



## 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, APRIL 22, 2024, AT 7:00 PM to hear a Minor Variance application pursuant to Section 45 of the *Planning Act*, R.S.O. 1990. The electronic public hearing will be hosted using the “Zoom” platform. For instruction about how to participate, please contact Owen Taylor, Planner by email at [otaylor@penetanguishene.ca](mailto:otaylor@penetanguishene.ca) or by telephone at 705-549-7453 ext. 251. Written comments are requested no later than April 17, 2024; however, all comments will be received and considered up until the evening of the meeting. This notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

### DESCRIPTION OF THE APPLICATION

The land subject to this Minor Variance application (File No. A8/2023) relates to the property municipally known as 74 SHANAHAN ROAD (see Location Map attached) and is submitted concurrently with a Consent to Sever application pursuant to Section 53 of the *Planning Act*, R.S.O. 1990. The Minor Variance application seeks the following three (3) variances:

- A maximum cumulative lot coverage for all accessory buildings and structures on the Retained Lot of 57.5 square metres (9.8%), whereas the lesser of 8% up to a maximum of 60 square metres is permitted;
- A minimum front yard of 1.2 metres for the Severed Lot, whereas a minimum front yard of 6.0 metres is permitted; and
- A maximum lot coverage of 38% for the Severed Lot, whereas a maximum lot coverage of 35% is permitted.

The effect of the application is to facilitate the creation of one (1) new lot for the construction of a single detached dwelling.

### 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](mailto: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 application, 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 4<sup>th</sup> day of April, 2024.




Owen Taylor, Planner  
Town of Penetanguishene

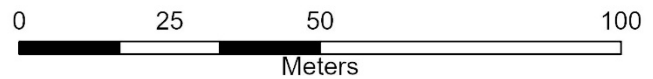


# Location Map



## Legend

-  74 Shanahan Road
-  Severed Lot
-  Retained Lot



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