

## Notice of Decision

### NOTICE OF THE APPROVAL OF AN APPLICATION FOR A DRAFT PLAN OF SUBDIVISION

Pursuant to Subsection 51 (31) of the *Planning Act*, R.S.O. 1990, the Council of the Corporation of the Town of Penetanguishene has approved the application for Draft Plan of Subdivision File:

Applicant:	Colin Travis of Travis & Associates on behalf of the Owners: Bay Moorings Marina Holdings GP Inc., Bay Moorings Marina Holdings Limited Partnership and 2607260 Ontario Inc.	Date of Decision:	March 11, 2020
File NO:	PEN-SUB-2019-01	Date of Notice:	March 18, 2020
Subject Lands:	Part of Lot 114, and all of Lots 115 to 120 (inclusive) and Part of Oxford Street and Part of Cambridge Street and all of Church Lot on the West Side of Fox Street and Part of the Waterlot in front of Lots 114 to 120 (inclusive) and Oxford Street, and Cambridge Street and Church Lot, Registered Plan 70 and Part of the bed of Georgian Bay	Last Date of Appeal:	April 7, 2020

In accordance with Subsection 51 (38) the written and/or oral submissions received had the following effect on the decision:

- The written and oral submissions received by Council were supportive of and/or consistent with Council's determination that the proposed Draft Plan of Subdivision was consistent with applicable Provincial Policy and conforms to the Town's Official Plan.

#### The Proposal:

The Draft Plan of subdivision includes eleven (11) blocks (Blocks A through K) with three (3) blocks for Single Detached Dwellings having 28 units, one (1) block for Townhouses having 20 units, two (2) blocks for the common elements condominium which includes open spaces, road and parking, two (2) blocks identified as waterlots, one (1) block for the Marina, one (1) block for the apartment building having a maximum of 36 units and one (1) block for a recreational centre (see Draft Plan attached).

#### When and How to File An Appeal

Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed no later than 20 days from the date of this Notice as shown above as the last date of appeal.

The Notice of Appeal should be sent to the person and address shown below and it must:

- (1) Set out the reasons for the appeal and;
- (2) Be accompanied by the fee prescribed under the *Ontario Municipal Board Act* and/or the Local Planning Appeal Tribunal Act in the amount of \$300.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

### **Who Can File An Appeal?**

Subsection 39 of *Planning Act* sets out who can file an appeal of the Decision of the Town of Penetanguishene to the Local Planning Appeal Tribunal. This includes: the applicant, a public body, a person listed under subsection 48.3, the Minister, the Municipality or the planning board if not located in a Municipality. If you have any questions regarding eligibility of filing an appeal or other general questions with respect to an appeal please contact the Local Planning Appeal Tribunal at the toll free number 1-866-448-2248.

### **Other Related Applications**

The subject property is subject to a Zoning By-law Amendment application File No. Z.A. 2/2019.

### **Getting Additional Information**

Additional information about the application is available for public inspection during the regular office hours at the Town of Penetanguishene Planning and Community Development Department at 10 Robert Street West, Penetanguishene, Ontario.

