



## THE CORPORATION OF THE TOWN OF PENETANGUISHENE

### NOTICE OF A COMPLETE APPLICATION AND SCHEDULING OF AN ELECTRONIC PUBLIC MEETING ON A PROPOSED ZONING BY-LAW AMENDMENT Z.A. 1/2021 FOR 77 FOX STREET

**TAKE NOTICE THAT** the Town of Penetanguishene deemed the following application to amend the Town's Zoning By-law 2000-02, as amended, "Complete" Applications under Subsection 34 of the *Planning Act*, R.S.O. 1990, c. P.13 on the 13th day of January, 2021.

**Owner:** Foxpark Development Corporation  
**Agent:** Janet Foster  
**Application No.:** Zoning By-law Amendment Z.A. 1/2021  
**Location:** 77 Fox Street (see Location Map)  
**Legal Description:** All of Block 10, 11, 12 and 14 and Lots 6, 7, 8 and 9, on Plan 51M-653

**AND TAKE NOTICE** that pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold an Electronic Public Meeting on **Wednesday, February 10 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 and 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](http://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](mailto:scooper@penetanguishene.ca) who will provide information and instructions on how to participate electronically.

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

The application requests to rezone the property from Deferred Development "D" Zone and Residential Third Density "R3" Zone to Residential Third Density Exception x "R3-x" Zone. The proposed Exception "x" is to reduce the parking requirement for a Townhouse from 1.5 parking spaces per unit to 1.25 parking spaces per unit and to reduce the minimum Lot Area per Townhouse dwelling unit from 230 square metres to 218 square metres. The purpose of the application is to facilitate a fifty-six (56) townhouse unit development. A concurrent application for Site Plan approval, File No. SPA-01-21, has been submitted that provides details to the development plan such as: parking areas, access points on Fox Street, building blocks and space for a community centre.

**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 this application 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

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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.

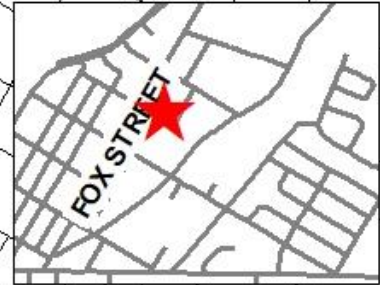
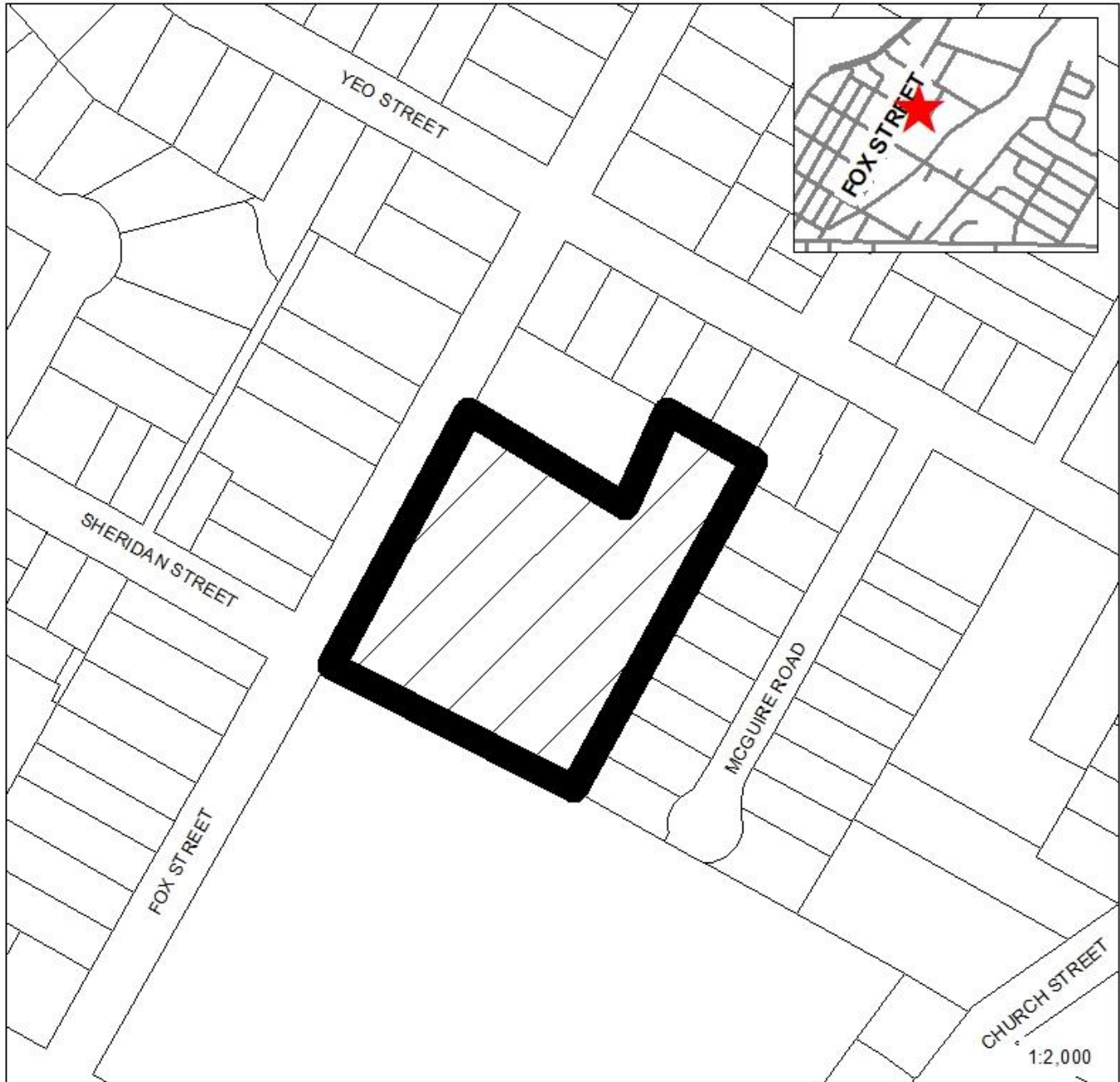
Dated at the Town of Penetanguishene this 15<sup>th</sup> day of January, 2021.




Stacey Cooper  
Clerk

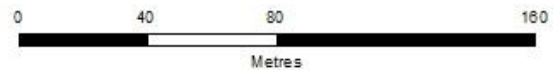


# Location Map



## Legend

 Zoning By-law Amendment  
Z.A. 1/2021 - 77 Fox Street



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