



## 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, SEPTEMBER 29, 2025, 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](mailto:otaylor@penetanguishene.ca) or by telephone at 705-549-7453 ext. 251. Written comments are requested no later than September 24, 2025; 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. B4/2023) relates to the property municipally known as 1500 Sandy Bay Road (see Location Map attached) submitted by MHBC Planning c/o Patrick Townes on behalf of the registered owner Peter Raikes. The purpose of the application is to sever three (3) vacant lots intended for future residential uses. The Retained Lot will retain the existing single detached dwelling. The proposed lot configuration is noted in the table below and illustrated on the Location Map.

Lot	Lot Area	Lot Frontage
Retained Lot	6.3 ha	260 m
Severed Lot 1	2,676 m <sup>2</sup>	90 m
Severed Lot 2	2,114 m <sup>2</sup>	42 m
Severed Lot 3	2,043 m <sup>2</sup>	39 m

### 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

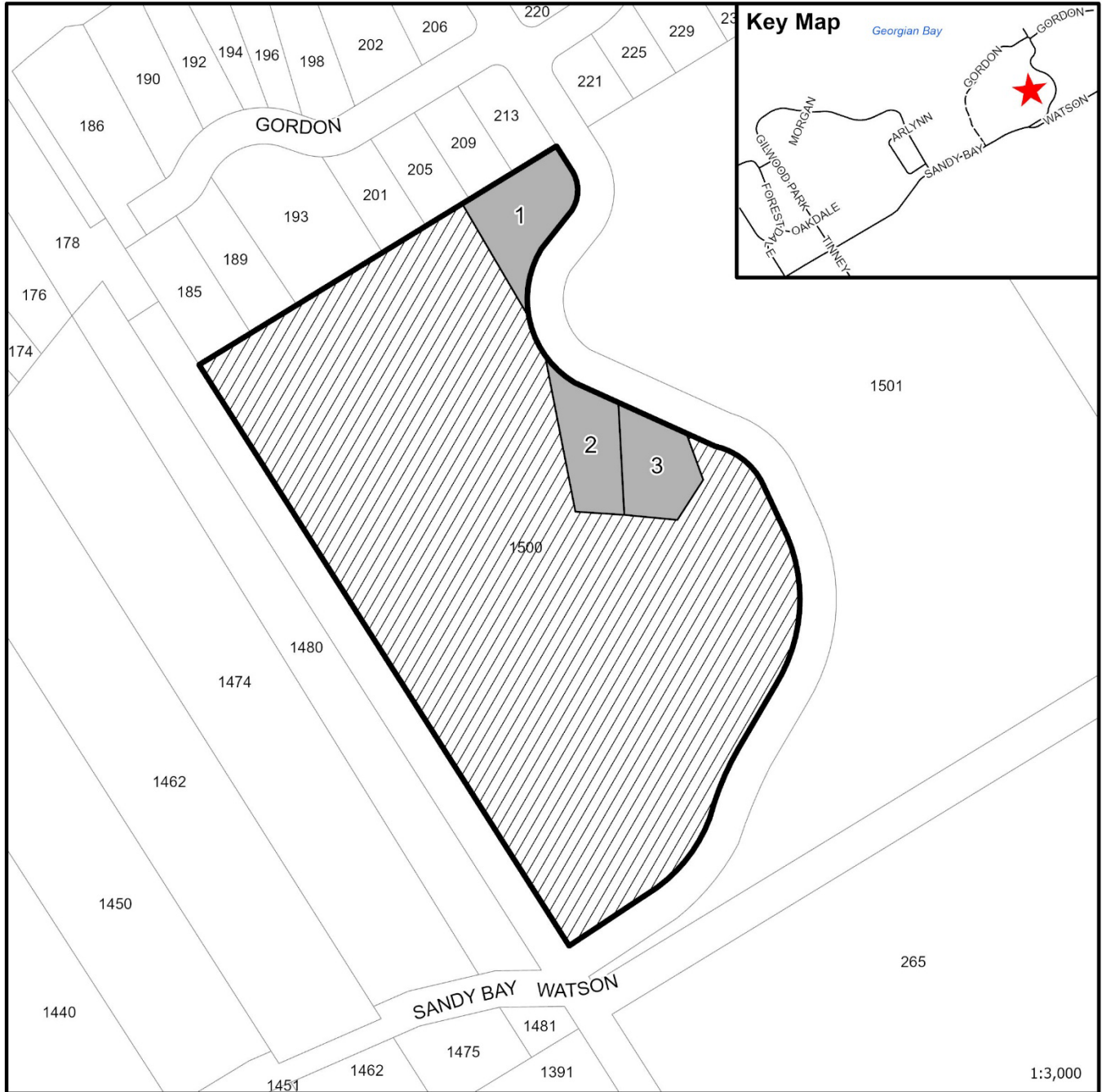
Additional information regarding the application can be obtained by visiting the Town of Penetanguishene Townhall at 10 Robert Street West, Penetanguishene or by contacting Owen Taylor, Planner by email at [otaylor@penetanguishene.ca](mailto:otaylor@penetanguishene.ca) or by telephone at 705-549-7453 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 11<sup>th</sup> day of September, 2025.

Owen Taylor, Planner

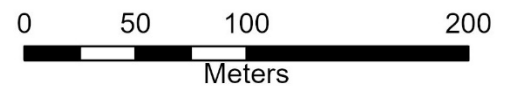


# Location Map



## Legend

- 1500 Sandy Bay Road
- Retained Lot
- Severed Lot



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