



COMMITTEE OF ADJUSTMENT NOTICE OF HEARING

TAKE NOTICE THAT the Committee of Adjustment of the Town of Penetanguishene will hold an electronic public hearing on MONDAY, JUNE 24, 2024, 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 hearing will be hosted using the Microsoft Teams platform. For instruction about how to participate, please contact Owen Taylor, Planner by email at otaylor@penetanguishene.ca or by telephone at 705-549-7453 ext. 251. Written comments are requested no later than June 19, 2024; however, all comments will be received and considered up until the evening of the meeting.

DESCRIPTION OF THE APPLICATION

The land subject to this Consent application (File No. B4/2024) relates to two (2) non-addressed properties at the termination of Keefe Street, identified as roll numbers 437201000712150 and 437201000712151 (see Location Map attached). The application proposes to sever the two (2) existing parcels into three (3) residential lots having the following approximate dimensions:

Lot	Lot Frontage	Lot Area
Retained Lot	19.0 metres	1,505 square metres
Severed Lot 1	19.0 metres	1,500 square metres
Severed Lot 2	21.4 metres	2,686 square metres

An application for a Consent Cancellation Certificate has been submitted concurrently with the Consent to Sever application to consolidate the two (2) existing lots into one (1). The proposed Consent to Sever application will then divide the consolidated lot into three (3) separately conveyable lots. The purpose and effect of the application is to obtain approval for lot creation to facilitate future residential development of the lots.

APPEAL

If a person or public body has the ability to appeal the decision of the Committee of Adjustment of the Town of Penetanguishene in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment of the Town of Penetanguishene before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION

Additional information regarding the application can be obtained by visiting the Town of Penetanguishene Townhall at 10 Robert Street West, Penetanguishene or by contacting Owen Taylor, Planner by email at otaylor@penetanguishene.ca or by telephone at 705-549-7453 ext. 251. If you wish to be notified of the decision in respect of the proposed consent, you must make a written request to the Town of Penetanguishene Committee of Adjustment, 10 Robert Street West, P.O. Box 5009, Penetanguishene, ON L4R 2G2.

Dated at the Town of Penetanguishene this 7th day of June, 2024.


Owen Taylor, Planner
Town of Penetanguishene

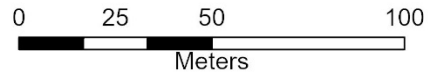


Location Map



Legend

-  Consent B4/2024
Keefe Street (Roll Number 437201000712150 and 437201000712151)



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