



THE CORPORATION OF THE TOWN OF PENETANGUISHENE

NOTICE OF A COMPLETE APPLICATION AND SCHEDULING OF AN PUBLIC MEETING ON AN OFFICIAL PLAN AMENDMENT, A PROPOSED DRAFT PLAN OF SUBDIVISION AND A PROPOSED ZONING BY-LAW AMENDMENT 138 ROBERT STREET EAST

TAKE NOTICE THAT the Town of Penetanguishene deemed the following applications for an Official Plan Amendment, a proposed Draft Plan of Subdivision and an application to amend the Town's Zoning By-law 2022-17, as amended, "Complete" Applications under Subsections 22, 34 and 51 of the *Planning Act*, R.S.O. 1990, c. P.13 on the 6th day of March 2023.

Owners: 138 Robert Street LP
Applications No.: Official Plan Amendment (File No. OPA-2023-01) Draft Plan of Subdivision Application (File No. PEN-SUB-2023-01) and Zoning By-law Amendment Application (File No. Z.A. 3/2023)
Location: 138 Robert Street East
Legal Description: Part of Lots 114 and 115, Concession 1 East of Penetanguishene Road ("Subject Lands")

AND TAKE NOTICE that pursuant to Sections 22, 34 and 51 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold a Public Meeting on **Wednesday, April 12^h, 2023 at 7:00 p.m.** or as soon thereafter as the matter can be dealt with. The Council Meeting will take place as a hybrid model including in-person and electronic participation (through the Zoom platform) for Council, staff, and the public. Please contact the Town Clerk, Stacey Cooper at scooper@penetanguishene.ca or call 705-549-7453 for more information on electronic participation.

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

Subject Site

The subject site has an area of approximately 31.6 hectares having frontages onto Robert Street East, Thompson Road (East) Gauthier Drive and Dunlop Street to form an irregularly shaped parcel.

Official Plan Amendment

The purpose of the amendment is to redesignate a portion of the subject lands, located north of the Gauthier Drive extension and west of the proposed 'Street A', from 'Employment Area' to 'Neighbourhood Area'. The OPA further seeks the implementation of a Defined Policy Area to align the Town of Penetanguishene Official Plan with the Growth Plan for the Greater Golden Horseshoe, facilitating the conversion of these Employment Lands.

Draft Plan of Subdivision

The proposal is to develop the lands into 283 lots for Single Detached Dwellings, Blocks for Townhouses having 281 units for a total unit count of 564, and 11 blocks for employment land uses. Additionally, one (1) block for a park, and two stormwater management ponds, together with roads, road widenings and daylight triangles to be dedicated to the Town.

Please see the opposite side of this Notice for more information

Zoning By-law Amendment

The subject site is designated Neighbourhood Area and Employment Area under the Town's Official Plan. The property is zoned Rural "RU" Zone and Deferred Development "D" Zone. The requested rezoning proposes: five (5) new site-specific residential zones that have reduced requirements for Lot Frontage, Lot Area, Front, Rear and Side Yard setbacks and increased Lot Coverage for the Main Building and Accessory Buildings. The application also proposes one (1) new site-specific industrial zone that provides for reduced permitted uses, as well as Open Space zones.

TAKE NOTICE that pursuant to Section 22(1) 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.

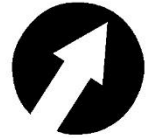
Dated at the Town of Penetanguishene this 7th day of March 2023.

