



THE CORPORATION OF THE TOWN OF PENETANGUISHENE

NOTICE OF A COMPLETE APPLICATION AND SCHEDULING OF AN ELECTRONIC PUBLIC MEETING ON A PROPOSED DRAFT PLAN OF SUBDIVISION AND A PROPOSED ZONING BY-LAW AMENDMENT 123 ROBERT STREET EAST

TAKE NOTICE THAT the Town of Penetanguishene deemed the following applications for a proposed Draft Plan of Subdivision and an application to amend the Town's Zoning By-law 2000-02, as amended, "Complete" Applications under Subsections 34 and 51 of the *Planning Act*, R.S.O. 1990, c. P.13 on the 26th day of February 2021.

Owners: 2006316 Ontario Inc.
Applications No.: Draft Plan of Subdivision Application No. PEN-SUB-2021-01
Zoning By-law Amendment Application No. Z.A. 3/2021
Location: 123 Robert Street East
Legal Description: Part of Park Lot 28, Plan 319 and more particularly described as Part 1, on 51R-11577

AND TAKE NOTICE that pursuant to Sections 34 and 51 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold an Electronic Public Meeting on **Wednesday, April 14th, 2021 at 7:00 p.m.** or as soon thereafter as the matter can be dealt with. Due to COVID-19, the Town is not holding in person meetings. As such, this Public Meeting is being conducted virtually by Town Council using the Zoom online platform. To download or learn about Zoom, please visit www.zoom.us. If you are unable to participate in the meeting using Zoom we welcome your input via phone, email or a written submission before the meeting. To participate in the electronic meeting please contact Stacey Cooper, Clerk by telephone at 705-549-7453 or by email at scooper@penetanguishene.ca who will provide information and instructions on how to participate electronically.

DESCRIPTION OF PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED ZONING BY-LAW AMENDMENT:

Draft Plan of Subdivision

The subject site has an area of approximately 1.2 hectares having frontages onto Lecarron Avenue, Burke Street and Robert Street East to create a triangular shaped property. The proposal is to develop the lands into six (6) blocks for Townhouses for a total unit count of thirty-three (33) units. Twenty two (22) units are intended for freehold ownership, and eleven (11) units in a Block as rental units. Additionally, there are two (2) blocks as open space, two (2) blocks as daylight triangles at road intersections and one (1) block as a 3.0 metre road widening for Robert Street East.

Zoning By-law Amendment

The subject lands are designated Neighbourhood Area under the Town's Official Plan. The property is zoned Deferred Development (D) Zone. The requested rezoning proposes: two (2) new site-specific categories in the Residential Third Density Exception (R3) Zone and in the Residential Fourth Density Exception (R4) Zone regarding reductions to Rear Yard setbacks and increases to Lot Coverage for the Townhouse blocks. Additionally, the by-law proposes to rezone two (2) blocks into the Open Space (OS) zone.

Please see the opposite side of this Notice for more information

TAKE NOTICE that pursuant to Section 34(10.7) and 51(19.4) of the *Planning Act*, the Application file is part of the public record and is available to the public for inspection. Any person wishing further information and material or clarification with regard to the application or to arrange to inspect the file should contact the Planning and Community Development Department at 705-549-7453, extension 215. If you are submitting letters, faxes, 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.

For more information about this matter, including information about preserving your appeal rights, contact the Planning and Community Development Department at abetty@penetanguishene.ca or 705-549-7453 extension 215.

If you wish to be notified of the decision of the Council of the Corporation of the Town of Penetanguishene on the proposed Draft Plan of Subdivision and/or Zoning By-law Amendment, you must make a written request to:

Planning and Community Development Department
10 Robert Street West,
P.O. Box 5009
Penetanguishene, Ontario
L4R 2G2

It is requested that this Notice of Public Meeting be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated at the Town of Penetanguishene this 2nd day of March 2021.


Stacey Cooper
Clerk

