



INNOVATIVE PLANNING SOLUTIONS

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February 24, 2022

Town of Penetanguishene
10 Robert Street West,
Penetanguishene, ON L9M 2G2

Attention: Building and Support Services

Re: Application for Consent to Sever
1145 Fuller Avenue
Roll No: 43720200012360
Town of Penetanguishene, County of Simcoe

On behalf of 2790542 Ontario Inc., Innovative Planning Solutions is pleased to submit the following application for Consent on the lands legally described as Lots 21B, 53B, 63B, and Part Lot 77B on Registered Plan 69 municipally known as 1145 Fuller Avenue.

Accompanying this submission are the following additional items:

1. Application form for Consent
2. Severance Sketch, prepared by Innovative Planning Solutions
3. Planning Justification Report, prepared by Innovative Planning Solutions
4. One (1) cheque in the amount of \$1,600.00 as per the required Consent Application Fee (\$1,500.00) and Notice Sign Deposit (\$100.00)

The application proposes one (1) severance to create net one (1) lot from the subject lands. On August 12th 2020, a Zoning By-law Amendment to the Town of Penetanguishene Zoning By-law 2000-02 was passed to rezone the subject lands from 'Rural Exception (RU-9)' and 'Environmental Protection (EP)' to a combination of 'Residential-Exception', 'Environmental Protection', 'Open Space' and 'Commercial Neighbourhood' zones. A Draft Plan of Subdivision was also approved at this time.

The intent of the application is to facilitate the use of the severed parcel for commercial development, as was the intent with the Draft Plan of Subdivision approved in 2020. This will sever additional lands owned by the applicant from the remaining property, consisting of the approved subdivision.

The proposal will be consistent with the goals and policies of the corresponding land designations of the Town of Penetanguishene Official Plan (Consolidation 2018), and conform to the provisions of the applicable zones within the Town of Penetanguishene Zoning By-law 2002-02.

The subject lands are designated as 'Settlements' in the County of Simcoe Official Plan. They are further designated 'Environmental Protection Area' and 'Neighbourhood Area' in the Town of Penetanguishene Official Plan.

Current zoning for the lands is as follows:

- Commercial Neighbourhood Zone with Holding Symbol "CN-H"
- Environmental Protection Zone "EP"
- Open Space Zone "OS"
- Residential Third Density Exception 18 Zone "R3-18"
- Residential Third Density Exception Zone 19 "R3-19"
- Residential Third Density Exception Zone 20 "R3-20"
- Residential Third Density Exception 21 Zone "R3-21"
- Residential Multiple Exception 5 Zone with Holding "RM-5-H"

The lands have been cleared of vegetation and previously existing structures.

Trusting the above is satisfactory, we look forward to discussing the proposed development with staff. Should you have any questions or comments please do not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions Inc.



Darren Vella, MCIP, RPP
President & Director of Planning



Megan Asbil
Junior Planner