



THE CORPORATION OF THE TOWN OF PENETANGUISHENE

NOTICE OF PUBLIC MEETING PROPOSED DRAFT PLAN OF SUBDIVISION AND A PROPOSED ZONING BY-LAW AMENDMENT 176 AND 200 FOX STREET (BAY MOORINGS MARINA HOLDINGS GP INC, BAY MOORINGS MARINA HOLDINGS LIMITED PARTNERSHIP AND 2607260 ONTARIO INC)

TAKE NOTICE THAT the Town of Penetanguishene deemed the following applications for a proposed Draft Plan of Subdivision and an application to amend the Town's Zoning By-law 2000-02, as amended, "Complete" Applications under Subsections 34 and 51 of the *Planning Act*, R.S.O. 1990, c. P.13 on the 5th day of September, 2019.

Owners: BAY MOORINGS MARINA HOLDINGS GP INC, BAY MOORINGS MARINA HOLDINGS LIMITED PARTNERSHIP AND 2607260 ONTARIO INC
Applications No.: PEN-SUB-2019-01 and Z.A. 2/2019
Location: 176 and 200 Fox Street (See Location Map)

AND TAKE NOTICE that pursuant to Sections 34 and 51 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold a Public Meeting on **Wednesday, October 9, 2019 at 7:00 p.m.** or as soon thereafter as the matter can be dealt with, in the Council Chambers Townhall, 10 Robert Street West, Penetanguishene to consider the applications.

DESCRIPTION OF PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED ZONING BY-LAW AMENDMENT:

The subject site has an area of approximately 12.8 hectares with 446 metres of Frontage onto Fox Street. The property has been historically used for a number of purposes including a Tannery and more recently a Marina. The property is currently designated as Marine Commercial One in the Official Plan. The property is zoned Commercial Marina One (CM1) Zone and Lakeside (LS) Zone. The Application for Amendments to the Zoning By-law are submitted concurrently with the Draft Plan of Subdivision Application to permit the subdivision of the lands for two (2) Townhouse Blocks having a maximum of 22 units, three (3) Blocks for Single Detached Dwellings having a total of 28 units, one (1) Block for an Apartment having a maximum of 36 units, a Block for a Marina and associated water lot and two (2) Blocks for a Common Element Condominium containing private roads, private parkland and open spaces, stormwater management, berms and parking. All or a portion of the water lot currently zoned Lakeside (LS) Zone will remain. The subdivision will have access to new private roads which will permit the development of a total of 86 units. The requested rezoning proposes: two (2) new site-specific categories in the Residential Third Density Exception (R3) Zones for the Townhouse and Single Detached Dwellings, a Residential Multiple Density Exception (RM) Zone for the Apartment Building, a Commercial Marine One Exception (CM1) Zone for the Marina, an Open Space Exception (OS) Zone for the Private Recreational Facility, an Open Space (OS) Zone for the private parkland and parking areas.

TAKE NOTICE that pursuant to Section 34(10.7) and 51(19.4) of the *Planning Act*, the Application file is part of the public record and is available to the public for inspection. Any person wishing further information and material or clarification with regard to the application or to arrange to

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inspect the file should contact the Planning and Community Development Department at 705-549-7453, extension 215. If you are submitting letters, faxes, emails, presentations or other communications with the Town concerning this application, you should be aware that your name and the fact you communicated with the Town will become part of the public record. The Town will also make your communication and any personal information in it available to the public, unless you expressly request the Town to remove it.

For more information about his matter, including information about preserving your appeal rights, contact the Planning and Community Development Department at abetty@penetanguishene.ca or 705-549-7453 extension 215.

