

THE CORPORATION OF THE TOWN OF PENETANGUISHENE
ZONING BY-LAW NUMBER _____-2021

“A By-law of the Town of Penetanguishene to amend Zoning By-Law 2000-02 by rezoning portions of the lands legally described as Lot 42, Registered Plan 37, municipally known as 95 and 97 Poyntz Street in the Town of Penetanguishene, from ‘Residential First Density Special’ (R1S) Zone to ‘Residential Multiple Density Exception’ (RM-XX) Zone as depicted on Schedule A attached hereto”

WHEREAS the Council of the Corporation of the Town of Penetanguishene is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O 1990, cP.13, as amended;

AND WHEREAS the Council of the Corporation of the Town of Penetanguishene has determined a need to rezone the lands described above;

AND WHEREAS the Council of the Corporation of the Town of Penetanguishene deems said application to be in conformity with the Official Plan of the Town of Penetanguishene, as amended, and deems it advisable to amend By-law 2000-02.

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

That Schedule ‘A’ to By-law 2000-02 is hereby further amended by rezoning those lands described as Lot 42, Registered Plan 37, municipally known as 95 and 97 Poyntz Street in the Town of Penetanguishene, from ‘Residential First Density Special’ (R1S) Zone to ‘Residential Multiple Density Exception’ (RM-XX) Zone as depicted on Schedule attached to this By-law.

1. That all other provisions of the Zoning By-law 2009-141, as amended, shall apply.
2. That Schedule “A”, attached, does and shall form part of this By-law.
3. Notwithstanding the definition of DWELLING, APARTMENT in section 2.54 of the Zoning By-Law, the lands zoned “RM-XX” on Schedule “A” to this By-law legally described as Lot 42, Registered Plan 37 Parts 1 and 2 on Plan 51R-25516, municipally known as 95 and 97 Poyntz Street, the following definition of Dwelling, Apartment shall apply:

DWELLING, APARTMENT, shall mean a building consisting of five dwelling units which have independent entrances from the street level.
4. That this By-law shall come into force and take effect on the date of passing thereof, subject to the provisions of Section 34 of The Planning Act, R.S.O., 1990, as amended.

BY-LAW READ A FIRST, SECOND AND THIRD TIME THIS ____ DAY OF _____, 2021.

Mayor

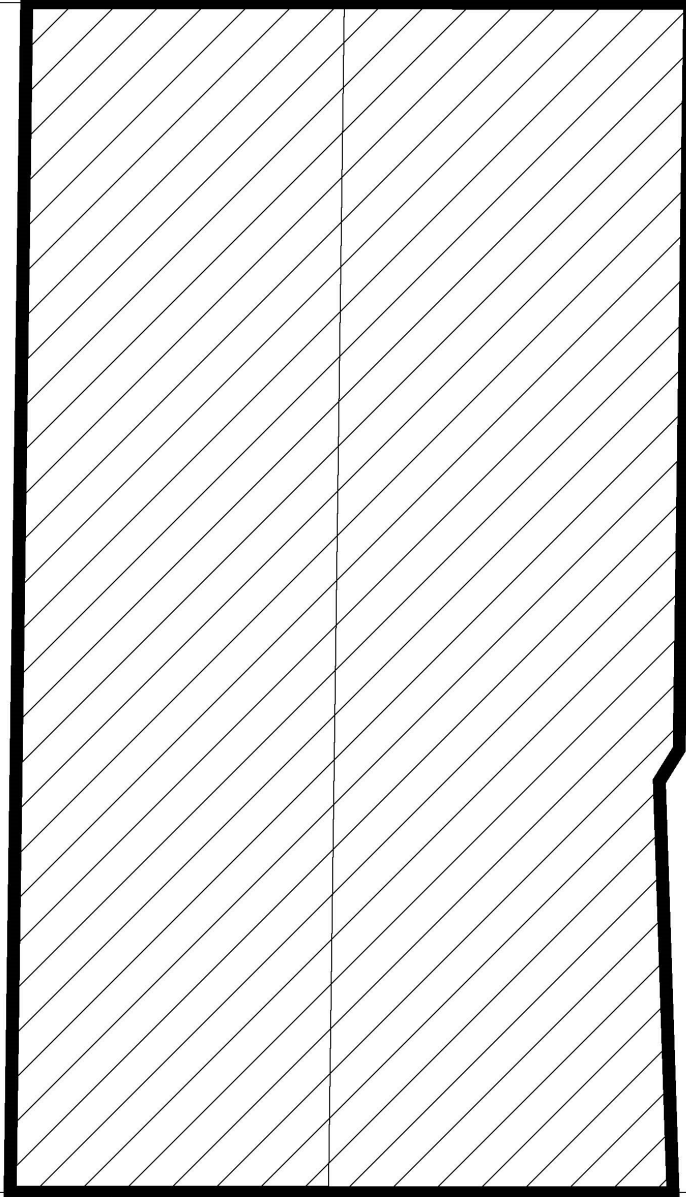
Clerk



Shanahan Road

R1S

R1S



Poyntz St.

LEGEND

 Subject Site
Area: 2,029.6m²

 Lands to be rezoned from Residential First Density Special (R1S) zone to Residential Multiple Density Exception (RM-X) Zone.

**SCHEDULE "A"
ZONING BY-LAW AMENDMENT**

PART OF LOT 42,
NORTH SIDE OF POYNTZ STREET,
PART OF POYNTZ STREET,
(CLOSED BY INST. R088089)
REGISTERED PLAN 37,
TOWN OF PENETANGUISHENE,
COUNTY OF SIMCOE



Source: City of Simcoe Comprehensive Zoning By-Law 2009-141
No lot
Information shown is approximate and subject to change.

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Date:	May 28, 2021	Drawn By:	A.S.
File:	21-1077	Checked:	J.K.