Stacey Cooper
Clerk


Please see the opposite side of this Notice for more information

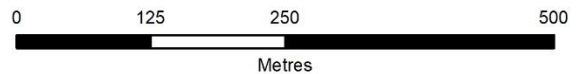


Location Map



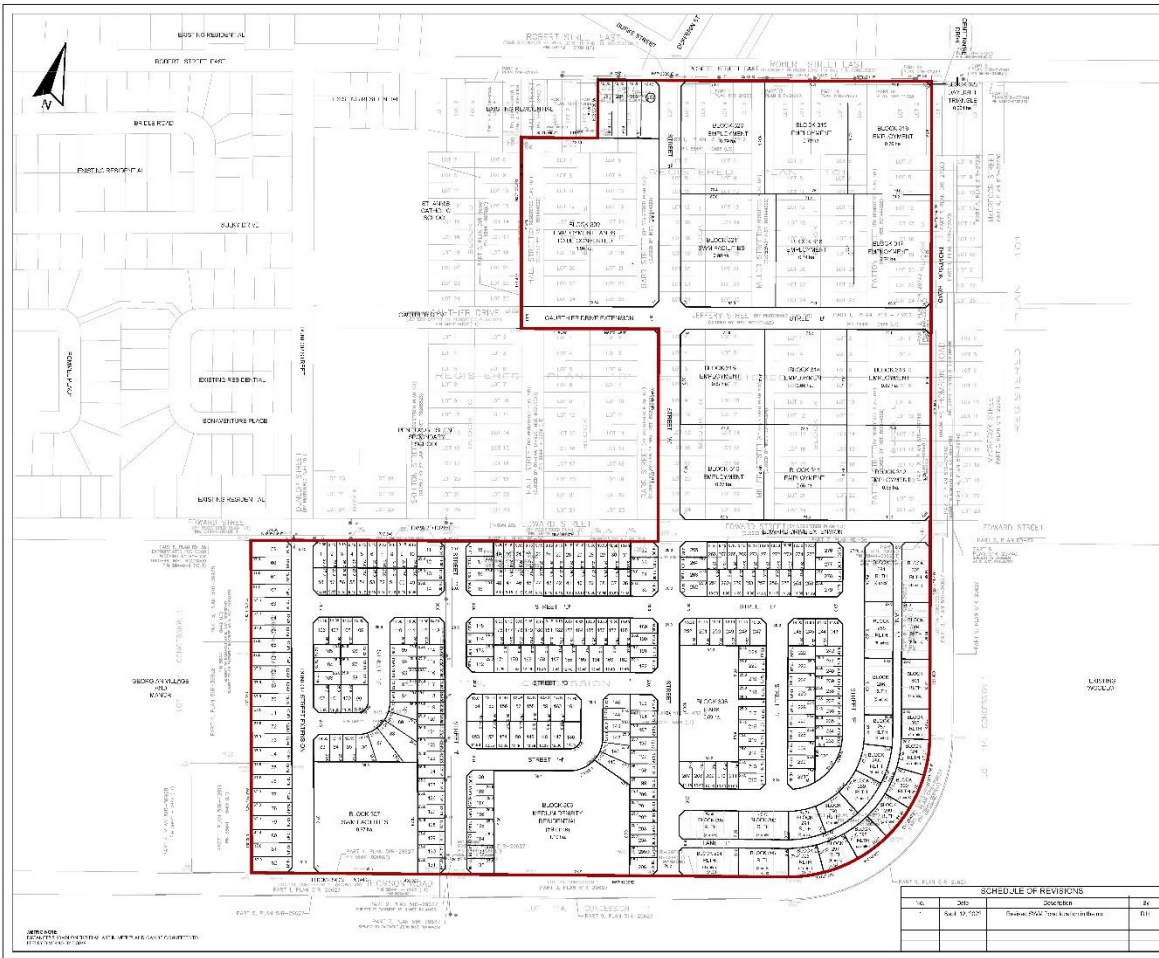
Legend

-  Draft Plan of Subdivision PEN-SUB-2023-01
Zoning By-law Amendment Z.A. 3/2023
138 Robert Street East



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KEY MAP (Scale: 1"=100')
 SUBJECT LANDS

DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGEND
 [Red Outline] SUBJECT LANDS - 81.62 AC

LAND USE SCHEDULE

ZONE	MINIMUM LOT AREA (SQ FT)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)	MINIMUM FRONT YARD SETBACK (FT)	MINIMUM SIDE YARD SETBACK (FT)	MINIMUM REAR YARD SETBACK (FT)	MINIMUM FRONT SETBACK (FT)	MINIMUM SIDE SETBACK (FT)	MINIMUM REAR SETBACK (FT)
RESIDENTIAL SINGLE-FAMILY (RS)	10,000	30	100	10	5	5	10	5	5
RESIDENTIAL MEDIUM-DENSITY (RM)	15,000	35	110	15	10	10	15	10	10
RESIDENTIAL HIGH-DENSITY (RH)	20,000	40	120	20	15	15	20	15	15
COMMERCIAL GENERAL (CG)	50,000	50	150	25	20	20	25	20	20
INDUSTRIAL GENERAL (IG)	100,000	60	200	30	25	25	30	25	25

OWNER'S CERTIFICATE
 I, [Name], being the owner of the above described lands, do hereby certify that the above is a true and correct copy of the plan of subdivision as shown on the original plan filed for record in the office of the County Clerk of the County of [County Name], State of [State Name], on this [Date] day of [Month], 2022.

SURVEYOR'S CERTIFICATE
 I, [Name], being a duly licensed Professional Surveyor in the State of [State Name], do hereby certify that the above is a true and correct copy of the plan of subdivision as shown on the original plan filed for record in the office of the County Clerk of the County of [County Name], State of [State Name], on this [Date] day of [Month], 2022.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

SCHEDULE OF REVISIONS

No.	Date	Description	By
1	Aug 4, 2022	Prepared P252 Town & Country Block	IPS

IPS INNOVATIVE PLANNING SOLUTIONS
 Date: August 4, 2022 Drawn By: B11
 File: Checked: C2

Please see the opposite side of this Notice for more information