



**Notice of Decision  
NOTICE OF THE PASSAGE OF  
A ZONING BY-LAW AMENDMENT**

**TAKE NOTICE THAT** the Council of the Corporation of the Town of Penetanguishene passed By-law 2020-11 on March 11, 2020 under Section 34 of the *Planning Act, R.S.O. 1990*. By-law 2020-11 pertains to the property at **176 and 200 Fox Street** in the Town of Penetanguishene. A Location Map has been provided illustrating the lands affected by the amendment.

|                |   |  |                   |
|----------------|---|--|-------------------|
| 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:       | Z.A. 2/2020   | 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 |

**THE PURPOSE AND EFFECT** of the Zoning By-law Amendment is to facilitate the redevelopment of a portion of the site as part of a Plan of Subdivision which includes the creation of two (2) new site-specific categories in the Residential Third Density (R3) Zones for the Townhouse and Single Detached Dwellings, a Residential Multiple Density Exception (RM) Zone for the Apartment Building, a Commercial Marine One Exception (CM1) Zone for the Marina, an Open Space Exception (OS) Zone for the Private Recreational Facility, an Open Space (OS) Zone for the private parkland and parking areas. There are a number of site specific exceptions being requested for each



of the proposed zones. Lastly, the Zoning By-law Amendment includes permission for four (4) Model Homes to be permitted as part of the development.

**CORRESPONDENCE RECEIVED** from the public and external agencies on the proposed amendment were summarized and included in Staff Report PL-2019-61 for the Public Meeting on October 9, 2019. Comments received at or after the public meeting were summarized and considered in the preparation of the final Zoning By-law and were included in Staff Report PL-2019-76 for the Committee of the Whole meeting on November 27, 2019.

### **EFFECT OF WRITTEN AND ORAL SUBMISSIONS**

In accordance with Subsection 34(10.10) of the *Planning Act, R.S.O. 1990*, the written and/or oral submissions received had the following effect on the decision:

- The written and oral submissions received by Council were considered in coming to their decision and that the comments had been addressed in the supporting reports and studies. Council determined that the proposed Zoning By-law Amendment was consistent with the Provincial Policies, the County of Simcoe Official Plan and the Town's Official Plan.

**AND TAKE NOTICE** that an appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the By-law may be made by filing with the Clerk a Notice of Appeal setting out the objection to the By-law and the reasons in support of the objection no later than the **September 8, 2020**. The appeal must be accompanied by the fee of \$300.00 required by the Local Planning Appeal Tribunal and must be payable to the Minister of Finance.

An explanation of the purpose and effect of the By-law is attached. The complete By-law is available for inspection in the Planning and Community Development Department during regular office hours at 10 Robert Street West, Penetanguishene or by calling (705) 549-7453 extension 215.

Dated at the Town of Penetanguishene this 19<sup>th</sup> 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, Ontario L9M 2G2

## EXPLANATORY NOTE TO BY-LAW 2020-11

**THE PURPOSE AND EFFECT** of the Zoning By-law Amendment will create new site specific zones to facilitate the approval of the associated Plan of Subdivision (File NO: PEN-SUB-2019-01). The following image illustrates the new zone categories:

