

1255 Fuller Avenue

TOWN OF PENETANGUISHENE

APPLICATIONS FOR

ZONING BY-LAW AMENDMENT

DRAFT PLAN OF SUBDIVISION

PREPARED BY

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ON BEHALF OF

1000239074 Ontario Inc.

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1. Introduction

Innovative Planning Solutions (IPS) has been retained by 1000239074 Ontario Inc. to prepare a Planning Justification Report relative to applications for a Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision for the lands municipally known as 1225 Fuller Avenue in the Town of Penetanguishene. The lands are legally described as Part of Lot B1, registered Plan No. 69, Concession Military Reserve (Geographic Township of Tay) and are herein referred to as the "Subject Lands". The Subject Lands have a total area of 3.85 hectares (9.51 acres) with 140 metres of frontage along Sandy Bay Road and 155 metres of frontage on to Fuller Avenue. **Figure 1** shows the location of the Subject Lands.

The Subject Lands are designated 'Settlements' in the County of Simcoe Official Plan; are designated 'Neighbourhood Area' in the Town of Penetanguishene Official Plan; and are zoned 'Residential One (R1)' in the Comprehensive Town of Penetanguishene Zoning By-law 2022-17. The intent of the subject applications is to develop the Subject Lands with 64 residential units consisting of 27 single- detached, 4 semi-detached and 33 townhouse dwellings and a stormwater management pond.

This Report will review the applicable policies found within the documents noted below to demonstrate consistency with good planning principles:

- Planning Act, 2021 Consolidation
- Provincial Policy Statement, 2020 Consolidation
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020
- County of Simcoe Official Plan, 2016
- Town of Penetanguishene Official Plan, 2020
- Town of Penetanguishene Zoning By-law 2022-17, 2022
- Town of Penetanguishene Community Design Manual, 2014

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LEGEND


 Subject Lands

Figure 1
Subject Lands

Source: Simcoe County Interactive Map

Drawn By: DS

File: 23-1314



2. Site Description And Surrounding Land Uses

The Subject Lands are located within the Town of Penetanguishene, south of Sand Bay Road and east of Fuller Avenue. The Subject Lands have a total area of 3.85 hectares (9.51 acres) with 140 metres of frontage along Sandy Bay Road and 155 metres of frontage on to Fuller Avenue. The Subject Lands consist of a woodlot and a single-detached house.

The Subject Lands are designated 'Settlements' in the County of Simcoe Official Plan. The subject lands are designated 'Neighbourhood Area' in Schedule A and located within the 'WHPA Q1 & WHPA Q2' in Schedule B2 the Town of Penetanguishene Official Plan. The Subject Lands are zoned 'Residential One (R1)'.

Figure 1 depicts aerial photography of the Subject Lands and surrounding land uses. The surrounding land uses include:

North: North of the Subject Lands, across Sandy Bay Road is the Central North Correctional Centre. The correctional facility is buffered from the Subject Lands by a woodlot.

South: South of the Subject Lands there are single-detached homes and past Pine Grove Road is an application with Draft Plan approval to be developed in to 126 single-detached homes and 47 townhouses (PEN-SUB-2019-02).

East: East of the Subject Lands there are singled-detached homes and a shooting range.

West: West of the Subject Lands, across from Fuller Avenue, are there are singled-detached homes.

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3. DESCRIPTION OF DEVELOPMENT

The intent of the Zoning By-Law Amendment and Draft Plan of Subdivision is to develop the Subject Lands with 64 residential units consisting of 27 single-detached, 3 semi-detached and 33 townhouse dwellings and a stormwater management pond as shown in Figure 4. The proposal consists of a traditional grid street pattern with the street connection from Sandy Bay Road and a stormwater pond located on the southern corner of the subdivision. The parking spaces are located internally within each respective lot.

3.1 Zoning By-Law Amendment

Approval of the ZBA application is required to permit the proposed Draft Plan of Subdivision. As per the Town of Penetanguishene Zoning By-law 2022-17, the Subject Lands are Zoned 'Residential One (R1)' as shown on Figure 3. The ZBA seeks to rezone the Subject Lands from 'Residential One (R1)' to 'Residential Two Exception X (R2-X)', 'Residential Three Exception (R3-X)' and 'Open Space (OS)' zones. The rezoning will provide relief for the following provisions in the Zoning By-Law within zones 'R2-X' and 'R3-X':

- Minimum Lot Frontage
- Minimum Lot Area
- Maximum Lot Coverage

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The provisions that require relief are bolded below:

Residential Second Density Exception X (R2-X)

Notwithstanding the provisions uses under section 6.3.1, the following provisions shall apply the lands zoned "R2-X" permitting Single Detached:

a) Minimum Lot Frontage	12.0 metres
b) Minimum Lot Area	360 square metres
c) Minimum Front Yard	6.0 metres
d) Minimum Interior Side Yard	1.2 metres
e) Minimum Exterior Side Yard	4.5 metres
f) Minimum Rear Yard	7.5 metres
g) Minimum setback to garage	6.0 metres
h) Maximum Height	11.0 metres
i) Maximum Lot Coverage	55%

Notwithstanding the permitted uses under 5.3.1 and the zone regulations under 5.3.8 the lands zoned "R2-X" shall permit Semi-Detached Dwellings and the following shall apply:

a) Minimum Lot Frontage	11.0 metres
b) Minimum Lot Area	330 square metres
c) Minimum Front Yard	6.0 metres
d) Minimum Interior Side Yard	1.2 metres
e) Minimum Exterior Side Yard	4.5 metres
f) Minimum Rear Yard	7.5 metres
g) Minimum setback to garage	6.0 metres
h) Maximum Height	11.0 metres
i) Maximum Lot Coverage	55%

'Residential Third Density Exception X (R3-X)'

Notwithstanding the permitted uses under 6.3.1 the lands zoned "R3-X" shall permit townhouse dwellings and the following shall apply:

a) Minimum Lot Frontage	7.5 metres
b) Minimum Lot Area	210 square metres
c) Minimum Front Yard	6.0 metres
d) Minimum Interior Side Yard	0.0 metres
e) Minimum Exterior Side Yard	4.5 metres
f) Minimum Rear Yard	7.5 metres

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g) Minimum setback to garage	6.0 metres
h) Maximum Height	11.0 metres
i) Maximum Lot Coverage	55%

The proposed R2-X and R3-X zones will permit single-detached dwellings, semi-detached homes and townhouses. The proposed exceptions permit increased densities which will allow for a variety of housing types and options. Each proposed lot, and associated exceptions maintains adequate space for the permitted use, provides appropriate space for vehicle parking and site access, and maintains appropriate setbacks to adjacent lots while providing a compact built form. The requested exceptions and resulting built form provide an appropriate transition to the existing neighbourhood area.

A copy of the draft Zoning By-law Amendment Text and Schedule are provided in **Appendix 2**.

3.2 DRAFT PLAN OF SUBDIVISION

The Draft Plan of Subdivision seeks to comprehensively develop the Subject Lands into single-detached, semi-detached and townhomes in the urban area of Penetanguishene. The proposed subdivision provides logical connections to existing municipal roads via Street A incorporating residential growth in appropriate locations. The proposed internal road network has been designed to best integrate with the existing external network, providing a south extension of Sandy Bay Road. The subdivision provides stormwater pond on the southern corner of the subdivision. The subdivision consists of a total area of 3.85 hectares. A total of 37 lots are provided for in the subdivision consisting of 27 single-detached homes (27 lots), 4 semi-detached homes (4 lots) and 33 townhouses (6 lots) providing a total of 64 residential units.

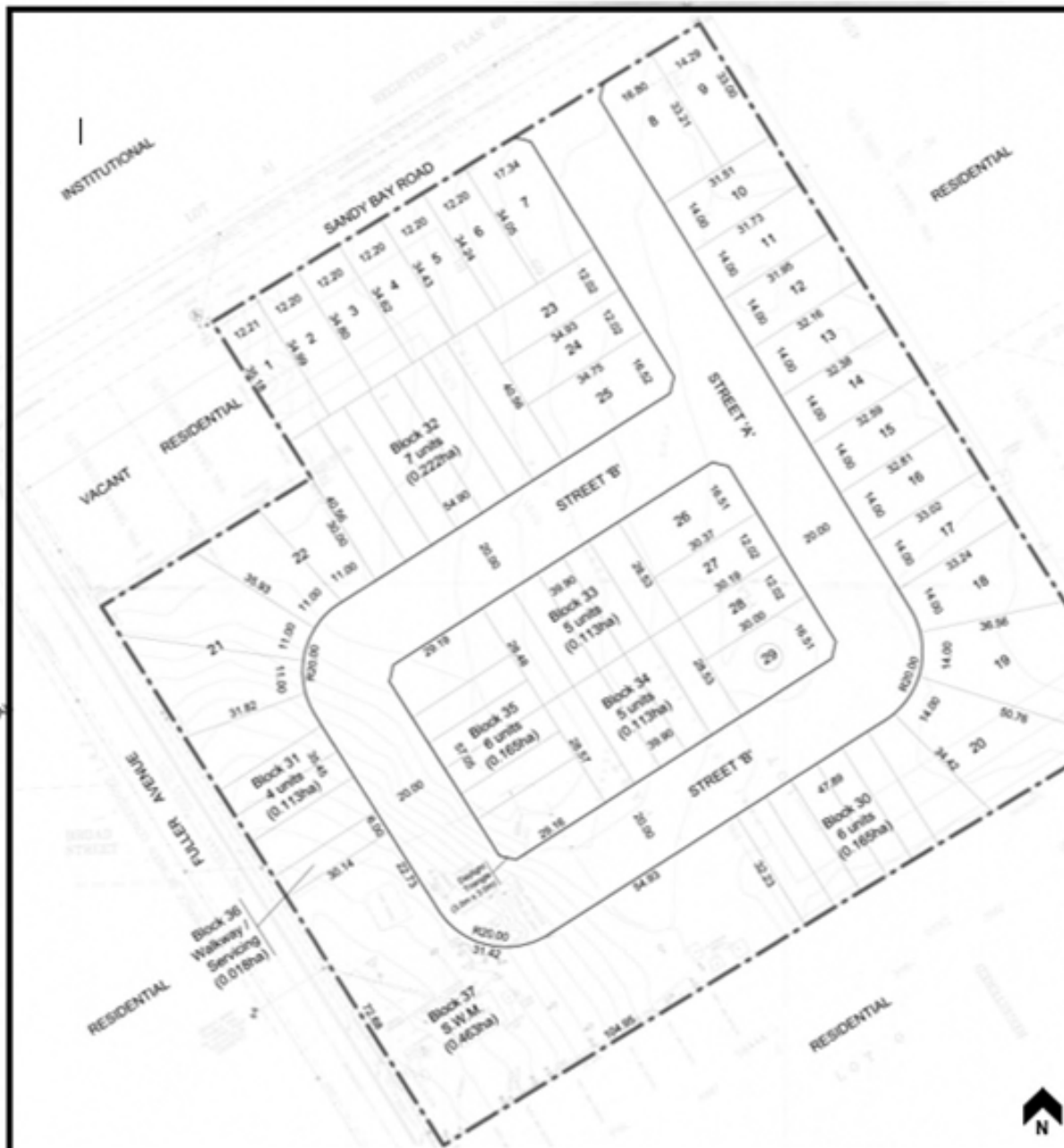
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The Draft Plan of Subdivision is provided in **Figure 4**. A plan of subdivision matrix is provided in **Table 1**, providing an area and unit breakdown of the proposed units.

LAND USE	LOT	UNITS		AREA
		UNITS	%	HA.
Single-detached residential	Lots 1-20, 23-29	27	42%	1.341
Semi-detached residential	21-22	4	6%	0.226
Townhouses	30-35	33	52%	0.891
Walkway Servicing	36			0.018
SWM Pond	37			0.463
Streets A & B	n/a			0.916
TOTAL		64	100%	3.855

Based on the Development Charges Background Study prepared by Hemson Consulting for the County of Simcoe dated March 25, 2022, the development will yield a population of 3.04 for single and semi-detached homes and 2.40 people per unit for row housing. As such, the proposed subdivision will yield 173 people in total and 45 people per hectare. This density approximately aligns with the Town of Penetanguishene's Official Plan minimum target of 50 people and jobs per hectare as the density target for Designated Greenfield Areas (2.3.1).

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LEGEND

 Subject Lands

Figure 4

Draft Plan of Subdivision

Source: IPS

Drawn By: DS

File:23-1314



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3 PROPOSED PUBLIC CONSULTATION

The public consultation process for the proposed development will follow the Planning Act statutory requirements under Section 34(12) for the Zoning By-law Amendment and the Town's practices under Section 6.2 of the Town OP.

The application materials will be made available to the public through the Town. A statutory public meeting under the Planning Act will be held by the Town, which will provide further opportunity for public input.

4 TECHNICAL REPORTS

Through the pre-consultation process with the Town of Penetanguishene, meeting held on February 16, 2022, the following studies were deemed required in support of the subject applications, and submitted under separate cover:

- Draft Plan of Subdivision prepared by Innovative Planning Solutions Inc.
- Stage 1-2 Archeological Assessment prepared by AMICK Consultants Limited
- Environmental Impact Study prepared by Cambium Inc.
- Functional Servicing Report and 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 prepared by Cambium Inc.
- Tree Preservation Plan prepared by JD Bell Associates Ltd.

4.1 Stage 1-2 Archeological Assessment

The Stage I and Stage II Archaeological Assessment prepared by AMICK Consultants Limited concluded that there are no archaeological resources were encountered. Consequently, the following recommendations are made:

- No further archaeological assessment of the study area is warranted;
- The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;
- The proposed undertaking is clear of any archaeological concern.

4.2 Environmental Impact Study

The Environmental Impact Study prepared by Cambium concludes that:

- No significant woodlands or environmental protection areas have been identified on the Site by the Town Vegetation clearing on the Site should occur outside the combined season for breeding birds and roosting bats, which extends from April 1 to September 30 in the local area.

- Measures to increase infiltration of run-off from compacted surfaces should be encouraged and included in the Site plan where possible.
- SAR observations, including most species of snakes and turtles, should be reported to the Natural Heritage Information Centre (NHIC).

4.3 Functional Servicing Report and Stormwater Management Report

The Functional Servicing Report and Stormwater Management Report prepared by Pearson Engineering concludes that:

- The proposed development will require the connection of sanitary and watermain services to the existing municipal services on Broad Street, Fuller Avenue, and Sandy Bay Road.
- The proposed dry SWM Pond will provide quantity control for the project.
- Quality control for the development is provided by an OGS unit upstream of the SWM Pond.
- Water balance will be provided by infiltrating in the bottom of the SWM Pond.

4.4 Traffic Impact Study

The Traffic impact Study prepared by JD Northcote Engineering concludes that:

- An intersection operation analysis was completed under total (2025, 2030 and 2035) traffic volumes with the proposed development operational at the study area intersections. No improvements are recommended within the study area.
- The proposed Site Accesses will operate efficiently with one-way stop control for egress movements. A single lane for ingress and egress movements will provide the necessary capacity to convey the traffic volume generated by the proposed development.
- The sight distance available for the proposed West Access is suitable for the intended use.
- In summary, the proposed development will not cause any operational issues and will not add significant delay or congestion to the local roadway network.

4.5 Geotechnical Investigation

The Geotechnical Investigation advanced six boreholes across the site at depths ranging between 6.3 to 6.55 m below ground surface (mbgs), three of the boreholes were outfitted with monitoring wells. Groundwater was found to vary between 2.6 mbgs and > 6.55 mbgs, with monthly measurements taken between March and June, 2023. The native soils are suitable for shallow foundations with design bearing capacity values provided in Table 6. Other pertinent geotechnical recommendations are detailed throughout Section 5 of the geotechnical report.

4.6 Hydrogeological Assessment

The Hydrogeological Assessment prepared by Cambium concluded that:

- The conceptual water balance indicates that there will be an infiltration deficit upon development of the Site in the order of about 10,080 m³/year. It is Cambium's opinion that the infiltration deficit can be accommodated for the proposed post-development plan if roof runoff is directed into a suite of LID measures (i.e. infiltration trench/gallery, roof downspout disconnection, etc.).

- The LID measures can easily be implemented due to the fact that the deep water table conditions (> 5 mbgs) were encountered at most of the proposed development area.
- The Site is situated with a HVA and therefore, any contaminants discharged from the Site may ultimately end up in the municipal drinking water supply. However, based on the nature of the proposed development, there is a low likelihood of run-off from the Site containing contaminants at concentrations that could pose a significant risk to the municipal water intake. Best Management Practices (BMPs) should be implemented as to avoid the overland flow of any contaminants to the natural environment.

5 PLANNING POLICY AND ANALYSIS

This Section will outline the applicable planning and development policies impacting this application and will provide planning rationale on conformity and development principles.

5.1 Planning Act S.2 Provincial Interest

Section 2 of The Act specifies that all parties engaged in land use planning activities under The Act shall have regard for matters of provincial interest. In our assessment, the most relevant matters of provincial interest include:

- 2. Provincial interest – The Minister, the council of a municipality ... and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*
- (a) the protection of ecological systems, including natural areas, features and functions;*
 - (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
 - (h) the orderly development of safe and healthy communities;*
 - (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
 - (j) the adequate provision of a full range of housing, including affordable housing;*
 - (m) the co-ordination of planning activities and bodies;*
 - (n) the resolution of planning conflicts involving public and private interests;*
 - (o) the protection of public health and safety;*
 - (p) the appropriate location of growth and development;*
 - (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
 - (r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*

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(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposed development has appropriate regard for relevant matters of provincial interest by providing:

- an appropriate assessment of ecological systems, including natural areas, in considering their potential retention, removal or mitigation;
- efficient and safe design and engineering of pedestrian and vehicular transportation, sewage and water services and waste management systems;
- residential development that is adequately served through the current distribution of health, social, cultural, and recreational facilities;
- a range of attainable single-family housing including detached, semi-detached and townhome dwellings;
- residential development on lands in an area that have long been identified and approved for residential uses which takes advantage of existing and planned infrastructure;
- engagement with the public, municipal bodies and agencies throughout the review formal applications or OPA, ZBA, and DPS approval;
- a residential development that is a logical and sequential extension of land use fabric, servicing, and transportation/transit networks; and
- provides for a development that is well-designed and encourages a sense of place.

