



INNOVATIVE PLANNING SOLUTIONS

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August 30, 2023

Town of Penetanguishene
1255 Fuller Avenue
Penetanguishene, ON.
L9M 1G7

**Attention: Owen Taylor, Planner
Planning & Development**

Dear Mr. Taylor,

**Re: Zoning By-law Amendment & Draft Plan of Subdivision Application
1255 Fuller Avenue
Town of Penetanguishene
1000239074 Ontario Inc.**

INTRODUCTION

On behalf of 1000239074 Ontario Inc., Innovative Planning Solutions is pleased to submit the following Zoning By-law Amendment and Draft Plan of Subdivision application materials for the lands municipally known as 1225 Fuller Avenue, Town of Penetanguishene.

The purpose of this application is to submit a Zoning By-law Amendment and Draft Plan of Subdivision application in support of the development of 64 residential units consisting of 27 single-detached, 4 semi-detached, and 33 townhouse dwellings and a stormwater management pond.

The subject lands are currently designated as 'Settlement' in the County of Simcoe Official Plan. Meanwhile in the Town of Penetanguishene Official Plan (November 2008) they are designated as 'Neighbourhood Area' in Schedule

A and within the 'WHPA Q1 & WHPA Q2' in Schedule B2. The subject lands are zoned 'Residential One (R1)' as per the Town of Penetanguishene Zoning By-law (2022-17).

The proposed Zoning By-law Amendment would convert the subject lands to a combination of 'R2-X', 'R3-X', and 'OS'. This amendment would permit the development of the proposed single-detached houses, semi-detached houses, townhomes, and a stormwater management pond.

Additionally, we are requesting relief for lot area, lot frontage, and lot coverage within the Zoning By-law Amendment application. Within the proposed 'R2-X' zone we are requesting relief from the existing minimum lot frontage to 12 metres, and the existing maximum lot coverage to 55%. Within the proposed 'R3-X' zone we are requesting relief from the existing minimum lot area to 213 square metres, and the existing maximum lot coverage to 55%.

DESCRIPTION OF DEVELOPMENT

The Draft Plan of Subdivision aims to develop the subject lands into an urban area comprised of single-detached houses, semi-detached houses, and townhomes. The subject lands will utilize a connection between existing municipal roads and a proposed street network consisting of 'Street A'. This proposed external road network was designed with the existing external network in mind, ensuring there would be a southern extension of Sandy Bay Road. The proposed Subdivision will provide a stormwater management pond located in the southern corner of the Subject Lands.

SUBMISSION MATERIALS

The Zoning By-law Amendment and Draft Plan of Subdivision applications propose the development of 1000239074 Ontario Inc.'s lands to provide an urban residential area to the Town of Penetanguishene.

The following items are required study materials for submission:

- Major Zoning By-law Amendment Application prepared by Innovative Planning Solutions Inc.
- Draft Plan of Subdivision prepared by Innovative Planning Solutions Inc.
- Planning Justification Report prepared by Innovative Planning Solutions Inc.

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- Stage 1-2 Archeological Assessment prepared by AMICK Consultants Limited
 - Scoped Environmental Impact Study including a Species at Risk Assessment prepared by Cambium Inc.
 - Functional Servicing Report prepared by PEARSON Engineering Ltd.
 - Stormwater Management Report prepared by PEARSON Engineering Ltd.
 - Traffic Impact Study prepared by JD Northcote Engineering Inc.
 - Geotechnical Investigation Report prepared by Cambium Inc.
 - Hydrogeological Assessment and Water Balance Analysis prepared by Cambium Inc.
 - Tree Preservation Plan prepared by JD Bell Associates Ltd.

Trusting the above is satisfactory, we look forward to further discussion with you and other staff on this development. Should you have any further questions or comments please do not hesitate to contact the undersigned.

Yours truly,
Innovative Planning Solutions



Kevin Bechard, BES M.Sc. RPP
Senior Associate



John Albert
Intermediate Planner

CC: 1000239074 Ontario Inc.