If you wish to be notified of the decision of the Council of the Corporation of the Town of Penetanguishene on the proposed Draft Plan of Subdivision and/or Zoning By-law Amendment, you must make a written request to:

Planning and Community Development Department
10 Robert Street West,
P.O. Box 5009
Penetanguishene, Ontario
L4R 2G2
abetty@penetanguishene.ca

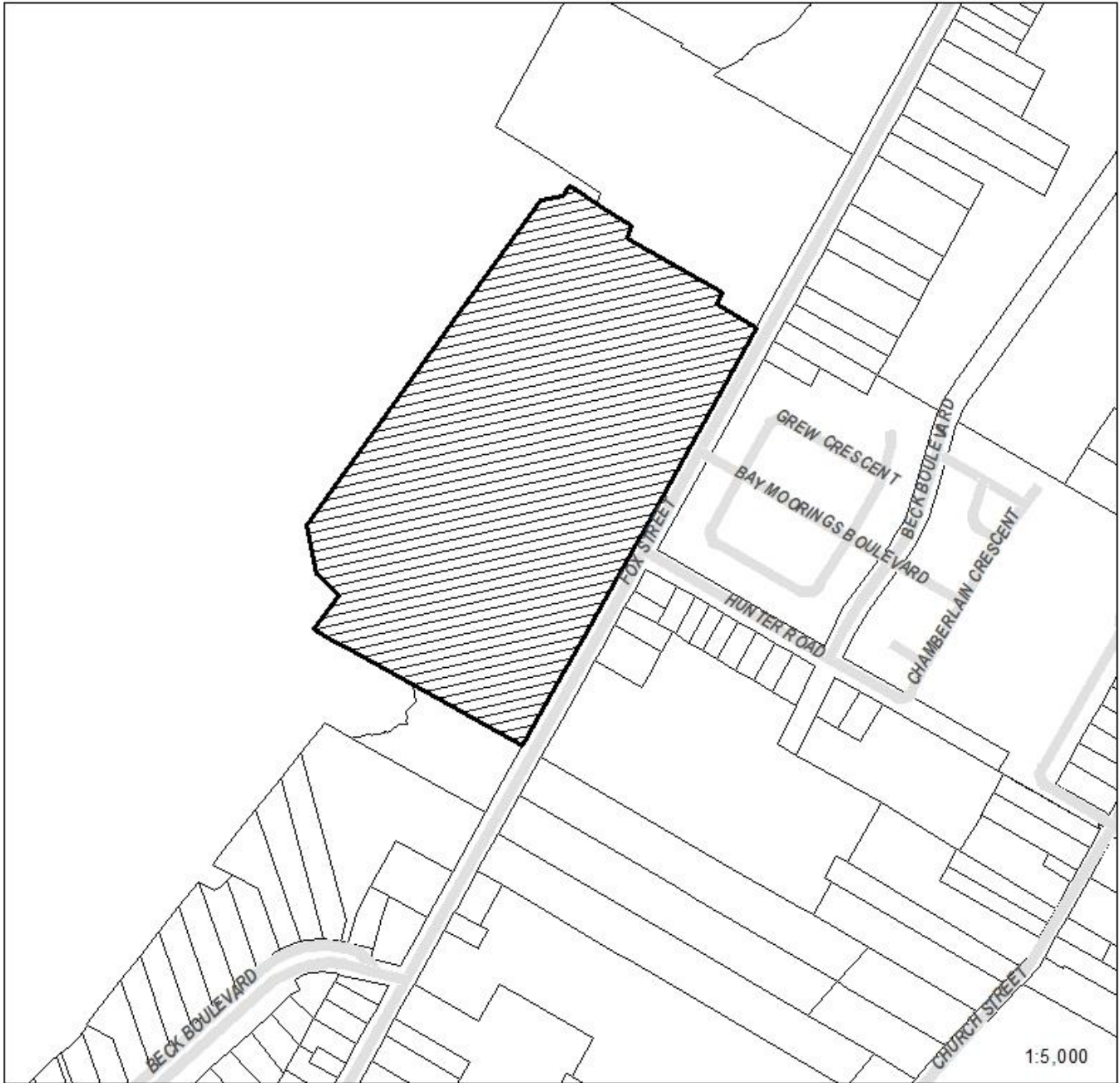
It is requested that this Notice of Public Meeting be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated at the Town of Penetanguishene this 11th day of September, 2019.

Stacey Cooper
Clerk



Location Map



Legend

 176 and 200 Fox Street



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