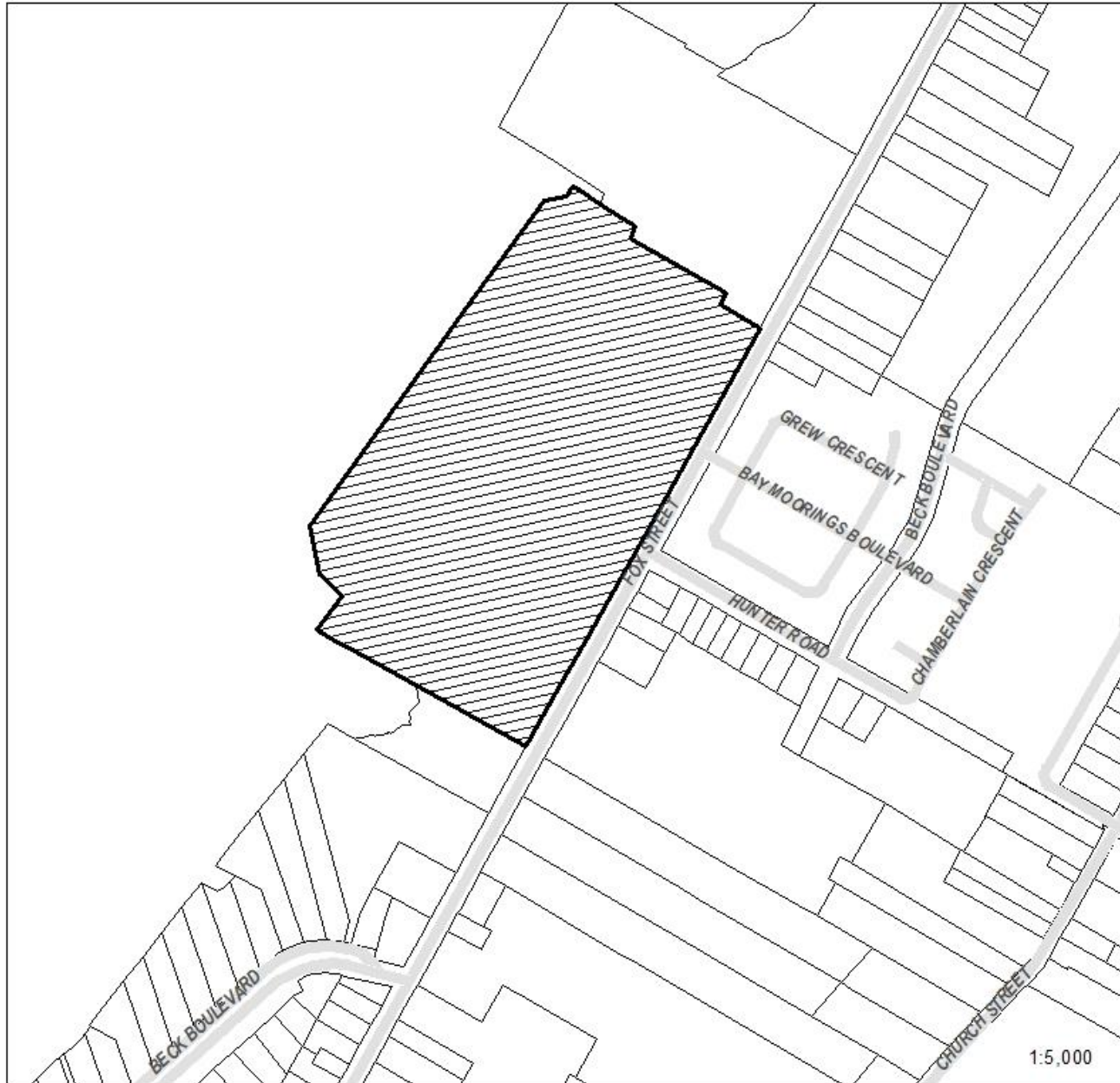
Dated this 18<sup>th</sup>, day of March, 2020.

---

Jeff Lees, CPA, CGA,  
Chief Administrative Officer  
Town of Penetanguishene  
10 rue Robert St. West/ouest  
P.O./C.P. Box 5009  
Penetanguishene, ON  
L9M 2G2

