



Notice of Decision
NOTICE OF THE APPROVAL OF AN APPLICATION FOR A
DRAFT PLAN OF SUBDIVISION

Pursuant to Subsection 51 (31) of the *Planning Act*, R.S.O. 1990, the Council of the Corporation of the Town of Penetanguishene has approved the application for Draft Plan of Subdivision File:

Applicant:	Colin Travis of Travis & Associates on behalf of the Owners: Bay Moorings Marina Holdings GP Inc., Bay Moorings Marina Holdings Limited Partnership and 2607260 Ontario Inc.	Date of Decision:	March 11, 2020
File NO:	PEN-SUB-2019-01	Date of Re-notification under Ontario Regulation 149/20:	August 19, 2020
Subject Lands:	Part of Lot 114, and all of Lots 115 to 120 (inclusive) and Part of Oxford Street and Part of Cambridge Street and all of Church Lot on the West Side of Fox Street and Part of the Waterlot in front of Lots 114 to 120 (inclusive) and Oxford Street, and Cambridge Street and Church Lot, Registered Plan 70 and Part of the bed of Georgian Bay	Last Date of Appeal:	September 8, 2020

In accordance with Subsection 51 (38) the written and/or oral submissions received had the following effect on the decision:

- The written and oral submissions received by Council were supportive of and/or consistent with Council's determination that the proposed Draft Plan of Subdivision was consistent with applicable Provincial Policy and conforms to the Town's Official Plan.

The Proposal:

The Draft Plan of subdivision includes eleven (11) blocks (Blocks A through K) with three (3) blocks for Single Detached Dwellings having 28 units, one (1) block for Townhouses having 20 units, two (2) blocks for the common elements condominium which includes open spaces, road and parking, two (2) blocks identified as waterlots,



one (1) block for the Marina, one (1) block for the apartment building having a maximum of 36 units and one (1) block for a recreational centre (see Draft Plan attached).

When and How to File An Appeal

Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed no later than 20 days from the date of this Notice as shown above as the last date of appeal. The Notice of Appeal should be sent to the person and address shown below and it must:

- (1) Set out the reasons for the appeal and;
- (2) Be accompanied by the fee prescribed under the *Ontario Municipal Board Act* and/or the Local Planning Appeal Tribunal Act in the amount of \$300.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal?

Subsection 39 of *Planning Act* sets out who can file an appeal of the Decision of the Town of Penetanguishene to the Local Planning Appeal Tribunal. This includes: the applicant, a public body, a person listed under subsection 48.3, the Minister, the Municipality or the planning board if not located in a Municipality. If you have any questions regarding eligibility of filing an appeal or other general questions with respect to an appeal please contact the Local Planning Appeal Tribunal at the toll free number 1-866-448-2248.

Other Related Applications

The subject property is subject to a Zoning By-law Amendment application File No. Z.A. 2/2019.

Getting Additional Information

Additional information about the application is available for public inspection during the regular office hours at the Town of Penetanguishene Planning and Community Development Department at 10 Robert Street West, Penetanguishene, Ontario.

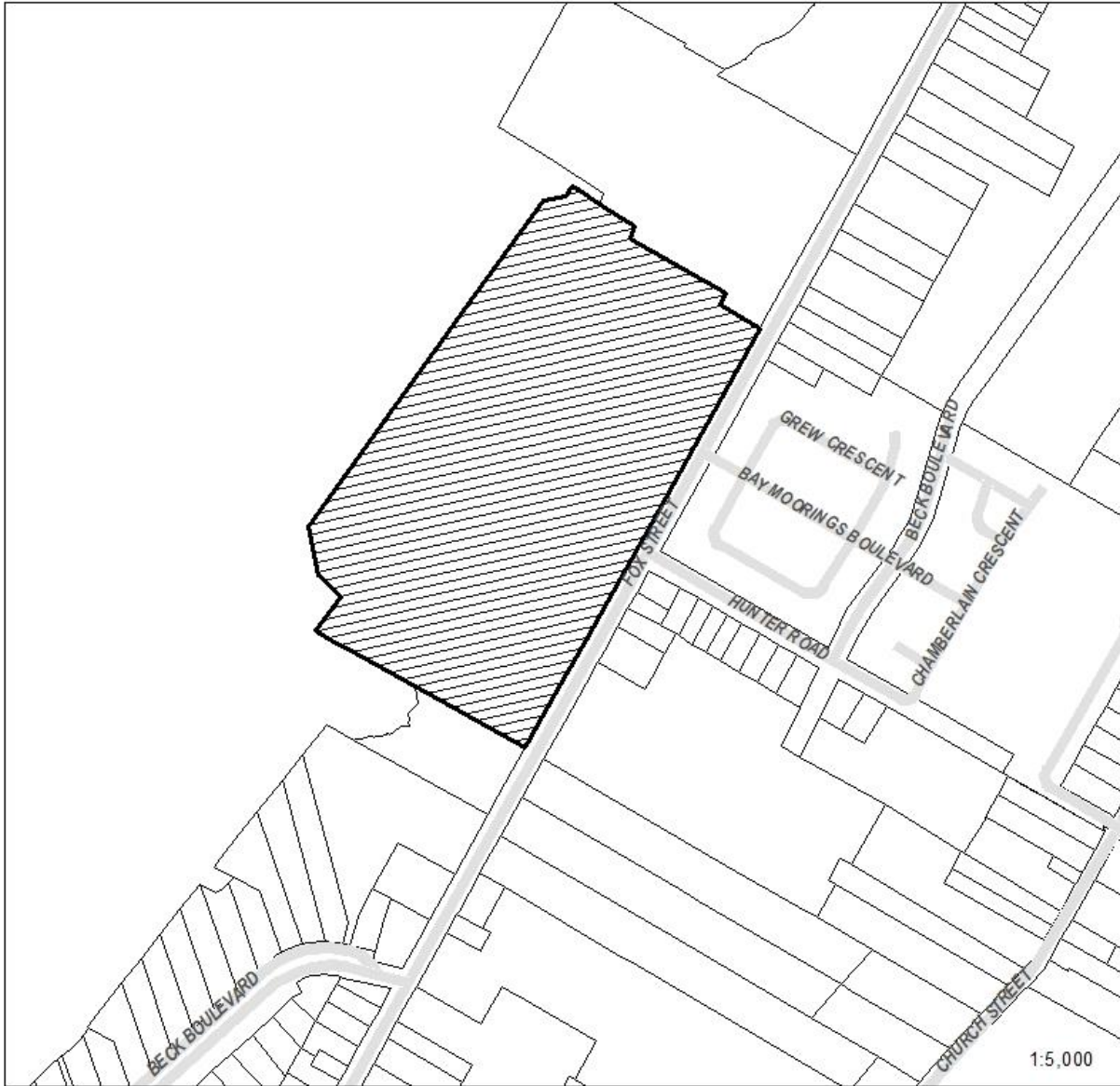
Dated this 19th day of August, 2020.



Stacey Cooper,
Clerk/Deputy CAO (A)
Town of Penetanguishene
10 rue Robert St. West/ouest
P.O./C.P. Box 5009
Penetanguishene, ON
L9M 2G2

