



Consent (Lot Creation) & Zoning By-law Amendment Applications Planning Justification Report

<i>To:</i>	Town of Penetanguishene
<i>Attention:</i>	Andrea Betty, MCIP RPP Director of Planning and Community Development
<i>From:</i>	Victoria Lemieux, MCIP, RPP
<i>Date:</i>	March 09, 2022 / Updated January 03, 2023
<i>Our File No.:</i>	PN 1059
<i>Delivered:</i>	Delivered by Hand and by Email
<i>Subject:</i>	1056 Fuller Avenue, Town of Penetanguishene

1.0 Introduction

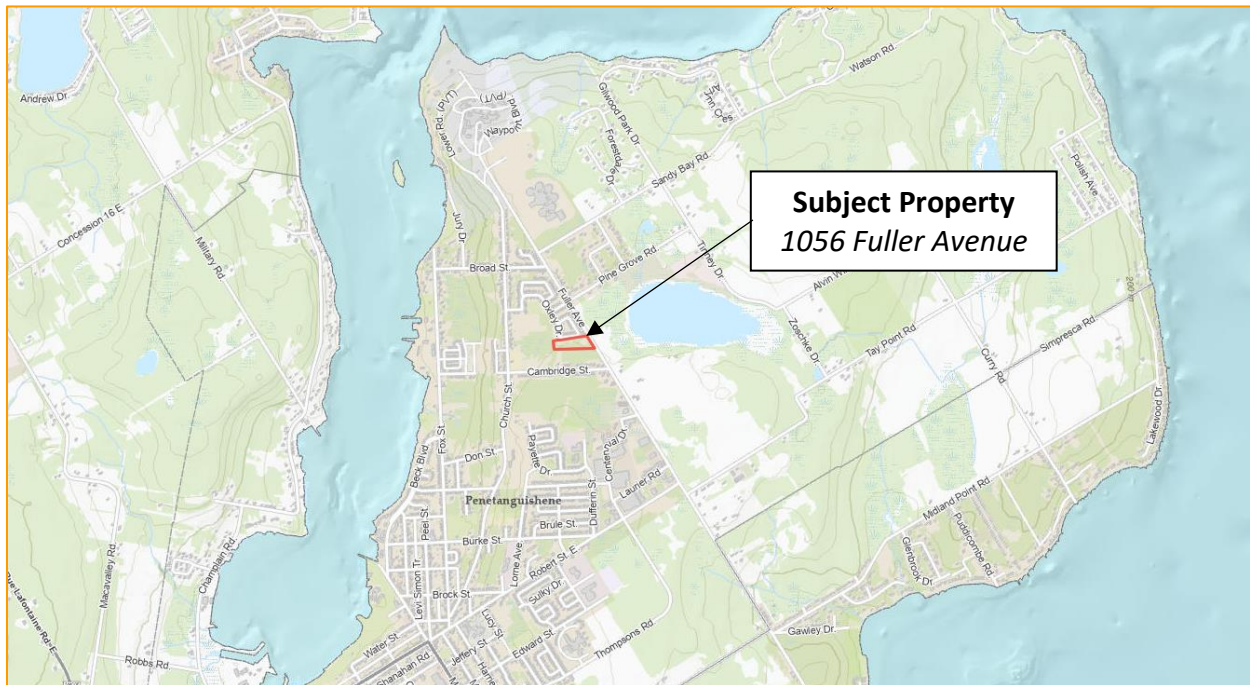
MORGAN Planning & Development Inc. (herein MP&D) has been retained by Ed and Flo Benneyworth, the owners of 1056 Fuller Avenue within the Town of Penetanguishene to assist in obtaining a Consent approval to sever the rear portion of the subject property for potential future development purposes.

Upon reviewing the policy direction provided by the Provincial, County and Town planning documents, after pre-consulting with the Town Planning Department and reviewing the results of the enclosed Environmental Impact Study, it was determined that the proposed lot creation is supportable. On this basis, MP&D was further retained to prepare this Planning Justification Report and to facilitate the consent approval process. In addition, this report speaks to the anticipated Zoning By-law Amendment application required as a condition of approval.

2.0 Location And Description of Subject Property

The subject property is located in the north east portion of the Town, along the west side of Fuller Avenue. The surrounding area is comprised of a mixture of existing residential lands, future residential lands, employment lands and environmental protection lands to the east (St. Andrew's Lake). **Figure 1** below provides a location map of the subject property.

Figure 1 *Location of Subject Property*



The subject property has a lot frontage of 106.6 metres along Fuller Avenue, which is considered a 'Major Road' as per the Transportation Network Schedule 'C' of the Town's Official Plan. Additionally, the subject property has approximately 126 metres of frontage along Mercer Crescent, along the northern boundary. The property has a total area of 2.09 hectares and is currently developed with a single detached dwelling and accessory structures (garage, woodshed, pool shed, pool). The rear of the property that is currently undeveloped consists of a mixture of woodland cover, with maintained recreational trails and an additional access to Mercer Crescent.

Figure 2 below provides 2018 Aerial Imagery of the subject property.

Figure 2 *Aerial Location Map*



2.1 Surrounding Uses

The surrounding land uses are categorized as follows:

- North: The subject properties are bound to the north by single detached residential lots.
- East: The subject properties are bound to the east by Fuller Avenue, with a mixture of rural, residential and environmental protection lands (St. Andrew's Lake)
- South: The subject property is bound to the south by an unopened road allowance ('Oxford Street') with single detached residential located further south.

