



# Zoning By-law Amendment

## PLANNING JUSTIFICATION REPORT

95 & 97 Poyntz Street, Town of Penetanguishene, County of Simcoe

IPS NO. 21-1077

July 2021



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**Mario Lampert Holding Ltd  
95 & 97 Poyntz Street**

**Part of Lot 42 North Side of Poyntz Street  
Registered Plan 37  
Town of Penetanguishene  
County of Simcoe**

APPLICATION FOR

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**ZONING BY-LAW AMENDMENT**

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PREPARED BY

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**July 2021**

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## **1.0 INTRODUCTION**

Innovative Planning Solutions has been retained by Mario Lampert Holding Ltd. to complete the following Planning Justification Report in relation to a proposed Zoning By-law Amendment (ZBA) application on lands legally described as Lot 42, Registered Plan 37, municipally known as 95 and 97 Poyntz Street in the Town of Penetanguishene. Figure 1 provides an aerial view of the subject lands and a legal survey can be found in Appendix 1.

The purpose of the proposed ZBA application is to obtain approval for the development of the lands consisting of a two (2) storey five-unit apartment. To permit the development, this application proposes to rezone the lands from the existing 'Residential First Density Special' (R1S) zone to the 'Residential Multiple Density' (RM) zone. The following report will review the applicable policies and guidelines found within the documents noted below to justify the ZBA application in accordance with good planning principles:

- Provincial Policy Statement
- Growth Plan for the Golden Greater Horseshoe
- County of Simcoe Official Plan
- Town of Penetanguishene Official Plan
- Town of Penetanguishene Zoning By-law 2000-02

## **2.0 SITE DESCRIPTION AND SURROUNDING LAND USES**

The properties possess a combined area of 2,029 square metres (0.2 ha) with a combined 33.6 metres of frontage on Poyntz Street. The site is deep, at approximately 60m, and backs onto Shanahan Road, where the site also has 33.6 metres of frontage. Topography of the lots slope down towards Shanahan Road.

The lands are currently vacant of any buildings or structures, although it is understood that a single detached dwelling was previously located on 95 Poyntz St within the last 10 years. The lands have access to full municipal water and sewer infrastructure available within the Poyntz Street right-of-way, which also features municipal storm sewers.

The lands are currently zoned 'Residential First Density Special' (R1S) per Schedule A to Zoning By-law 2000-02 (Figure 2) and designated 'Neighbourhood Area' per Schedule A of the Town's Official Plan (Figure 3). Both Poyntz Street and Shanahan Road are classified as local roads per Schedule C of the Official Plan. The lands

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are designated 'Settlements' per Schedule 5.1 of the County of Simcoe Official Plan (Figure 4) and located within the delineated built boundary. The Growth Plan identifies Penetanguishene as a Primary Settlement Area.

A variety of housing types can be found the neighbourhood including single detached, semi-detached, townhomes (along Owen Street), and a multi-unit building at 72 Shanahan Road.

The area is well-serviced by the Midland-Penetanguishene Transit service, with bus stops connecting Penetang and Midland. Nearby stops are located at Robert & Centre, Gignac & John, and Poyntz & Park. Bus stops are also located near commercial businesses along Main Street, providing a number of retail opportunities. Grocery stores, restaurants, banks, the post office, pharmacies, and the Village Square Mall can be found in this area. The Penetang Arena and Georgian Bay General Hospital are also located here. All of these destinations are within a 10-20 minute walk of the subject site.

A number of local parks can be found within the community, including Martin's Valley Park, Rotary Park, and Rotary Champlain Wendat Park among others. The community's position on the water offers numerous other recreational activities. Area schools include Le Caron Secondary School, Canadian Martyr Catholic School, James Keating Elementary School, St. Ann's Separate School and Saint-Louis Catholic Elementary School. Figure 5 identifies the above-mentioned uses in the neighbourhood.

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 Subject Lands

Figure 1.

**AERIAL VIEW OF SUBJECT LANDS**

Source: County of Simcoe Interactive Mapping  
Aerial Imagery, 2018

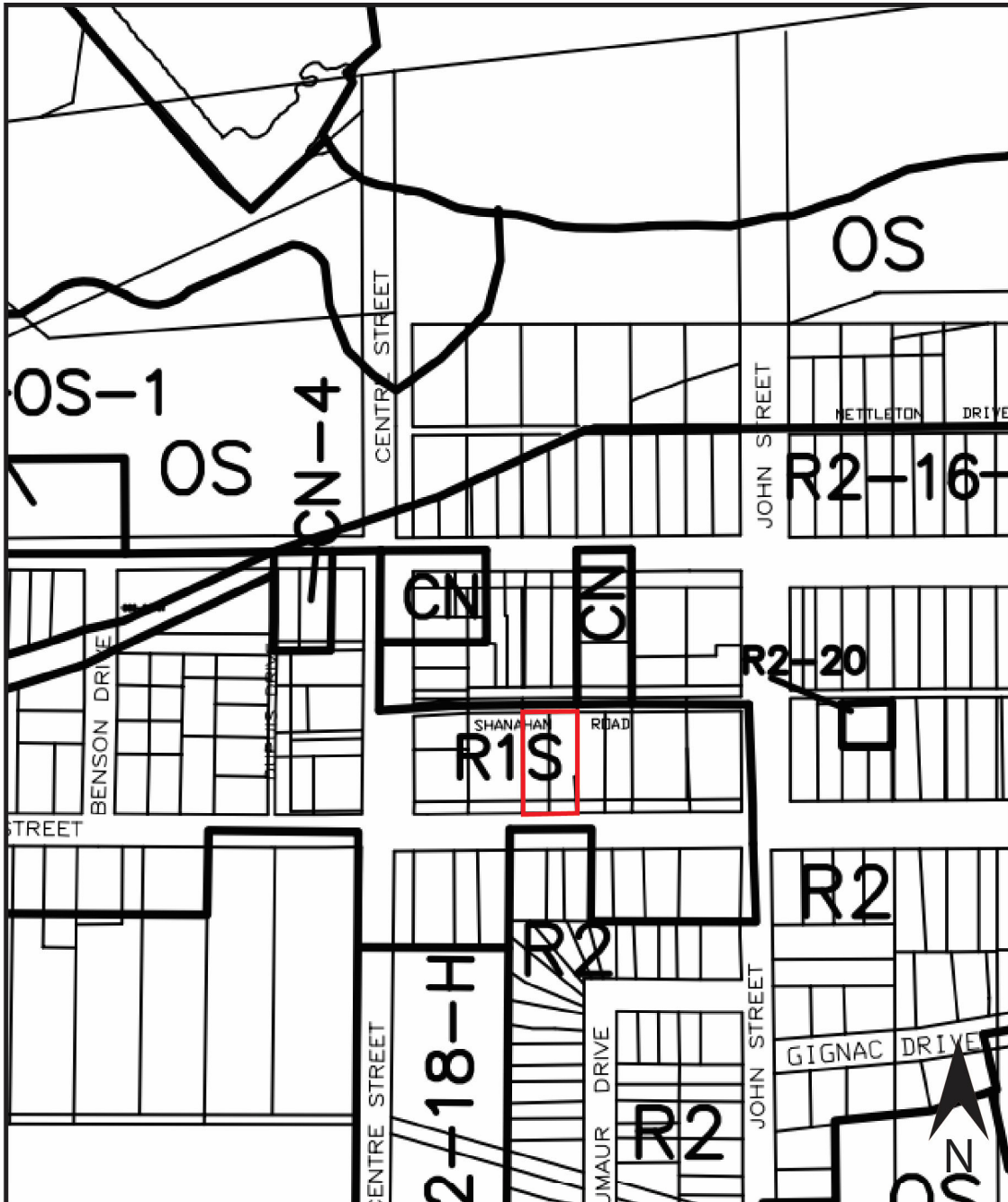
Drawn By: TK

File: 21-1077



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 Subject lands, zoned 'Residential First Density Special' (R1S)

Figure 2.

**SUBJECT SITE CURRENT ZONING**

Source: Town of Penetanguishene Zoning By-law 2000-02 - Schedule A

Drawn By: TK

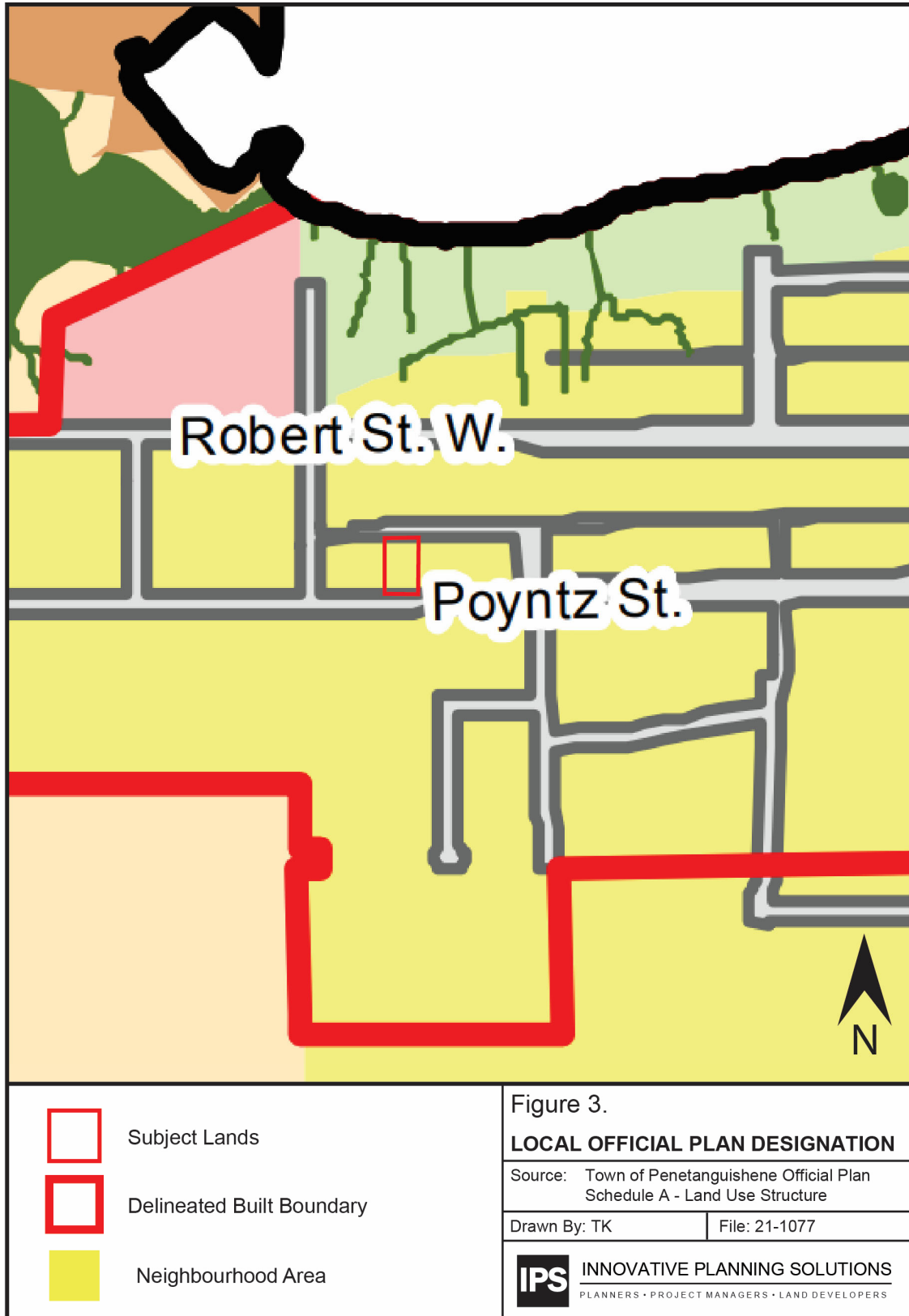
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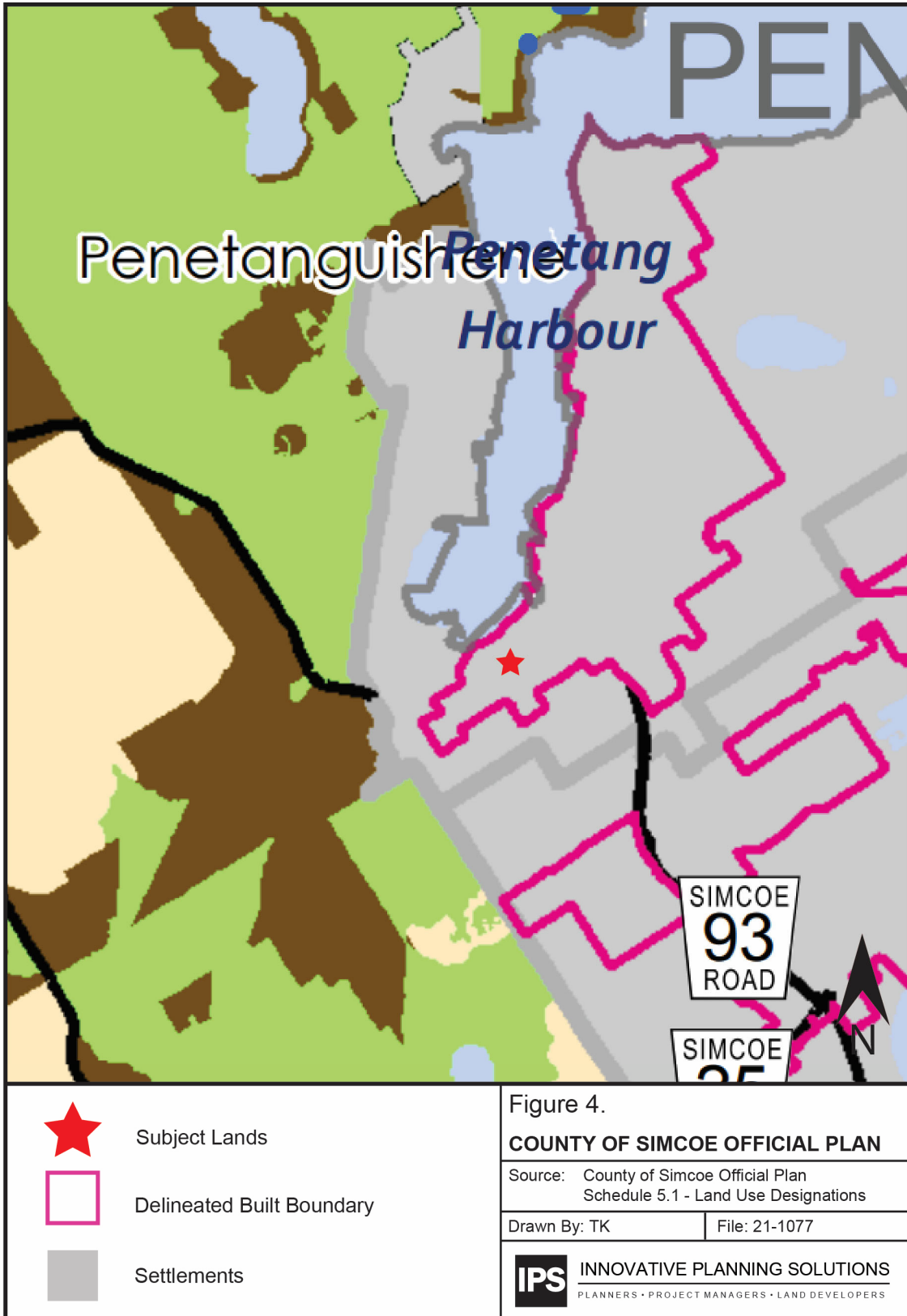


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 Subject Lands

Figure 5.

**THE NEIGHBOURHOOD**

Source: County of Simcoe Interactive Mapping  
Aerial Imagery, 2018

Drawn By: TK

File: 21-1077



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### **3.0 DESCRIPTION OF DEVELOPMENT**

#### **3.1 DEVELOPMENT CONCEPT**

The proposed development consists of five (5) apartment units in one (1) two (2) storey apartment building representing an overall density of twenty-five (25) units per hectare; a copy of the conceptual Site Plan is provided under Appendix 2.

Two units are proposed on the ground floor fronting Poyntz Street, two units are proposed on the lower level facing Shanahan Road, and the fifth is proposed on the upper floor. Each unit is provided individual entrances, with access to the two lower-level units provided at the sides of the building (towards the rear, accessed from Shanahan Rd) while the two ground floor units and upper unit have access from Poyntz St.

The two ground floor units each have a single car garage and one exterior driveway/parking space; a third driveway and exterior parking space is provided for the second storey unit. All are accessed from Poyntz Street. An additional five exterior parking spaces are provided along the Shanahan frontage, with sidewalk proposed to provide pedestrian access to and from the building. A total of 10 parking spaces are provided. Two interior spaces and eight exterior parking spaces are provided on site, at a ratio of 2.0 spaces per unit which exceeds the minimum requirements of 1.5 spaces per unit and does not include the garage space.

Each unit is proposed to be two-bedroom, one-bathroom, ranging in size from 992-1258 ft<sup>2</sup> of living space. Basement units are provided a covered patio, the ground floor units are provided a covered porch at the front and a balcony at the rear. The penthouse unit is provided with a rear balcony spanning the width of the building.

Windows are provided on all sides of the building to provide an abundance of natural light into the units and natural surveillance of the property. Despite offering five units, the building is low rise to remain compatible in scale and design with the immediate area. Conceptual floor plans and elevations have been prepared in support of this application and are provided in Appendix 3. It is anticipated that should the application be approved, the lands will be subject to site plan control to provide more detailed design elements including engineering, landscaping, architectural, lighting etc.

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**3.2 ZONING BY-LAW AMENDMENT APPLICATION**

The subject properties are currently zoned 'Residential First Density Special' (R1S). In order to accommodate the development of the site as per the conceptual site plan, a Zoning By-law Amendment application is necessary to rezone both properties to the 'Residential Multiple Density' (RM) Zone. No special provisions are proposed as the development concept conforms to the RM zoning standards, as indicated in Table 1 below.

**TABLE 1: RESIDENTIAL MULTIPLE DENSITY (RM) ZONE**

Provision	Required Residential Multiple Density (RM) Zone	Proposed Residential Multiple Density (RM) Zone
Min. Lot Frontage	30.0	33.1
Min. Lot Area of 929.0m <sup>2</sup> + 195.0m <sup>2</sup> for Each Additional Unit Above 4	1,124m <sup>2</sup>	2,029.6m <sup>2</sup>
Min. Front Yard Setback	7.5m	8.1m
Min. Side Yard Setback	6.0m	6.3m
Min. Exterior Side Yard Setback	6.0m	N.A.
Min. Rear Yard Setback	7.5m	37.7m
Min. GFA / Dwelling Unit	65.0m <sup>2</sup> (2 Bedroom)	>92.0m <sup>2</sup> (2 Bedroom)
Lot Coverage (max.)	30%	14%
Max. Height	14.0m	8.10m
Required Parking: Apartment	8 spaces (1.5 space / dwelling)	10 spaces (2.0 space / dwelling)



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A copy of the draft Zoning by-law and Schedule A draft zoning schedule can be reviewed under Appendix 4.

