



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. 4/2024) 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 8th day of May 2024.

Application No.:	Zoning By-law Amendment Z.A. 4/2024
Owner:	Brittany Jane Lowry
Applicant:	MORGAN Planning and Development
Location:	65 Nettleton Drive (see Location Map)

DESCRIPTION OF PROPOSED ZONING BY-LAW AMENDMENT

The application is submitted concurrently with a Consent to Sever application (File No. B3/2024) to create one (1) new lot for residential purposes on the Subject Lands which is facilitated through the proposed Zoning By-law Amendment. The Zoning By-law Amendment application proposes to rezone a portion of the Subject Lands to the Residential One Exception (R1-X) zone and Environmental Protection (EP) zone. The exception relates to a setback of 5 metres to a watercourse, whereas a minimum setback of 7.5 metres is required. The Amendment would facilitate future residential development and establish a building envelope on each of the proposed lots.

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 June 12, 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.

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, ON L4R 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 www.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.

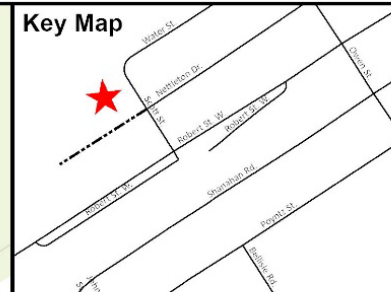
It is requested that this notice be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated at the Town of Penetanguishene this 21st day of May 2024.

Stacey Cooper
Clerk

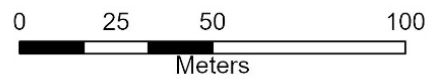


Location Map



Legend

-  Zoning By-law Amendment (Z.A. 4/2024)
65 Nettleton Drive



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