



THE CORPORATION OF THE TOWN OF PENETANGUISHENE

NOTICE OF A COMPLETE APPLICATION AND SCHEDULING OF A PUBLIC MEETING FOR A PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT 1255 FULLER AVENUE

TAKE NOTICE THAT the Town of Penetanguishene deemed the application for a proposed Draft Plan of Subdivision and an application to amend the Town's Zoning By-law 2022-17 as being "Complete" applications pursuant to Section 34(10.4) and Section 51(19.1) of the *Planning Act*, R.S.O. 1990, c. P.13 on the 20th day of September 2023.

Application No.: Draft Plan of Subdivision Application (File No. PEN-SUB-2023-02) and Zoning By-law Amendment Application (File No. Z.A. 10/2023)

Owner: 1000239074 Ontario Inc.

Agent: Innovative Planning Solutions Inc.

Location: 1255 Fuller Avenue (see attached location map)

AND TAKE NOTICE THAT pursuant to Section 34(12) and Section 51(23) of the *Planning Act*, R.S.O. 1990, the Council of the Town of Penetanguishene will hold a Public Meeting on **Wednesday, October 11, 2023 at 7:00 p.m.** or as soon thereafter as the matter can be dealt with. The Council Meeting will take place as a hybrid model including in-person and electronic participation (through the Zoom platform). Please contact the Town Clerk, Stacey Cooper at scooper@penetanguishene.ca or call 705-549-7453 for more information.

THE PURPOSE of the proposed Zoning By-law Amendment is to rezone the subject lands from the Residential One (R1) zone to a combination of Residential Two Exception (R2-X), Residential Three Exception (R3-X), and Open Space (OS). The exceptions seek relief from the provisions related to the minimum lot area, minimum lot frontage, and maximum lot coverage in the Town of Penetanguishene Zoning By-law.

THE EFFECT of the application is intended to facilitate the development of a total of 64 residential units consisting of 27 single-detached dwellings, 4 semi-detached dwellings, and 33 townhouse dwellings, as well as a stormwater management pond (see attached draft plan of subdivision).

TAKE NOTICE that pursuant to Section 34(10.7) and Section 51(19.4) 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.

Please see the opposite side of this Notice for more information

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 (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Town of Penetanguishene before the by-law is passed or before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the OLT.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of the Town of Penetanguishene before the bylaw is passed or before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Corporation of the Town of Penetanguishene on the proposed Draft Plan of Subdivision and/or 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, ON
L4R 2G2

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

For more information about this matter please contact Owen Taylor, Planner at otaylor@penetanguishene.ca or 705-549-7453 ext. 251.