### **3.3 TOWN & NEIGHBOURHOOD CONSULTATION**

A pre-consultation meeting was held with Town Staff on May 11, 2021 to discuss the merits of the proposal. The conceptual site plan, building plans and survey were provided and has been updated following this meeting and confirmation of property limits.

It was also determined that should the ZBA be approved, the passing of a deeming by-law would be required to facilitate the merging of the properties. Upon successful merging of the lots, the applicant will require Site Plan Control to address a number of technical details including engineering, landscaping, traffic impact, groundwater monitoring, architectural etc.

Planning staff encouraged consultation with neighbours in advance of any formal submission. As such, IPS circulated informational flyers to all homes within 120m of the subject site (addresses provided by Town Staff) which included our contact information, encouraging feedback on the proposed concept and providing an opportunity for comments/questions in advance of the public meeting. A copy of this flyer is provided under Appendix 5. To date we have received feedback from a group of residents with the following collective feedback:

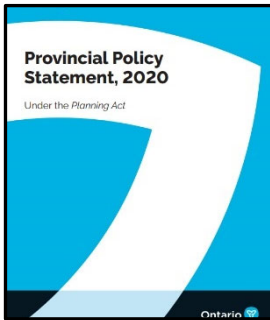
- There was an expectation one house on each of the two properties
- There is a concern that the rental units will significantly change the character of the single-family owner-based community
- They don't believe the plan will fit with the neighbourhood, as it is single-family and owner-based

There was an acknowledgement from the community group that at the time of their writing they had an incomplete and insufficient understanding of the project. They would like to see more information to fully assess their position. They looked forward to receiving more details and plans.

This Planning Justification Report is intended to address these preliminary concerns either directly or indirectly. It is also noted that the public will have further opportunity to review this formal submission, including detailed Planning Justification Report, and provide comment at a future public meeting. We look forward to future correspondence and discussions with the public on this project.

## 4.0 PLANNING POLICY AND ANALYSIS

Section 4.0 will outline the planning and development policy documents which guides the proposed application. Each subsection will outline the applicable policies and contain planning rationale on conformity and development principles.



### 4.1 PROVINCIAL POLICY STATEMENT (PPS)

The PPS has been reviewed relative to this application with emphasis placed on the following sections:

- 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns;
- 1.2 Coordination Land Use Compatibility;

1.4 Housing;

1.6 Infrastructure and Public Service Facilities.

Section 1.1 focuses on Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns. This section provides policies to sustain healthy, liveable and safe communities, through efficient development which sustain the Province and municipalities over the long term, accommodate an appropriate range and mix of housing types, avoid development which may cause environmental or public health and safety concerns, promoting transit supportive development, intensification, and optimization of transit investments and standards to minimize land consumption and servicing costs. The PPS also aims to improve accessibility constraints.

- This proposal seeks to direct residential intensification to lands designated for residential use, within the Town's Delineated Built Boundary where the development is encouraged in an efficient, logical, and appropriate manner, making use of available infrastructure. The development will contribute to the overall housing stock and specifically to the range and mix of housing options available in the area. The development as proposed represents a cost-effective development pattern which minimizes land consumption and servicing costs. The proposed development is also an intensification which is transit-supportive therefore optimizing transit investments while providing housing options that are considered accessible.

Section 1.1.3 states that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. It is in the interest of all

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communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

Settlement areas shall be the focus of growth and development; land use patterns shall be based on densities and a mix of uses which efficiently use land and resources, are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, promote energy efficiency, prepare for the impacts of a changing climate, support active transportation and are transit supportive.

- The proposed development contributes to the range of densities in the area, provides additional housing stock by making efficient use of the land and infrastructure, including public services facilities, promotes energy efficiency and prepares for the impact of a changing climate over the current development rights which would only permit 2 dwelling units where 5 are proposed in a manner that is compatible with the neighbourhood and adjacent uses. The concept plan supports active transportation and is transit supportive as public transit can be accessed adjacent to the property.

Section 1.4 deals with Housing policies, generally outlined below.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and



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f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

- The proposed development concept is consistent with this section as it aims to provide new residential units which contribute to the range and mix of housing types and directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are available. It will also contribute to the market based rental needs of the Town for current and future residents. The development is also transit-supportive and represents a form of light intensification, at an appropriate density given the existing infrastructure, character and built form of the area while at the same time minimizing housing costs by facilitating a compact form within the Town.

Section 1.6 speaks to Infrastructure and Public Service Facilities

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

- The subject property can be effectively serviced with connections to existing municipal water and wastewater infrastructure in a cost-effective manner and without any additional expense to the municipality. The development will also increase the tax base of the Township to pay for infrastructure and/or public service facilities.

Section 1.6.6 focuses on Sewage, Water and Stormwater

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

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- The subject site recognizes the preference of municipal sewage services and municipal water services as the preferred form of servicing. The multi-unit dwelling is a form of intensification and redevelopment that should be promoted as it is both feasible and optimizes the use of the services. Further details relating to the proposed servicing schematic will be address through Site Plan Control.

Section 1.6.7 pertains to Transportation Systems.

1.6.7.2 Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

- The subject application aims to make efficient use of existing infrastructure and should be promoted as a type of intensification that supports current and future use of transit and active transportation.

Based on the above and through review of the Provincial Policy Statement, it is determined that the proposed application and associated development is consistent with the PPS.



### **4.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (GGH)**

The GGH has been approved under the Places to Grow Act and builds on the PPS together with other Provincial Plans to inform decision-making regarding growth management. The Town of Penetanguishene is within the County of Simcoe and the subject site resides both within a Primary Settlement Area and a Delineated Built Boundary.

The Growth Plan has been reviewed relative to this application with emphasis placed on the following sections:

- 2.2.1 Managing Growth;
- 2.2.2 Delineated Built-up Areas;

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- 2.2.6 Housing;
- 3.2.6 Water and Wastewater Systems and
- 3.2.7 Stormwater Management

Section 2.2 provides us with Policies for Where and How to Grow and directs the vast majority of growth will be directed to settlement areas that:

- i. have a delineated built boundary;
- ii. have existing or planned municipal water and wastewater systems; and
- iii. can support the achievement of complete communities;

Further, within settlement areas, growth will be focused in:

- i. delineated built-up areas;

The Plan also supports the achievement of complete communities that provide convenient access to local stores, services and public service facilities, improves social equity and overall quality of life for people of all ages, abilities and incomes, and provides a diverse range and mix of housing options to accommodate people at all stages of life and to accommodate the needs of all household sizes and incomes.

- As per the policies under Section 2.2.1, the development is being directed to a Primary Settlement area and within the delineated built boundary where water and sewage allocation is available, and which contributes to complete community. Furthermore the application diversifies the residential housing options, in the area which can improve social equity to accommodate people at all stages of life, including household size and incomes. The property is also a compact built form which has access to transit, public service facilities and parks.

Section 2.2.2 focuses on Delineated Built-up Areas which effectively establishes a minimum intensification target of 40% of all new residential development occurring annually to be within the built up area.

- The proposal will contribute to this minimum target by directing development to the Built up Area of a Primary Settlement Area. The zoning amendment seeks to zone these lands in a manner that supports the achievement of this intensification target and the achievement of a complete community.

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Section 2.2.6 relates to Housing policies.

2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;
- b) planning to achieve the minimum intensification and density targets in this Plan;
- c) considering the range and mix of housing options and densities of the existing housing stock; and
- d) planning to diversify their overall housing stock across the municipality.

- The proposed development will assist the town in accommodating their forecasted growth through intensification, which also contributes to the achievement of the minimum intensification target. . Furthermore this application provides an opportunity for the Town to provide a mix of housing options both in size and tenure to the area. This application therefore represents a diversification of the overall housing stock of the municipality.

Section 3.2.6 provides policy for Water and Wastewater Systems. Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater systems.

- The proposed development is well sited to take advantage of existing water and wastewater infrastructure and will contribute additional tax base for the Township to recover associated costs with providing and maintaining this infrastructure.

Section 3.2.7 also speaks to stormwater management plans in settlement areas for the protection of a community's water quantity and quality. This development will be subject to Site Plan Control to address details relating to Stormwater Management in accordance with the Growth Plan and Town standards prior to construction occurring. No concerns are anticipated given the scale of the development proposed, including lot coverage being proposed.

The development will make efficient use of existing municipal infrastructure and roadways where public transit and access to daily amenities is available. The proposed compact built form will contribute to the mix of housing types in the area, providing housing for a wider range of household sizes and incomes, and assist the Town in achieving its intensification targets.

Based on a review of the Growth Plan, it has been determined that the proposed application conforms to the policies contained within.



### 4.3 COUNTY OF SIMCOE OFFICIAL PLAN

The County of Simcoe Official Plan is designed to assist in growth management in the County which is expected to experience strong growth in population and urban development over the next twenty years in accordance with the Growth Plan (2006) as amended. The Plan applies to the sixteen Towns and Townships which constitute the County of Simcoe. The subject lands are considered a Primary Settlement Area in the context of the Official Plan, and a County of Simcoe Official Plan Amendment is not required to permit the proposed development.

Part 3 of the County Official Plan deals with Growth Management Strategy. It is noted the Town of Penetanguishene is considered a Primary Settlement Area in the context of the County Official Plan. One of the strategies of the Plan includes the direction of a significant portion of growth and development to settlements where it can be effectively serviced, with a particular emphasis on primary settlement areas.

Section 3.2 focuses on population and employment projections/allocations. The County of Simcoe is expecting continued strong population growth under the current planning horizon and is expected to grow from the 2006 population of 272,200 to 416,000 in 2031.

