



COMMITTEE OF ADJUSTMENT NOTICE OF HEARING

REVISED MEETING DATE

TAKE NOTICE THAT due to previous weather conditions, the Committee of Adjustment of the Town of Penetanguishene will hold a public meeting on **Monday, March 25, 2019 at 6:00 p.m.** in the Council Chambers, Townhall, 10 Robert Street W., Penetanguishene to hear a Minor Variance application pursuant to Section 45 of the Planning Act, R.S.O. 1990. (Note: To access the Council Chambers please enter the Municipal Office from the parking lot at the rear of the building located adjacent to Shanahan Road)

Minor Variance Application (A2/2019) relates to lands composed of Lot 8, Registered Plan 51M-441, Town of Penetanguishene, municipally known as **212 Gilwood Park Drive** (see Location Map attached). The application is being considered concurrently with an application for Provisional Consent to Sever (B4/2019). The purpose of the application is to reduce the minimum Lot Frontage required under Subsection 5.6.2.2 from 35 metres to 30 metres (for proposed Lot 1) and 27 metres (for proposed Lot 2) and to reduce the minimum Lot Area required under Subsection 5.6.2.1 from 2,000 square metres to 1,458 square metres (for proposed Lot 1) and to 1,458 square metres (for proposed Lot 2). The effect of the minor variance would be to facilitate the consideration of the Provisional Consent to Sever application B4/2019 to create two (2) new residential building lots.

ANY PERSON MAY attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed application. Written comments are requested, especially if you are unable to attend. TAKE NOTICE THAT if you do not attend, or are not represented at the hearing, 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.

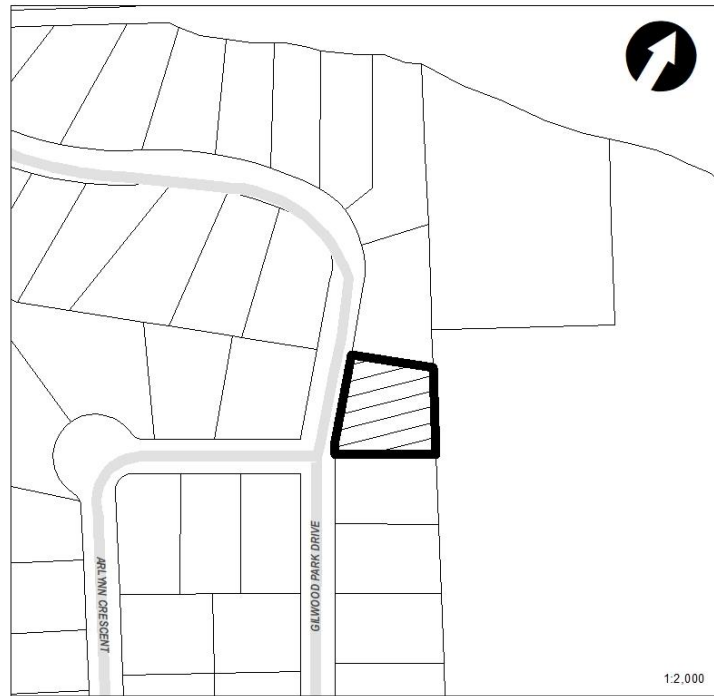
If a person or public body that files an appeal to a decision of the Penetanguishene Committee of Adjustment in respect of the application does not make oral or written submissions to the committee before it makes a decision on this matter, the Local Planning Appeal Tribunal may dismiss the appeal without holding a hearing as provided by the Planning Act. Additional information regarding the application is available to the public for inspection at the Town of Penetanguishene Municipal Office between 9:00 a.m. and 4:30 p.m. Monday to Friday.

DATED at the Town of Penetanguishene this 1st day of March, 2019.

