



# 1145 Fuller Avenue (St. Andrew's Village)

Draft Plan of Subdivision File No. PEN-SUB-2019-02

Zoning By-law Amendment File No. Z.A 3/2019

## Applicant

Owner: David and Janice Wright

Agent: Innovative Planning Solutions

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## Proposed

Draft Plan of Subdivision File No. PEN-SUB-2019-02 and a Zoning By-law Amendment File No. Z.A 3/2019.

## Status

- Application under review.
- Public Meeting Date has been set for September 11, 2019

## Supporting Documents

Concept Subdivision Plan

Draft Subdivision Plan

Notice of Public Meeting

Archeological Assessment

Environmental Impact Study

Geotechnical Study

Planning Justification Report

Preliminary Servicing and Stormwater Report

Scoped Environmental Impact Study Update

Traffic Impact Study

Planning Opinion, OMB Settlement Minutes

Species at Risk Report

### Department Contact

**Andrea Betty, MCIP, RPP**

Director of Planning and Community Development

The Corporation of the Town of Penetanguishene

10 Robert Street West

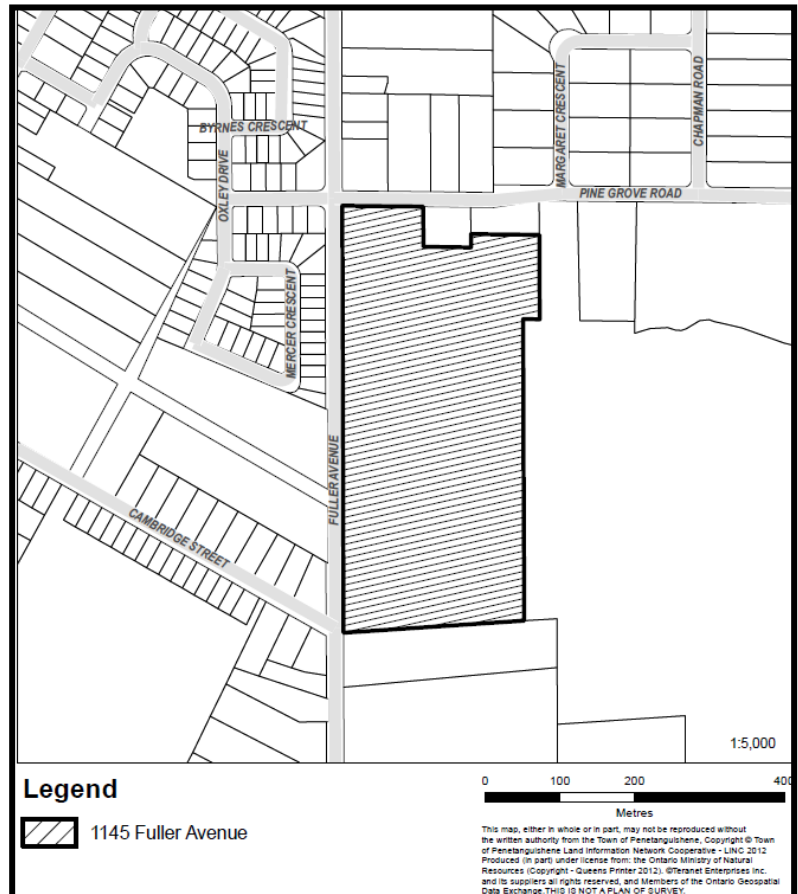
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## Description of Subdivision Application

The plan includes a total of 173 units being 126 Single Detached Dwellings, 47 Townhouses and a future medium density block. The plan further includes an Environmental Protection block, a Neighbourhood Commercial block and a Common Elements block which includes Stormwater Management Facilities, Parks and Open Spaces, Roads and Parking Areas.

## Description of Zoning Application

The lands are currently zoned Rural Exception Zone (RU) and Environmental Protection Zone (EP). The applicant requests to change the zoning to: Residential Third Density with Exceptions (R3-xx) for Lot Frontage, Lot Area and Lot Coverage, Open Space Zone (OS), Residential Multiple Density Zone (RM), Environmental Protection Zone (EP), and Neighbourhood Commercial Zone (NC) to facilitate the development of the subdivision.