



**Notice of Decision
NOTICE OF THE PASSAGE OF
A ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Council of the Corporation of the Town of Penetanguishene passed By-law 2020-36 on August 12, 2020 under Section 34 of the *Planning Act, R.S.O. 1990*. By-law 2020-36 pertains to the property at **1145 Fuller Avenue** in the Town of Penetanguishene. A Location Map has been provided illustrating the lands affected by the amendment.

Applicant:	Darren Vella of Innovative Planning Solutions on behalf of the Owners: David and Janice Wright	Date of Decision:	August 12, 2020
File NO:	Z.A. 3/2020	Date of Notification	August 19, 2020
Subject Lands:	Lots 21B, 53B, 63B and Part of Lot 77B in Registered Plan 69	Last Date of Appeal:	September 8, 2020

THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to facilitate the development of the property as part of a Plan of Subdivision which includes the creation of four (4) new site-specific categories in the Residential Third Density (R3) Zones for the Single Detached Dwellings and Row Houses, a Residential Multiple Density Exception (RM) Zone for a future Apartment Building, an Open Space (OS) Zone for the common elements such as the stormwater management ponds, private parkland and parking areas, a Commercial Neighbourhood (CN) zone for future commercial development and an Environmental Protection (EP) zone recognizing the environmental lands. There are a number of site specific exceptions being requested for each of the proposed zones. Lastly, the Zoning By-law Amendment includes permission for four (4) Model Homes to be permitted as part of the development and recognition that a private road is deemed to be a Public Street for the purposes of the Zoning By-law.

CORRESPONDENCE RECEIVED from the public and external agencies on the proposed amendment were summarized and included in Staff Report PL-2019-55 for the Public Meeting on September 11, 2019. Comments received at or after the public meeting were summarized and considered in the preparation of the final Zoning By-law and were included in Staff Report PL-2019-63 for the Committee of the Whole meeting on November 27, 2019.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS

In accordance with Subsection 34(10.10) of the *Planning Act, R.S.O. 1990*, the written and/or oral submissions received had the following effect on the decision:



- The written and oral submissions received by Council were considered in coming to their decision and that the comments had been addressed in the supporting reports and studies. Council determined that the proposed Zoning By-law Amendment was consistent with the Provincial Policies, the County of Simcoe Official Plan and the Town's Official Plan.

AND TAKE NOTICE that an appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the By-law may be made by filing with the Clerk a Notice of Appeal setting out the objection to the By-law and the reasons in support of the objection no later than the **September 8, 2020**. The appeal must be accompanied by the fee of \$300.00 required by the Local Planning Appeal Tribunal and must be payable to the Minister of Finance.

An explanation of the purpose and effect of the By-law is attached. The complete By-law is available for inspection in the Planning and Community Development Department during regular office hours at 10 Robert Street West, Penetanguishene or by calling (705) 549-7453 extension 215.

Dated at the Town of Penetanguishene this 19th day of August, 2020.



Stacey Cooper,
Clerk/Deputy CAO (A)
Town of Penetanguishene
10 rue Robert St. West/Ouest
P.O. /C.P. Box 5009
Penetanguishene, Ontario L9M 2G2

EXPLANATORY NOTE TO BY-LAW 2020-36

THE PURPOSE AND EFFECT of the Zoning By-law Amendment will create new site specific zones to facilitate the approval of the associated Plan of Subdivision (File NO: PEN-SUB-2019-02). The following image illustrates the new zone categories:

