



**THE CORPORATION OF THE TOWN OF PENETANGUISHENE
NOTICE OF A COMPLETE APPLICATION AND PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Town of Penetanguishene has received a Zoning By-law Amendment application (File No. Z.A. 12/2024) to the Town's Comprehensive Zoning By-law 2022-17, as amended, and deemed the application "Complete" under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 on the 14th day of November 2024.

Application No.: Zoning By-law Amendment Z.A. 12/2024
Owner: Ralph Befort
Applicant: Ralph Befort
Location: 1376 Sandy Bay Road (see Location Map)

DESCRIPTION OF PROPOSED ZONING BY-LAW AMENDMENT

The Zoning By-law Amendment seeks to rezone a portion of the subject property from the Rural (RU) zone to the Rural Residential (RR) zone. The Zoning By-law Amendment application is submitted concurrently with Consent application B6/2024 to sever a parcel of land from 1376 Sandy Bay Road having an approximate lot area of 1,559 square metres. The severed land is intended to be added to 212 Gilwood Park Drive to provide additional space in the rear yard. The purpose of the Zoning By-law Amendment application is to establish a consistent zoning on 212 Gilwood Park Drive following the lot addition.

PUBLIC MEETING

Pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold a Public Meeting on December 11, 2024, at 7:00 p.m. or as soon thereafter as the matter can be dealt with in the Council Chambers Townhall, 10 Robert Street West, Penetanguishene to consider the application.

HOW TO PROVIDE FEEDBACK

All comments will be considered up until the Council of the Town of Penetanguishene makes a decision regarding the application. Written comments may be submitted by email to planning@penetanguishene.ca or in writing to the Town of Penetanguishene Planning and Community Development Department, 10 Robert Street West, P.O. Box 5009, Penetanguishene, ON L4R 2G2. If you are submitting letters, faxes, emails, presentations, or other communications with the Town concerning this application, you should be aware that your name and the fact you communicated with the Town will become part of the public record. The Town will also make your communication and any personal information in it available to the public, unless you expressly request the Town to remove it.

APPEAL

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Penetanguishene to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Penetanguishene before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting or make written submissions to Town of Penetanguishene before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION

Further information regarding this matter can be obtained by visiting the Town of Penetanguishene Townhall at 10 Robert Street West, Penetanguishene, by email planning@penetanguishene.ca or by telephone at 705-549-7453. The complete application materials are available for inspection by visiting the Town of Penetanguishene Townhall or online at connectpenetanguishene.ca/development.

If you wish to be notified of the decision of the Council of the Corporation of the Town of Penetanguishene on the proposed Zoning By-law Amendment, you must make a written request to the Planning and Community Development Department 10 Robert Street West, P.O. Box 5009, Penetanguishene, Ontario L9M 2G2 or by email to planning@penetanguishene.ca.

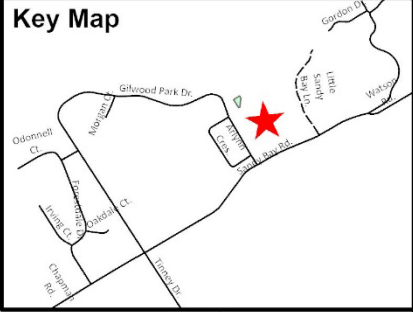
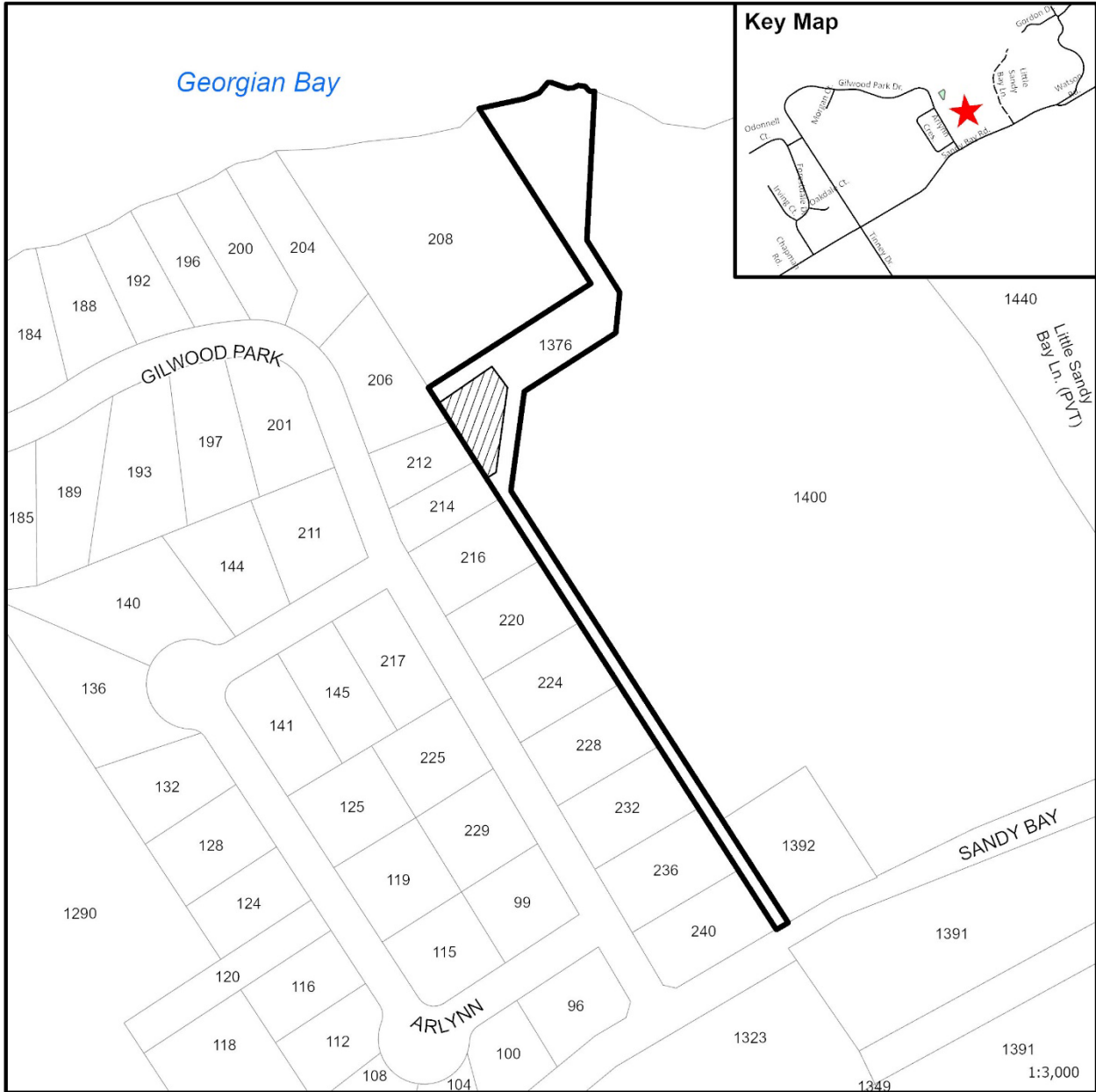
It is requested that this notice be posted in a location visible to all residents if there are seven (7) or more residential units at this location.

Dated at the Town of Penetanguishene this 21st day of November 2024.



Kelly Cole,
Director of Legislative Services/Municipal Clerk



Location Map



Legend

-  Area to be rezoned from the Rural (RU) zone to the Rural Residential (RR) zone
-  1376 Sandy Bay Road



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