

PASCUZZO PLANNING INC.

September 13, 2021

Town of Penetanguishene
Attn: Andrea Betty MCIP RPP
10 Robert Street West
P.O. Box 5009
Penetanguishene, ON.
L9M 2G2

RE: Community Facility
First Submission - ZBLA and Site Plan
Village at Bay Moorings - Parkbridge Lifestyle Communities Inc.
21 Hunter Road, Town of Penetanguishene, County of Simcoe

Dear Andrea:

Pascuzzo Planning Inc. was retained by Parkbridge Lifestyle Communities Inc. to submit a Zoning Bylaw Amendment application and Site Plan application for a (1) one storey, 150 square meter Community Facility at 21 Hunter Road.

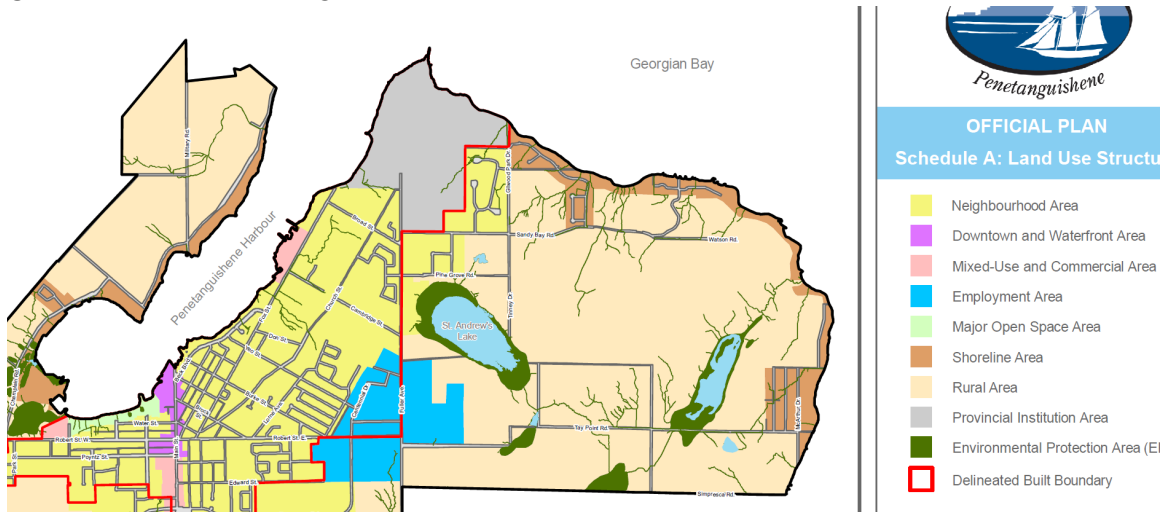
The following documents are included in the first submission:

1. (1) one cheque in the amount of \$7,000 made out to the Town of Penetanguishene for the Minor ZBLA review fee (\$1500.00), the Site Plan review fee (\$500.00) and the contingency fee (\$5000.00)
2. Zoning Bylaw Amendment application form
3. Site Plan application form
4. Authorization form
5. Site Plan prepared by MCL Architects dated September 2021
6. Floor Plans prepared MCL Architects dated September 2021
7. Design Servicing Brief prepared by WMI+Associates Ltd. dated September 2021
8. Letter of Support from Home Owners Association (Village at Bay Moorings)

Planning Review:

Town of Penetanguishene Official Plan (TPOP)

The subject lands are designated Neighbourhood Area (yellow) on Schedule A: Land Use Structure of the TPOP.