- As per Schedule 5.1 Land Use Designations of the County Official Plan, Penetanguishene is identified as a Settlement area and the subject lands are within the Town's built boundary. Table 5.1 identifies Penetanguishene as a Primary Settlement Area which supports higher densities and places where communities are to be developed as compact and complete communities that are transit supportive. The subject application addresses these targets as well as the population growth target established for Penetanguishene.

Policy 3.2.3 and 3.2.4 set out the Growth Management Framework for the County which emphasise the population growth of primary settlement areas. Primary Settlement Areas are generally areas where full municipal servicing is available to service development.

- Penetanguishene is identified as a primary settlement area by the County Official Plan. A portion of the Town's growth is to be accommodated through minimum intensification targets as proposed and, in an effort, to contribute to a complete community. The subject site also has full municipal water and

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sewage services. The subject lands represent an ideal location to direct this small scale intensification development.

- Section 3.5 deals with settlements with the objects revolving around focussing population to settlements, particularly primary settlement areas, development of a compact urban form that promotes efficient use of land and water, sewer, transportation and other services, creation of healthy, sustainable communities and minimizes land consumption and servicing costs. The subject application focuses growth in an appropriate primary settlement area with a compact urban form which promotes the efficient use of land and provision of water, sewer, transportation, and other services. This is a development form which minimizes land consumption and servicing costs by developing 5 units on lands which are permitted 2, making efficient use of existing services in a manner that is compatible with the area.

Per section 3.5.6, Primary settlement areas are larger settlements suitable for high intensification targets, public transit services, and high density targets for designated Greenfield areas and have full municipal water services and municipal sewage services.

Section 3.5.7 continues to provide that Settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted.

Section 3.5.9 provides that development may be approved in settlement areas in excess of what is needed to accommodate the forecasts in Table 1, provided the development:

- a) Contributes to the achievement of the density targets or intensification targets as applicable, in accordance with sections 3.5.23 and 3.5.24 of this Plan;
- b) Is on lands for urban uses as of January 19, 2012;
- c) Can be serviced in accordance with applicable provincial plans, provincial policies and section 4.7 of this Plan; and
- d) Is in accordance with the requirements of the Lake Simcoe Protection Plan, 2009, if applicable.

Section 3.5.24 provides the minimum intensification target for the Town of Penetanguishene at 40% of all new residential units occurring annually to be developed within the built boundaries.

The subject site is within a Primary Settlement Area. Primary Settlement Areas are larger settlements suitable for high intensification targets, public transit services, and high density targets, and have full municipal water services and municipal

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sewage services. It is the intent of primary settlement areas to develop as complete communities. This application assists the municipality in achieving its minimum intensification targets and aims to be a high quality urban form that blends well with its built form context. It is also the intent of settlement areas to be the focus of population and employment growth and their vitality and regeneration are to be promoted. The property is on lands for urban uses and can be serviced in accordance with applicable plans and policies; the LSPP does not apply to the subject lands.

Part 4 of the County Official Plan deals with policy statements.

Section 4.1 focuses on healthy communities and housing development. The development of complete and healthy communities is a priority of this Plan, to be achieved by the following policies:

4.1.2 Accessibility of education, health, human services, culture, and recreation facilities by walking, cycling, or transit is encouraged.

4.1.4 Development form shall facilitate accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society. An annual Accessibility Plan may be prepared by the County.

4.1.5 The design of streetscapes, building orientation, and traffic flow should be planned to provide safe pedestrian and cycling access and movement in downtowns, main streets, and other activity areas.

4.1.6 Local municipalities will provide for an appropriate range of housing types and densities required to meet projected needs of current and future residents.

4.1.7 Local municipalities shall make available: sufficient quantity of housing, taking into account demand to improve choice; and housing development in suitable locations, which offers a good range of public service facilities and proximity to jobs, key services, and infrastructure.

- The subject property is within walking and cycling distance of education, health, human services, culture, and recreation facilities. It is also a development that will be of interest to older persons as a rental product. The building is also oriented toward Poyntz Street, will provide streetscaping and contain sufficient on-site parking spaces. It is also a housing type and density



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that will help the township to meet its projected needs and provides for increased housing choice in a suitable location.

Section 4.7 pertains to Infrastructure: Sewage and Water Services.

- The subject site has full municipal sewage and water services. As such, and being within a delineated built boundary, the subject site is an ideal location to promote intensification and redevelopment. The development will also contribute to the efficient use and optimization of these existing services, and thus is a more financially viable area for development within the township. It represents an appropriate integration of servicing and land use.

Based on the above review, it is our opinion the proposed application conforms to the County of Simcoe Official Plan.



**4.4 TOWN OF PENETANGUISHENE OFFICIAL PLAN**

The Town of Penetanguishene is a lower-tier municipality within the County of Simcoe. The Town's Official Plan is intended to provide a clear and concise policy framework to help guide growth to 2031 while aiming to create a sustainable community, that provides for a range of housing types, mix of jobs and employment opportunities, and community and recreational services that will service current and future residents. This Plan projects a long-term vision for the physical development of the Town. Its policies provide the direction for managing long term development to achieve social, economic and environmental objectives of the Town's vision.

The Town's vision was created through extensive consultation with stakeholders, councillors, business owners, and the community. The goals and objectives of the Official Plan are to conserve the natural environment; encourage balanced and diversified growth; protection and enhancement of character; protection and enhancement of arts, culture and heritage resources; the encouragement of a sustainable and balanced economy; and access to community facilities.

Part 2 of the official plan deals with the management of growth. The Town is identified as a Primary Settlement Area by the County of Simcoe which is intended to accommodate significant growth to 2031. As a Primary Settlement Area, the

**ZONING BY-LAW AMENDMENT APPLICATION**  
**95 & 97 POYNTZ STREET**

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opportunity exists to enhance the Town as a destination, while encouraging the development of a complete, mixed use community. Growth in the Town will be managed by focusing and promoting growth within the Delineated Built Boundary which includes the subject lands. The Town will focus growth to accommodate a wide range of land uses and opportunities for intensification, infill and redevelopment. This will ensure the optimization of existing infrastructure, and help to protect the Town's natural heritage, and promote a compact and complete community. The Town has planned for a population of approximately 11,000 residents, with approximately 6,000 jobs in 2031.

Section 2.2 of the Official Plan focuses on strategic growth areas. The County of Simcoe identifies an intensification target for the Town of Penetanguishene of 40% of all new residential development occurring annually within the Town's Delineated Built Boundary.

It is a policy of the Town that:

1. The Town shall monitor the level of residential development within the Delineated Built Boundary, and the number of new units created that represent residential intensification. The Town shall target that 40 percent of all new residential units created annually shall be through intensification.

2. Residential intensification within the Delineated Built Boundary will be accommodated while minimizing negative impacts on established Neighbourhood Areas.

6. Small-scale residential infill development, which is compatible with adjacent uses, will be directed within Neighbourhood Areas, in accordance with Section 3.1.

10. Residential intensification may include any of the following:

b. infill development and residential development of vacant land or underutilized land in the Delineated Built Boundary; and/or

12. The Town shall consider applications for infill development, intensification and redevelopment of sites and buildings based on the following criteria:

a. the proposed development lands are appropriately suited for intensification based on the determination that the type and scale of development is appropriate, and the effects of intensification have been mitigated including, but not limited to, consideration of transitional densities, built form, and land uses;

b. the existing water, sanitary sewer services, and stormwater management facilities can accommodate the additional development;

**ZONING BY-LAW AMENDMENT APPLICATION  
95 & 97 POYNTZ STREET**

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- c. the road network can accommodate the traffic generated;
- d. the proposed development is consistent with the policies of the appropriate land use designation associated with the land;
- e. the proposal respects and reinforces the existing physical character of the buildings, streetscapes and open space areas;
- f. the proposal is compatible with the surrounding development;
- g. the proposal provides heights, massing and scale appropriate to the site and compatible with adjacent lands;
- h. the proposal provides adequate privacy, sunlight and sky views for existing and new residents;
- i. the proposal screens loading and service areas; and
- j. the proposal complies to the appropriate urban design and built form policies of this Plan.

- This application represents small scale infill development on vacant land and intensification appropriate within a Delineated Built Boundary and on lands designated Neighbourhood Area. The development minimizes negative impacts on established Neighbourhood Areas, by abiding by all zoning criteria of the 'Residential Multiple Density' (RM) zone and proposes a height which is compatible/similar to what is permitted on adjacent lands. The conceptual design is intended to complement the character of the area and provide the appearance of a semi detached dwelling, including locating the majority of parking off Shanahan Road. These lands are appropriately suited for intensification, have access to existing service infrastructure including road network, is consistent with the neighbourhood area policies while respecting and reinforcing the existing physical character of the area, provides heights, massing and scale appropriate to the site and compatible with adjacent lands, provides adequate privacy, sunlight and sky views for existing and new residents, and complies to the appropriate urban design and built form policies of this Plan. Lastly, the residential intensification can be satisfactorily integrated with the physical characteristics of the residential area and proper health and safety standards will be maintained.

Part 3 of the Official Plan introduces general policies, with section 3.1 providing policies related to community design and built form. Community Design and Built Form are critical to ensuring safe and attractive neighbourhoods that contribute to the overall health of the Town. Creating a well-designed community includes shaping the appearance, function and relationship of buildings to the street and surroundings. The policies of this section relate to the built form and physical design of communities.

**ZONING BY-LAW AMENDMENT APPLICATION**  
**95 & 97 POYNTZ STREET**

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It is anticipated that should this application be approved, the site will be subject to Site Plan control including the applicable Urban Design Guidelines to further ensure consistency with these general policies.

