



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 26, 2026, AT 7:00 PM to hear a Provisional Consent 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 instructions on 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 21, 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 Consent (severance) application (File No. B3/2026) applies to the lands municipally known as 81 Shanahan Road identified on the attached Location Map. The purpose of the application is to create one (1) new residential lot intended to accommodate a future single detached dwelling. The proposed Severed Lot has an area of approximately 1,743 square metres and an approximate frontage of 67 metres on Shanahan Road with a connection to Robert Street West via a narrow 1.2-metre-wide strip of land between 90 and 92 Robert Street West. The Retained Lot proposes to retain the existing single detached dwelling and has an area of approximately 717 square metres with an approximate frontage of 30 metres on Shanahan Road. The Consent application has been submitted concurrently with a Zoning By-law Amendment application (File No. ZA 6/2026) to rezone the proposed Severed Lot from the Neighbourhood Commercial (NC) zone to the Residential One (R1) zone.

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 L9M 2G2.

Dated at the Town of Penetanguishene this 8th day of October, 2026.

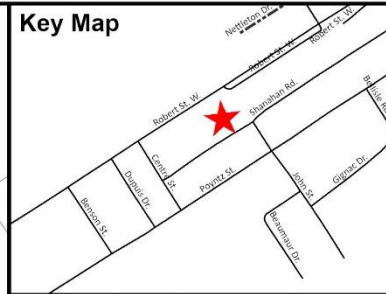
Owen Taylor
Planner



Location Map

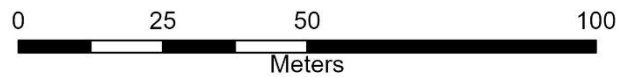


Key Map



Legend

-  81 Shanahan Road
-  Proposed Severance Line
-  Lands subject to Zoning By-law Amendment



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