Section 24 of the Planning Act requires the following considerations for a Draft Plan of Subdivision:

Planning Act S. 51(24) Criteria

S. 51(24) of the Planning Act requires: In considering a draft plan of subdivision, regard shall be had ... to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- (b) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- (f) the dimensions and shapes of the proposed lots;*

- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- (h) conservation of natural resources and flood control;*
- (i) the adequacy of utilities and municipal services;*
- (j) the adequacy of school sites;*
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; and*
- (l) the physical layout of the plan having regard to energy conservation.*

The proposed development has had appropriate regard for the above matters in consideration that the proposed Draft Plan of Subdivision:

- has had regard for matters of provincial interest set out in S. 2 of the Planning Act as noted above;
- is a logical and sequential extension of approved and existing low-rise residential built form, servicing and transportation networks and, as such, is not considered premature and is within the public interest;
- conforms to the County of Simcoe and Town of Penetanguishene Official Plan policies;
- conforms to adjacent subdivision lands in terms of proposed land use, dimension and shapes of lots, grades, elevations, location of roads and access;
- provides for adequate servicing and storm water management controls; and,
- has access to adequate community services.

5.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The Subject Lands are within the Settlement Area of Penetanguishene and is therefore a focus for development, as stated in Section 1.1.3.1 of the PPS. The following policies are analyzed in relation to the subject applications:

Policy 1.1.1 Managing & Directing Land Use

Section 1.1.1 states:

Managing and Directing Land Use Policy 1.1.1 provides that healthy, livable, and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional*

residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

The proposal will sustain a healthy, livable, and safe community by:

- the efficient development and land use patterns within a settlement area surrounded by existing infrastructure;
- Providing for a range of attainable single-family housing including detached, semi-detached and townhome dwellings;
- avoiding development that may cause environmental or health concerns;
- promotes the integration of land use planning to provide cost-effective development patterns; and
- Ensuring that the development can be accommodated through existing infrastructure and public services facilities;

Policy 1.1.3 Settlement Areas

Settlement Areas Policy 1.1.3.1 identifies that settlement areas shall be the focus of growth and development and (1.1.3.2) land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed.*

The proposed development meets these considerations by:

- the efficient use of land and resources by developing within a settlement area surrounded by existing infrastructure;

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- efficiently use existing infrastructure and public service facilities and avoid the need for their uneconomical expansion;
- the proposed development is located 200 metres from the Broad and Church bus stop supporting active transportation and are transit supportive;

Housing Policy 1.4.3 identifies that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents, and to do so by:

b) permitting and facilitating:

1. all housing that options required to meet the social, health, economic and well-being requirements of current and future residents ...

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

1. establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The proposed development meets these considerations by:

- by providing a mixture of housing types to meet the social, health, economic and well-being requirements of current and future residents;
- minimizing the cost of housing by developing a site with existing servicing infrastructure and public service facilities within its proximity; and
- designing the subdivision with compact form.

Sewer, Water and Stormwater Policy 1.6.6.2 states that:

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The proposed development meets this consideration by:

- servicing the proposed development through municipal sewage and municipal water services;
- a Functional Servicing Report (FSR) has been prepared in support of the subject application and provides additional details on the proposed servicing and stormwater management;

Policy 2.15 Development and site alteration shall not be permitted in:

b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and St. Mary's River); ...

There are no significant woodlands on the subject property as supported by the EIS prepared by Cambium and as such Policy 2.14 is not applicable.

Policy 2.6.1 regarding Cultural Heritage and Archaeology states that:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

There are no significant built heritage resources as confirmed by the Archaeological Assessment prepared by AMICK.

The Ministry of Municipal Affairs and Housing is currently seeking public comments on the draft of the Provincial Planning Statement 2023 (PPS 2023). We have reviewed the proposed changes to the PPS and Growth Plan have concluded that the changes will not have an impact on this ZBA/DPS application.

In our opinion, the proposed development is consistent with the policies of the Provincial Policy Statement.

5.3 A Place To Grow: Growth Plan For The Greater Golden Horseshoe

The Growth Plan provides guiding policies for efficient and coordinated growth within the Greater Golden Horseshoe. The Subject Lands are recognized as being within a Primary Settlement Area on Schedule 8 of the Growth Plan. The following policies have been analyzed in relation to the subject application.

Section 2.2.1.2 Managing Growth Policy states that:

- a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and*
 - iii. can support the achievement of complete communities;**
- c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;*
 - ii. strategic growth areas;*
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. areas with existing or planned public service facilities;**

The proposed development meets this consideration by:

- developing within the in a primary settlement area, in an existing complete community with municipal water and wastewater systems; and
- developing in proximity to existing transit and existing public service facilities.

Section 2.2.6 Housing states that:

Municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;*
- b) planning to achieve the minimum intensification and density targets in this Plan;*
- c) considering the range and mix of housing options and densities of the existing housing stock; and*
- d) planning to diversify their overall housing stock across the municipality.*

The proposed development meets these considerations by:

- seeking to achieve minimum housing targets by providing or a range and mix of housing types and densities through the introduction of detached, semi-detached and town homes; and
- the proposed development diversifies the housing options within the Primary Settlement Area of Penetanguishene.

In our opinion, the proposed development conforms to the policies of the Growth Plan.

6.4 County of Simcoe Official Plan

The County of Simcoe Official Plan (hereinafter 'County OP') provides upper tier policy direction. The Subject Lands are designated 'Settlements', as per Schedule 5.1 of the County OP, within a Primary Settlement Area.

Growth Management Strategy

Similar to the PPS and the Growth Plan, the County Plan directs growth and development towards Settlement Areas that can be effectively serviced; enables and manages resource-based development; and provides a diverse range of housing options (3.1).

Section 3.2 provides population and employment forecasts/allocations for the year 2031, providing the Town of Penetanguishene with a population forecast of 11,000 residents and an employment forecast of 6,000 jobs.

The proposed development will assist the County and Town in meeting these updated growth forecasts by developing vacant designated land for housing growth.

Settlement Areas

Section 3.5 provides policies on Settlement Areas, promoting a compact built form that efficiently uses land, resources, and infrastructure, and encourages a development form that minimize land consumption and servicing costs.

The proposed development supports the achievement of the population forecasts by contributing towards the density for the Town and is on lands designated for development with access to municipal services (3.5.9). In further alignment with the Settlement Area policies, the proposed subdivision provides for a more compact form that supports compatibility with the adjacent land uses in all directions. The proposed development offers consistent and transitioning road patterns, lot fabrics, and housing types (3.5.29) to the surrounding area.

Housing

The proposed subdivision further provides for a range in housing options accommodating for varying household sizes and affordability, meeting the needs of current and future residents and improving housing choice (4.1.6/4.1.7).

Infrastructure

Section 4.7 provides policies on sewage and water infrastructure, which seek to promote systems that conserve and protect the environment; promote financially supported sewage and water services; and that protects drinking water sources. In alignment with the PPS, Section 4.7.4 of the County Plan states full municipal sewage and water services as the preferred method of servicing settlement areas. The proposed method of servicing the development is through municipal water and sewer services which promotes the efficient use of services and optimizes existing available services (4.7.9).

In our opinion, the proposed development conforms to the policies of the County OP.

6.5 Town Of Penetanguishene Official Plan

The Subject Lands are designated 'Neighbourhood Area' in the Town of Penetanguishene Official Plan (hereinafter 'Town OP'). The Subject Lands are further identified as WHPA Q1 and Q2 on Schedule B2. The following policies have been reviewed as they relate to the subject applications.

Managing Growth

Section 2 provides policies and direction related to growth with a focus on accommodating for a range of land uses, the optimization of existing infrastructure and the promotion of compact and complete communities. The proposed development supports these goals by providing a mixture of compact residential uses which utilize

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existing municipal infrastructure. The Town OP also states that small-scale residential infill, which is compatible with its surrounding context, will be considered a vital component of the Town's strategy for managing strategic growth areas.

The proposed development diversifies the housing types in the area, in the form of single-detached, semi-detached and townhouses providing for an increased density that respects the surrounding context and provides for logical development.

Section 2.2.12 states that the Town shall consider applications for infill development, intensification and redevelopment of sites and buildings based on the following criteria:

a. the proposed development lands are appropriately suited for intensification based on the determination that the type and scale of development is appropriate and the effects of intensification have been mitigated including, but not limited to, consideration of transitional densities, built form, and land uses;

Comment: The built form of the proposed developed is consistent with its surrounding uses.

b. the existing water, sanitary sewer services, and stormwater management facilities can accommodate the additional development;

Comment: The existing water and sanitary services can accommodate the proposed development. A Stormwater Management Pond will be constructed on the site.

c. the road network can accommodate the traffic generated;

d. the proposed development is consistent with the policies of the appropriate land use designation associated with the land;

Comment: The road network will be able to accommodate the generated traffic as supported by the TIS prepared by JD Engineering.

e. the proposal respects and reinforces the existing physical character of the buildings, streetscapes and open space areas;

Comment: The proposal reinforces a the continuous streetscape along Fuller Avenue and Sandy Bay road and is consistent with the physical character of the surrounding buildings.

f. the proposal is compatible with the surrounding development;

Comment: The built form and density of the proposal is compatible with the existing neighbourhood area and the proposed surrounding development St. Andrew Lake Village.

g. the proposal provides heights, massing and scale appropriate to the site and compatible with adjacent lands;

Comment: The proposed heights, massing and scale appropriate to the site and compatible with the surrounding land uses.

h. the proposal provides adequate privacy, sunlight and sky views for existing and new residents; i. the proposal screens loading and service areas; and

Comment: The proposed development provides adequate privacy, sunlight and sky views for existing and new residents through appropriate scale, height and built form and does not have any loading and service areas.

j. the proposal complies to the appropriate urban design and built form policies of this Plan

Comment: The proposal complies with the Urban Design policies of this plan as well as the Penetanguishene Community Design Manual.