West: The subject property is bound to the west by an unopened road allowance ('King Street'), with residential lands located further west.

3.0 PLANNING ACT APPLICATIONS AND TECHNICAL STUDY

3.1 Purpose of Consent Application

The purpose of the enclosed Consent application is to sever the rear portion of the subject property for future development purposes. The proposed severed parcel includes the vacant area to the rear, which would have frontage and access onto Mercer Crescent. The proposed retained parcel would include the existing single detached dwelling and accessory structures, and maintain frontage and access onto Fuller Avenue.

Table 1 below provides the existing and proposed lot statistics for the subject lands.

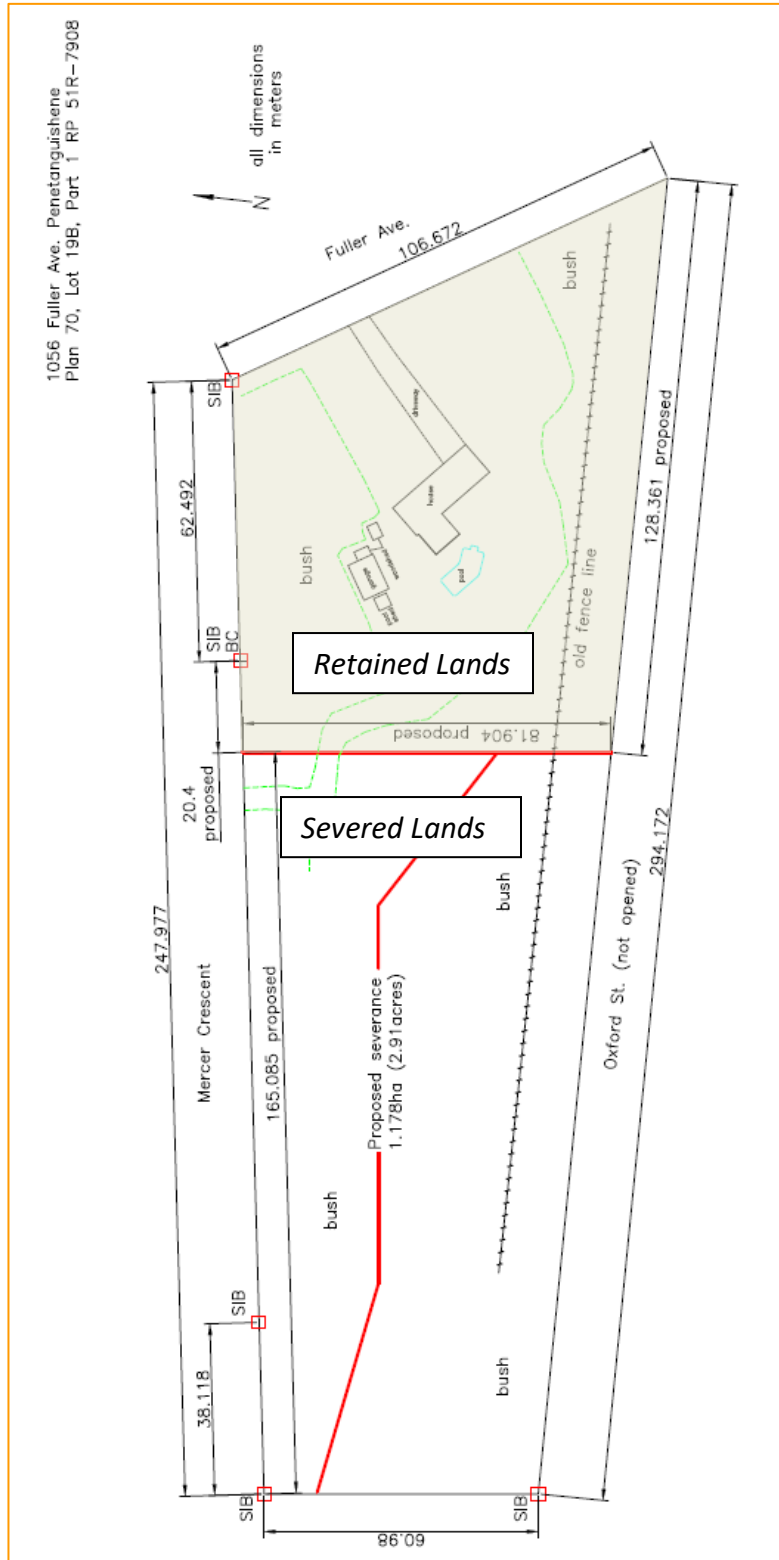
Table 1 Existing and Proposed Lot Statistics – Proposed Lot Creation (1056 Fuller Ave)

1056 Fuller Ave – Proposed Lot Creation			
	Lot Frontage	Lot Area	Existing/Proposed Use
Existing – 1056 Fuller Avenue	106.6 m – Fuller Ave	2.09 ha (20,899 m ²)	Residential
Proposed – 1056 Fuller Ave (retained lands)	106.6 m – Fuller Ave	0.9 ha (9,120 m ²)	Residential (no new development proposed)
Proposed – New Lot (severed lands)	~ 126 m – Mercer Crescent	1.17 ha (11,780 m ²)	Future Development Lands

Figure 3 below (*following page*) is an excerpt of the proposed Lot Severance Sketch that has been prepared as part of this submission. This sketch illustrates the proposed lot fabric that would result from the enclosed Consent application. Please note this sketch has been based on an existing boundary survey for the property; however, a draft reference plan by an Ontario Land Surveyor will be completed as a condition of approval to this application.

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Figure 3 Excerpt from Proposed Severance Sketch (Lot Creation)



3.2 Purpose of Zoning Bylaw Amendment Application

As a condition of the above noted Consent application, it is understood that a Zoning By-law Amendment application will be required to rezone the proposed retained lands (currently developed) from the **Deferred Development (D) Zone** to the **Residential First Density (R1) Zone**.

Table 2, located within Section 4.3 of this report, provides the zoning table that will apply to the retained lot that will be subject to the Zoning By-law Amendment application. The existing development (single family residential and accessory structures) complies with the zoning provisions of the R1 zone. Please note that this report has been updated to include a review of the updated Zoning By-law 2022-17 which is anticipated to be in effect in early 2023.

3.2 Technical Study - Scoped Environmental Impact Study (Riverstone Environmental Solutions Inc.)

A Scoped Environmental Impact Study was completed by Riverstone Environmental Solutions Inc. to review the existing physical and ecological conditions of the subject property, provide a description of proposed development, and assess potential impacts to the identified features. The study also provided a review of conformity to applicable Federal, Provincial and Municipal environmental policies.

The study found that the proposed consent application to sever the rear portion of the property can be accomplished without negative impacts to the functions of identified significant natural heritage features. The study provided recommended mitigation measures as well as recommended conditions for any future development on the proposed new lot.

The enclosed Scoped Environmental Impact Study shall be reviewed in its entirety, and this provided summary is for general information purposes only.

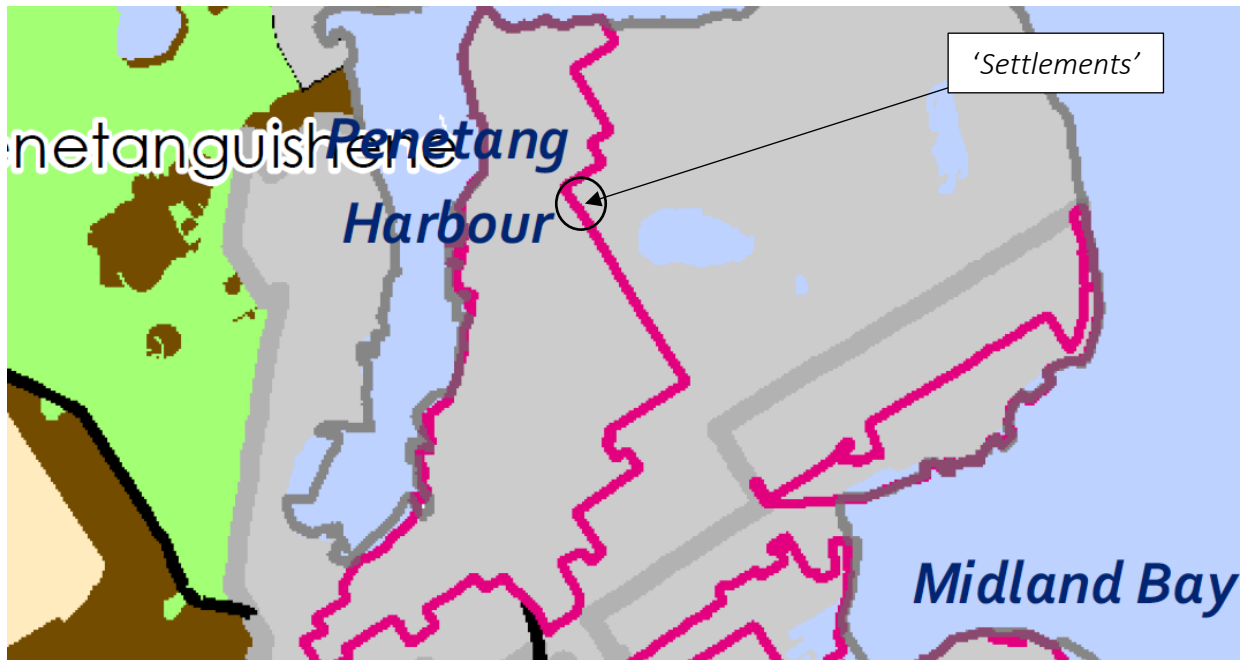
4.0 OFFICIAL PLANS AND ZONING BY-LAWS

4.1 County of Simcoe Official Plan (OMB Approved 2016)

The entirety of the subject property located at 1056 Fuller Avenue within the Town of Penetanguishene is designated as '**Settlements**' on Schedule 5.1, Land Use Designations of the County of Simcoe Official Plan.

The Settlements designation identifies lands that are intended for higher density development and the focus of future growth. Specifically, the Town of Penetanguishene (in conjunction with the Town of Midland) has been identified as a Primary Settlement Area within the County as per Schedule 5.1.2.