Section 3 continues to provide general development criteria, including promotion of efficient and cost effective development that minimizes land consumption, ensure that new development is designed in keeping with the character of the Town preserves the traditional community image and enhances the sense of place within the Town, promotes the improvement of the physical character, appearance and safety of the Town in neighbourhoods, encourages design that considers existing and traditional street patterns and neighbourhood structure, and ensures that new development incorporates Low Impact Design (LID). Infill developments shall be compatibly scaled and designed to enhance the character of the area. The Town shall encourage development design that considers the principles of Crime Prevention Through Environmental Design (CPTED).

- This application will be subject to a future Site Plan process to implement many of the above noted design elements. The applicant has developed a design that is compatibly scaled to enhance the character of the area and is in keeping with the traditional character of the Town and is in a manner that both preserves the traditional community image and enhances the sense of place within the Town. The design also continues the existing traditional street pattern and neighbourhood structure, and through site plan will incorporate LID where able. The use (residential) remains compatible with existing adjacent land uses, provides adequate separation, is well oriented towards the street and landscaping will also be provided at the Site Plan stage. The Site Plan process can also further address Crime Prevention through Environmental Design (CPTED).

Section 3.8 pertain to Housing policies of the Official Plan. Housing is an important building block of a healthy, inclusive, and complete community. Section 3.8.1 provides policies specific to the supply of housing.

The Town has the lands available to accommodate residential growth for a minimum of 10 years through intensification and infill development, and on lands which are designated and available for residential development. The Town will work with proponents to ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The Plan encourages the development of a full range of unit types and sizes to respond to

**ZONING BY-LAW AMENDMENT APPLICATION**  
**95 & 97 POYNTZ STREET**

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changes in household composition over time. The Plan specifically supports the diversification of the housing stock by encouraging:

b. A mix of unit sizes to accommodate both family households and an increasing number of non-family and seasonal dwelling units;

- The subject application is a form of residential intensification and infill development sought by the Town's policies. It also contributes to the range of housing types than the predominant local housing form, to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents are to be encouraged. The application diversifies the range of housing in Penetanguishene to respond to changes in household composition.

Section 3.8.2 speaks to Attainable and Affordable Housing. The provision of housing that is attainable and affordable to low and moderate income households will be a priority. Increasing opportunities for affordable and attainable housing will improve market accessibility for current and future residents of the Town. The Plan encourages the provision of affordable and attainable housing through increased residential densities in appropriate locations and a full range of housing types and residential intensification, streamlining the development approvals process.

- Although this application does not propose affordable housing, it provides for more attainable housing on the subject lands than what is currently permitted in a manner that is compatible with the surrounding area. Rental apartment units/housing is generally more attainable than single family and or semi-detached housing and ownership tenure. Therefore, as a form of redevelopment and residential intensification in an appropriate location, this housing product of a higher density than a detached dwelling should be promoted.

Section 3.9.2 focuses on green site design and building standards. It looks at how improved energy efficiency, water efficiency, and air quality can also be achieved by the development of buildings that are designed based on environmental practices, standards, and technologies.

- The development is situated within walking distance to public transportation. The building footprint is also compact and provides for adequate open space. Furthermore, within the Site Plan process, elements such as water-efficient

**ZONING BY-LAW AMENDMENT APPLICATION**  
**95 & 97 POYNTZ STREET**

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landscaping, light emissions, and high efficiency appliances and fixtures can be implemented in accordance with the Official Plan.

Part 4 of the Official Plan pertains to the land use framework. The land use designations and structure provide a principal means of implementing the Plan's goals and objectives, as well as creating a complete and vibrant community. Section 4.2 focuses on Neighbourhood policies which apply to the subject lands. The Town's Neighbourhood Areas are generally characterized by low density residential uses as well as some medium-density residential and a range of service uses and facilities. Access to local convenience retail, community facility uses, and open spaces provide an important characteristic of these areas.

New development will be accommodated through infilling on existing lots of record and the rounding-out of existing development patterns in the Delineated Built Boundary. Should opportunities for intensification occur in the Neighbourhood Areas in accordance with Section 2.2, the policies of this Plan will ensure that the character of these neighbourhoods is preserved. The relevant policies of the Neighbourhood Area aim to ensure the character and identity of existing residential neighbourhoods is sustained and the housing stock is enhanced and supplemented by various forms of residential intensification such as infilling and provides a range of options including type, tenure and size.

The Plan requires that new residential development occur adjacent to the existing development and in a compact form, characterized by a mix of densities that allow for the efficient use of land, infrastructure, and public service facilities, and that new development adopt a high quality design that is reflective of the character of the Town of Penetanguishene and supportive of the existing area.

- The proposed development provides appropriate setbacks from adjacent lands and buildings, is two storeys in height and provides a pitched roof in an effort to respect the character and identity of existing residential neighbourhoods and achieve compatibility. The existing housing stock is being supplemented by this form of residential intensification which offers variety to the existing housing stock by introducing rental apartment units of varying size to help satisfy the Town's housing needs in a proposed zone which fits well into its context. It also addresses the need for new residential development to occur adjacent to the existing development in a compact form and represents a density which allows for the efficient use of land, infrastructure, and public service facilities.

**ZONING BY-LAW AMENDMENT APPLICATION**  
**95 & 97 POYNTZ STREET**

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Section 4.2.1 identifies permitted uses in Neighbourhood areas which includes small scale apartments as proposed. Subject to the Land Use and Built Form policies of Section 4.2.2, the following uses shall assist in guiding development permitted within Neighbourhood Areas, recognizing that a more definitive list shall be provided in the Zoning By-law.

Section 4.2.2 outlines land use and built form policies for residential uses, including specifically medium density uses which are subject to the following criteria:

- a. the density, height and character of the development shall be compatible with adjacent uses but shall not exceed three storeys;
- b. the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low/medium density residential area and may be subject to additional setbacks, height restrictions, or landscaping to provide an appropriate transition;
- c. the development shall have direct access to a road maintained year-round by the Town;
- d. the watermains, sanitary sewers, and stormwater management facilities shall be capable of accommodating the development, or the proponent shall commit to upgrading services at no cost to the Town;
- e. the development is adequately serviced by parks and school facilities;
- f. the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is integrated;
- g. all required parking shall be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 5.2.8 of this Plan, shall not be accepted by the Town;
- h. in developments incorporating small-scale apartments, block townhouse dwellings and similar medium profile residential buildings, on-site recreational facilities or amenities such as private open space or playground equipment may be required;
- i. except for a triplex dwelling, fourplex dwelling or other similar medium density developments, a report on the adequacy of the road network to accommodate



**ZONING BY-LAW AMENDMENT APPLICATION  
95 & 97 POYNTZ STREET**

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the expected traffic flows, and the adequacy of water and sewer services may be required to be prepared by the proponent and approved by the Town; and

j. medium density residential uses may be subject to Site Plan Control, in accordance with the policies of Section 4.2.2.1 of this Plan.

- It is our opinion that the proposal satisfies the criteria listed above. The density, height and character of the development is compatible with adjacent uses and at two storeys does not exceed three storeys. In this way it has regard to the height and massing of the buildings in the adjacent low density residential area. It also has direct access to year-round maintained road and the Town's infrastructure is capable of accommodating it. The site is also adequately serviced by parks and school facilities, and capable of accommodating all the required parking on site. The site also provides on-site amenities such as private open space. It is also subject to Site Plan Control in which additional design elements will be addressed and implemented.

Part five of the Town's Official Plan deals with infrastructure. Section 5.2 deals specifically with the road network and 5.2.3 with Local Roads. It is a policy of the Town that:

1. Direct access to Local Roads from abutting properties is permitted provided the access point is in a location where there are adequate sight lines considering the topography and the geometric design of the road.

- The subject property proposes direct access onto Poyntz Street and Shanahan Road, while maintaining adequate site lines.

Section 5.3 deals with water, wastewater and stormwater services. Water and wastewater servicing supports the day-to-day needs of a community. This includes providing clean water for drinking, proper sewage treatment, stormwater management, and utilities for energy and telecommunication. The policies under 5.3.1 are directed to municipal water and sewage services. It is the policy of the Town that:

1. Priority will be given to the development of land that is presently serviced by municipal piped water and sewage systems, or those areas that can most easily be serviced, at minimal expense.

**ZONING BY-LAW AMENDMENT APPLICATION  
95 & 97 POYNTZ STREET**

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4. Infilling of vacant areas which are already provided with full water and sewage services is encouraged, and will be a criterion when evaluating proposed plans of subdivision and consents, with respect to the extension of services, utilities or the associated construction

- The subject site should be given priority as it represents an infilling of land presently serviced by municipal piped water and sewage systems.

Section 5.3.4 speaks to stormwater management. It is a policy of the Town that:

4. No new development, or work on existing lands, shall have a negative effect on the drainage characteristics of adjacent land.

13. The Town shall incorporate stormwater management requirements as a component of the development approvals process.

- Should the proposed applications be approved, detailed engineering, including stormwater management will be addressed to the satisfaction of the Town prior to development occurring on site.

Based on the above noted review, it is our opinion that the proposed zoning bylaw amendment application is supported by and conforms to the policies of the Official Plan.

## **5.0 CONCLUSION**

The applicant proposes the development of a five-unit low-rise apartment building on what are currently underutilized vacant urban lands. A variety of every day commercial amenities, schools and parks are nearby, a short drive away but also easily accessible on foot or by way of public transit.

Growth is provincially mandated to occur in existing built-up areas where the services and amenities can support it. The proposal directs new residential units within the delineated built boundary of the Penetanguishene primary settlement area, assisting the Town and County in meeting their intensification requirements. Each unit offers two bedrooms and generous living space for a variety of incomes, ages and lifestyles and providing much needed “missing middle” housing stock, providing an attractive alternative to the detached dwelling. The building has

**ZONING BY-LAW AMENDMENT APPLICATION  
95 & 97 POYNTZ STREET**

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been designed to complement the character of the neighbourhood to remain compatible.