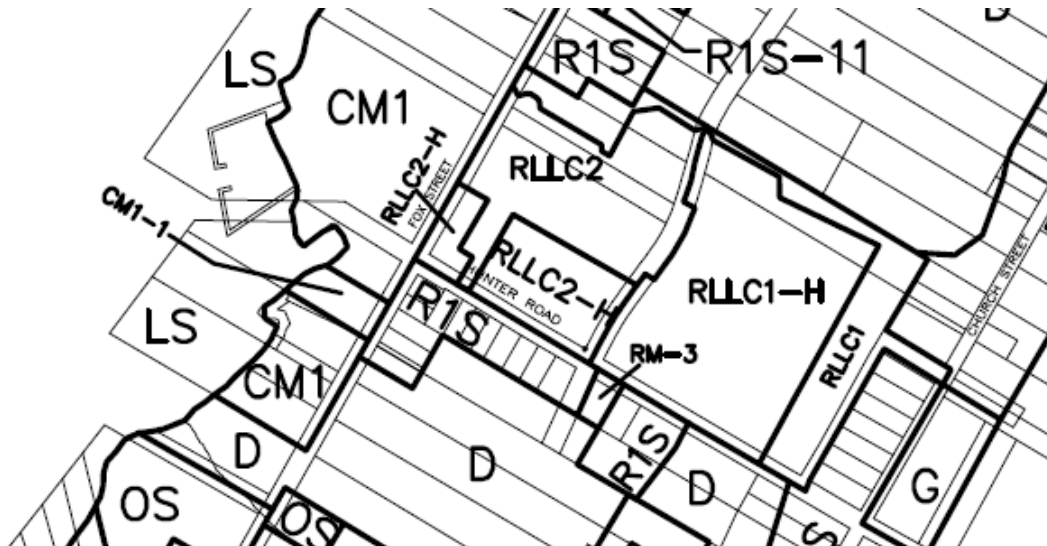


Permitted Uses in the Neighbourhood Area designation include community facility and accessory uses. See section 4.2.1 (8) and (13).

Based on the above, the proposed community facility conforms with the TPOP.

Town of Penetanguishene Zoning Bylaw (TPZBL)

The subject lands are zoned Residential Land Lease Community - Hold (RLLC1-H) on Schedule A to Bylaw No. 2000-02 as amended by bylaw 2003-14.



Permitted uses in the RLLC1-H zone include:

5.12.2.2 Permitted Uses

- 5.12.2.2.1 Land lease community homes up to a maximum of 76 row house dwelling units, with 26 row house dwelling units in Phase 1 and 50 single storey row house dwelling units in Phase 4.
- 5.12.2.2.2 A maximum of one accessory garage for each row house dwelling unit.
- 5.12.2.2.3 Such other accessory buildings/structures as provided for in Subsection 5.12.1.

A community facility is not listed as a permitted use in section 5.12.2.2, nor is it referenced in section 5.12.1. Therefore, a Zoning Bylaw Amendment is required to add a community facility as a permitted use.

Parking

The vehicle parking requirements table in section 3.25.6 indicates

Civic/Institutional* Heavy Manufacturing Yard Storage Other Uses <i>(as deemed necessary by Town Staff)</i>	To be determined via site specific parking warrant analysis <i>* Portable classrooms are exempt from parking requirements.</i>
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Section 3.25.1.1.e) of the TPZBL requires parking spaces to be a minimum of 2.75 m X 5.5 m. The site plan prepared by MCL Architects indicates 6 parking spaces along the south side of Durham Drive on existing asphalt. One of the parking spaces is proposed as a barrier free space. The community facility is proposed to have approximately 100 square meters of floor space, not including the mechanical room and washrooms. This equates to 1 parking space per 17 square meters of floor space which is well below the standard parking requirements for retail and office space in table 3.25.6. It is also worth noting that the private community facility will only be used by residents of the Village at Bay Moorings and their guests. The residents will be in walking distance of the facility and on most occasions would be attending the facility by walking. Based on the above analysis the proposed 6 spaces will provide suitable parking for the community facility.

Recommendation:

Based on the information provided within this submission package we request that the Town of Penetanguishene proceed with a review of the ZBLA and Site Plan application(s).

We trust that you will find the enclosed satisfactory, however, should you require any further information or clarification, please contact our office.

Respectfully Submitted:

PASCUZZO PLANNING INC.

Andrew Pascuzzo MCIP, RPP

PASCUZZO PLANNING INC.

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Collingwood, ON.

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