



THE CORPORATION OF THE TOWN OF PENETANGUSHENE

NOTICE OF A COMPLETE APPLICATION AND SCHEDULING OF AN ELECTRONIC PUBLIC MEETING ON A PROPOSED DRAFT PLAN OF SUBDIVISION AND A PROPOSED ZONING BY-LAW AMENDMENT HARBOUR POINTE SUBDIVISION PHASE 4

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 3rd day of June, 2020.

Owners: Bellisle (Penetang) Developments Inc.
Applications No.: Draft Plan of Subdivision Application No. PEN-SUB-2020-01
Zoning By-law Amendment Application No. Z.A. 1/2020
Location: Unaddressed Lands accessed by Beausoleil Drive (See Location Map)
Legal Description: Blocks 74 and 75 on 51M-1171

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 an Electronic Public Meeting on **Wednesday, July 8, 2020 at 7:00 p.m.** or as soon thereafter as the matter can be dealt with. Due to COVID-19, the Town's Municipal Offices are closed and the Town is not holding in person meetings. As such, this Public Meeting is being conducted virtually by Town Council using the Zoom online platform. To download or learn about Zoom, please visit www.zoom.us. If you are unable to participate in the meeting using Zoom we welcome your input via phone, email or a written submission before the meeting. To participate in the electronic meeting please contact Stacey Cooper, Clerk by telephone at 705-549-7453 or by email at scooper@penetanguishene.ca who will provide information and instructions on how to participate electronically.

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

The subject site has an area of approximately 2.1 hectares with 20 metres of Frontage onto Beausoleil Drive. It is located immediately south of Ecole Le Caron, west of the County Forest known as the Thompson Tract and north of the Penetang Sand and Gravel operations. The subject lands are designated Neighbourhood Area under the Town's Official Plan. The property is zoned Rural (RU) Zone and Environmental Protection (EP) 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 thirty-three (33) Single Detached Dwellings, a Block for a Trail/Future connection into the Thompson Tract, a Block for a 0.3 metre reserve and a new public road. The requested rezoning proposes: three (3) new site-specific categories in the Residential Second Density Exception (R2) Zones for the Single Detached Dwellings regarding Lot Frontage, Lot Area, Lot Coverage, Amenity Space and Accessory Dwelling Units.

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 this 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

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 10th day of June, 2020.

Stacey Cooper
Clerk



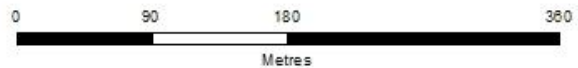
Location Map



1:4,187

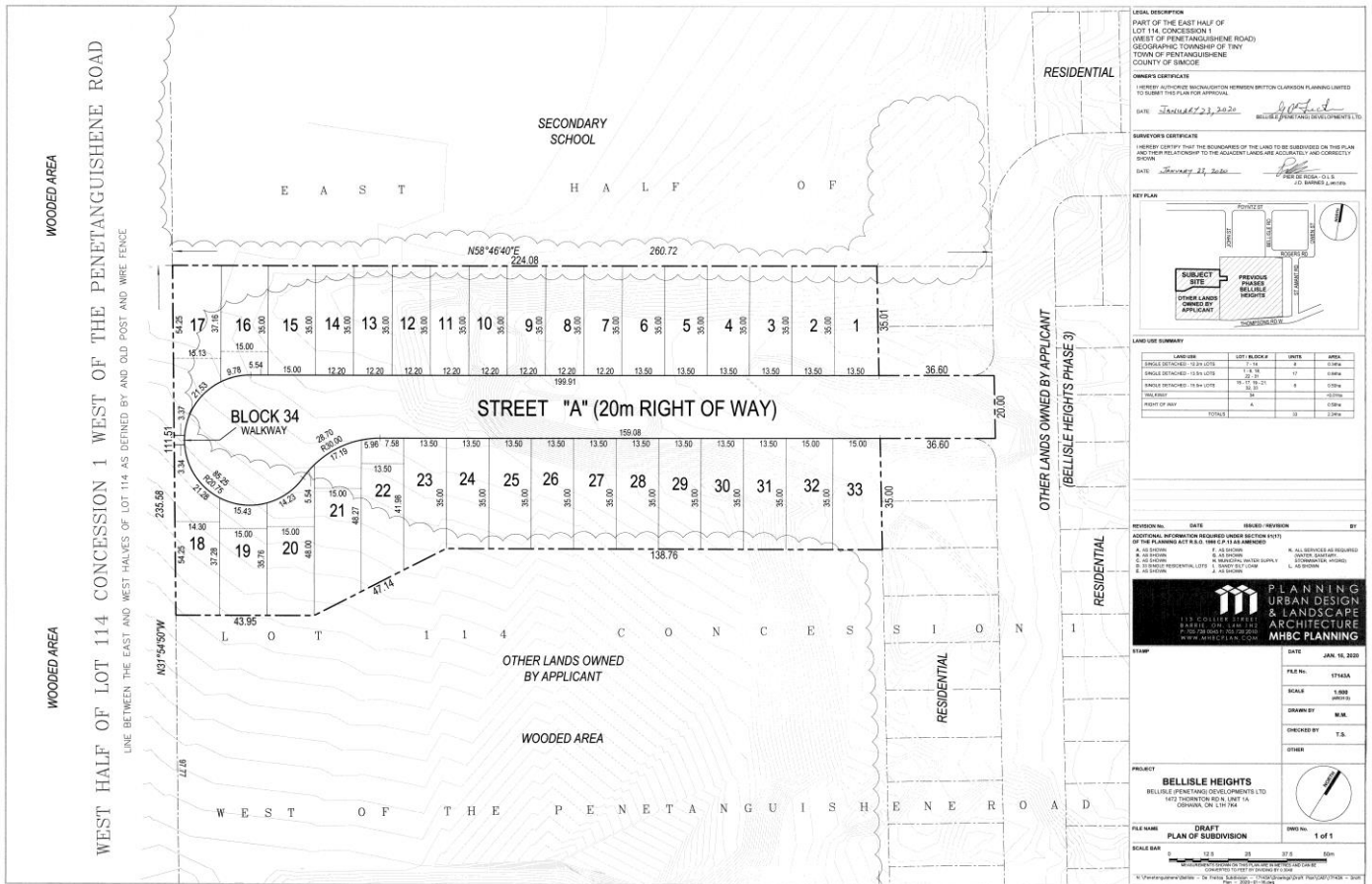
Legend

 Harbour Pointe Subdivision Phase 4



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