Full municipal water, sanitary and storm sewer servicing is available to serve the development. The proposal provided compact housing types which will efficiently use existing urban land and servicing infrastructure, directing residential units to where they are most appropriate and away from natural and agricultural areas.

The justification for the approval of this Zoning By-law Amendment application is based on conformity with the goals and objectives of the Provincial Growth Plan, Provincial Policy Statement, the County of Simcoe Official Plan and the Town of Penetanguishene Official Plan. It is our professional opinion that, for the reasons outlined in this report, the following Zoning By-Law Amendment application represents good planning.

Respectfully submitted,

**Innovative Planning Solutions**



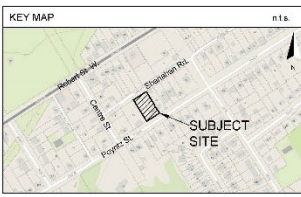
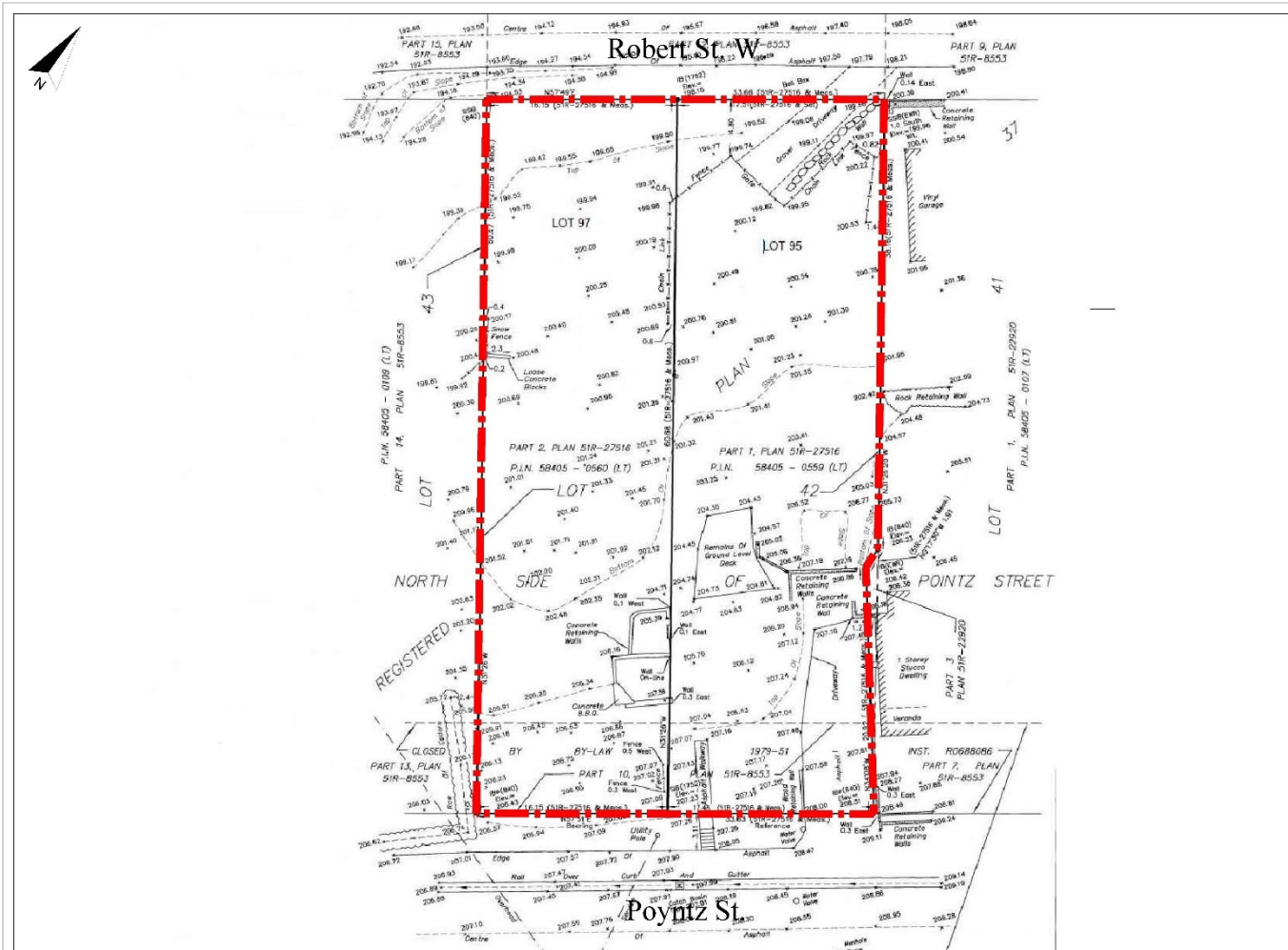
Greg Barker, B.A.A.  
*Partner*



Jack Krubnik, MLA, MCIP, RPP  
*Senior Project Manager*

**APPENDIX 1**

**LEGAL SURVEY**



### SURVEY

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

Scale 1:5,000

**LEGEND**

Subject Site  
 • Area: 2,029.8m<sup>2</sup>

### SURVEY

### 95 & 97 POYNTZ STREET, PENETANGUISHENE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

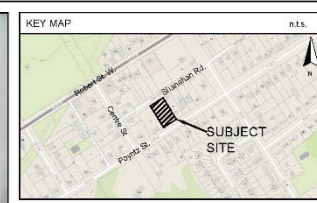
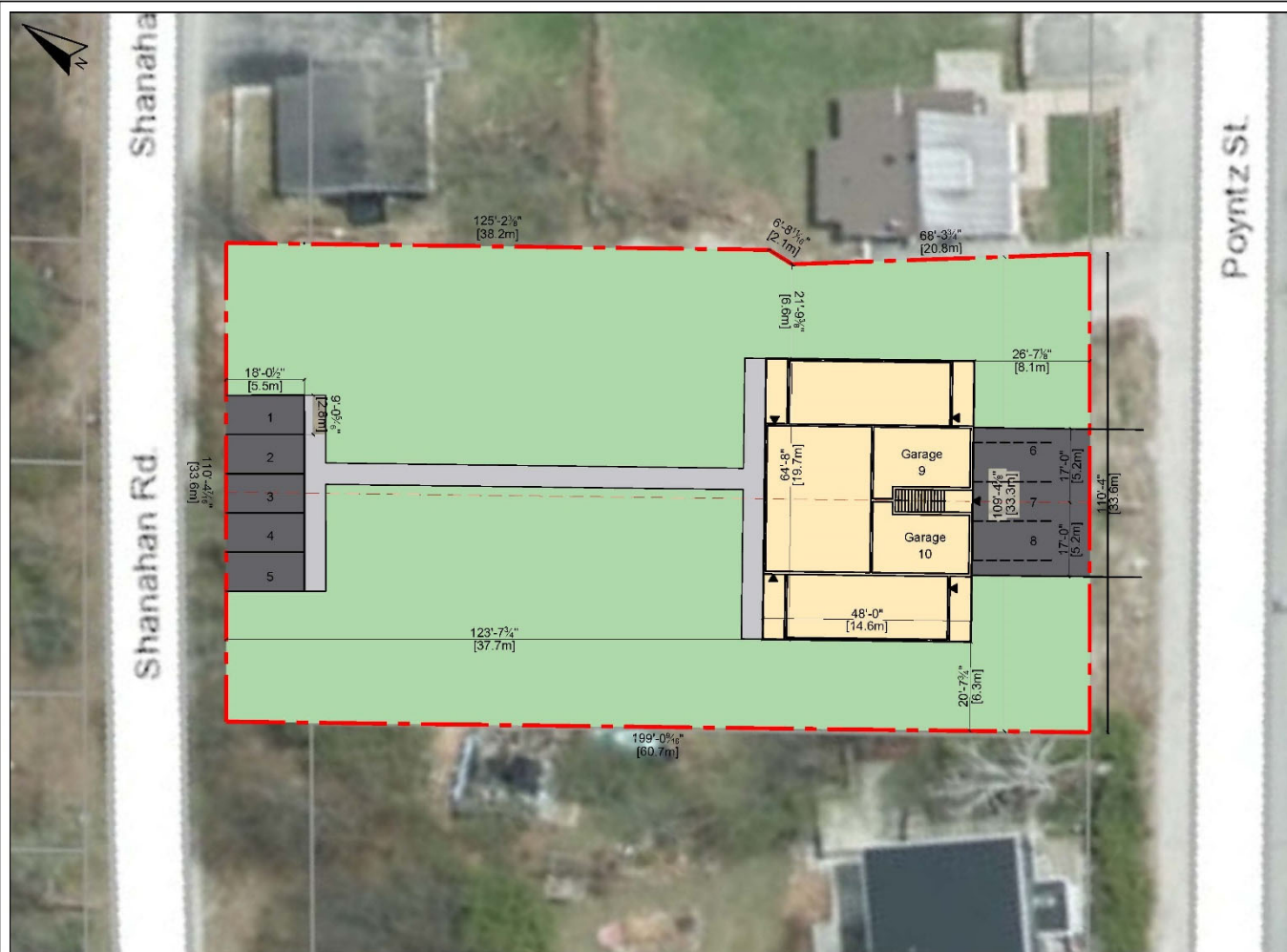
**IPS INNOVATIVE PLANNING SOLUTIONS**  
 2750 KENNEDY ROAD, SUITE 1000, MISSISSAUGA, ONTARIO L4V 1N1  
 905-270-1030 Fax: 905-270-1036 Email: info@innovativeips.com  
 www.innovativeips.com

Date: May 28, 2021 Drawn By: M.P.  
 File: 21-1077 Checked: C.B.