Figure 3 County of Simcoe Official Plan – Schedule 5.1 Land Use Designations



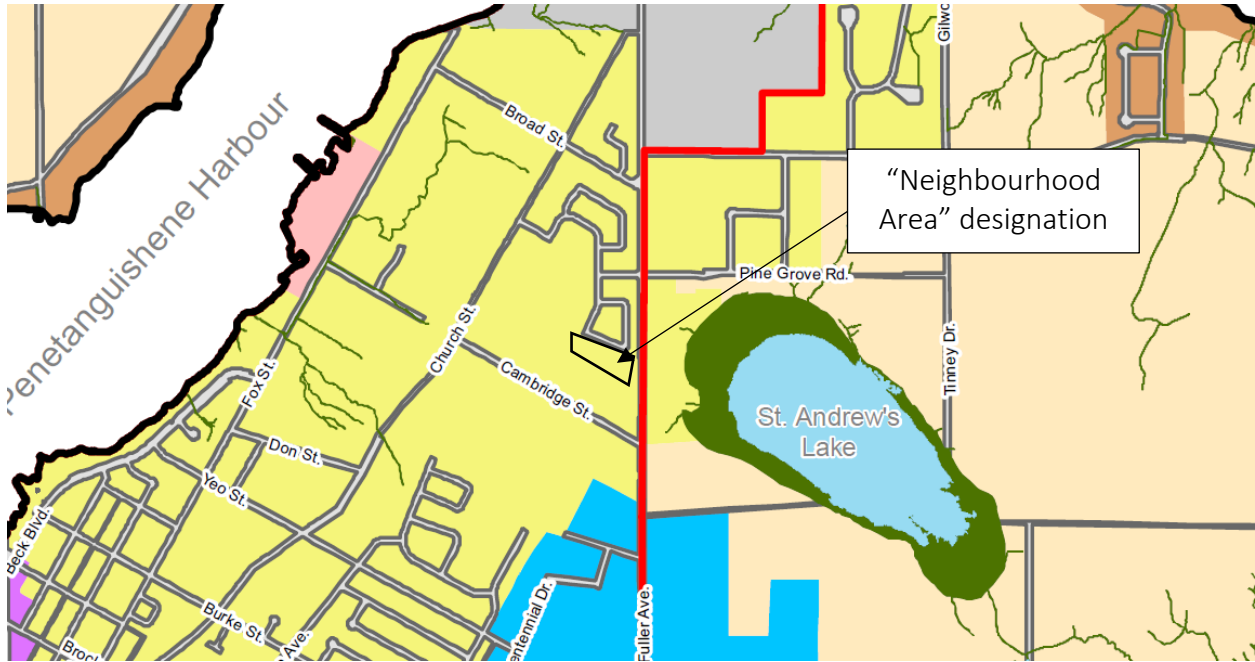
4.2 Town of Penetanguishene Official Plan (2018)

The subject property is located within the **'Neighbourhood Area'** designation in the Town of Penetanguishene Official Plan – Schedule A Land Use Structure (refer to **Figure 4** below).

The Neighbourhood Areas designation is generally characterized by low density residential uses as well as some medium density residential, local services and facilities to complement the residential areas. It is important that the character and identity of the existing residential neighbourhoods be sustained and enhanced, while allowing for residential intensification such as infilling, where appropriate.

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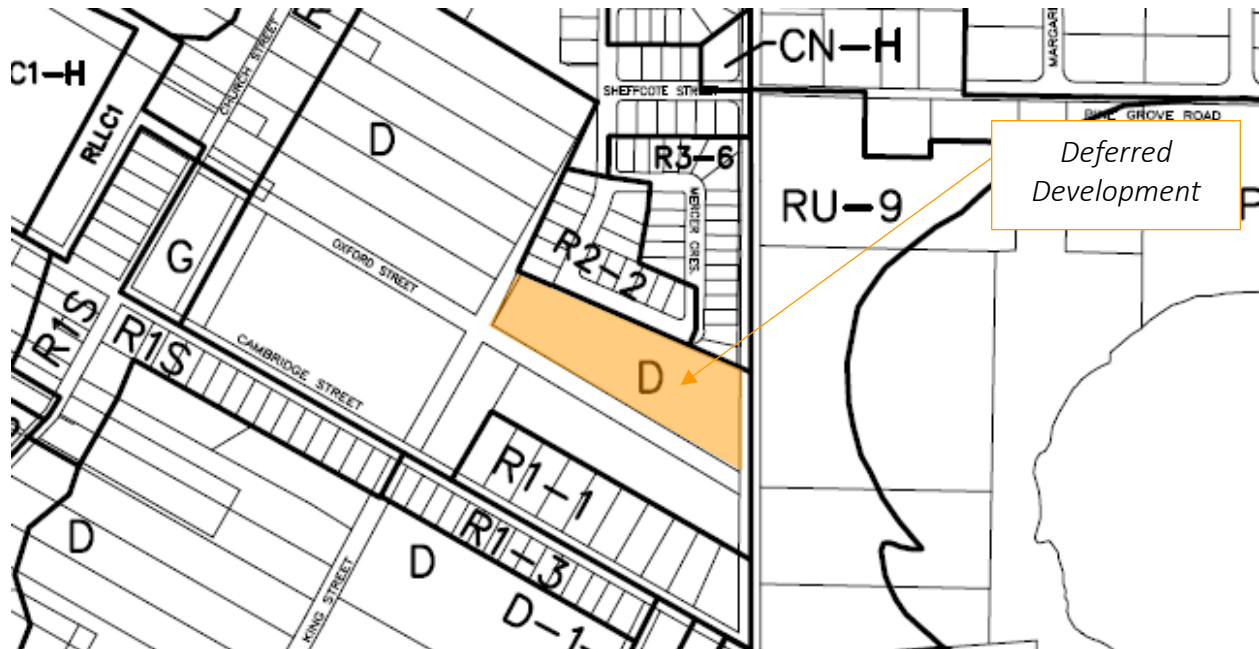
Figure 4 Town of Penetanguishene Official Plan – Schedule A



4.3 Town of Penetanguishene Zoning By-law – 2000-02

The entirety of the subject property is zoned '*Deferred Development (D)*' within the Town Zoning By-law, as shown below in Figure 5.