Community Design and Built Form

Section 3.1 provides policy on the built form and physical design of communities, providing direction on the development of Plans of Subdivision, ensuring they support a well-designed community.

Section 3.1.2 provides policy specific to plans of subdivision, stating that during the application process the Town:

a. shall promote efficient and cost-effective development design patterns that minimize land consumption;

Comment: In alignment with this objective, the proposed plan of subdivision provides for efficient development by providing for an additional 64 residential units on underutilized lands. The proposed development will be serviced by municipal water and wastewater services contributing towards cost-effective development. The compact lot sizes and layouts provides for an efficient design pattern that minimizes the use of land.

b. shall ensure that new development is designed in keeping with the traditional character of the Town in a manner that both preserves the traditional community image and enhances the sense of place within the Town;

Comment: The proposed development maintains the traditional character of the Town by maintaining a low-rise built form and providing a street layout that is consistent and aligns with the surrounding road network and area.

c. shall promote the improvement of the physical character, appearance and safety of the Town in neighbourhoods and throughout the public realm including, but not limited to, streetscapes, civic spaces, and parks;

Comment: The proposed plan of subdivision provides single-detached homes, semi-detached homes and townhouses on an underutilized lot to improve the physical character and appearance of the Town.

d. *shall encourage tree retention or tree planting and replacement;*

Comment: The supporting EIS demonstrates that removing the Woodland on the Subject Lands will have no negative impacts.

e. *shall encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure;*

Comment: The proposed development incorporates existing street patterns into the design of the subdivision, providing access to the proposed street layout. The existing street patterns are continued through extensions to Sandy Bay Road and traditional patterns and structure are maintained.

Section 3.1.3 states that, *measures shall be taken to ensure that the permitted uses address compatibility with adjacent land uses.* Given that most of the surrounding land uses are low-rise residential uses (with the exception of the Central North Correctional Centre), the proposed development will not cause adverse impacts to adjacent land uses.

Housing

Section 3.8 provides policy on housing, seeking to provide sufficient, diverse, and affordable housing options, with Section 3.8.1 providing policy specific to the supply of housing. The proposed plan of subdivision, in alignment with Section 3.8.1.1, provides for residential development on lands designated for residential use. The proposed plan of subdivision provides for a range of housing types, including single-detached homes, semi-detached homes and townhouses increasing the diversity of housing types and responding to changes in household composition over time (3.8.1.4). The diverse housing stock provided through the proposed plan of subdivision provides for a mix of dwelling sizes to accommodate various household sizes (3.8.1.).

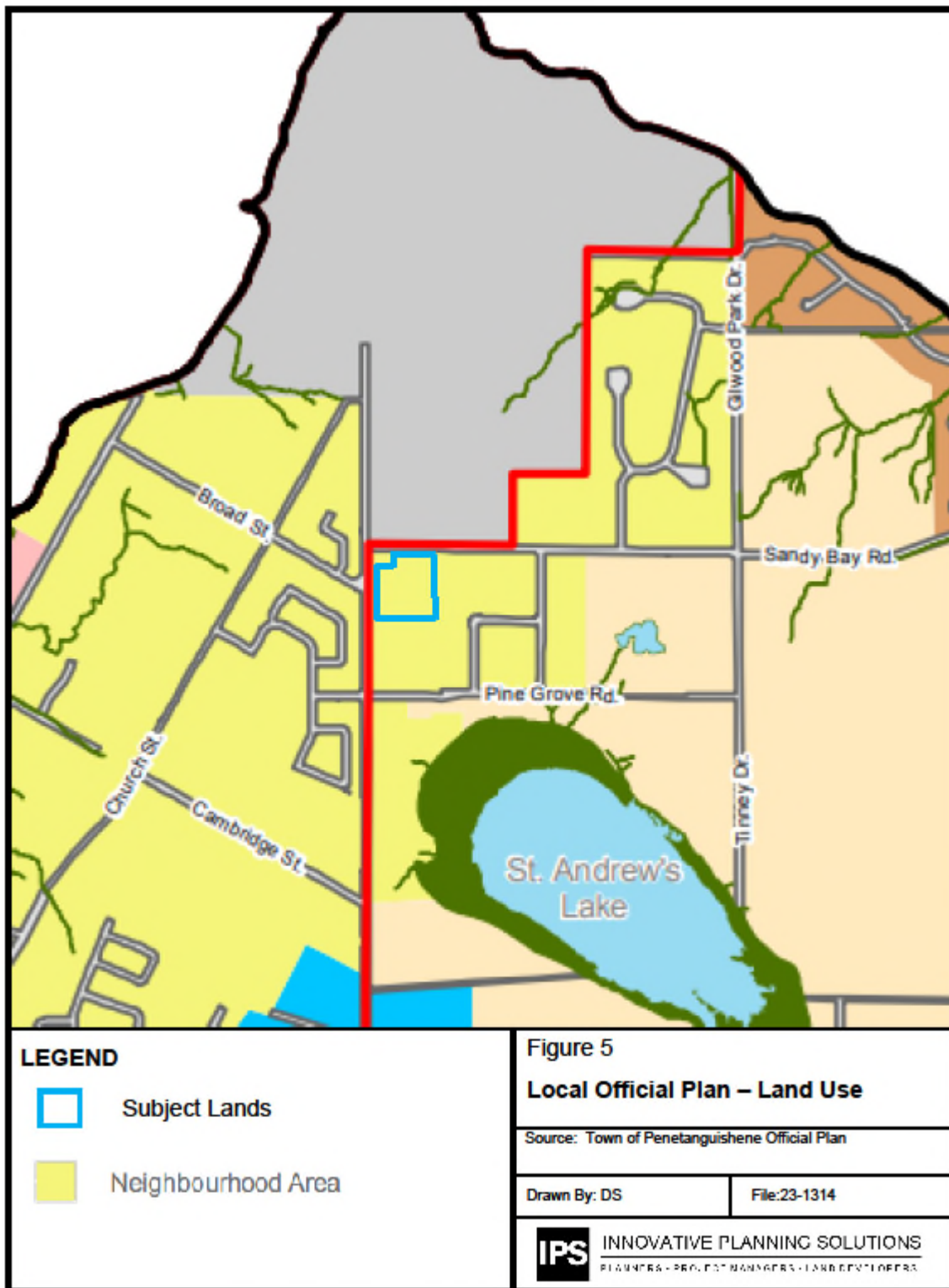
Neighbourhood Area

The Subject Lands are designated 'Neighbourhood Area' with residential development proposed through the subject applications. The Neighbourhood Area designation is characterized by the Town's Official Plan as low-density residential uses with some medium-residential and a range of services and facilities.

The proposed development aligns with the policies on Neighbourhood Areas as it provides for a range of low and medium density options, in the form of single lots and various townhouse dwellings, accommodating for a range of housing types and sizes, satisfying the Town's housing needs. The proposal further aligns with these policies as it

PLANNING JUSTIFICATION REPORT
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provides for a compact built form that is compatible, and respects the character, of the adjacent residential neighbourhood (4.2).



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ZBA, DRAFT PLAN OF SUBDIVISION

Section 4.2.2 provides policy on residential land uses and built form within the Neighbourhood Areas designation. As per Section 4.2.2, medium density residential uses are subject to specific criteria, including the below:

- a. *the density, height and character of the development shall be compatible with adjacent uses but shall not exceed three storeys;*
- b. *the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low/medium density residential area and may be subject to additional setbacks, height restrictions, or landscaping to provide an appropriate transition;*

Comment: The proposed dwellings are compatible with the surrounding residential uses as they maintain a similar height and massing to the adjacent single-detached dwellings and maintain the character of the area.

- c. *the development shall have direct access to a road maintained year-round by the Town;*

Comment: The subdivision provides direct access to Sandy Bay Road through Street A and Street B which is maintained year-round.

- d. *the watermains, sanitary sewers, and stormwater management facilities shall be capable of accommodating the development, or the proponent shall commit to upgrading services at no cost to the Town;*

Comment: Each dwelling unit will be serviced by municipal services, as stated throughout this report and described within the Functional Servicing Report prepared by Pearson Engineering.

- e. *the development is adequately serviced by parks and school facilities;*

Comment: The development is adequately serviced by Gendron Park, Saint-Louis Catholic Elementary School and Le Caron High School.

- f. *all required parking shall be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 5.2.8 of this Plan, shall not be accepted by the Town;*

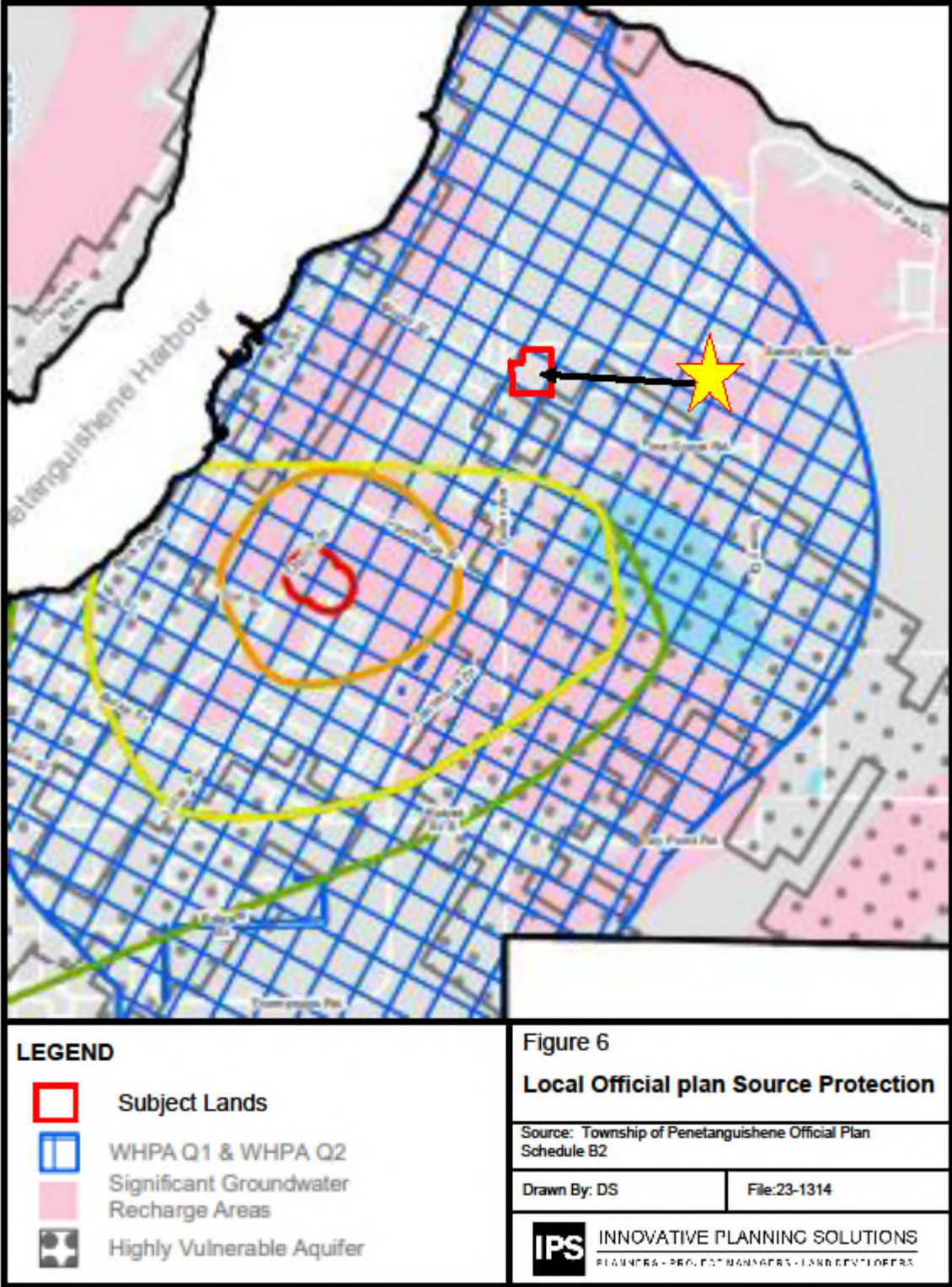
Comment: All parking is provided for within the Plan of Subdivision. The subdivision provides for parking within the lot of each unit.

Source Protection

Section 3.13.1 provides policy related to source protection. The Subject Lands have been identified as being within WHPA Q1 and Q2 as per Schedule B2. WHPA Q1 & Q2 refer to water quantity considerations (3.13.1). Section 3.13.1.2. states that there must be:

- a. *Wellhead Protection Area A (WHPA-A): 100 metre radius surrounding a well.*
- b. *Wellhead Protection Area B (WHPA-B): Two (2) year travel time for water to enter the well.*

Given there are no wells proposed the policies above are not applicable to the development proposal. In alignment with sections 3.13.1.15 and 3.13.1.16, a stormwater management plan has been completed and provided with this submission.



Infrastructure: Roads

Section 5.2 of the Official Plan provides policy on road networks. The subject applications propose road network which provides logical extensions to the municipal road via Street A. The proposed road network also provides direct access to each freehold residential lot. The proposed road network is provided access off the existing Sandy Bay Road. A Traffic Impact Study (TIS) has been prepared by JD Engineering in support of the subject applications. The TIS supports the proposed development and ensures there will be no negative impacts on surrounding road networks as a result of the proposed development.

In alignment with Section 5.2.3, the internal local road network provides direct access to the residential units, while maintaining adequate sight lines. The proposed local road network will be constructed to the Town's standards for new local roads.

Infrastructure: Water & Wastewater

Section 5.3.1 provides policy on municipal water and sewer services, stating priority to be given to development that can easily be serviced by municipal services. As stated in the Functional Servicing Report prepared by Pearson Engineering, the proposed subdivision is to be serviced by existing municipal service connections. In alignment with the Official Plan policies, the proposed development will utilize the preferred method of servicing and provide for efficient use of municipal services.

Land Division

Section 6.3.5 provides policy on Land Division with section 6.3.5.1 specific to Draft Plans of Subdivision. In alignment with this section, the proposed Plan of Subdivision demonstrates the following:

- 1. The provisions of the Planning Act relating to subdivision control, including subdivision agreements and part-lot control, shall be used to ensure that the land use designations and policies of this Plan are complied with, and that a high standard of design is maintained in all development.*
- 2. Any application for a Plan of Subdivision shall be evaluated to ensure consistency with the Provincial Policy Statement.*

Comment: As demonstrated through this Report, the proposed development demonstrates consistency and conformity to the Planning Act and the PPS.

- 3. Prior to approval of an application for plan of subdivision or plan of condominium, the confirmation of the availability of adequate servicing infrastructure and allocation in accordance with Section 5.3, waste management, and roads and pedestrian pathways in accordance with Sections 5.1 and 5.2.9, and community facility capacity, including schools.*

PLANNING JUSTIFICATION REPORT
ZBA, DRAFT PLAN OF SUBDIVISION

Comment: An Functional Servicing Report has been completed by Pearson Engineering to ensure adequate servicing is available and appropriate for the site. A TIS has also been completed demonstrating the existing road and pedestrian connections can accommodate for the proposed development. It is not anticipated that the proposed development will trigger the need for new schools, however all appropriate School Boards will be circulated for comment through the formal application circulation.

5. *The review of plans of subdivision or plans of condominium shall be based in part on the consideration of the Plan's Land Use and Built Form policies included in each of the Plan's Land Use designations.*
6. *All lots within a plan of subdivision shall have frontage on a public road maintained on a year round basis, constructed to an acceptable Town standard. Plans of condominium shall have access to a public road maintained on a year round basis; however, it is recognized that development within the condominium plan may occur on private roads.*

Comment: As demonstrated above, the proposed plan of subdivision has consideration for, and demonstrates conformity, with the Town's Land Use and Built Form policies. Each lot and future private road promises to have access from the local/public road network, which will be maintained year-round and constructed to Town standards.

7. *Natural Heritage Features and Areas and functions shall be protected and preserved in the design of any plan of subdivision or condominium.*

Comment: An EIS was prepared by Cambium in support of the proposed development. The EIS concluded that there are no potential negative impacts associated with the proposed development and site alteration. The EIS demonstrates that the proposed development can be carried out in a way that will not adversely impact natural heritage and hydrologic features.

Through a review of the applicable policies noted above, the proposed development conforms with the Town of Penetanguishene's Official Plan.

6.6 TOWN OF PENETANGUISHENE COMMUNITY DESIGN MANUAL

The Town of Penetanguishene provides urban design guidelines through the Penetanguishene Community Design Manual (PCDM) (2014), which seeks to create a built environment that supports community well-being that is consistent with the existing character of the Town and the Community's vision for the future. The following design guidelines have been reviewed as it relates to the proposed Plan of Subdivision.

Blocks & Streets

The PCDM provides guidelines related to block size and street patterns seeking to maintain the existing pedestrian-scaled blocks and direct the design of blocks and large developments that balances the conditions found in the existing community, the transportation requirements of the proposed uses, and safely serves all modes of transportation. Applicable guidelines on block size are detailed below.

8. *Blocks shall be of a regular shape, measuring no more than 100m in width and 200m in length. with the following exceptions:*
 - a. *Industrial areas: maximum block dimensions shall be 300m for length and width.*
 - b. *Irregularly shaped or sized blocks: may be permitted to:*
 - i. *Respond to natural features;*
 - ii. *Define public spaces such as parks;*
 - iii. *Create priority lots/sites; and,*
 - iv. *Respond to existing development*
9. *For large projects and/or those with private thoroughfares, the internal development pattern shall meet the requirements of this Section; through the introduction and location of: streets; vehicle maneuvering lanes; pedestrian walkways; and, building sites.*
10. *Residential blocks may be up to a maximum of 400m in length provided:*
 - a. *There is an exceptional circumstance such as: topography; the location of critical natural areas; a shift in block pattern occurs; or, the location of collector or arterial streets makes the standards impractical; and,*
 - b. *Mid-block pedestrian connections are provided for all blocks over 200m in length.*

Comment: The proposed residential blocks meet these guidelines of 100m by 200m. The proposed internal street pattern meets the general intent of the PCDM guidelines and provides for walkable block sizes. The street pattern provides for appropriately sized blocks that efficiently use the lands.

The PCDM provides additional guidelines on street pattern; applicable guidelines are detailed below.

1. *The pattern of thoroughfares utilized for subdivisions and developments shall be predominantly a grid or modified grid pattern with intersections designed at right angles or T intersections.*
3. *Short and curved or irregular streets can contribute to variety and a sense of place, and may also be appropriate where there are topographical or other site*

constraints. They may be permitted; however, using excessive curves shall be avoided, as they make access for active transportation particularly difficult.

4. *To ensure the effective continuity of the street pattern, and implementation of long range active transportation networks:
 - a. *Gaps in the existing street grid shall be completed by providing connecting streets;*
 - b. *Adjoining streets shall be extended into developments and subdivisions; and,*
 - c. *Streets shall be extended to the boundaries of the development to accommodate further interconnections with future development.**
7. *All streets shall be designed to support walkability, with appropriate speeds for their intended use, and include pedestrian-oriented intersections that facilitate safe and enjoyable active transportation.*

Comment: The proposed internal road network utilizes a grid pattern with intersections designed at right angles grid pattern that builds off the adjacent road network. The short length of the streets supports walkability and promotes appropriate speeds for their intended use as internal roads for a residential subdivision.

Subdivisions & Lots

The PCDM provides guidelines related to subdivision and lot layout promoting walkable blocks and interconnected human scaled networks and thoroughfares with convenient access to open space and parks. Applicable guidelines related to subdivision layout are detailed below.

1. *Subdivisions shall be designed in patterns of interconnecting streets, defined by buildings, open space and parks, landscaping, and pedestrian ways.*
2. *Subdivisions should use street layout and lot sizes, shapes and orientations to facilitate a mix of housing types and the efficient use and conservation of energy, with attention to maximizing passive solar energy.*
4. *The arrangement of lots for different types of residential densities and/or uses should meet the following as much as practical:
 - a. *Residential densities should be mixed throughout the development with denser residential uses located adjacent to parks, community amenities, or civic uses and buildings, and collector and arterial streets; and,*
 - b. *Land use and density changes should transition in rear yards, or in adjacent blocks, as opposed to facing blocks across streets, as much as practical to maintain consistent streetscapes.**

Comment: The subdivision is designed to accommodate for an interconnected street network, defined by a range of residential uses. Residential densities are mixed

throughout the development and provide a of single-detached options, semi-detached homes and townhouse units.

Lots

1. *Lots shall be shaped to facilitate effective use and development. Generally, the depth of the lot should not be more than three times the width of the lot, and of a regular shape.*
2. *Side lot lines shall be at right angles to street lines or radial to curved street lines, and no more than 15 degrees from perpendicular to the front property line.*
3. *Side and rear lot lines shall be straight, or composed of straight line elements.*
4. *Lots shall be arranged in a manner that:*
 - a. *Address and create public spaces;*
 - b. *Create development sites that are appropriately sized, proportioned, and oriented for their intended use and to support the uses of public spaces; and,*
 - c. *Support integration of other amenities, uses, and spaces such as water courses, waterfront, trails, parks, public spaces, and neighbouring uses.*
8. *The following may be considered priority sites for the purposes of the PCDM:*
 - b. *Lots located at the intersections of pairs of collector and/or arterial streets;*

Comment: The proposed subdivision provides for lots that ensure side lot lines are right angles to street lines and that side and rear lot lines are straight. Each lot is to an appropriate size and proportion to accommodate the proposed use.

Site Layout & Buildings

The PCDM provides guidelines for site layout and buildings which are intended to facilitate contextually appropriate designs. The building requirements seek to ensure the building design and architecture create positive and supportive relationships between buildings and the public realm. The proposed lots ensure an appropriate built form can be provided for that accommodates the community design guidelines. Applicable policies are detailed below:

1. *All development (including subdivisions) shall be arranged to address streets, excepting laneways, as window streets, by lining them with: building front facades; active uses; public spaces; and, functional windows and entrances, rather than parking lots, garages, or blank walls.*
6. *Building masses on one site should relate to those on neighbouring sites to create a coherent streetwall by extending the street grid lines and building setback lines when defining building envelopes and arrangements.*

- 7. Variation of development patterns within residential subdivisions is required to achieve visual diversity and avoid monotonous streetscapes. Applicants shall exhibit to the Municipality how this is will be achieved. townhouse (attached), and apartment-style residential developments, or blocks, may be exempted.*

Comment: The configuration of single-, semi-detached and town houses are arranged to ensure front facades face the streets, and that building massing appropriately relate to adjacent lots, providing for a transition in density. The variation in built form will help to achieve visual diversity and avoid a monotonous streetscape.

Active Transportation

The PCDM provides guidelines related to active transportation seeking to achieve an integrated network that directly affects the health of the community and seeks to elevate the needs of pedestrians and cyclists. Applicable guidelines related to active transportation have been detailed below.

- 1. Developments shall provide necessary infrastructure for pedestrian accessibility to support safe and convenient movement of people.*
- 5. All projects shall connect the on-site pedestrian circulation system to the off-site sidewalks; and trail system where present*
- 6. Multi-unit residential developments, and residential subdivisions shall incorporate pedestrian connections to adjoining residential, recreational, open space, and commercial uses.*

Comment: The proposed Plan of Subdivision provides for pedestrian oriented block sizes with connections to on-site pedestrian circulation networks that further connect to adjacent sidewalks of adjoining residential neighbourhoods.

In our opinion the proposed development aligns with the policies of the Town of Penetanguishene's Community Design Manual.

7.0 CONCLUSION

The proposed development seeks to comprehensively develop this parcel of land into a cohesive Subdivision in this urban portion of Penetanguishene. The proposed development provides for residential growth on lands designated for such growth. The development provides a variety of residential built forms including single detached, semi detached and townhomes.

In order to develop the proposed Subdivision, approvals are required for Zoning by-law Amendment, and Draft Plan of Subdivision. The ZBA seeks to rezone the lands in to three zones (R2-X, R3-X and OS). The Draft Plan of Subdivision Application seeks to create 37 lots which consists of 64 residential units.

The proposed development is consistent with the policies of the PPS and conforms to the policies of the Growth Plan, County OP, Town OP and aligns with the Town of Penetanguishene's Community Design Manual.

As such, is our professional planning opinion that the requested Zoning By-law Amendment, and Draft Plan of Subdivision Applications demonstrate consistency with, and conformity to, applicable Provincial, County, and Municipal planning policies and principles and represents good planning.

Respectfully submitted,

Innovative Planning Solutions



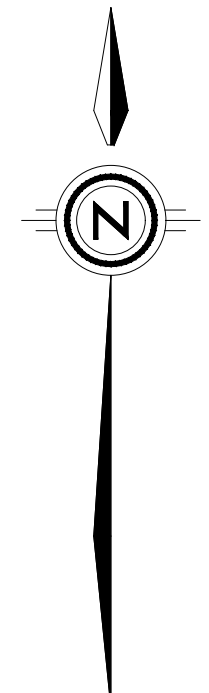
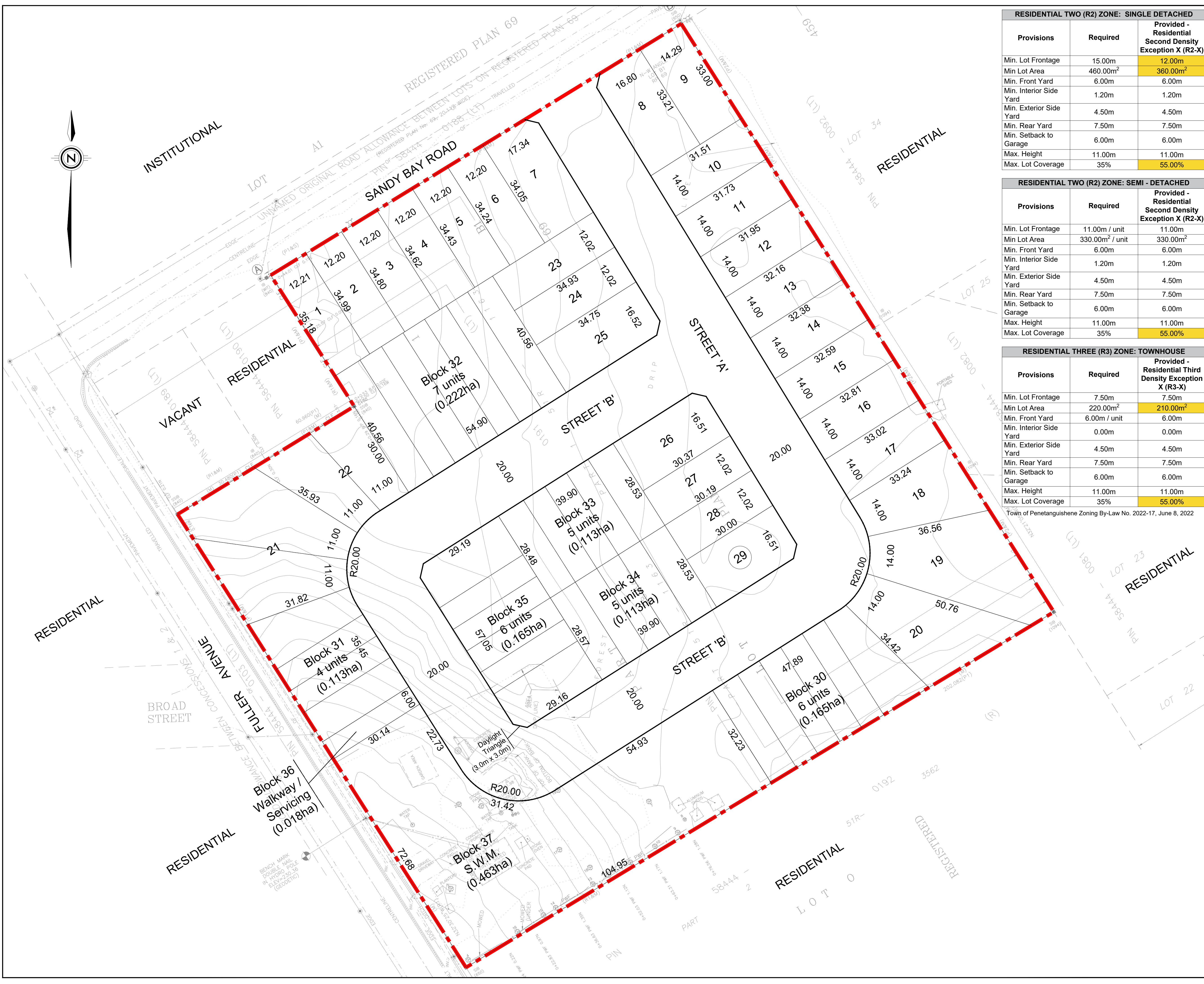
Kevin Bechard, BES M.Sc. RPP
Senior Associate



John Albert
Intermediate Planner

APPENDICES

APPENDIX 1: DRAFT PLAN

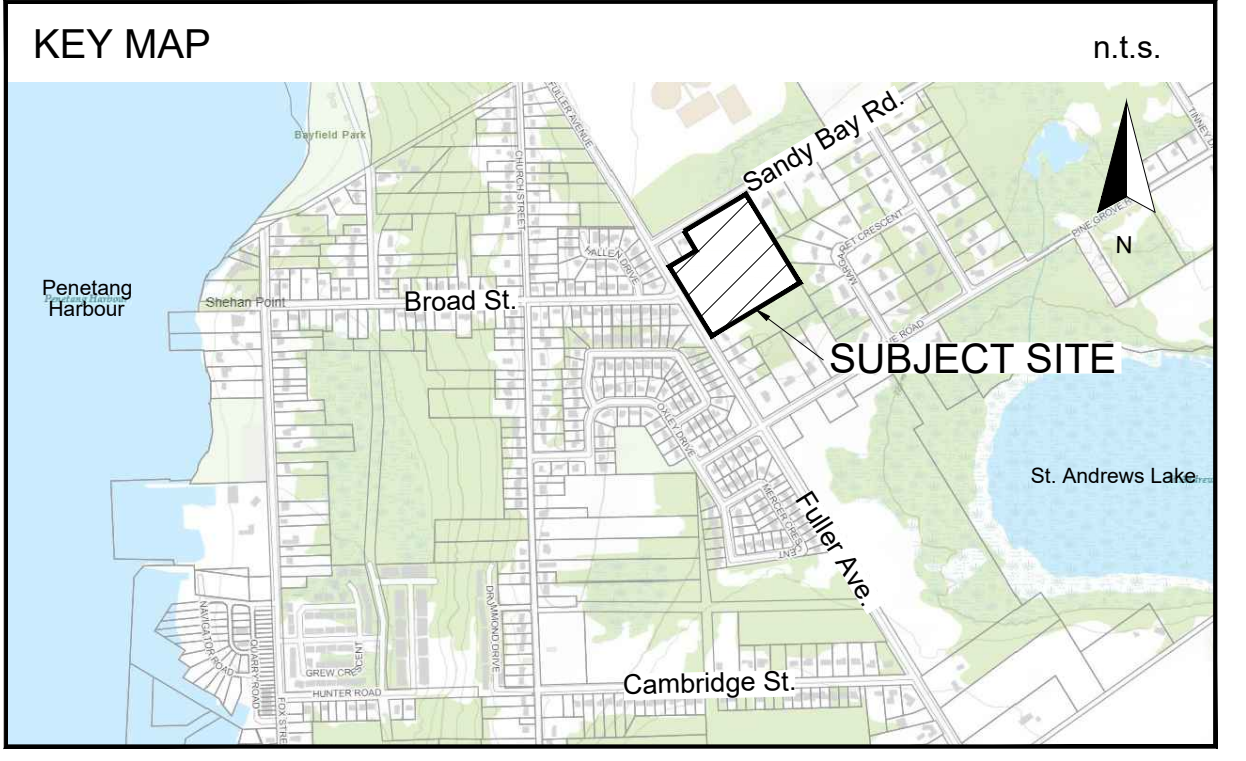


RESIDENTIAL TWO (R2) ZONE: SINGLE DETACHED		
Provisions	Required	Provided - Residential Second Density Exception X (R2-X)
Min. Lot Frontage	15.00m	12.00m
Min Lot Area	460.00m ²	360.00m ²
Min. Front Yard	6.00m	6.00m
Min. Interior Side Yard	1.20m	1.20m
Min. Exterior Side Yard	4.50m	4.50m
Min. Rear Yard	7.50m	7.50m
Min. Setback to Garage	6.00m	6.00m
Max. Height	11.00m	11.00m
Max. Lot Coverage	35%	55.00%

RESIDENTIAL TWO (R2) ZONE: SEMI - DETACHED		
Provisions	Required	Provided - Residential Second Density Exception X (R2-X)
Min. Lot Frontage	11.00m / unit	11.00m
Min Lot Area	330.00m ² / unit	330.00m ²
Min. Front Yard	6.00m	6.00m
Min. Interior Side Yard	1.20m	1.20m
Min. Exterior Side Yard	4.50m	4.50m
Min. Rear Yard	7.50m	7.50m
Min. Setback to Garage	6.00m	6.00m
Max. Height	11.00m	11.00m
Max. Lot Coverage	35%	55.00%

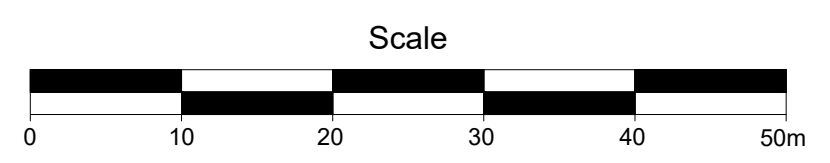
RESIDENTIAL THREE (R3) ZONE: TOWNHOUSE		
Provisions	Required	Provided - Residential Third Density Exception X (R3-X)
Min. Lot Frontage	7.50m	7.50m
Min Lot Area	220.00m ²	210.00m ²
Min. Front Yard	6.00m / unit	6.00m
Min. Interior Side Yard	0.00m	0.00m
Min. Exterior Side Yard	4.50m	4.50m
Min. Rear Yard	7.50m	7.50m
Min. Setback to Garage	6.00m	6.00m
Max. Height	11.00m	11.00m
Max. Lot Coverage	35%	55.00%

Town of Penetanguishene Zoning By-Law No. 2022-17, June 8, 2022



DRAFT PLAN OF SUBDIVISION

Topographic Plan of Survey
of Part of Lot B1, Registered Plan No. 69
(Geographic Township of Tay)
Town of Penetanguishene,
County of Simcoe



LEGEND
 SUBJECT LANDS (38,555.09m² / 3.855ha)

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

September 29, 2023

 1000239074 Ontario Inc.
 September 29, 2023

 1000239074 Ontario Inc.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

J. EVEN, O.I.S.
 C.T. STRONGMAN SURVEYING L.T.D.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN	g) SHOWN ON PLAN
b) SHOWN ON PLAN	h) MUNICIPAL WATER
c) SEE KEY PLAN	i) SAND, SILT GLACIAL TILL
d) RESIDENTIAL	j) SHOWN ON PLAN
e) SHOWN ON PLAN	k) MUNICIPAL WATER & SEWAGE
f) SHOWN ON PLAN	l) NONE

LAND USE STATISTICS			
LAND USE	LOT No. / BLK. No.	UNITS	AREA (ha)
Single - Detached Residential	1 - 20, 23 - 29	27	1.341
Semi - Detached Residential	21 - 22	4	0.226
Standard Townhouse Dwellings	30 - 35	33	0.891
Walk-way / Servicing	36		0.018
S.W.M. Pond	37		0.463
Streets 'A' & 'B'			0.916
TOTAL	37	64	3.855

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	Sept. 29, 2023	Drawn By:	A.S.
File:	23 - 1314	Checked:	K.B. / J.A.