Andrea Betty, MCIP RPP
Secretary-Treasurer
Committee of Adjustment
10 rue Robert St. West/ouest
P.O./C.P. Box 5009
Penetanguishene, Ontario
L9M 2G2



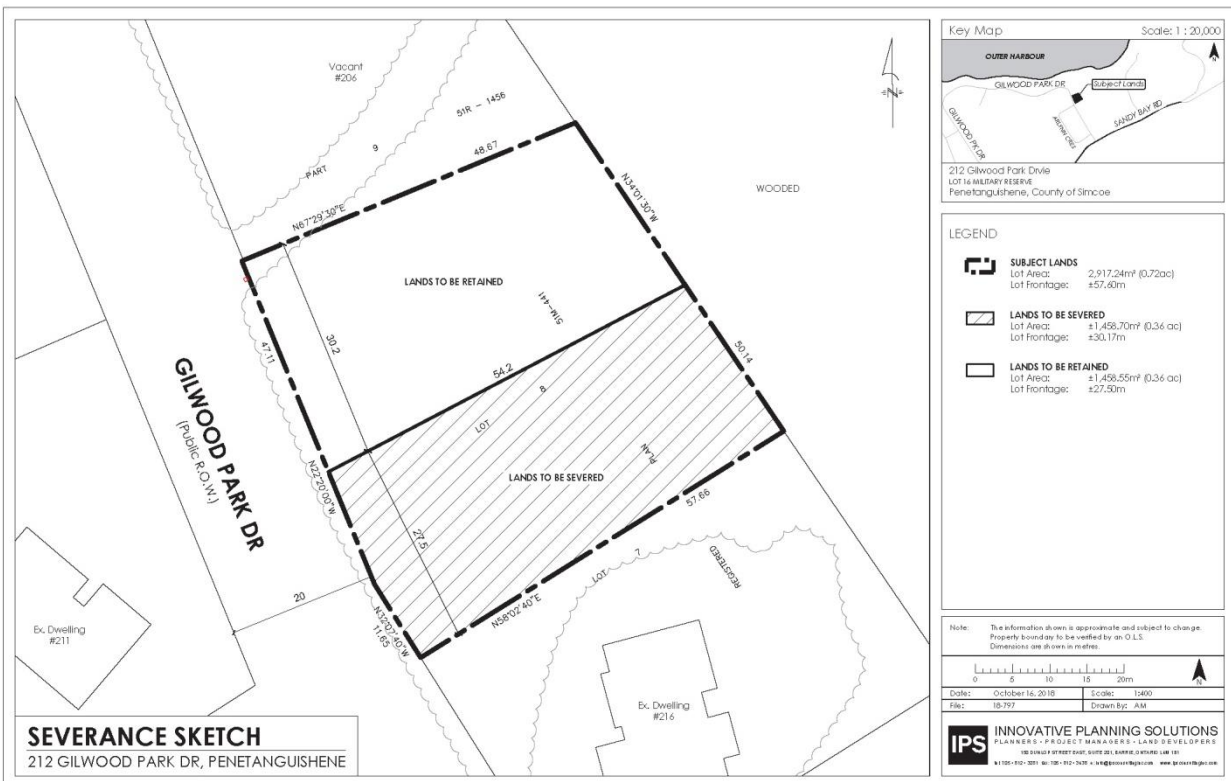
Location Map



Legend

- Minor Variance Application A2/2019
212 Gilwood Park Drive

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SEVERANCE SKETCH
212 GILWOOD PARK DR, PENETANGUISHENE



212 Gilwood Park Drive
LOT 16 MIDDY RESERVE
Penetanguishene, County of Simcoe

LEGEND

	SUBJECT LANDS Lot Area: 2,917.24m ² (0.72ac) Lot Frontage: ±57.60m
	LANDS TO BE SEVERED Lot Area: ±1,458.70m ² (0.36 ac) Lot Frontage: ±30.17m
	LANDS TO BE RETAINED Lot Area: ±1,458.55m ² (0.36 ac) Lot Frontage: ±27.30m

Note: The information shown is approximate and subject to change. Property boundary to be verified by an O.L.S. Dimensions are shown in metres.



Date: October 16, 2018
File: 18-797
Drawn By: AM

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180 KING STREET EAST, SUITE 201, KAMIA, ONTARIO L0K 1S1
416-503-1021 • 416-503-1020 • info@innovativeips.com • www.innovativeips.com