



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. 4/2025) 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.

Application No.:	Zoning By-law Amendment Z.A. 4/2025
Owner:	Peter Raikes
Applicant:	MHBC Planning
Location:	1500 Sandy Bay Road (see Location Map)

DESCRIPTION OF PROPOSED ZONING BY-LAW AMENDMENT

The purpose of the proposed Zoning By-law Amendment is to rezone the natural heritage features on the subject property to an appropriate Environmental Protection (EP) zone. The effect of the Zoning By-law Amendment is to ensure the long-term protection of the natural heritage features on the subject lands. The proposed EP zone boundary is illustrated on the attached map.

The application is submitted to satisfy a condition of provisional Consent approval imposed by the Town of Penetanguishene Committee of Adjustment to create three (3) new residential lots on the subject lands (File No. B4/2023).

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 Wednesday, February 11, 2026, 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, Ontario L9M 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 L4R 2G2 or by email to planning@penetanguishene.ca.

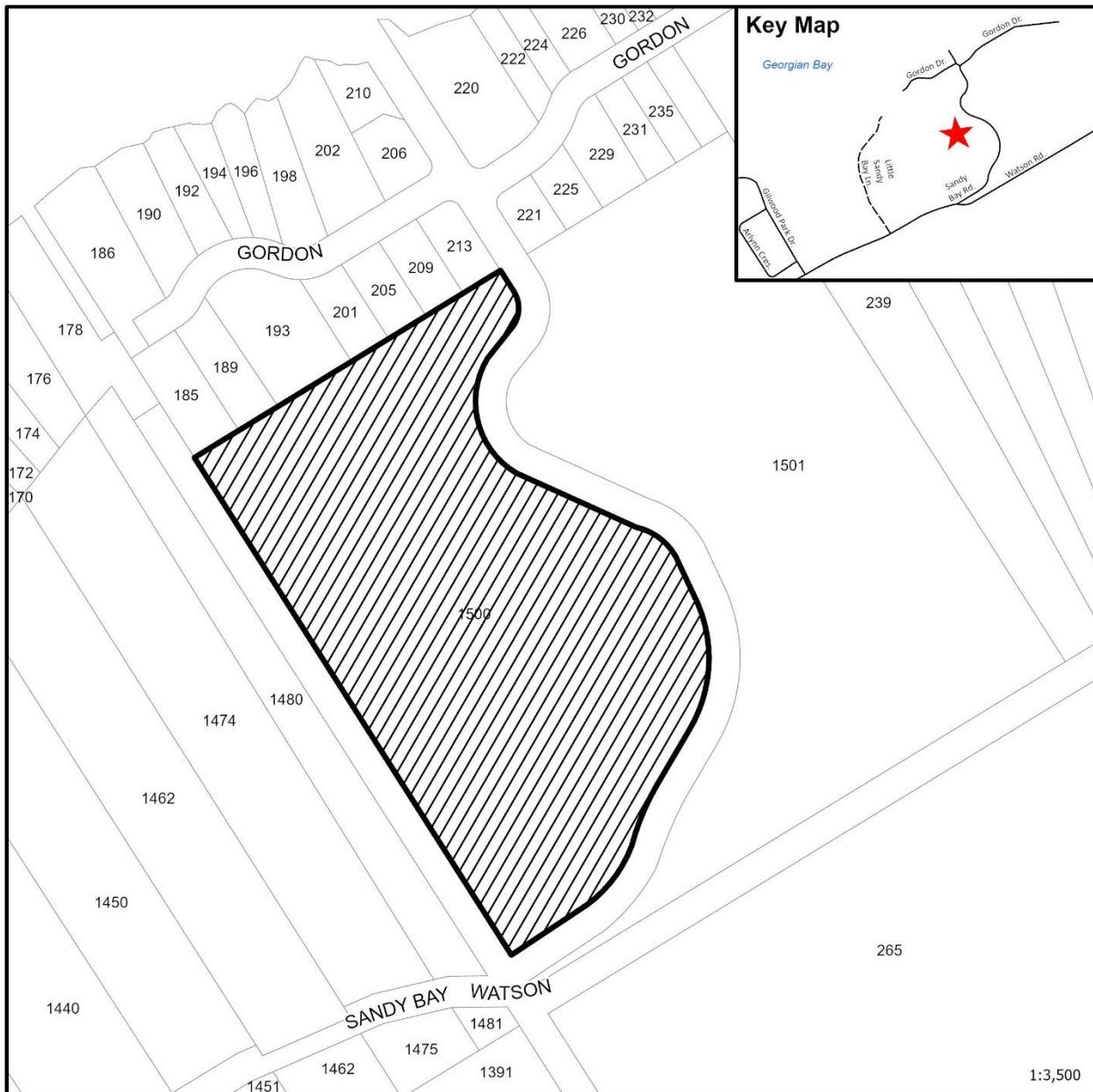
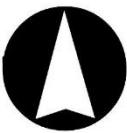
It is requested that this notice be posted in a location visible to all residents if there are seven (7) or more residential units at this location.

Dated at the Town of Penetanguishene this 20th day of January, 2026.

Kelly Cole,
Director of Legislative Services/Municipal Clerk



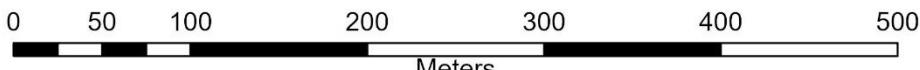
Location Map



Legend



1500 Sandy Bay Road



Meters

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