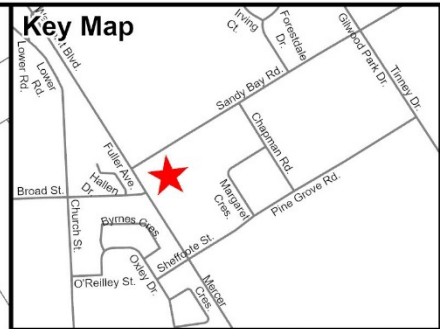
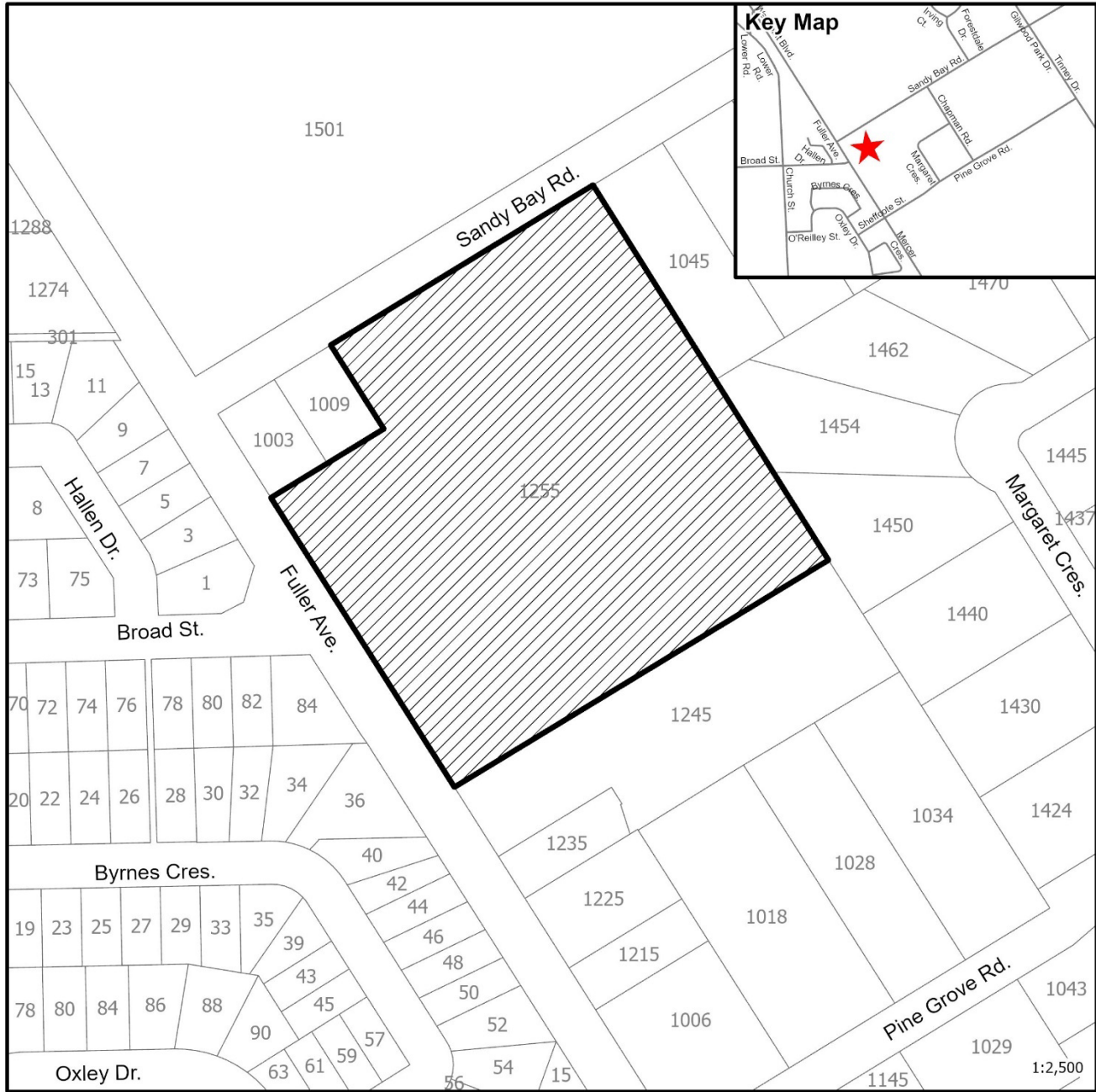
Dated at the Town of Penetanguishene this 20th day of September, 2023.

Stacey Cooper
Clerk




Please see the opposite side of this Notice for more information

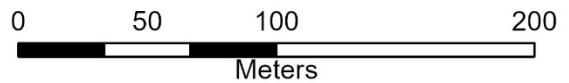


Location Map



Legend

-  1255 Fuller Avenue
-  Draft Plan of Subdivision (File No. PEN-SUB 2023-01)
-  Zoning By-law Amendment (File No. Z.A. 10/2023)



This map, either in whole or in part, may not be reproduced without the written authority from the Town of Penetanguishene, Copyright © Town of Penetanguishene Land Information Network Cooperative - LINC 2012 Produced (in part) under license from: the Ontario Ministry of Natural Resources (Copyright - Queens Printer 2012). ©Teranet Enterprises Inc. and its suppliers all rights reserved, and Members of the Ontario Geospatial Data Exchange. THIS IS NOT A PLAN OF SURVEY.