**APPENDIX 2: DRAFT ZONING BY-LAW AMENDMENT
TEXT & SCHEDULE**

**THE TOWN OF PENETANGUISHENE ZONING
BY-LAW NUMBER 2022-17**

Being a By-law to Amend Zoning By-law 2022-17 as amended of the Corporation
of the Town of Penetanguishene (1255 Fuller Avenue)

WHEREAS pursuant to Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, the Council of the Town of Penetanguishene passed Zoning By-law 2022-17 as amended;

AND WHEREAS the Council of The Corporation of the Town of Penetanguishene has received an application to amend Zoning By-law 2022-17 and has approved the application;

AND WHEREAS a Public Meeting has been held in accordance with the Planning Act, R.S.O. 1990, to provide information to enable the public to understand generally the purpose and effect of the amendments being proposed;

AND WHEREAS the Council of The Corporation of the Town of Penetanguishene deems it appropriate to amend Zoning By-law 2022-17, pursuant to the authority given to it under Section 34 of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Town of Penetanguishene hereby enacts as follows:

1. That Schedule 'A' to By-law 2022-17, as amended, is hereby further amended by zoning the lands shown on Schedule "1" attached hereto and forming part of this By-law composed of Part of Lot B1, registered Plan No. 69, Concession Military Reserve (Geographic Township of Tay) Town of Penetanguishene shall be rezoned from Residential One (R1) Zone to Residential Two (R2) Exception X (R2-X) Zone, Residential Three (R3-X) Zone and Open Space (OS) Zone.
2. That Subsection Part 11, Table 11.1 (Exceptions) of By-law 2022-17 as amended is hereby further amended by the addition of a new Subsection under Part 11, Table 11.1 which shall read as follows:

Residential Second Density Exception X (R2-X)

Notwithstanding the provisions uses under section 6.3.1, the following provisions shall apply the lands zoned "R2-X" permitting Single Detached:

- | | | |
|----|----------------------------|-------------------|
| a) | Minimum Lot Frontage | 12.0 metres |
| b) | Minimum Lot Area | 360 square metres |
| c) | Minimum Front Yard | 6.0 metres |
| d) | Minimum Interior Side Yard | 1.2 metres |
| e) | Minimum Exterior Side Yard | 4.5 metres |

- | | | |
|----|---------------------------|-------------|
| f) | Minimum Rear Yard | 7.5 metres |
| g) | Minimum setback to garage | 6.0 metres |
| h) | Maximum Height | 11.0 metres |
| i) | Maximum Lot Coverage | 55% |

Notwithstanding the permitted uses under 5.3.1 and the zone regulations under 5.3.8 the lands zoned “R2-X” shall permit Semi-Detached Dwellings and the following shall apply:

- | | | |
|----|----------------------------|-------------------|
| a) | Minimum Lot Frontage | 11.0 metres |
| b) | Minimum Lot Area | 330 square metres |
| c) | Minimum Front Yard | 6.0 metres |
| d) | Minimum Interior Side Yard | 1.2 metres |
| e) | Minimum Exterior Side Yard | 4.5 metres |
| f) | Minimum Rear Yard | 7.5 metres |
| g) | Minimum setback to garage | 6.0 metres |
| h) | Maximum Height | 11.0 metres |
| i) | Maximum Lot Coverage | 55% |

‘Residential Third Density Exception X (R3-X)’

Notwithstanding the permitted uses under 6.3.1 the lands zoned “R3-X” shall permit townhouse dwellings and the following shall apply:

- | | | |
|----|----------------------------|-------------------|
| a) | Minimum Lot Frontage | 7.5 metres |
| b) | Minimum Lot Area | 210 square metres |
| c) | Minimum Front Yard | 6.0 metres |
| d) | Minimum Interior Side Yard | 0.0 metres |
| e) | Minimum Exterior Side Yard | 4.5 metres |
| f) | Minimum Rear Yard | 7.5 metres |
| g) | Minimum setback to garage | 6.0 metres |
| h) | Maximum Height | 11.0 metres |
| i) | Maximum Lot Coverage | 55% |

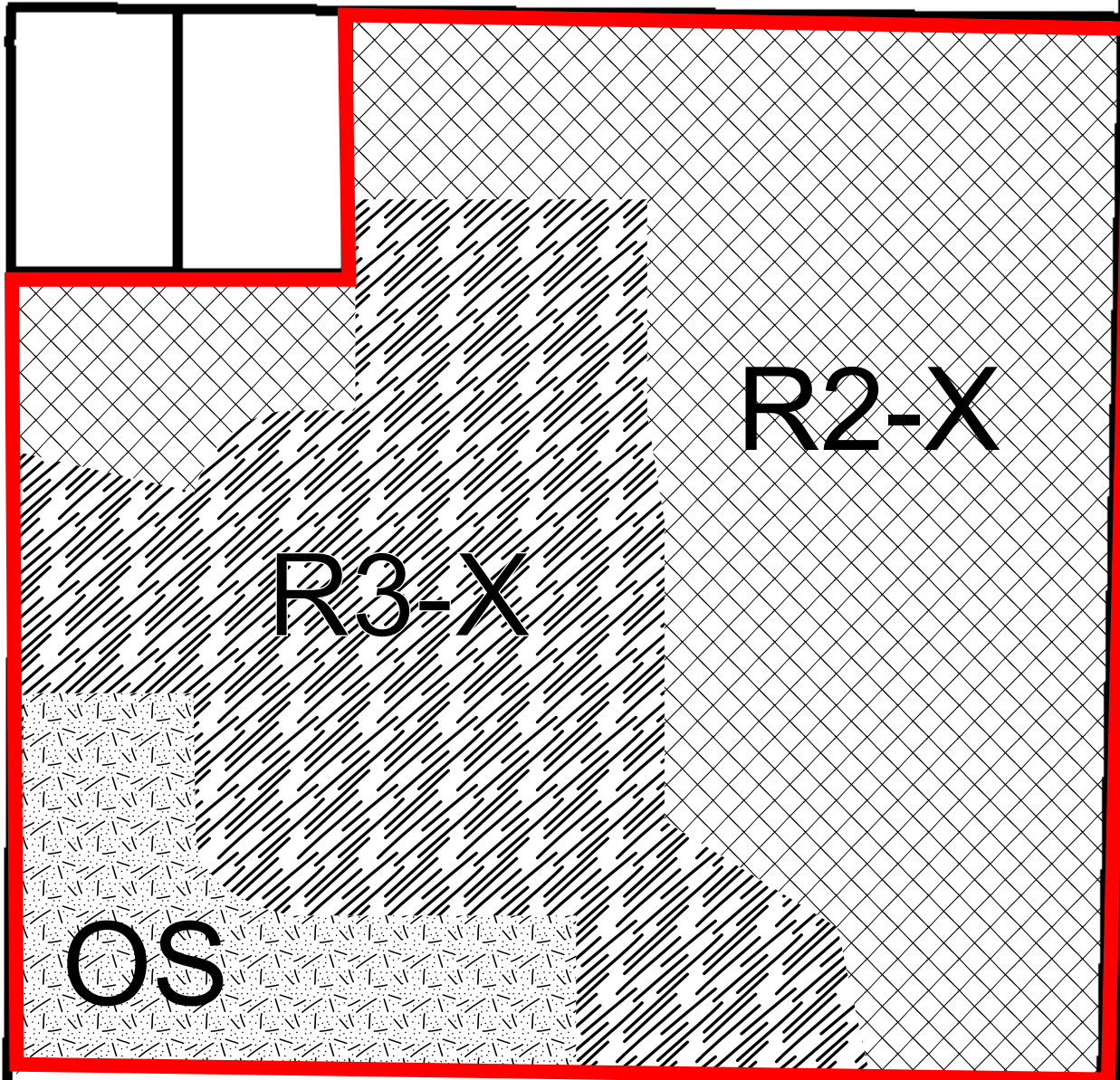
- All other provisions of By-law 2022-17 as amended remain in full force and effect.
- This By-law shall take effect and come into force pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, chapter P.13, as amended.

BY-LAW read a first, second and third time and finally passed by Council this xx day of xx, 2023.

MAYOR Douglas Rawson

CLERK

SANDY



LEGEND

- Subject Site (3.855 ha)
- Lands to be rezoned from 'Residential One (R1)' zone to 'Residential Two Exception X (R2-X)' zone
- Lands to be rezoned from 'Residential One (R1)' zone to 'Residential Three Exception X (R3-X)' zone
- Lands to be rezoned from 'Residential One (R1)' zone to Open Space (OS) Zone

SCHEDULE "A" ZONING BY-LAW AMENDMENT

Part of Lot B1, Registered Plan No. 69
(GEOGRAPHIC TOWNSHIP OF TAY)
TOWN OF PENETANGUISHENE
COUNTY OF SIMCOE

Source: Town of Penetanguishene Zoning By-Law No. 2000-02
Note: Information shown is approximate and subject to change.

IPS	INNOVATIVE PLANNING SOLUTIONS		
	PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com		
Date:	August 23, 2024	Drawn By:	J.A.
File:	23 - 1314~	Checked:	K.B.