



THE CORPORATION OF THE TOWN OF PENETANGUISHENE

**NOTICE OF PUBLIC MEETING  
PROPOSED DRAFT PLAN OF SUBDIVISION AND A  
PROPOSED ZONING BY-LAW AMENDMENT  
1145 FULLER AVENUE (DAVID AND JANICE WRIGHT)**

**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 26<sup>th</sup> day of July, 2019.

**Owner:** David and Janice Wright  
**Applications No.:** PEN-SUB-2019-02 and Z.A. 3/2019  
**Location:** 1145 Fuller Avenue (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, September 11, 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 13 hectares with 570 metres of Frontage onto Fuller Avenue and 105 metres of Frontage onto Pinegrove Road. The property is currently vacant save for a detached dwelling and associated accessory buildings. The property is zoned Rural Exception Zone 9 (RU-9) and Environmental Protection Zone (EP). 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 6 Townhouse Blocks, 126 Lots for Single Detached Dwellings, a Future Residential Block, an Environmental Protection Block and a Block for a Common Element Condominium containing private roads, private parkland and open spaces, stormwater management and parking. The subdivision will have access to new private roads which will permit the development of a total of 173 units, 47 units as townhouse units and 126 units as single detached dwellings. The requested rezoning proposes four (4) new site-specific Residential Third Density Exception Zones for the Townhouse and Single Detached Dwellings, an Open Space Zone, a Commercial Neighbourhood Zone, a Residential Multiple Density Zone and refinements to the existing Environmental Protection Zone.

**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 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.

*Please see the opposite side of this Notice for more information*

For more information about his matter, including information about preserving your appeal rights, contact the Planning and Community Development Department at [abetty@penetanguishene.ca](mailto:abetty@penetanguishene.ca) or 705-543-7453 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](mailto:abetty@penetanguishene.ca)

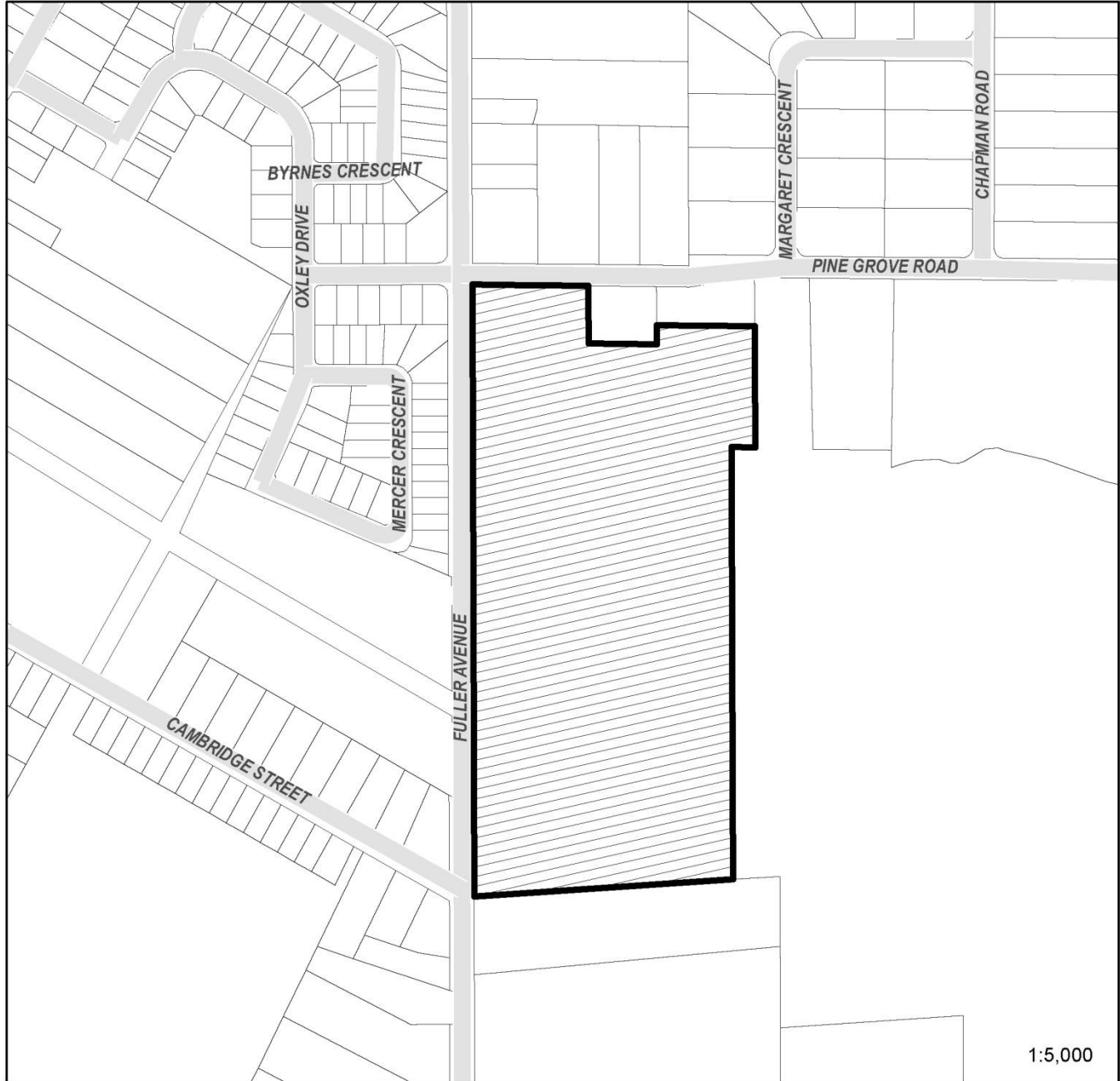
It is requested that this Notice of Public Meeting be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated at the Town of Penetanguishene this 8<sup>th</sup> day of August, 2019.

