



THE CORPORATION OF THE TOWN OF PENETANGUISHENE

NOTICE OF PUBLIC MEETING PROPOSED DRAFT PLAN OF SUBDIVISION AND A PROPOSED ZONING BY-LAW AMENDMENT 221 FOX STREET (QUEEN'S COURT DEVELOPMENTS LTD.)

TAKE NOTICE THAT the Town of Penetanguishene deemed the following applications for a proposed Draft Plan of Subdivision and Zoning By-law Amendment application to amend the Town's Zoning By-law 2000-02, as amended, "Complete" Applications under Sections 34 and 51 of the *Planning Act*, R.S.O. 1990, c. P.13 on the 8th day of September, 2022.

Owners: QUEEN'S COURT DEVELOPMENTS LTD.
Applications No.: PEN-SUB-2022-01 and Z.A. 4/2022
Location: 221 Fox Street (See Location Map)

AND TAKE NOTICE that pursuant to Sections 34 and 51 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold a Public Meeting on **Wednesday, October 12, 2022 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 applications. The Council Meeting will take place as a hybrid model including in-person and electronic participation (through the Zoom platform) for Council, staff, and the public. Please contact the Town Clerk, Stacey Cooper at scooper@penetanguishene.ca or call 705-549-7453 for more information.

DESCRIPTION OF PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED ZONING BY-LAW AMENDMENT:

The subject property has an area of approximately 11.5 hectares (28.4 acres) with 20 metres of Frontage onto Fox Street. The subject property is currently vacant. The property is designated as Neighbourhood Area and Environmental Protection in the Town's Official Plan. The property is zoned Deferred Development (D) in the Town's Zoning By-law 2000-02. The Zoning By-law Amendment application and the Draft Plan of Subdivision Application have been submitted concurrently to facilitate the proposed development on the property. The requested rezoning proposes to rezone the subject property from the Deferred Development (D) Zone to the Residential Three (R3) Zone, Residential Three Exception (R3-XX) Zone, and Open Space (OS) Zone. The rezoning and draft plan of subdivision will facilitate the development of 88 residential condominium townhouses, an open space block, a stormwater management facility, and an internal condominium road network. The proposed Open Space Zone is to recognize areas of the subject property that will not be developed, and include a stormwater management pond, the open space area associated with the common element condominium, and buffer areas.

TAKE NOTICE that pursuant to Section 34(10.7) and 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

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communication and any personal information in it available to the public, unless you expressly request the Town to remove it.

For more information about his matter, including information about preserving your appeal rights, contact the Planning and Community Development Department at abetty@penetanguishene.ca or 705-549-7453 extension 215.

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, Ontario
L4R 2G2
abetty@penetanguishene.ca

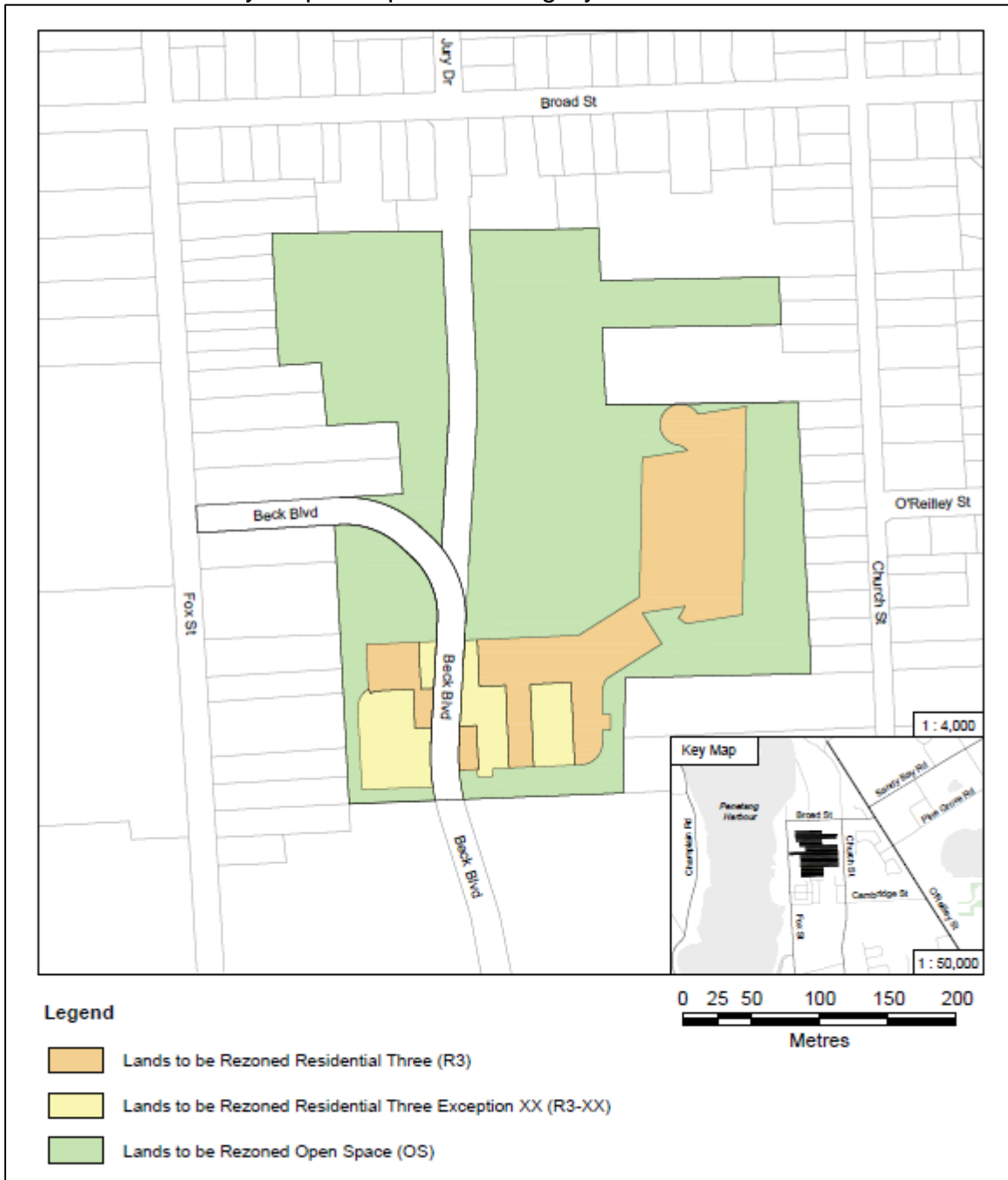
It is requested that this Notice of Public Meeting be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated at the Town of Penetanguishene this 22nd day of September, 2022.


Stacey Cooper
Clerk

Please see the opposite side of this Notice for more information

Key Map / Proposed Zoning By-law Amendment



Please see the opposite side of this Notice for more information

Proposed Site Plan and Draft Plan of Subdivision



USE	BLOCKS	UNITS	AREA		
			ha	ac	%
RESIDENTIAL CONDOMINIUM	1 & 2	88	5.047	12.47	45.2
OPEN SPACE	3 & 4		5.246	12.96	47.0
STORMWATER MANAGEMENT	5		0.477	1.18	4.3
0.3m RESERVES	6-11		0.006	0.02	0.1
STREET (BECK BOULEVARD EXTENSION)			0.393	0.97	3.5
TOTAL		88	11.169	27.60	100

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