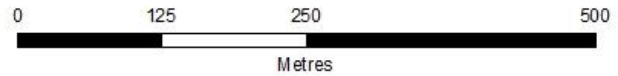


Location Map

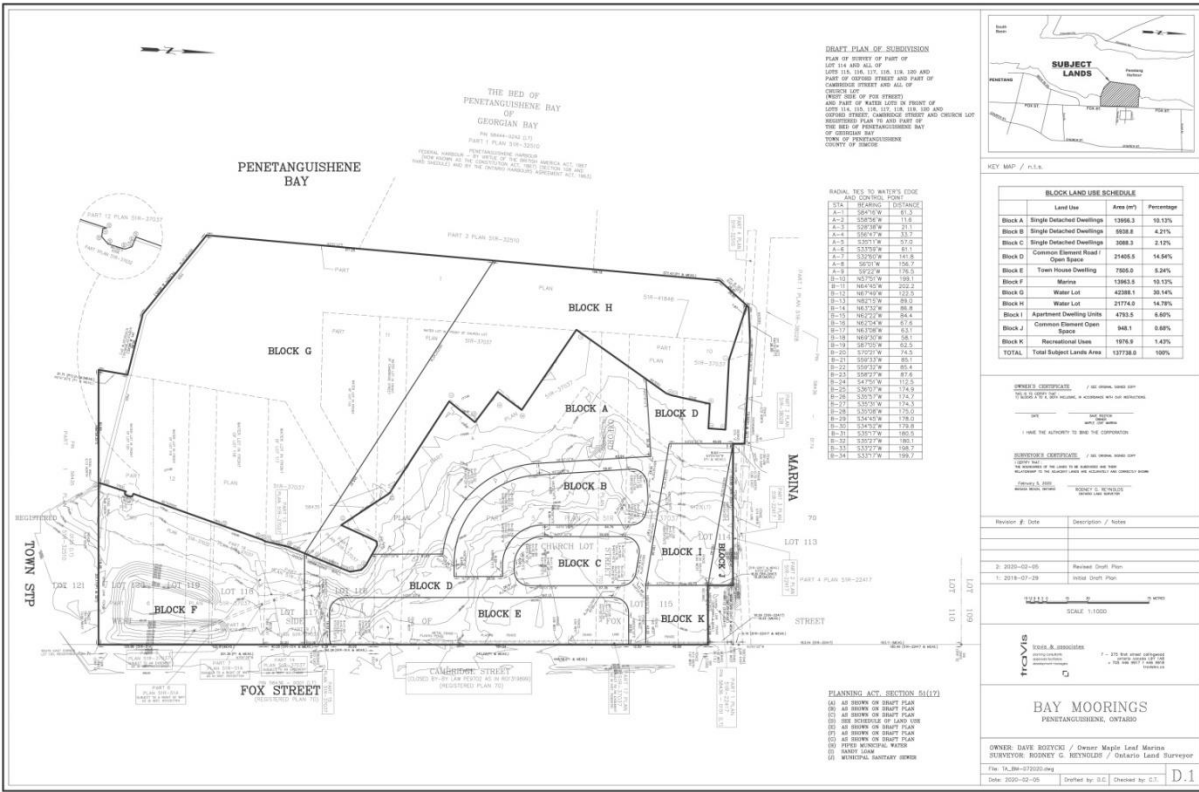


Legend

 176 and 200 Fox Street



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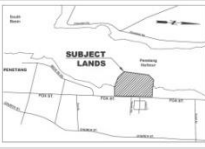


THE BAY OF
PENETANGUISENE BAY
OF
GEORGIAN BAY
PART 1 PLAN 319-22510

DRIFT PLAN OF SUBDIVISION
PLAN OF WHOLE OF PART OF
LOT 111 AND ALL OF
LOTS 110, 112, 113, 114, 115, 116 AND
LOTS 117, 118, 119, 120, 121, 122 AND
PART OF OTHER STRIPS AND PART OF
CAMBROSE STREET AND ALL OF
CHURCH LOT

