



## 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, FEBRUARY 23, 2026, 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 “Microsoft Teams” 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 February 18, 2026; 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. A1/2026) relates to the property municipally known as 53 Church Street (see Location Map attached). The subject property is currently vacant, and the minor variance application is intended to facilitate the construction of a new single detached dwelling with an additional dwelling unit in the main building. The purpose of the application is to allow an increased floor area for the additional dwelling unit.

The Minor Variance seeks to permit an additional dwelling unit with a gross floor area of 86% (91.5 square metres) of the gross floor area of the principal dwelling unit, whereas a maximum gross floor area of 45% (48.4 square metres) is permitted.

### 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 L9M 2G2.

Dated at the Town of Penetanguishene this 5<sup>th</sup> day of February, 2026.

Owen Taylor,  
Planner



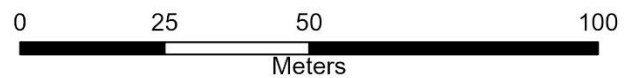
# Location Map



## Legend



53 Church Street  
Minor Variance A1/2026



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