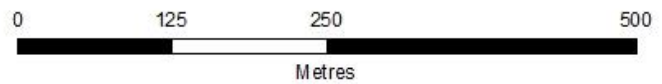


# Location Map

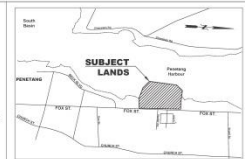
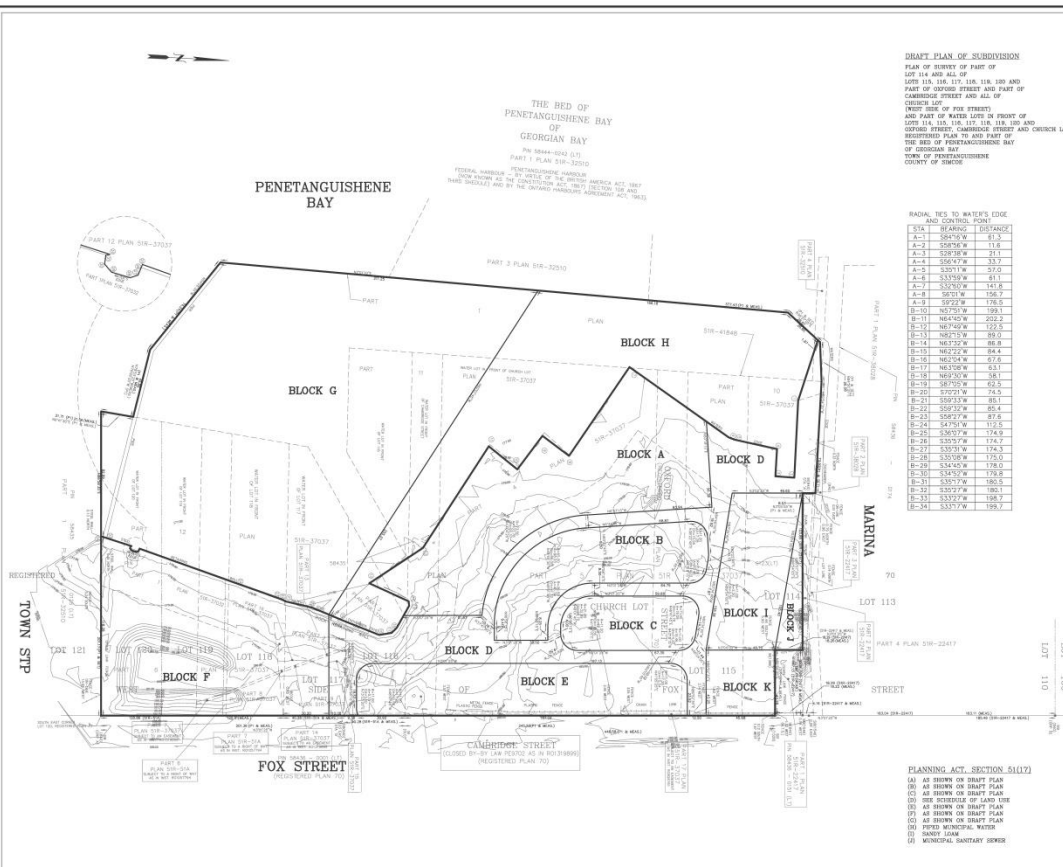


## Legend

 176 and 200 Fox Street



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.



KEY MAP / R.L.S.

**BLOCK LAND USE SCHEDULE**

Block	Land Use	Area (m <sup>2</sup> )	Percentage
Block A	Single Detached Dwellings	13966.3	16.17%
Block B	Single Detached Dwellings	8936.8	4.21%
Block C	Single Detached Dwellings	3088.3	2.12%
Block D	Common Element Road / Open Space	21405.5	14.54%
Block E	Town House Dwelling	7605.5	5.24%
Block F	Marina	13963.5	10.13%
Block G	Water Lot	42386.1	26.14%
Block H	Water Lot	21744.5	14.19%
Block I	Apartment Dwelling Units	4793.5	6.60%
Block J	Common Element Open Space	948.1	0.68%
Block K	Recreational Uses	1976.9	1.43%
<b>TOTAL</b>	<b>Total Subject Lands Area</b>	<b>137738.0</b>	<b>100%</b>