TABLE 1: LOT AREA, BOUNDARY AND CORNER DATA

Lot	Area (sq m)	Boundary	Corner
1	15,470.0	E 7.0	S 151.8
2	15,470.0	E 7.0	S 151.8
3	15,470.0	E 7.0	S 151.8
4	15,470.0	E 7.0	S 151.8
5	15,470.0	E 7.0	S 151.8
6	15,470.0	E 7.0	S 151.8
7	15,470.0	E 7.0	S 151.8
8	15,470.0	E 7.0	S 151.8
9	15,470.0	E 7.0	S 151.8
10	15,470.0	E 7.0	S 151.8
11	15,470.0	E 7.0	S 151.8
12	15,470.0	E 7.0	S 151.8
13	15,470.0	E 7.0	S 151.8
14	15,470.0	E 7.0	S 151.8
15	15,470.0	E 7.0	S 151.8
16	15,470.0	E 7.0	S 151.8
17	15,470.0	E 7.0	S 151.8
18	15,470.0	E 7.0	S 151.8
19	15,470.0	E 7.0	S 151.8
20	15,470.0	E 7.0	S 151.8
21	15,470.0	E 7.0	S 151.8
22	15,470.0	E 7.0	S 151.8
23	15,470.0	E 7.0	S 151.8
24	15,470.0	E 7.0	S 151.8
25	15,470.0	E 7.0	S 151.8
26	15,470.0	E 7.0	S 151.8
27	15,470.0	E 7.0	S 151.8
28	15,470.0	E 7.0	S 151.8
29	15,470.0	E 7.0	S 151.8
30	15,470.0	E 7.0	S 151.8
31	15,470.0	E 7.0	S 151.8
32	15,470.0	E 7.0	S 151.8
33	15,470.0	E 7.0	S 151.8
34	15,470.0	E 7.0	S 151.8
35	15,470.0	E 7.0	S 151.8
36	15,470.0	E 7.0	S 151.8
37	15,470.0	E 7.0	S 151.8
38	15,470.0	E 7.0	S 151.8
39	15,470.0	E 7.0	S 151.8
40	15,470.0	E 7.0	S 151.8
41	15,470.0	E 7.0	S 151.8
42	15,470.0	E 7.0	S 151.8
43	15,470.0	E 7.0	S 151.8
44	15,470.0	E 7.0	S 151.8
45	15,470.0	E 7.0	S 151.8
46	15,470.0	E 7.0	S 151.8
47	15,470.0	E 7.0	S 151.8
48	15,470.0	E 7.0	S 151.8
49	15,470.0	E 7.0	S 151.8
50	15,470.0	E 7.0	S 151.8
51	15,470.0	E 7.0	S 151.8
52	15,470.0	E 7.0	S 151.8
53	15,470.0	E 7.0	S 151.8
54	15,470.0	E 7.0	S 151.8
55	15,470.0	E 7.0	S 151.8
56	15,470.0	E 7.0	S 151.8
57	15,470.0	E 7.0	S 151.8
58	15,470.0	E 7.0	S 151.8
59	15,470.0	E 7.0	S 151.8
60	15,470.0	E 7.0	S 151.8
61	15,470.0	E 7.0	S 151.8
62	15,470.0	E 7.0	S 151.8
63	15,470.0	E 7.0	S 151.8
64	15,470.0	E 7.0	S 151.8
65	15,470.0	E 7.0	S 151.8
66	15,470.0	E 7.0	S 151.8
67	15,470.0	E 7.0	S 151.8
68	15,470.0	E 7.0	S 151.8
69	15,470.0	E 7.0	S 151.8
70	15,470.0	E 7.0	S 151.8
71	15,470.0	E 7.0	S 151.8
72	15,470.0	E 7.0	S 151.8
73	15,470.0	E 7.0	S 151.8
74	15,470.0	E 7.0	S 151.8
75	15,470.0	E 7.0	S 151.8
76	15,470.0	E 7.0	S 151.8
77	15,470.0	E 7.0	S 151.8
78	15,470.0	E 7.0	S 151.8
79	15,470.0	E 7.0	S 151.8
80	15,470.0	E 7.0	S 151.8
81	15,470.0	E 7.0	S 151.8
82	15,470.0	E 7.0	S 151.8
83	15,470.0	E 7.0	S 151.8
84	15,470.0	E 7.0	S 151.8
85	15,470.0	E 7.0	S 151.8
86	15,470.0	E 7.0	S 151.8
87	15,470.0	E 7.0	S 151.8
88	15,470.0	E 7.0	S 151.8
89	15,470.0	E 7.0	S 151.8
90	15,470.0	E 7.0	S 151.8
91	15,470.0	E 7.0	S 151.8
92	15,470.0	E 7.0	S 151.8
93	15,470.0	E 7.0	S 151.8
94	15,470.0	E 7.0	S 151.8
95	15,470.0	E 7.0	S 151.8
96	15,470.0	E 7.0	S 151.8
97	15,470.0	E 7.0	S 151.8
98	15,470.0	E 7.0	S 151.8
99	15,470.0	E 7.0	S 151.8
100	15,470.0	E 7.0	S 151.8



BLOCK LAND USE SCHEDULE

Block	Level Use	Area (sq m)	Percentage
Block A	Single Detached Dwelling	1308.0	10.17%
Block B	Single Detached Dwelling	1808.0	4.21%
Block C	Single Detached Dwelling	2088.0	2.12%
Block D	Open Space	21408.0	54.84%
Block E	Church Lot	1708.0	0.34%
Block F	Marina	13961.0	10.15%
Block G	Water Lot	42388.0	35.14%
Block H	Water Lot	21774.0	14.79%
Block I	Apartment Dwelling Units	4792.0	0.85%
Block J	Clayton Element Open Space	848.0	0.84%
Block K	Recreational Land	1876.0	1.42%
TOTAL	Total Budget Land Area	127738.0	100%

OWNER'S CERTIFICATE / I, the undersigned, being duly qualified, do hereby certify that the above is a true and correct copy of the original plan as deposited in the office of the Registrar of Plans.

SURVEYOR'S CERTIFICATE / I, the undersigned, being duly qualified, do hereby certify that the above is a true and correct copy of the original plan as deposited in the office of the Registrar of Plans.

Revision #: _____ Date: _____ Description / Action: _____

1: 2019-07-29 Initial Draft Plan

2: 2020-03-05 Revised Draft Plan

Scale: 1:1000

TRAVIS LAND & SURVEYING INC.

BAY MOORINGS
PENETANGUISENE, ONTARIO

OWNER: DAVE BOYCOCK / Owner Maple Leaf Marina
SURVEYOR: RODNEY C. REYNOLDS / Ontario Land Surveyor

Plan No.: 319-22510
Date: 2020-03-05 | Drafted by: J.C. | Checked by: C.T. | **D.1**