



**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. 13/2024) 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 7<sup>th</sup> day of November 2024.

<b>Application No.:</b>	Zoning By-law Amendment Z.A. 13/2024
<b>Owner:</b>	Kathryn Puddicombe
<b>Applicant:</b>	Dave Brown
<b>Location:</b>	1457 Tay Point Road (see Location Map)

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

The Zoning By-law Amendment seeks to rezone a portion of the subject property from the Rural (RU) zone to the Environmental Protection (EP) zone. The purpose of the Zoning By-law Amendment application is to expand the EP zone to recognize the natural heritage features identified through an Environmental Impact Study. Approval of this Zoning By-law Amendment application is a condition of provisional Consent granted by the Town's Committee of Adjustment to create four (4) new residential lots (File No. B7/2023).

**PUBLIC MEETING**

Pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold a Public Meeting on December 11, 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.

**HOW TO PROVIDE FEEDBACK**

All comments will be considered up until the Council of the Town of Penetanguishene makes a decision regarding the application. Written 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 L4R 2G2. 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.

## **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 of Penetanguishene before the by-law 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 Town of Penetanguishene before the by-law 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 do so.

## **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 the Town of Penetanguishene Townhall or online at [connectpenetanguishene.ca/development](https://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 proposed Zoning By-law Amendment, 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 21<sup>st</sup> day of November 2024.

Kelly Cole,  
Director of Legislative Services/Municipal Clerk

# Puddicombe Zoning Amendment

1457 Tay Point Road  
 Lot 58 Military Reserve  
 Geographic Township of Tay  
 Town of Penetanguishene  
 County of Simcoe

## LEGEND

- Site Boundary Line
- Parcel Fabric
- Proposed Severance Line
- Proposed Building Envelope
- AREA TO BE REZONED
- Municipal Boundary
- Wooded Area
- Watercourse (EP)
- Provincially Significant Wetland (EP)
- Building
- Entrance

- EXISTING WATERCOURSE
- WATERCOURSE FEATURE (MNR, 2021)
- CULVERT LOCATION

- ELC VEGETATION COMMUNITIES:**
- OAGM1 ANNUAL BROW CREEKS (AGRICULTURE)
  - MEANS DRY & FRESH MEADOW
  - TAGM1 COMPENSUS FRAXETORUM
- ELC WETLAND COMMUNITIES:**
- MASW1 GRAMINOID MINERAL SHALLOW
  - MASW3 GREENWASH MINERAL DECEIDUOUS SWAMP
  - SWTM3-6 MEADOW LOW MINERAL DECEIDUOUS THicket SAVANA\*
- 30m WETLAND BUFFER  
 30m WATERCOURSE BUFFER

NOTES: All dimensions are in metres and areas are approximate.

DATE: 10/31/2024

SOURCES: ESR, County of Simcoe, Land Information Ontario