Figure 5 Town of Penetanguishene Zoning By-law – 1056 Fuller Ave



The enclosed Consent application would result in the creation of one (1) new future development lot to the rear of the existing dwelling and accessory structures. It is understood that a Zoning By-law Amendment application is required to recognize the existing residential development and rezone the retained lands to the Residential First Density (R1) Zone. The proposed severed lands would remain within the Deferred Development (D) zone until such time that future development is contemplated.

Table 2 below provides a zoning matrix for the proposed retained and severed lots, based on the anticipated zoning that would apply upon the successful completion of the Zoning By-law Amendment. As illustrated, no variances or special exception would be required for the proposed retained lands to meet the requirements of the R1 zone.

Table 2 Zoning Matrix – Proposed Retained and Severed Lands

ZONE MATRIX		
1056 Fuller Ave – Lands to be RETAINED (existing residential development)		
	Required R1 Zone	Proposed
Lot Area (min.)	743 sq. metres	9,120 sq metres
Lot Frontage (min.)	19 metres	106.6 metres
Lot Coverage (max.)	25%	<10%
Front Yard (min.)	7.5 metres	34.9 m
Rear Yard (min.)	9 metres	31 m
Interior Yard (min.)	3 metres	24 m
Exterior Side Yard	6 metres	n/a
Minimum Ground Floor Area	116 sq. metres	>116 sq. metres
Maximum Height	11 metres	≤ 11m
Maximum Accessory Building Height	4 metres	≤ 4 metres
Lands to be SEVERED – (rear vacant area)		
	Required D Zone (R3 provisions)	Proposed
Lot Area (min.)	511 sq. metres	11,780 sq metres
Lot Frontage (min.)	15 metres	126 metres

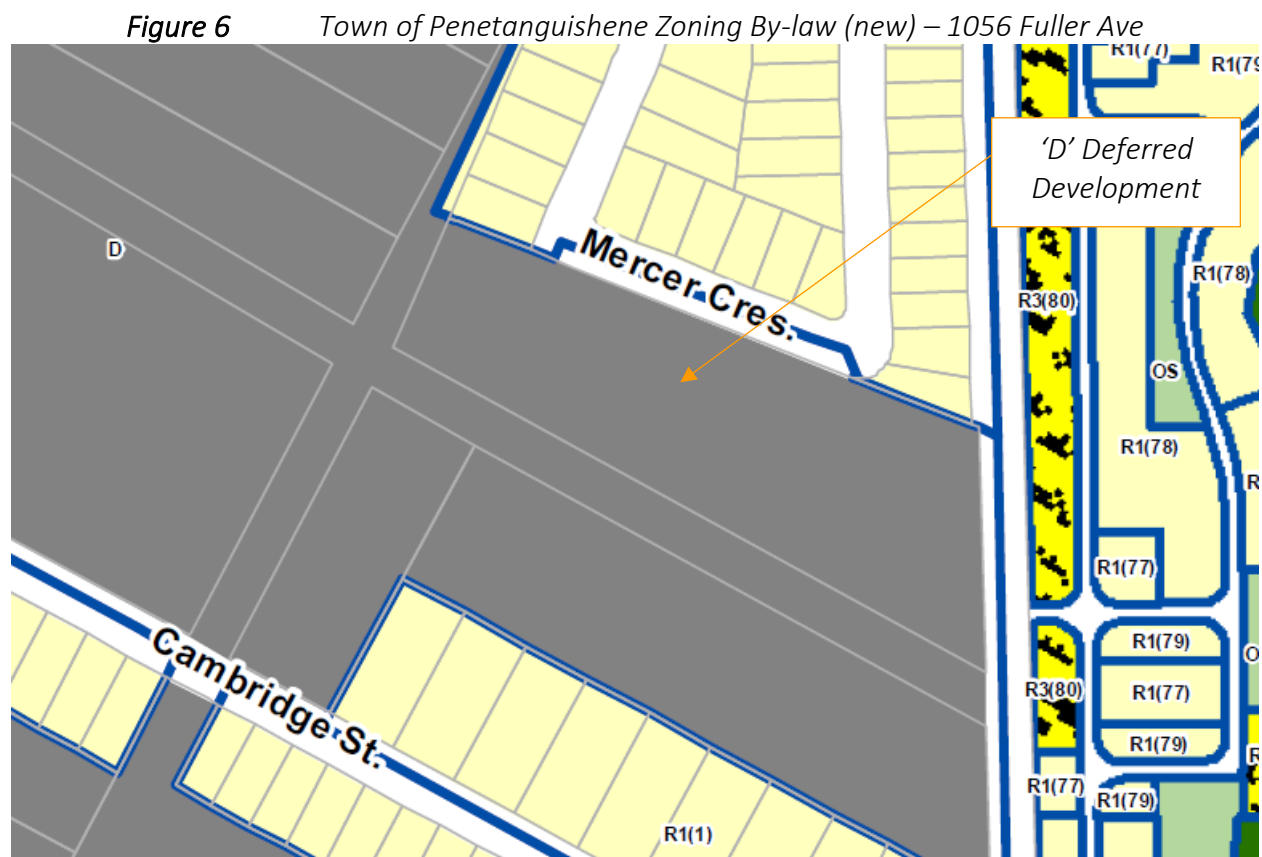
4.4 Town of Penetanguishene Zoning By-law – 2022-17 (Under Appeal)

The Council of the Town of Penetanguishene approved the new Zoning By-law 2022-17 on June 8, 2022; however, it is currently under appeal. It has been advised by Town Staff that the new By-law is anticipated to come into force and effect in early 2023. Therefore, the following section

provides an overview of the enclosed Zoning By-law Amendment in relation to the new By-law in addition to By-law 2002-02.