Stacey Cooper  
Clerk

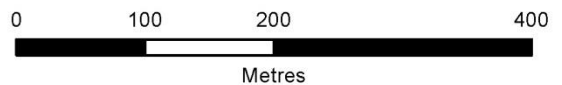


# Location Map



## Legend

 1145 Fuller Avenue



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**PROPOSED ZONING**

REQUIRED	PROPOSED	REQUIRED	PROPOSED
K2 (ROW HOUSE)	K3XX (ROW HOUSE)	K2 (SINGLE DETACHED)	PROPOSED
MIN. LOT FRONTAGE	30.0m	15.0m	22.0m
MIN. LOT AREA	250.0m <sup>2</sup>	51.0m <sup>2</sup>	92.0m <sup>2</sup>
MIN. FRONT YARD SETBACK	4.0m	4.0	4.0m
MIN. REAR YARD SETBACK	4.0m or 4.0m, other side	4.0m	4.0m
MIN. SIDE YARD SETBACK	4.0m	1.0m	1.0m
MIN. EXISTING SIDE YARD SETBACK	4.0m	4.0m	4.0m
MAX. HEIGHT	7.5m	5.0	5.0m
MAX. ACCESSORY BUILDING HEIGHT	4.0m	4.0m	4.0m
MAX. GROUND FLOOR AREA	30.0m <sup>2</sup>	74.0m <sup>2</sup>	74.0m <sup>2</sup>
MIN. GROUND FLOOR AREA	51.0m <sup>2</sup>	51.0m <sup>2</sup>	51.0m <sup>2</sup>
MIN. FRONT YARD SETBACK	4.0m	4.0m	4.0m
MIN. REAR YARD SETBACK	4.0m	4.0m	4.0m
MIN. SIDE YARD SETBACK	4.0m	4.0m	4.0m
MIN. EXISTING SIDE YARD SETBACK	4.0m	4.0m	4.0m
MIN. FRONT YARD SETBACK	4.0m	4.0m	4.0m
MIN. EXISTING FRONT YARD SETBACK	4.0m	4.0m	4.0m
MIN. SIDE YARD SETBACK	4.0m	4.0m	4.0m
MIN. EXISTING SIDE YARD SETBACK	4.0m	4.0m	4.0m
MIN. FRONT YARD SETBACK	4.0m	4.0m	4.0m
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MIN. SIDE YARD SETBACK	4.0m	4.0m	4.0m
MIN. EXISTING SIDE YARD SETBACK	4.0m	4.0m	4.0m
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MIN. EXISTING FRONT YARD SETBACK	4.0m	4.0m	4.0m
MIN. SIDE YARD SETBACK	4.0m	4.0m	4.0m
MIN. EXISTING SIDE YARD SETBACK	4.0m	4.0m	4.0m

**ST. ANDREW'S LAKE VILLAGE (173 LOTS)**  
TOWN OF PENETANGUISHENE

**SCHEDULE OF FEES**

NO.	DATE	CONSIDERATION	BY

**IPSS** INNOVATIVE PLANNING SOLUTIONS  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
100-101-2001, Box 1010, Penetanguishene, ON L9Y 4A3  
Phone: (519) 337-1000 Fax: (519) 337-1001  
www.ipss.ca

**LEGEND**

- 38 LOTS SINGLE DETACHED LOTS (60')
- 50 LOTS SINGLE DETACHED LOTS (85')
- 88 LOTS SINGLE DETACHED LOTS (80')
- 47 UNITS TOWNHOUSE UNITS (20')
- NEIGHBORHOOD COMMERCIAL
- STORMWATER MANAGEMENT
- PARKLAND/OPEN SPACE
- ENVIRONMENTAL PROTECTION

**KEY MAP** Scale 1 : 20,000

**SITE PLAN**

LOTS 218, 538, 638, & PART OF LOT 778  
SECTION 21 AND PART OF SECTION 22  
TOWN OF PENETANGUISHENE  
COUNTY OF SIMCOE

Please see the opposite side of this Notice for more information