Source: July 12 2017 F. Deo Eplon OLS, Eplon Werbec Ruzics Surveying Ltd.

## **APPENDIX 2**

### **CONCEPTUAL SITE PLAN AND CONTEXT SKETCH**



## CONCEPTUAL SITE PLAN

Scale 1:5,000

- LEGEND**
- Subject Site
  - Proposed 5-Plex
  - Entrance / Exit
- Subject Site Area: 2,029.6m<sup>2</sup>  
 Proposed 5-Plex GFA: 288.3m<sup>2</sup> (3,104.0ft<sup>2</sup>) - 1st & 2nd flr.  
 107.5m<sup>2</sup> (1,158.0ft<sup>2</sup>) - 3rd flr.

RESIDENTIAL MULTIPLE DENSITY (RMD) ZONE		
Provision	Required	Proposed
Min. Lot Frontage	30.0m	33.7m
Min. Lot Area (7.12m x 199.0m <sup>2</sup> for each corner lot block)	1,714.0m <sup>2</sup>	2,029.6m <sup>2</sup>
Max. Front Yard Setback	1.5m	8.1m
Min. Side Yard Setback	0.9m	6.8m
Min. Rear Yard Setback	0.9m	N/A
Min. Rear Yard Setback	1.5m	24.2m
Min. GFA/Decking Area	60.0m <sup>2</sup> (2,500.0ft <sup>2</sup> )	107.5m <sup>2</sup>
Min. Coverage Area	20%	66%
Max. Floor Height	5.0m	11.6m
Maximum Floor Area	3 stories (15,000.0m <sup>2</sup> )	6 stacked stories

Source: The Corporation of The Town of Penetanguishene By-Law 2006-02  
 Note: Information shown is approximate and subject to change.

### CONCEPTUAL SITE PLAN - 5 UNITS

95 & 97 POYNTZ STREET, PENETANGUISHENE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

1150 Main Street, Suite 100, Penetanguishene, Ontario L9Y 4K7  
 Tel: 709.221.2222 • Fax: 709.221.2223 • Email: info@innovativeips.com

Date: May 28, 2021      Drawn By: M.P.

File: 21-1077              Checked: G.B.

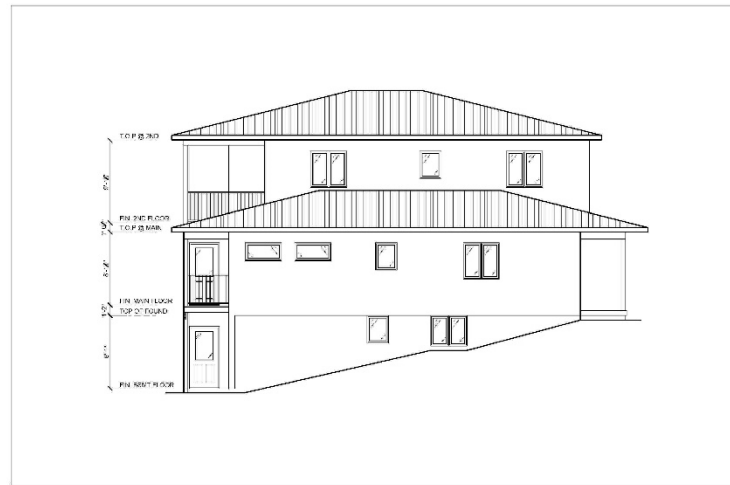
## **APPENDIX 3**

### **CONCEPTUAL FLOOR PLANS AND ELEVATIONS**





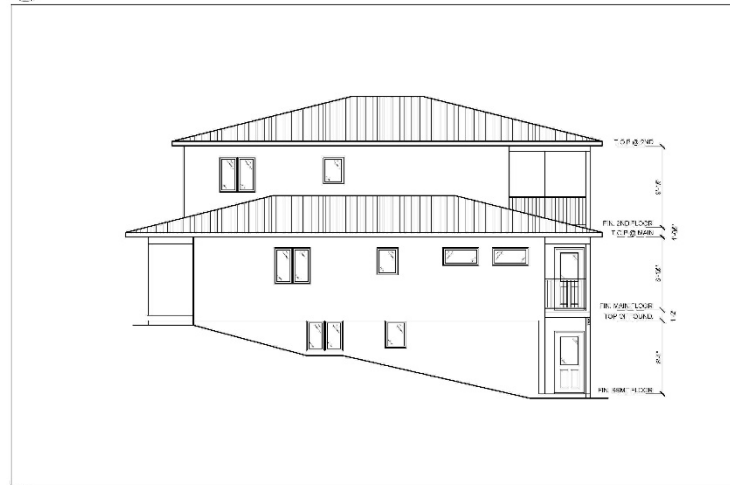
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2 WEST ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"



4 EAST ELEVATION  
1/8" = 1'-0"

**Client Design Details**  
 Town of Nipigon - Westport  
 Design No. 1902  
 15 Street East - 21474  
 01/25/2024 4:14 PM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01/25/2024
2	ISSUED FOR PERMITS	01/25/2024
3	ISSUED FOR PERMITS	01/25/2024
4	ISSUED FOR PERMITS	01/25/2024
5	ISSUED FOR PERMITS	01/25/2024
6	ISSUED FOR PERMITS	01/25/2024
7	ISSUED FOR PERMITS	01/25/2024
8	ISSUED FOR PERMITS	01/25/2024
9	ISSUED FOR PERMITS	01/25/2024
10	ISSUED FOR PERMITS	01/25/2024

**NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.  
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE BY-LAWS.  
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 5. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.  
 6. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.  
 7. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.  
 8. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.  
 9. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.  
 10. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01/25/2024
2	ISSUED FOR PERMITS	01/25/2024
3	ISSUED FOR PERMITS	01/25/2024
4	ISSUED FOR PERMITS	01/25/2024
5	ISSUED FOR PERMITS	01/25/2024
6	ISSUED FOR PERMITS	01/25/2024
7	ISSUED FOR PERMITS	01/25/2024
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10	ISSUED FOR PERMITS	01/25/2024

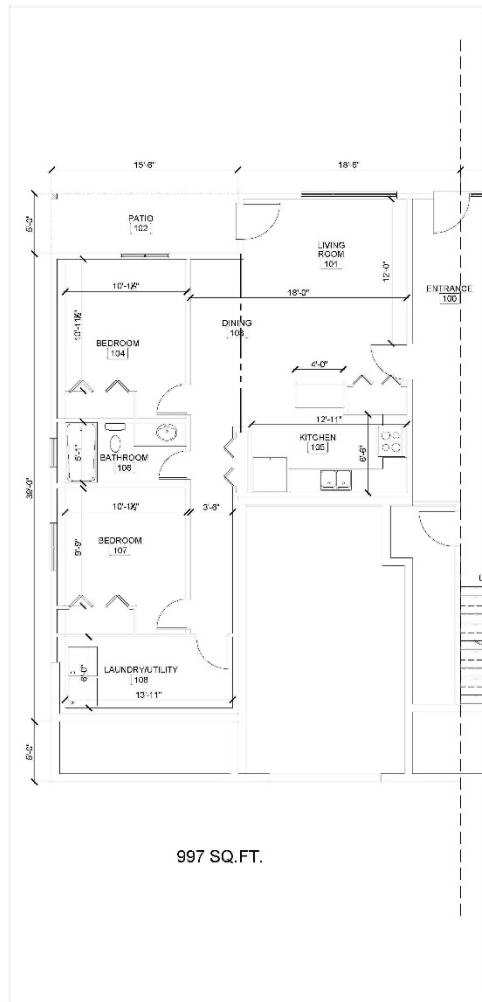
NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMITS	01/25/2024
3	ISSUED FOR PERMITS	01/25/2024
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5	ISSUED FOR PERMITS	01/25/2024
6	ISSUED FOR PERMITS	01/25/2024
7	ISSUED FOR PERMITS	01/25/2024
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9	ISSUED FOR PERMITS	01/25/2024
10	ISSUED FOR PERMITS	01/25/2024



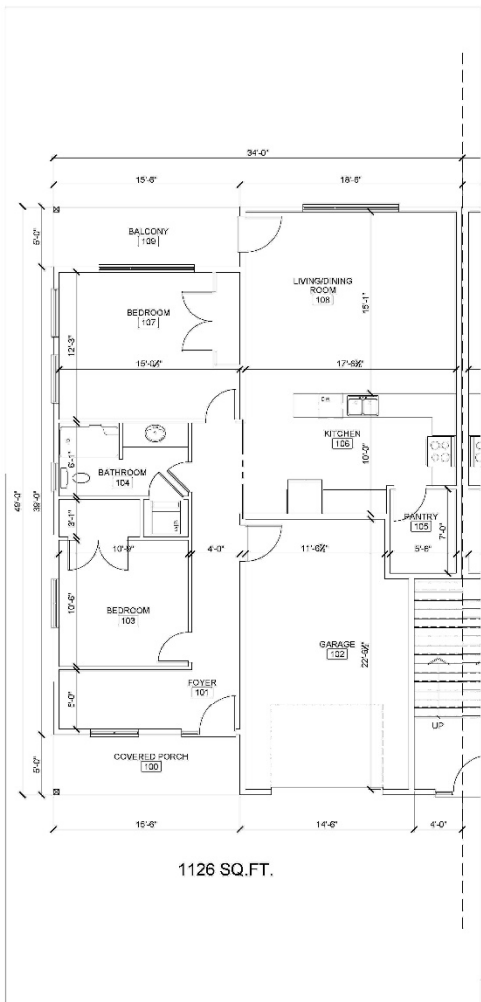
**PROJECT:**  
 LAMPERT  
 55 & 57 POLYNIZ ST.  
 RENOVATING ONT.