**LOCAL TIES TO WATER'S EDGE AND CONTROL POINT**

STK	BEARING	DISTANCE
A-1	S64°20'W	61.5
A-2	S28°30'W	11.6
A-3	S38°30'W	51.1
A-4	S30°30'W	13.7
A-5	S30°11'W	51.0
A-6	S33°30'W	51.1
A-7	S32°30'W	141.6
A-8	S32°30'W	136.8
A-9	S27°20'W	176.5
B-10	N62°30'W	109.1
B-11	N64°30'W	212.2
B-12	N62°30'W	69.0
B-13	N62°30'W	66.8
B-14	N62°30'W	66.8
B-15	N62°30'W	66.8
B-16	N62°30'W	67.6
B-17	N62°30'W	67.6
B-18	N62°30'W	67.6
B-19	N62°30'W	67.6
B-20	N62°30'W	67.6
B-21	N62°30'W	67.6
B-22	N62°30'W	67.6
B-23	N62°30'W	67.6
B-24	N62°30'W	67.6
B-25	N62°30'W	67.6
B-26	N62°30'W	67.6
B-27	N62°30'W	67.6
B-28	N62°30'W	67.6
B-29	N62°30'W	67.6
B-30	N62°30'W	67.6
B-31	N62°30'W	67.6
B-32	N62°30'W	67.6
B-33	N62°30'W	67.6
B-34	N62°30'W	67.6

**OWNER'S CERTIFICATE** / SO ORDER, SIGNED COPY

I, **DAVE ROZICHO**, being the owner of the above described lands, do hereby certify that the above is a true and correct copy of the original plan as shown to me by the Surveyor and that I have the authority to sign the certification.

**SURVEYOR'S CERTIFICATE** / SO ORDER, SIGNED COPY

I, **RODNEY G. REYNOLDS**, being the Surveyor, do hereby certify that the above is a true and correct copy of the original plan as shown to me by the owner and that I have the authority to sign the certification.

**Surveyor's Seal**  
**RODNEY G. REYNOLDS**  
 Ontario Land Surveyor

Revision #	Date	Description / Notes
1	2019-07-29	Initial Draft Plan
2	2020-02-05	Revised Draft Plan

**SCALE** 1:1000

**BAY MOORINGS**  
 PENETANGUISHENE, ONTARIO

OWNER: DAVE ROZICHO / Owner Maple Leaf Marina  
 SURVEYOR: RODNEY G. REYNOLDS / Ontario Land Surveyor

Date: 2020-02-05 Drafted by: R.G. Checked by: C.T. **D.1**

**PLANNING ACT SECTION 51(12)**

(A) AS SHOWN ON DRAFT PLAN  
 (B) AS SHOWN ON DRAFT PLAN  
 (C) AS SHOWN ON DRAFT PLAN  
 (D) AS SHOWN ON DRAFT PLAN  
 (E) AS SHOWN ON DRAFT PLAN  
 (F) AS SHOWN ON DRAFT PLAN  
 (G) AS SHOWN ON DRAFT PLAN  
 (H) AS SHOWN ON DRAFT PLAN  
 (I) AS SHOWN ON DRAFT PLAN  
 (J) AS SHOWN ON DRAFT PLAN  
 (K) AS SHOWN ON DRAFT PLAN  
 (L) AS SHOWN ON DRAFT PLAN  
 (M) AS SHOWN ON DRAFT PLAN  
 (N) AS SHOWN ON DRAFT PLAN  
 (O) AS SHOWN ON DRAFT PLAN  
 (P) AS SHOWN ON DRAFT PLAN  
 (Q) AS SHOWN ON DRAFT PLAN  
 (R) AS SHOWN ON DRAFT PLAN  
 (S) AS SHOWN ON DRAFT PLAN  
 (T) AS SHOWN ON DRAFT PLAN  
 (U) AS SHOWN ON DRAFT PLAN  
 (V) AS SHOWN ON DRAFT PLAN  
 (W) AS SHOWN ON DRAFT PLAN  
 (X) AS SHOWN ON DRAFT PLAN  
 (Y) AS SHOWN ON DRAFT PLAN  
 (Z) AS SHOWN ON DRAFT PLAN