



## NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT BY THE CORPORATION OF THE TOWN OF PENETANGUISHENE

**TAKE NOTICE THAT** the Council of the Corporation of the Town of Penetanguishene passed By-law 2021-24 on May 12, 2021 under Section 34 of the *Planning Act, R.S.O. 1990*. By-law 2021-24 pertains to the property at **77 Fox Street** in the Town of Penetanguishene. A Location Map has been provided illustrating the lands affected by the amendment.

Applicant:	Janet Foster on behalf of Foxpark Development Corporation	Date of Decision:	May 12, 2021
File No.:	Z.A. 1/2021	Date of Notification	May 18, 2021
Subject Lands:	All of Lots 6 to 9 (inclusive) and Blocks 10 to 12 (inclusive) and 14, on Registered Plan 51M-653	Last Date of Appeal:	June 7, 2021

**THE PURPOSE AND EFFECT** of the Zoning By-law Amendment is to rezone the property from Deferred Development “D” Zone and Residential Third Density “R3” Zone to Residential Third Density Exception 23 “R3-23” Zone, in which the exception would permit the following:

- Minimum Parking Requirement of 1.25 spaces per dwelling unit
- Minimum Lot Area of 210 square metres per dwelling unit
- Maximum Accessory Building Footprint of 10 square metres per dwelling unit

There were public comments received at the Statutory Public Meeting held on February 10, 2021. Staff Report PL-2021-15 to review the public comments was considered by Council on April 14, 2021 and minor changes were made to the draft By-law as a result.

**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 **June 7, 2021**. 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.

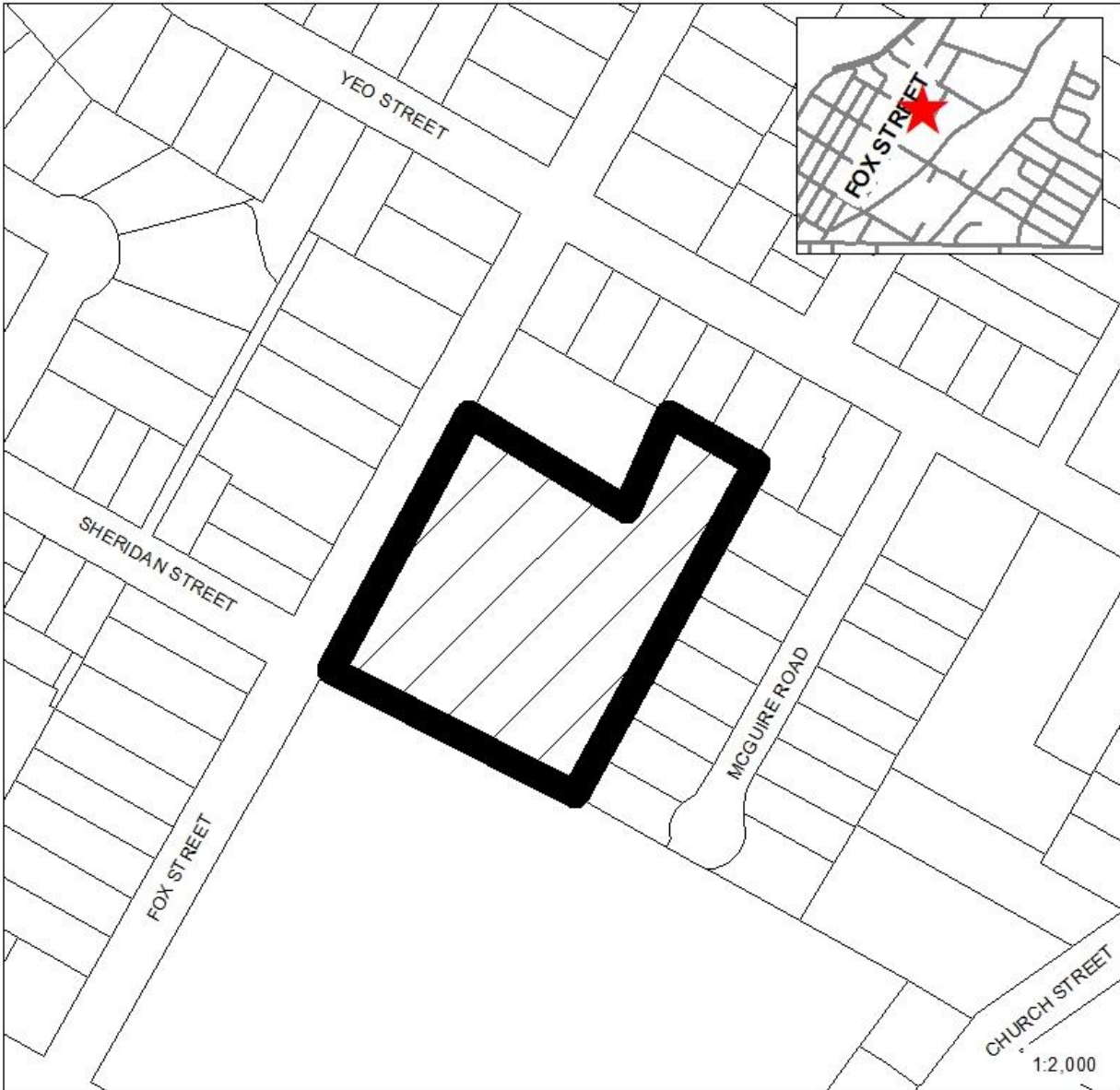
An explanation of the purpose and effect of the By-law is attached. The complete By-law is available for inspection in the Planning and Community Development Department during regular office hours at 10 Robert Street West, Penetanguishene or by calling (705) 549-7453 extension 215.

Dated at the Town of Penetanguishene this 18<sup>th</sup> day of May, 2021.

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



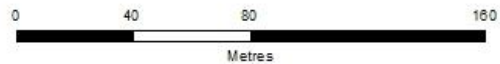
# Location Map



1:2,000

## Legend

-  **Lands zoned Residential Third Density Exception 23 "R3-23"**



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