The entirety of the subject property is to retain its **'Deferred Development (D)'** zone within the new Zoning By-law 2022-17, as shown below in Figure 6.

The subject property is located within the WHPA-C1 and Q1/Q2 overlay zones. As such, Section 4.17 of the Zoning By-law applies, which requires that any non-residential use that is proposed to use or store any dense non-aqueous phase liquids with a vulnerability score of 8 or greater shall be prohibited. Additionally, the taking of water of more than 10,000 litres per day is prohibited. The retained lands are a single family dwelling, with the severed lands being vacant with no permitted development through the enclosed applications. No future non-residential development is contemplated on the subject property, and therefore the enclosed applications are in compliance with Section 4.17.



A Zoning By-law Amendment application is required to recognize the existing residential development and rezone the retained lands to the Residential First Density (R1) Zone. The proposed severed lands would remain within the Deferred Development (D) zone until such time that future development is contemplated.

Table 3 below provides a zoning matrix for the retained lot, based on the anticipating zoning that would apply upon the successful completion of the Zoning By-law Amendment. As illustrated, no variances or special exception would be required for the proposed retained lands to meet the requirements of the R1 zone. Please note that the severed lot will remain in the 'D' zone, which does not have a minimum lot area or frontage requirements within the updated Zoning By-law. The severed lot will remain vacant until future development is considered.

Table 3 *Zoning Matrix (new By-law) – Proposed Retained and Severed Lands*

ZONE MATRIX		
1056 Fuller Ave – Lands to be RETAINED (existing residential development)		
	Required R1 Zone	Proposed
Lot Area (min.)	460 sq. metres	9,120 sq metres
Lot Frontage (min.)	15 metres	106.6 metres
Lot Coverage (max.)	35%	<10%
Front Yard (min.)	6.0 metres	34.9 m
Rear Yard (min.)	7.5 metres	31 m
Interior Yard (min.)	1.2 metres	24 m
Exterior Side Yard	4.5 metres	n/a
Maximum Height	11 metres	≤ 11m
Maximum Accessory Building Height	5.5 metres	≤ 4 metres

5.0 POLICY ANALYSIS

In formulating the planning rationale for the proposed Consent application and subsequent Zoning By-law Amendment application, the following policy documents have been reviewed:

- Provincial Policy Statement (2020)
- A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)
- County of Simcoe Official Plan (OMB approved 2016)
- Town of Penetanguishene Official Plan (2018)
- Town of Penetanguishene Zoning By-law 2000-02 (Consolidated 2019)
- Town of Penetanguishene Zoning By-law 2022-17 (Under Appeal)

The following subsections provide a detail of the most salient policies in the above noted documents that relate to the enclosed application.

5.1 Provincial Policy Statement (2020)

The subject property is considered ‘**Settlement Area**’ within the Provincial Policy Statement (PPS). It is the opinion of the undersigned that the proposed Consent application and subsequent Zoning By-law Amendment application are consistent with the direction provided in the PPS for the following reasons:

- The proposed lot creation will provide an opportunity for efficient intensification on lands located adjacent to an existing development, with frontage onto an existing right of way (Mercer Cres.);
- Provide an increase to the local housing supply and assist the Town and County to meet anticipated growth projections;
- The proposed severed lands will allow for efficient use of infrastructure due to the existing development to the north;
- The proposed future development (severed lot) is within a twenty-minute walk to the Town’s designated employment area and job opportunities;
- The proposed future development (severed lot) is within a ten-minute walk to local public transit, and connects with the existing and future trail and cycling network.
- An Environmental Impact Study has been completed to ensure that the proposed lot creation will not have a negative impact on natural features, satisfying the PPS’s direction to protect natural heritage features; and,
- The proposed lot creation will create a 1.17 hectare parcel of land appropriate for low density residential development, further providing sufficient land for the Town to meet its projected needs for the time horizon of 25+ years.

5.2 A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)

It is the opinion of the undersigned that the proposed Consent application and subsequent Zoning By-law Amendment application conforms with the policies of A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) for the following reasons:

- The subject property is located within a designated settlement area, in which the vast majority of growth is intended to be directed to;
- The subject property is located within the delineated built-up area, and is located in walking distance to transit and active transportation routes;
- The proposed lot creation and future development will assist the Town and County in achieving the minimum intensification and density targets outlined in the Growth Plan;
- The subject property is identified both Official Plan and Zoning By-law documents as lands suitable for development;
- The proposed severed lands are located adjacent to developed residential lands and front onto an existing municipal right of way. This will allow for efficient intensification of the subject property based on its access to existing servicing and infrastructure;
- An Environmental Impact Study has been completed to ensure that the proposed lot creation will not have a negative impact on natural features, satisfying the Growth Plan’s direction to protect natural heritage features; and,

- The proposed lot creation will create a 1.17 hectare parcel of land appropriate for low density residential development, further providing sufficient land for the Town to meet its projected needs for the time horizon of 25+ years.

5.3 County of Simcoe Official Plan (OMB approved 2016)

The entirety of the subject property located at 1056 Fuller Avenue within the Town of Penetanguishene are designated as '**Settlements**' on Schedule 5.1, Land Use Designations of the County of Simcoe Official Plan (CSOP).

