



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, MAY 27, 2024, 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 “Zoom” platform. For instruction about 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 May 22, 2024; 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. B3/2024) relates to the property municipally known as 65 NETTLETON DRIVE (see Location Map attached). The purpose and effect of the application is to create one (1) new residential lot fronting on and accessed by Nettleton Drive. The proposed lot layout is noted in the Table below.

Zoning By-law Provision	Retained Lot	Severed Lot
Lot Frontage	15.0 m	18.4 m
Lot Area	954.4 m ²	1,172.6 m ²

A concurrent Zoning By-law Amendment application (File No. Z.A. 4/2024) has been submitted with the Consent application to rezone the Subject Property from the Open Space (OS) zone and Environmental Protection (EP) zone to the Residential One (R1) and Environmental Protection (EP) zone. The intention of the Zoning By-law Amendment is to facilitate future residential development and establish a building envelope on each of the proposed lots.

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

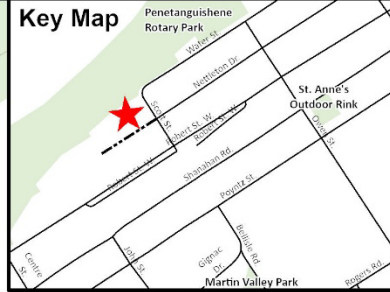
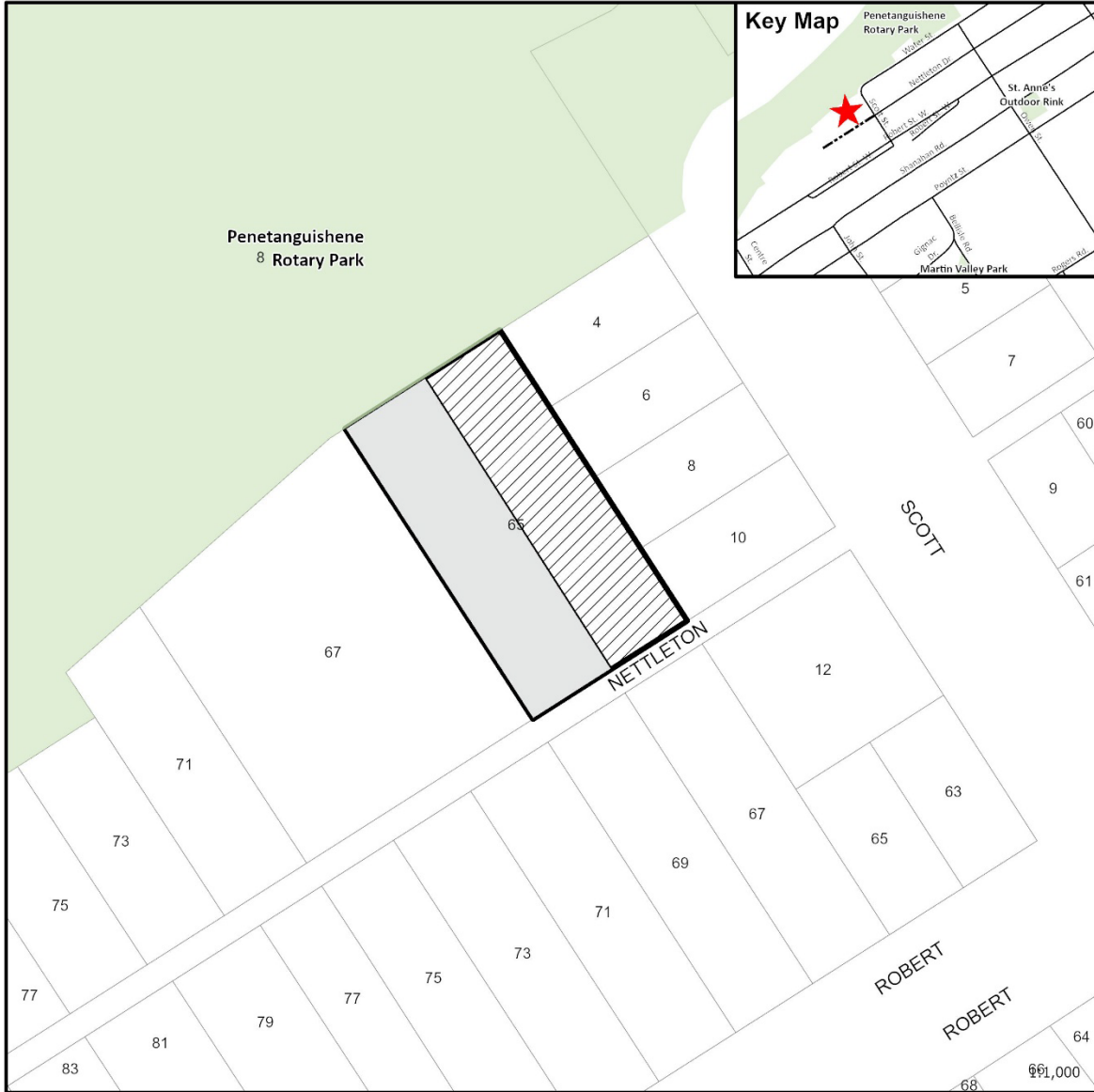
Additional information regarding the application can be obtained by visiting the Town of Penetanguishene Townhall at 10 Robert Street West, Penetanguishene or by contacting Owen Taylor, Planner by email at otaylor@penetanguishene.ca or by telephone at 705-549-7453 ext. 251. If you wish to be notified 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 L4R 2G2.

Dated at the Town of Penetanguishene this 10th day of May, 2024.

Owen Taylor, Planner
Town of Penetanguishene

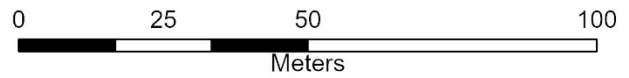


Location Map



Legend

- 65 Nettleton Drive
- Retained Lot
- Severed Lot



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