Please see the opposite side of this Notice for more information



RESIDENTIAL TWO (R2) ZONE: SINGLE DETACHED

Provisions	Required	Provided
Min. Lot Frontage	15.00m	12.02m
Min Lot Area	480.00m ²	361.71m ²
Min. Front Yard	6.00m	>= 6.00m
Min. Interior Side Yard	1.20m	>= 1.20m
Min. Exterior Side Yard	4.50m	>= 4.50m
Min. Rear Yard	7.50m	>= 7.50m
Min. Setback to Garage	6.00m	>= 6.00m
Max. Height	11.00m	<= 11.00m
Max. Lot Coverage	35%	>= 35%
Required Parking (table 5.3.1.1)	2 parking spaces / dwelling unit	2 parking spaces / dwelling unit

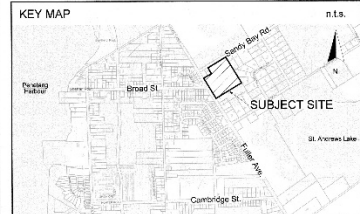
RESIDENTIAL TWO (R2) ZONE: SEMI - DETACHED

Provisions	Required	Provided
Min. Lot Frontage	11.00m / unit	11.00m
Min Lot Area	330.00m ² / unit	378.80m ²
Min. Front Yard	6.00m	>= 6.00m
Min. Interior Side Yard	1.20m	>= 1.20m
Min. Exterior Side Yard	4.50m	>= 4.50m
Min. Rear Yard	7.50m	>= 7.50m
Min. Setback to Garage	6.00m	>= 6.00m
Max. Height	11.00m	<= 11.00m
Max. Lot Coverage	35%	>= 35%
Required Parking (table 5.3.1.1)	2 parking spaces / dwelling unit	2 parking spaces / dwelling unit

RESIDENTIAL THREE (R3) ZONE: TOWNHOUSE

Provisions	Required	Provided
Min. Lot Frontage	7.50m	7.50m
Min Lot Area	220.00m ²	213.94m ²
Min. Front Yard	6.00m / unit	>= 6.00m
Min. Interior Side Yard	0.00m	0.00m
Min. Exterior Side Yard	4.50m	>= 4.50m
Min. Rear Yard	7.50m	>= 7.50m
Min. Setback to Garage	6.00m	>= 6.00m
Max. Height	11.00m	<= 11.00m
Max. Lot Coverage	35%	>= 35%
Required Parking (table 5.3.1.1)	2 parking spaces / dwelling unit	2 parking spaces / dwelling unit

Town of Penetanguishene Zoning By-Law No. 2022-17, June 8, 2022



DRAFT PLAN OF SUBDIVISION

Topographic Plan of Survey
of Part of Lot B1, Registered Plan No. 69
(Geographic Township of Tay)
Town of Penetanguishene,
County of Simcoe

Scale
0 10 20 30 40 50m

LEGEND

☐ SUBJECT LANDS (38,555.09m² / 3.855ha)

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

August 14, 2023
1000238074 Ontario Inc.

August 14, 2023
1000239074 Ontario Inc.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

August 5, 2023
J. EVEN, O.L.S.
C.T. STRONGMAN SURVEYING L.T.D.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN
b) SHOWN ON PLAN
c) SEE KEY PLAN
d) RESIDENTIAL
e) SHOWN ON PLAN
f) SHOWN ON PLAN

g) SHOWN ON PLAN
h) MUNICIPAL WATER
i) SAND, SILT GLACIAL TILL
j) SHOWN ON PLAN
k) MUNICIPAL WATER & SEWAGE
l) NONE

LAND USE	LOT No. / BLK. No.	UNITS	AREA (ha)
Single - Detached	1 - 20, 23 - 29	27	1.341
Residential			
Semi - Detached	21 - 22	4	0.226
Residential			
Standard Townhouse			
Dwellings	30 - 35	33	0.891
Walkway / Servicing	36		0.018
S.W.M. Pond	37		0.463
Streets 'A' & 'B'			0.916
TOTAL	37	64	3.855

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

14750-812-1241 Fax: 704-812-1248 • info@innovativeips.com • www.ipsinnovative.com

Date: August 1, 2023 Drawn By: A.S.
File: 23 - 1314 Checked: J.A. / K.B.

Please see the opposite side of this Notice for more information