**DATE:**  
 01/25/2024  
**CONCEPT ELEVATIONS**

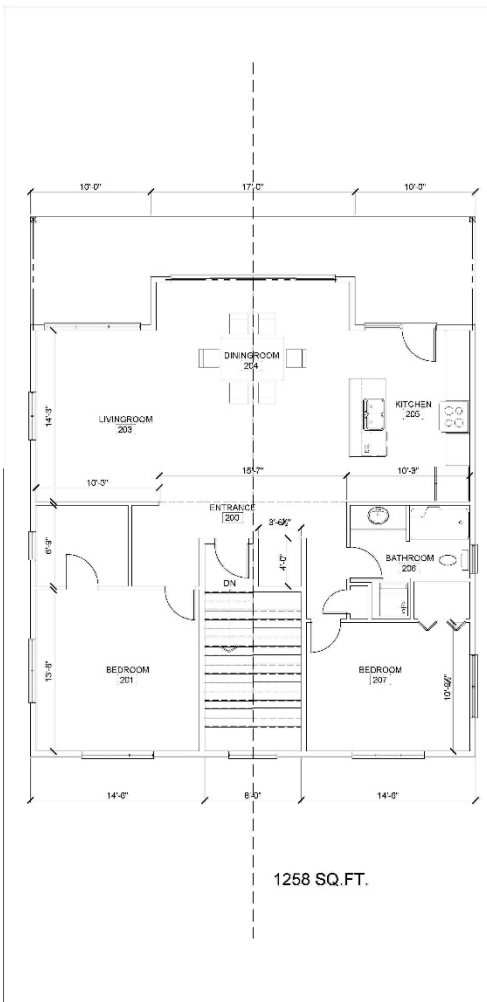
**SCALE:**  
 1/8" = 1'-0"  
**A3**



1  
A2  
BASEMENT UNIT PLAN  
SCALE: 1/8" = 1'-0"



2  
A2  
GROUND FLOOR UNIT PLAN  
SCALE: 1/8" = 1'-0"



3  
A2  
SECOND FLOOR UNIT PLAN  
SCALE: 1/8" = 1'-0"

Client Design Details  
 Total of Pages: 28  
 Design No.: 1002  
 15 Street Lane - 21474  
 97151-1000-01-100

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/11/2021
2	ISSUED FOR PERMITS	08/11/2021
3	ISSUED FOR PERMITS	08/11/2021
4	ISSUED FOR PERMITS	08/11/2021
5	ISSUED FOR PERMITS	08/11/2021
6	ISSUED FOR PERMITS	08/11/2021
7	ISSUED FOR PERMITS	08/11/2021
8	ISSUED FOR PERMITS	08/11/2021
9	ISSUED FOR PERMITS	08/11/2021
10	ISSUED FOR PERMITS	08/11/2021

NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.  
 3. ALL DOORS ARE 3'-0" WIDE UNLESS NOTED OTHERWISE.  
 4. ALL WINDOWS ARE 6'-0" WIDE UNLESS NOTED OTHERWISE.  
 5. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS NOTED OTHERWISE.  
 6. ALL CEILING ARE 5'0" HIGH UNLESS NOTED OTHERWISE.  
 7. ALL STAIRS ARE 7'-0" WIDE UNLESS NOTED OTHERWISE.  
 8. ALL BATHROOMS ARE 5'-0" WIDE UNLESS NOTED OTHERWISE.  
 9. ALL KITCHENS ARE 10'-0" WIDE UNLESS NOTED OTHERWISE.  
 10. ALL LIVING ROOMS ARE 12'-0" WIDE UNLESS NOTED OTHERWISE.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/11/2021



PROJECT:  
 LAMPERT  
 85 & 87 POLYNIZ ST.  
 PENNINGTON, ONT.  
 DRAWN BY:  
 CONCEPT FLOOR  
 PLANS

SCALE: 1/8" = 1'-0"  
 SHEET NO.: A2

**APPENDIX 4**

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

**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) to ‘Residential Multiple Density’ (RM) 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) to ‘Residential Multiple Density’ (RM) 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. 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**

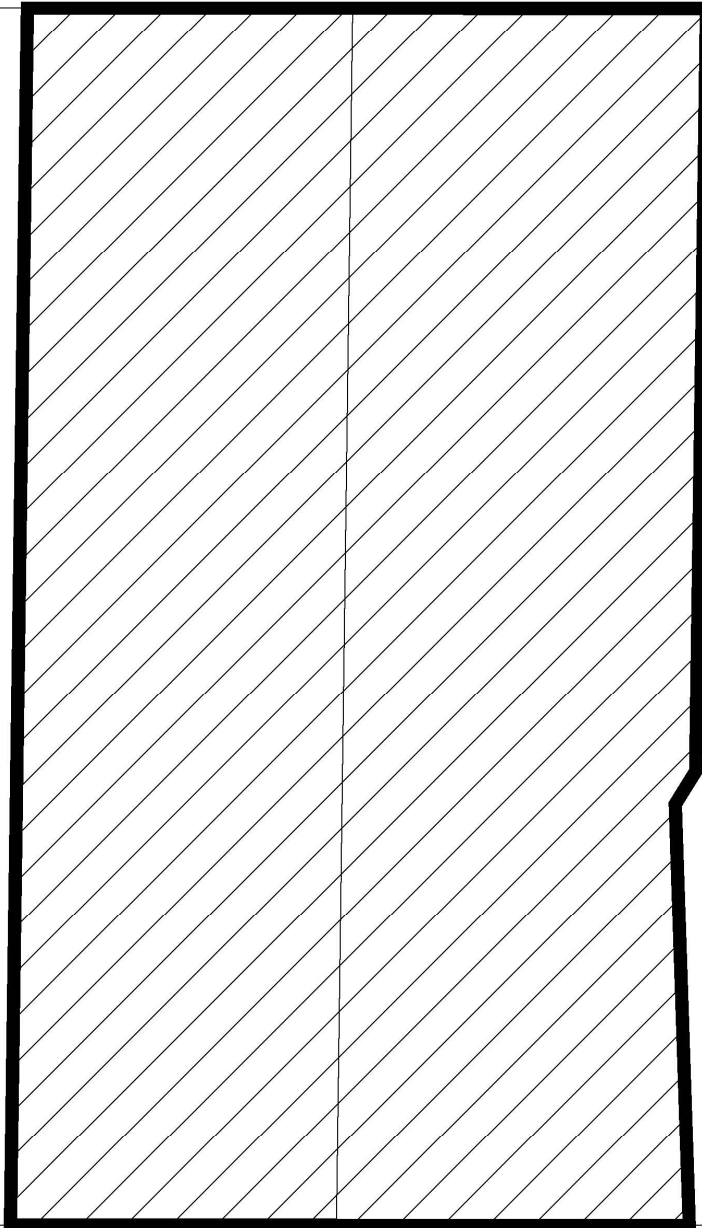
\_\_\_\_\_  
**Clerk**



Robert St. W.



R1S

R1S



Poyntz St.

**LEGEND**

-  Subject Site  
• Area: 2,029.6m<sup>2</sup>
-  Lands to be rezoned from Residential First Density Special (R1S) zone to Residential Multiple Density (RM) Zone.

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

PART OF LOT 42,  
NORTH SIDE OF POYNTZ STREET,  
PART OF POYNTZ STREET,  
(CLOSED BY: INST. R888688)  
REGISTERED PLAN 37,  
TOWN OF PENETANGUISHENE,  
COUNTY OF SIMCOE



Source: City of Simcoe Comprehensive Zoning By-Law 2009-141  
Note: Information shown is approximate and subject to change.

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

**APPENDIX 5**

**PRE-APPLICATION PUBLIC NOTIFICATION FLYER**

**NOTICE OF PENDING APPLICATION FOR PROPOSED AMENDMENT TO  
THE TOWN OF PENETANGUISHENE ZONING BY-LAW**

**FOR 95 & 97 POYNTZ STREET**

The Applicant, Mario Lampert Holding Limited., and their Planners, Innovative Planning Solutions, encourage comments from area residents.

**REGARDING THE PROPOSED REZONING OF 95 & 97 POYNTZ STREET  
FROM 'RESIDENTIAL FIRST DENSITY SPECIAL' (R1S) to 'RESIDENTIAL  
MULTIPLE DENSITY' (RM).**

**THE PROPOSAL IS TO PERMIT:** *A TWO-STOREY FIVE-UNIT APARTMENT BUILDING FRONTING POYNTZ STREET. TWO UNITS FACING POYNTZ STREET ON THE GROUND FLOOR WHILE TWO LOWER UNITS FACE SHANAHAN ROAD, AND A FIFTH UNIT IS PROVIDED ON THE UPPER LEVEL. UNITS ARE PROPOSED TO BE TWO BEDROOM. PARKING IS TO BE PROVIDED BY TWO GARAGE AND THREE DRIVEWAY SPACES ON POYNTZ AND FIVE SPACES OFF SHANAHAN.*



**FOR FURTHER INFORMATION, OR TO PROVIDE FEEDBACK ON THE  
PROPOSAL, PLEASE CONTACT:**

Jack Krubnik – Senior Project Manager, Innovative Planning Solutions at  
(705) 812-3281 Ext. 31 or by email: [jkrubnik@ipsconsultinginc.com](mailto:jkrubnik@ipsconsultinginc.com)

**Please provide any comments you may have by June 29<sup>th</sup>, 2021. It is preferred that comments are provided by email for our records. Please note a formal application has not yet been submitted and there will be further opportunity to provide comment on this proposal.**



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