



## THE CORPORATION OF THE TOWN OF PENETANGUISHENE

### NOTICE OF A COMPLETE APPLICATION AND PUBLIC MEETING PROPOSED ZONING BY-LAW AMENDMENT

**TAKE NOTICE THAT** the Town of Penetanguishene has received a Zoning By-law Amendment application (File No. Z.A. 1/2024) to the Town's Comprehensive Zoning By-law 2022-17, as amended, and deemed the application "Complete" under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 on the 30<sup>th</sup> day of April 2024.

<b>Application No.:</b>	Zoning By-law Amendment Z.A. 1/2024
<b>Owner:</b>	2857747 Ontario Inc.
<b>Agent:</b>	Ashlyn Kennedy, EcoVue Consulting Services
<b>Location:</b>	245 Church Street (see Location Map)

**AND TAKE NOTICE** that pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold a Public Meeting on **June 12, 2024, 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.

#### **DESCRIPTION OF PROPOSED ZONING BY-LAW AMENDMENT:**

The application is to facilitate a Draft Plan of Subdivision having 23 lots for Single Detached Dwellings, 4 Lots for Townhouses, 1 Block for a Multiple Residential Unit having 4 units, 2 Blocks for Stormwater Management Ponds, and 1 Block for a Future Right of Way. The purpose of the application is to rezone the property from Deferred Development (D) Zone into appropriate zone categories to facilitate the subdivision (File No. PEN-SUB-2024-01). The following are the proposed zones and exceptions:

- Lot 1 and Lot 2, fronting onto Church Street will be rezoned to Residential Two Exception X (R2-x) Zone, with the exception to permit both Lots to have a Frontage of 12.8 metres where 15.0 metres is required.
- Lots 8 to 18, fronting onto a new public road will be rezoned to Residential Two (R2) Zone.
- Lots 3-6, fronting onto an extended Oxley Drive will be rezoned to Residential Three Exception x (R3-x) Zone, with the exception to permit a Lot Frontage of 6.5 metres where 7.5 metres is required.
- Lot 7, fronting onto Oxley Drive will be rezoned to Residential Three Exception x (R3-x) Zone, with the exception to permit an Interior Side Yard of 1.0 metres where 6.0 metres is required.
- Block 1 to be dedicated as a new municipal road,
- Block 2 and 3 to be dedicated as new Stormwater Management Ponds and zoned Open Space (OS) Zone.
- Block 4 to be dedicated to the Town as a future right of way.

**TAKE NOTICE** that pursuant to Section 34(10.7) 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](mailto: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 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

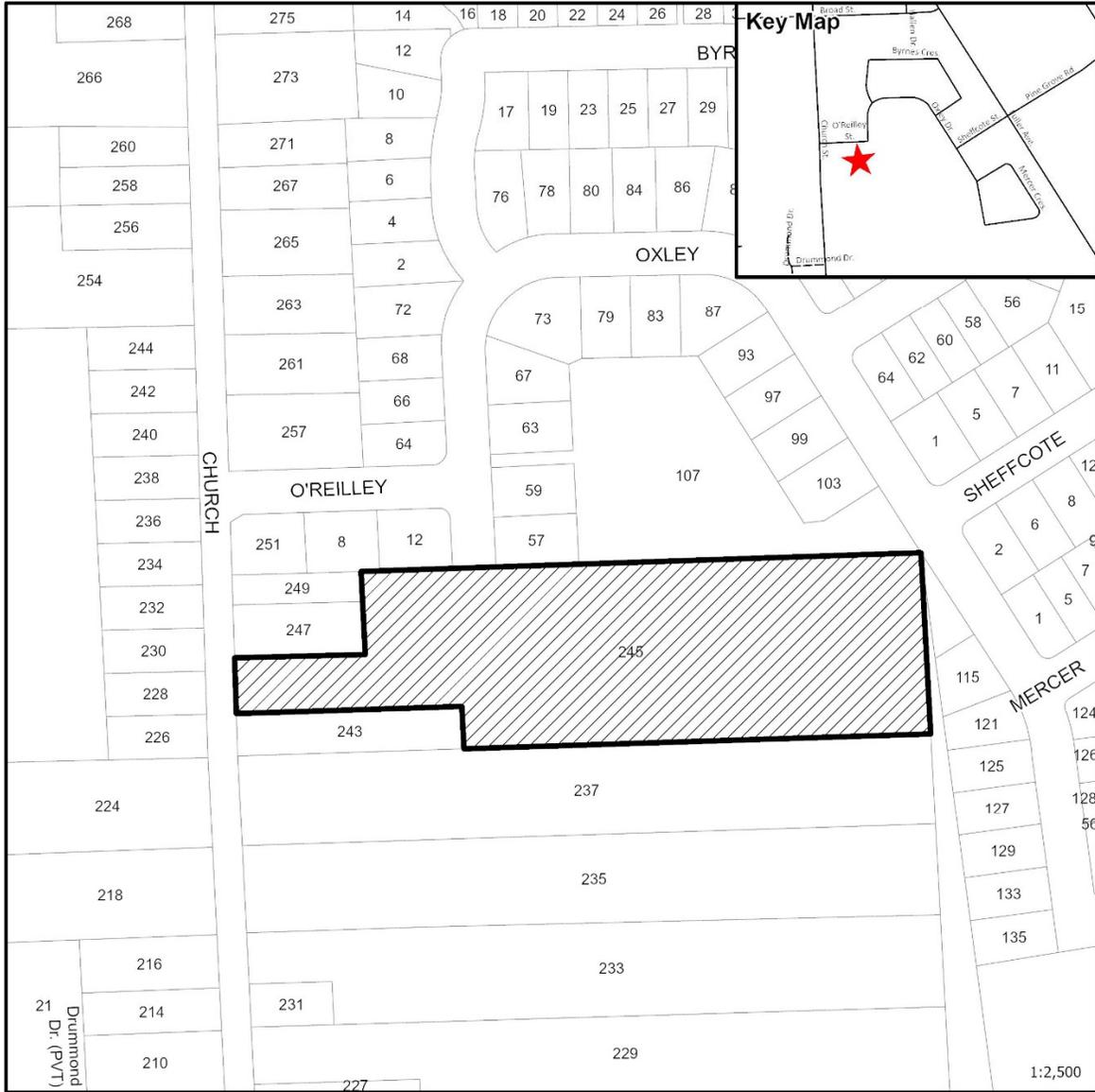
It is requested that this Notice of Public Meeting be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated at the Town of Penetanguishene this 2<sup>nd</sup> day of May, 2024.

Stacey Cooper  
Clerk

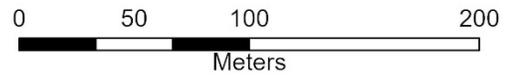


# Location Map



## Legend

-  245 Church Street  
Draft Plan of Subdivision (PEN-SUB-2024-01)  
Zoning By-law Amendment (Z.A. 1/2024)



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