



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, OCTOBER 28, 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 October 23, 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. B7/2023) relates to the property municipally known as 1457 TAY POINT ROAD (see Location Map attached). The purpose and effect of the application is to create four (4) new residential lots intended the future construction of single detached dwellings. The proposed lot layout is noted in the table below and referenced in the attached Location Map.

Proposed Lot	Lot Area	Lot Frontage
Severed Lot 1	0.72 ha	60 m (Tay Point Road), 120 m (Curry Road)
Severed Lot 2	0.72 ha	60 m (Tay Point Road)
Severed Lot 3	0.81 ha	64.1 m (Curry Road)
Severed Lot 4	1.07 ha	84.1 m (Curry Road)
Retained Lot	12.08 ha	143.6 m (Tay Point Road), 334.3 m (Curry Road)

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

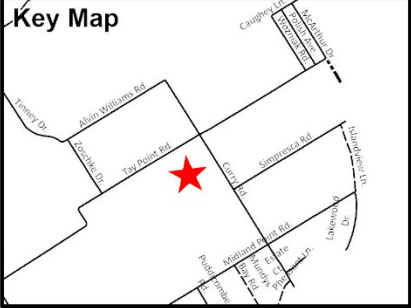
Additional information regarding the application can be obtained by visiting the Town of Penetanguishene Townhall at 10 Robert Street West, Penetanguishene or by contacting Owen Taylor, Planner by email at otaylor@penetanguishene.ca or by telephone at 705-549-7453 ext. 251. If you wish to be notified 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 10th day of October, 2024.

Owen Taylor, Planner
Town of Penetanguishene



Location Map



Legend

- 1457 Tay Point Road (Consent B7/2023)
- Severed Lot
- Municipal Border



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