



## TOWN OF PENETANGUSHENE NOTICE OF A COMPLETE APPLICATION AND A PUBLIC MEETING ON A PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

**TAKE NOTICE THAT** the Town of Penetanguishene has received applications to amend the Town of Penetanguishene Official Plan and the Town of Penetanguishene Comprehensive Zoning By-law 2022-17. The applications were deemed “Complete” under Sections 22 and 34 of the Planning Act, R.S.O. 1990, c. P.13.

**Application Number:** OPA-2026-01 and ZA 4/2026  
**Owner:** 25 Jeffery Street Inc. and 2596217 Ontario Inc.  
**Location:** 25 Jeffery Street (former Penetanguishene General Hospital) and 19 Harriet Street

**AND TAKE NOTICE THAT** pursuant to Sections 22 and 34 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold a Public Meeting on **April 8, 2026, 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 application.

Comments may be submitted by email to [planning@penetanguishene.ca](mailto:planning@penetanguishene.ca) or in writing to the Town of Penetanguishene Planning and Community Development Department, 10 Robert Street West, P.O. Box 5009, Penetanguishene, ON L9M 2G2. If you are submitting letters, 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

### **PROPOSED DEVELOPMENT**

The development proposal contemplates the re-use of the former hospital building for apartment units and the development of a mix of stacked and back-to-back townhouses along Harriet Street and Jeffery Street. A total of 118 residential units is proposed, consisting of 74 apartment units within the former hospital building, 12 back-to-back stacked townhouse units (Harriet Street), and 32 back-to-back townhouse units (Jeffery Street).

### **OFFICIAL PLAN AMENDMENT**

The purpose of the proposed Official Plan Amendment is to remove the Future Study Area policy overlay from 25 Jeffery Street (former Penetanguishene General Hospital). This overlay requires that a number of studies or other requirements be met prior to development. The removal of the policy overlay would enable the development of the lands. Note that the County of Simcoe is the approval authority for Official Plan Amendments in the Town of Penetanguishene.

### **ZONING BY-LAW AMENDMENT**

The purpose of the proposed Zoning By-law Amendment is to rezone the lands from the Institutional (I) zone to the Residential Three Special Provision (R3-X) zone. The Amendment would establish site-specific zoning standards including minimum lot frontage, minimum lot area, minimum front yard, minimum side yard, maximum lot coverage, and other technical standards to facilitate the proposed development.

## **APPEAL**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Penetanguishene to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the proposed Official Plan Amendment is adopted or Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Penetanguishene before the proposed official plan amendment is adopted or zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

## **ADDITIONAL INFORMATION**

Further information regarding this matter can be obtained by visiting the Town of Penetanguishene Townhall at 10 Robert Street West, Penetanguishene, by email [planning@penetanguishene.ca](mailto:planning@penetanguishene.ca) or by telephone at 705-549-7453. The complete application materials are available for inspection by visiting Townhall or online at [connectpenetanguishene.ca/development](http://connectpenetanguishene.ca/development).

If you wish to be notified of the decision of the Council of the Corporation of the Town of Penetanguishene on the applications, you must make a written request to the Planning and Community Development Department 10 Robert Street West, P.O. Box 5009, Penetanguishene, Ontario L9M 2G2 or by email to [planning@penetanguishene.ca](mailto:planning@penetanguishene.ca).

It is requested that this notice be posted in a location visible to all residents if there are seven (7) or more residential units at this location.

Dated at the Town of Penetanguishene this 17<sup>th</sup> day of March, 2026.

Kelly Cole  
Director of Legislative Services/Municipal Clerk

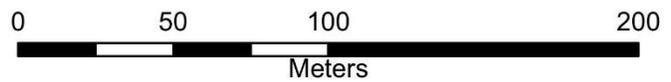


# Location Map



## Legend

-  25 Jeffery Street and 19 Harriet Street  
ZA 4/2026 and OPA-2026-01



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