



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. 3/2024) 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 4th day of April 2024.

Application No.: Zoning By-law Amendment Z.A. 3/2024
Owner: Daniel and Janet Walter
Location: 1321 Sandy Bay Road (see Location Map)

AND TAKE NOTICE that pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold a Public Meeting on **May 8, 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.

DESCRIPTION OF PROPOSED ZONING BY-LAW AMENDMENT:

The following amendments are requested to the Zoning By-law: increase the height of an Accessory Building to 7.5 metres, whereas 5.5 metres is permitted and to increase the total Lot Coverage of all Accessory Buildings to 140.3 square metres, whereas 100 square metres is permitted. In addition, it would permit the creation of a new Additional Dwelling Unit that would be setback from the road 95 metres whereas 30 metres is required, have a height of 7.5 metres whereas 4.5 metres is required and have a Gross Floor Area of 111.5 square metres, whereas 60 square metres is permitted.

TAKE NOTICE that pursuant to Section 34(10.7) of the *Planning Act*, the Application file is part of the public record and is available to the public for inspection. Any person wishing further information and material or clarification with regard to the application or to arrange to inspect the file should contact the Planning and Community Development Department at 705-549-7453, extension 215. 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.

For more information about this matter, including information about preserving your appeal rights, contact the Planning and Community Development Department at abetty@penetanguishene.ca or 705-549-7453 extension 215.

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:

Planning and Community Development Department
10 Robert Street West,
P.O. Box 5009
Penetanguishene, Ontario
L4R 2G2

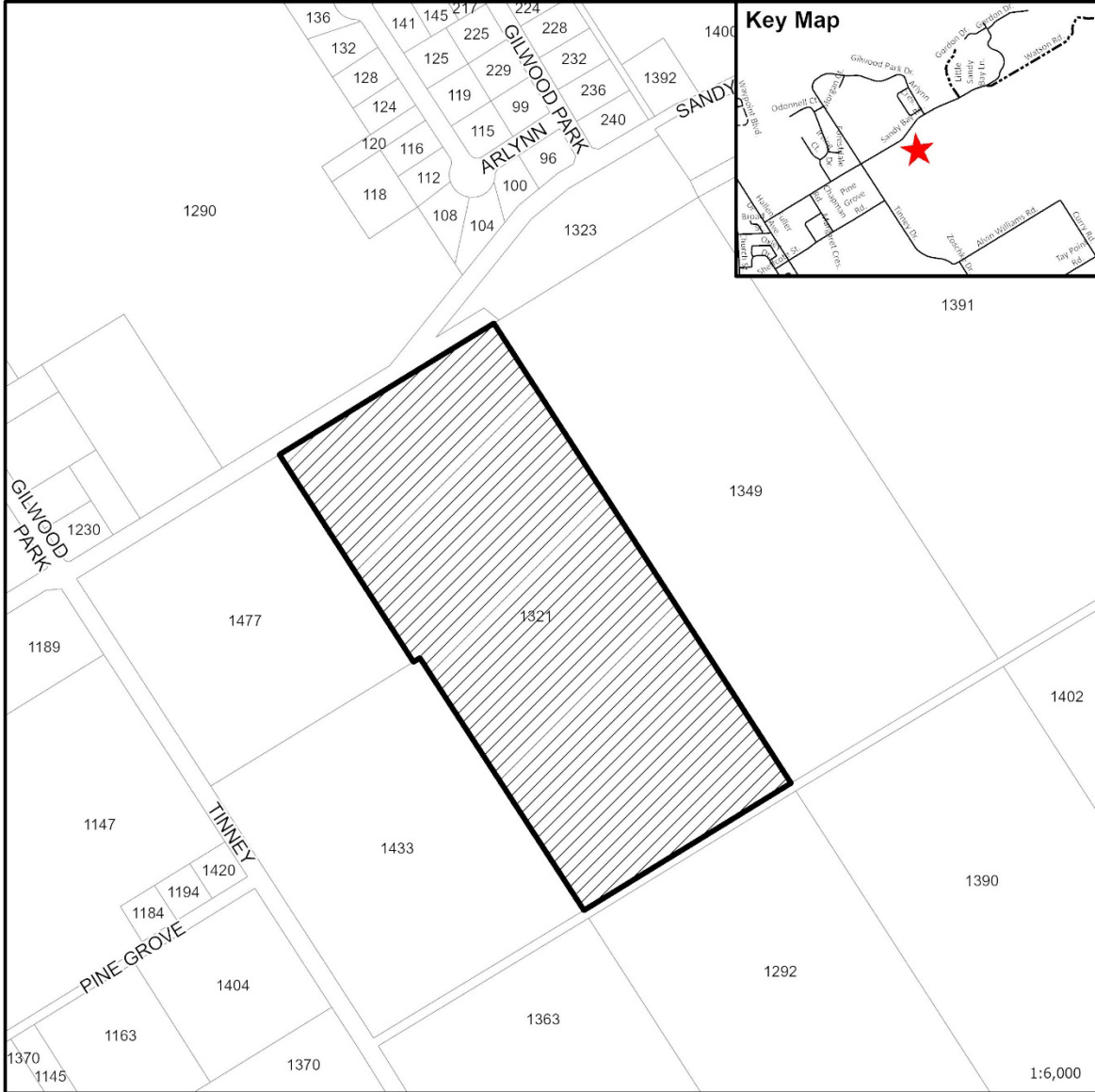
It is requested that this Notice of Public Meeting be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated at the Town of Penetanguishene this 15th day of April, 2024.

Stacey Cooper
Clerk

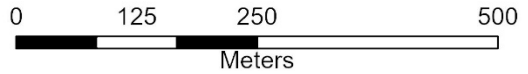


Location Map



Legend

-  1321 Sandy Bay Road
Zoning By-law Amendment (ZA 3/2024)



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