The Settlements designation identifies lands that are intended for higher density development and the focus of future growth. Specifically, the Town of Penetanguishene (in conjunction with the Town of Midland) has been identified as a Primary Settlement Area within the County as per Schedule 5.1.2

Section 3.2.4 of the CSOP states that the majority of population and employment growth will be directed to settlement areas with full municipal water services and municipal sewage services. The subject property is located within the settlement area of the Town of Penetanguishene and has access to full municipal water and sewage services.

As noted in Section 3.3.4, lots may be created only where they have access to and frontage on a public highway and where an access permit on that highway can be obtained in accordance with the policies of the CSOP and approval authorities. The rear portion of the property was previously separated from Mercer Crescent by a 0.3 metre (one foot) reserve, which was recently dedicated as part of Mercer Crescent by Council (*Staff Report PL-2021-60*) in order to provide direct frontage for the proposed severed lands.

Sections 3.3.15 - 3.3.18 of the CSOP provide policies in regards to Natural Heritage. An Environmental Impact Study was completed in order to satisfy these policies, and has been enclosed in this submission for review by the Town. The study resulted in findings that support the proposed lot creation, and provides appropriate mitigation measures.

Section 3.5 provides policies for lands within the Settlements designation. The CSOP encourages development within the Settlement designation that promotes the efficient use of land and that has available services and transportation. In addition, compact urban form that promotes a healthy and sustainable community is encouraged. The enclosed Consent application and subsequent Zoning By-law Amendment application will allow for the creation of a lot adjacent to existing built form with direct access to existing serving and infrastructure to be available for future development.

Section 3.5 further goes on to identify the density and intensification targets for the Town. The minimum density target of residents and jobs combined per hectare is 50, with the intensification target being 40%. These values are in line with the Town of Collingwood, Town of

Midland, Town of New Tecumseh, and the Town of Bradford West Gwillimbury as the highest within the County of Simcoe. The enclosed application for Consent and subsequent Zoning By-law Amendment application will assist the Town and the County to reach these intended targets.

The enclosed Zoning By-law Amendment application will recognize the portion of the subject property (retained parcel) that is currently developed with a single detached dwelling and accessory structures. This application will not create any further development rights on the retained parcel greater than what is permitted within the R1 zone (the Town's low density residential zone category), but recognize its existing conditions. The proposed Zoning By-law Amendment will not offend the policies of the CSOP.

It is the opinion of the undersigned that the enclosed Consent application and subsequent Zoning By-law Amendment application conforms to the County of Simcoe Official Plan.

5.4 Town of Penetanguishene Official Plan (2018)

As noted in Section 4.2 of this report, the subject property is located within the **'Neighbourhood Area'** designation in the Town of Penetanguishene Official Plan – Schedule A Land Use Structure.

Section 3.4.1 of the Official Plan states that proposed development within an area of archaeological potential will require an archaeological assessment prepared by a licensed archaeologist prior to final planning approval. It is understood that the entirety of the subject property and the majority of the Town is identified to have archaeological potential.

At this time, the enclosed applications will achieve the following: (1) separate the existing developed portion of the lands from the rear, and (2) rezone the existing developed area to the appropriate low density residential zoning category. The proposed severed lands will remain in the Deferred Development zone which does not permit development. Since these lands will remain in this zone; once the proposed development opportunity has been determined, a Zoning By-law Amendment process will be required to permit the proposed development. At that time, it is understood that an appropriate archaeological assessment will be required.

As noted in Section 3.8.1.1, the Town has lands available to accommodate the anticipated growth for 10 years through intensification and infill development on lands that are designated and zoned for development. The subject property is part of these lands, and the enclosed applications will allow for appropriate future development to occur, while protecting an existing development single family residential lot.

Section 3.10 of the Official Plan provides policies regarding Natural Heritage. The subject property is identified with the Environmental Protection overlay on Schedule B1 of the Official Plan. The delineation of these features may be determined and/or refined through the preparation of an Environmental Impact Study in accordance with 3.10.8 (Environmental Impact Studies). An Environmental Impact Study, completed by Riverstone Environmental has been

completed in support of the enclosed applications. The study found that the proposed Consent application to sever the subject property can be accomplished without causing a negative impact to natural features.

The subject property is located within the Wellhead Protection Area C1 (WHPA-C1) as illustrated on Schedule B2 of the Official Plan. The enclosed applications would result in the creation of a new lot; however, such lot will remain within a zoning category that prohibits any buildings or structures. It is understood that once the proposed development has been determined for the severed lands, that the Town's Risk Management Official will be required to conduct a review of the proposed development in accordance with the *Clean Water Act*.

The 'Neighbourhood Areas' designation is generally characterized by low density residential uses as well as some medium density residential and local services and facilities to complement the residential areas. It is important that the character and identity of the existing residential neighbourhoods be sustained and enhanced, while allowing for residential intensification such as infilling, where appropriate.

Low and medium density residential uses, home occupations, bed and breakfast establishments and secondary dwelling units are permitted uses as outlined in Section 4.2.1. Any future development proposal for the severed lands will be required to adhere to the Neighbourhood Area designation policies and permitted uses.

Section 5.3.1 states that the Town will give priority to the development of land that is presently serviced by municipal pipes water and sewage systems, or those areas that can most easily be serviced at a minimal expense. The subject property is located within the built boundary, and has access to municipal servicing and infrastructure.

Subsection 6.3.5.2 provides policies in regards to land division by Consent. Consents should only be considered where no more than five (5) lots are proposed and where a plan of subdivision is deemed to be unnecessary. The enclosed Consent application proposes the creation of one (1) new future development lot. Subsection 6.3.5.3 provides the policies that shall be used to evaluate Consent applications in all designations of the Official Plan. These include items such as right of way access, proper development of adjacent lands and access to municipal services.

