: March, 2020

30 15 0 30 Meters

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MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE