



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, MARCH 28, 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 B2/2022 relates to the land legally described as PT LOTS 21B, 53B, 63B & 77B ALL ON PLAN 69, DESIGNATED AS PART 1 ON PLAN 51R23610 SAVE & EXCEPT PT 1 ON 51R30711; TOWNSHIP OF TAY NOW TOWN OF PENETANGUISHENE, and municipally known as 1145 Fuller Avenue (see Location Map attached). The purpose of this application is to sever five (5) new lots with the following approximate dimensions:

- Frontage of 51 metres on Fuller Avenue, Frontage of 45 metres on Pine Grove Road, and a Lot Area of 2,288 square metres.

The retained lands are the lands with an approved draft plan of subdivision and have a Frontage of approximately 520 metres on Fuller Avenue, 60 metres on Pine Grove Road, and a Lot Area of 12.8 hectares. The severed lands are currently vacant and zoned to permit small-scale commercial development.

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 March 23, 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 or by telephone at 705-549-7453 ext. 251 and instructions will be sent to you with the invitation to the electronic meeting.

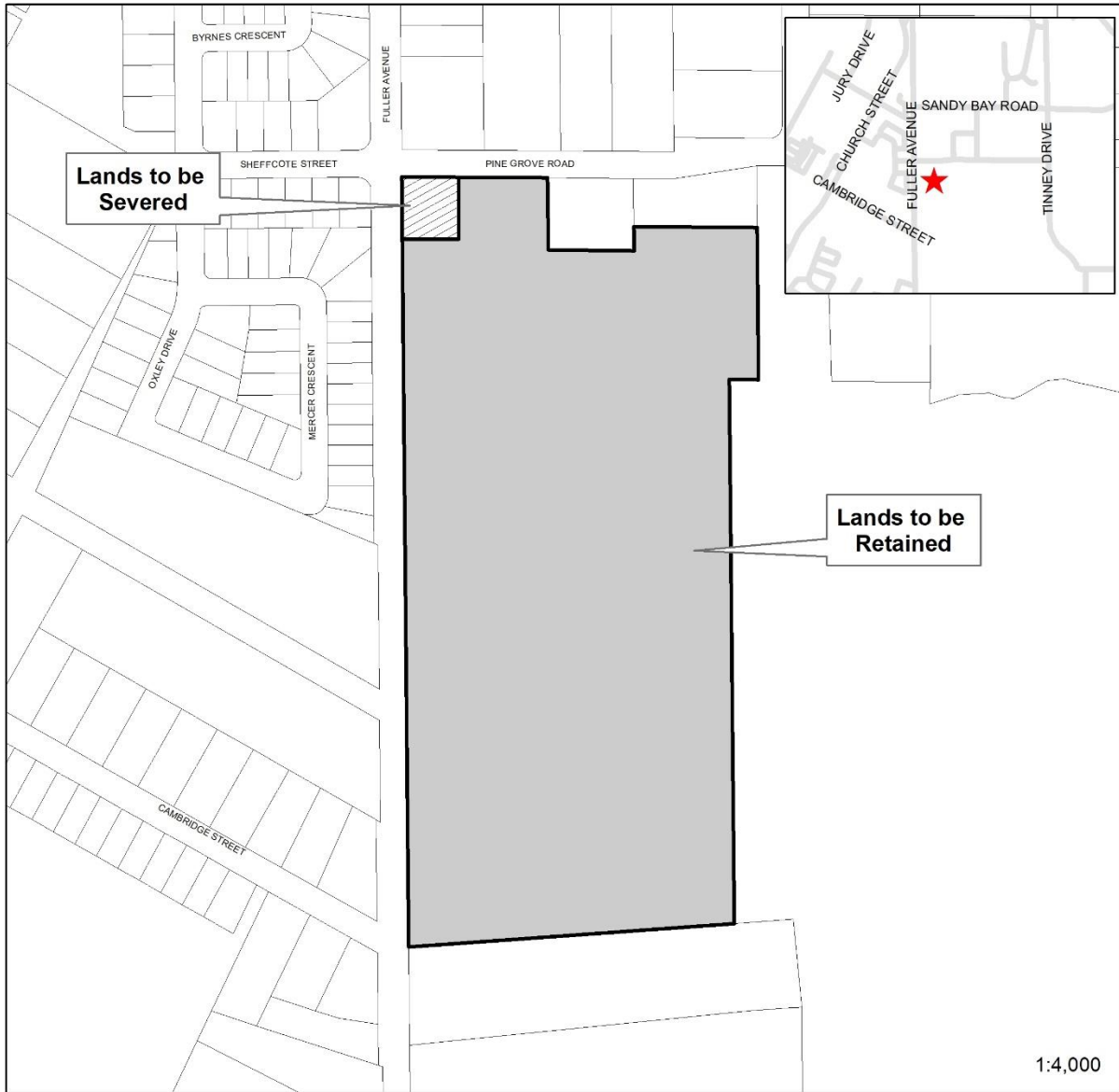
TAKE NOTICE THAT if you do not participate, or do not submit written comments, the Committee may proceed in your absence, and you will not be entitled to any further notice of the proceedings. If you wish to be notified of the decision of the committee in respect of the proposed application you must 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 11th day of March 2022.

Owen Taylor, Planner
Town of Penetanguishene



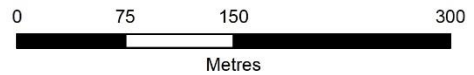
Location Map



1:4,000

Legend

-  B2/2022 1145 Fuller Avenue Provisional Consent to Sever



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