The enclosed Consent application would permit the creation of one (1) new lot for future development. Both the proposed retained and severed lots have frontage onto public roads with anticipated access to municipal servicing. The proposed retained and severed lots are appropriate in size to accommodate the existing residential lot and future development, respectively. The proposed severance and future development is not anticipated to cause concern for the future development of adjacent lands due to existing unopened road allowances to the west and south.

Based on the foregoing, it is the opinion of the undersigned that the enclosed Consent application to permit the creation of one (1) future development lot, as well as the subsequent Zoning By-law Amendment application to recognize the existing development (retained lands) conforms with the Town of Penetanguishene Official Plan.

5.5 Town of Penetanguishene Zoning By-law 2000-02 (Consolidated 2019)

The entirety of the subject property is currently zoned **Deferred Development (D)** within the Town of Penetanguishene Zoning By-law. The enclosed Consent application intends on severing the rear lands (currently vacant of any buildings or structure) from the existing single family residential development located along the Fuller Avenue frontage. This residential development has existed on the lands for many years, and no changes or additional development is proposed through this application.

The proposed Severed Lands (lands to the rear) are intended to remain within the Deferred Development (D) zone, which ensures that no buildings or structures are permitted. Once a development concept for these lands is contemplated, they will be required to proceed through the Planning process to determine its conformity to Provincial, County and Town policies.

The subsequent Zoning By-law Amendment application intends to rezone the retained lands to recognize the existing development on the subject property. The proposed Zoning By-law Amendment will rezone the retained lands from the **Deferred Development (D) zone to the Residential First Density (R1) zone.**

As demonstrated within Table 2 of this report, the proposed lot creation, and subsequent rezoning of the retained lands complies to the Zoning Provision standards of the D and R1 zones, respectively.

It is the opinion of the undersigned that the enclosed Consent application, and subsequent Zoning By-law Amendment application, complies with the general intent and purpose of the Town of Penetanguishene Zoning By-law.

5.6 Town of Penetanguishene Zoning By-law 2022-17 (Under Appeal)

The entirety of the subject property is to retain its existing **Deferred Development (D)** zoning within the updated Town of Penetanguishene Zoning By-law. The enclosed Consent application intends on severing the rear lands (currently vacant of any buildings or structure) from the existing single family residential development located along the Fuller Avenue frontage. This residential development has existed on the lands for many years, and no changes or additional development is proposed through this application.

The proposed Severed Lands (lands to the rear) are intended to remain within the Deferred Development (D) zone, which ensures that no buildings or structures are permitted. Once a

development concept for these lands is contemplated, they will be required to proceed through the Planning process to determine its conformity to Provincial, County and Town policies.

The subsequent Zoning By-law Amendment application intends to rezone the retained lands to appropriately recognize the existing development on the subject property. The proposed Zoning By-law Amendment will rezone the retained lands from the **Deferred Development (D) zone to the Residential First Density (R1) zone.**

As demonstrated within Table 3 of this report, the proposed lot creation, and subsequent rezoning of the retained lands complies to the Zoning Provision standards of the R1 zone. It is important to note that the severed lands to the rear will remain in the 'D' zone, which does not have applicable zone standards, as the lands are to remain vacant until such time that a future development concept is considered (requiring future *Planning Act* approvals at that time).

It is understood that the subject property is located within the WHPA-C1 and Q1/Q2 overlay zones. As such, Section 4.17 of the Zoning By-law applies, which requires that any non-residential use that is proposed to use or store any dense non-aqueous phase liquids with a vulnerability score of 8 or greater shall be prohibited. Additionally, the taking of water of more than 10,000 litres per day is prohibited. The retained lands are a single family dwelling, with the severed lands being vacant with no permitted development through the enclosed applications. No future non-residential development is contemplated on the subject property, and therefore the enclosed applications are in compliance with Section 4.17.

It is the opinion of the undersigned that the enclosed Consent application, and subsequent Zoning By-law Amendment application, complies with the general intent and purpose of the new Town of Penetanguishene Zoning By-law 2022-17.

6.0 CONCLUDING REMARKS

The objective of the enclosed Consent application is to sever approximately 1.17 hectares of land from the subject property for future development purposes. As a condition of approval, a Zoning By-law Amendment application will rezone the proposed retained lands, which are currently developed, to the appropriate R1 zone. These applications will not permit additional development on the retained lands outside of those permitted within the R1 zone, nor any buildings or structures on the severed lands.

Once the development concept for the proposed severed lands is contemplated, the appropriate studies will be completed to ensure efficient and safe development in accordance with applicable Provincial, County and Town policies. These are anticipated to include, but are not limited to, archaeological, engineering and additional environmental review as requested by the Town through a pre-consultation process.

On the basis of the foregoing, and the results of the enclosed Environmental Impact Study, it is the opinion of the undersigned that the enclosed Consent application to permit the creation of one (1) new future development lot, and subsequent Zoning By-law Amendment application to recognize existing development is good land use planning. The applications are consistent with the Provincial Policy Statement, conform with the policies of A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, and the County of Simcoe and Town of Penetanguishene Official Plans.

Respectfully submitted,
MORGAN Planning & Development Inc.

A handwritten signature in black ink, appearing to read 'Victoria Lemieux', written in a cursive style.

Victoria Lemieux, MCIP, RPP
Senior Planner