



**THE CORPORATION OF THE TOWN OF PENETANGUISHENE
NOTICE OF A COMPLETE APPLICATION AND A PUBLIC MEETING
ON A PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-
LAW AMENDMENT**

TAKE NOTICE THAT the Town of Penetanguishene has received an Official Plan Amendment application (File No. OPA-2024-01) to the Town's Official Plan and Zoning By-law Amendment application (File No. Z.A. 9/2024) to the Town's Comprehensive Zoning By-law 2022-17, as amended, and deemed the applications "Complete" under Section 22 and 34 of the *Planning Act*, R.S.O. 1990, c. P.13 on the 17th day of October, 2024.

Application No.: Official Plan Amendment File No. OPA-2024-01
Zoning By-law Amendment File No. Z.A. 9/2024

Owner: 200 Main Street Penetang Inc.

Location: 200 Main Street and 35 Thompson Road West
(see Location Map)

AND TAKE NOTICE THAT pursuant to Sections 22 and 34 of the *Planning Act*, R.S.O. 1990, Council of the Town of Penetanguishene will hold a Public Meeting on **November 13, 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.

Written comments may be submitted by email to 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 L9M 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

DESCRIPTION OF PROPOSED OFFICIAL PLAN AMENDMENT

The Official Plan Amendment proposes to redesignate the lands from the Neighbourhood Area and Environmental Protection to the Mixed Use and Commercial Area on Schedule A to the Town Official Plan. The amendment would also remove the Future Study Overlay for this area from Schedule B1 to the Town Official Plan.

DESCRIPTION OF PROPOSED ZONING BY-LAW AMENDMENT

The Zoning By-law Amendment proposes to rezone the lands from the Rural (R) zone and the Mixed-Use Commercial (MUC) Zone to the Mixed-Use Commercial Exception x (MUC-x) zone. The exception proposes to permit the following site-specific provisions:

- Townhouses in the Mixed-Use Commercial (MUC) Zone.
- Dwelling Units above Main Floor Commercial Units.
- Maximum Height of 26 metres (6 storeys).

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 before the proposed official plan amendment is adopted or zoning by-law amendment 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 the Town of Penetanguishene before the proposed official plan amendment is adopted or zoning by-law amendment 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 add the person or public body as a party.

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 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.

If you wish to be notified of the decision of the Council of the Corporation of the Town of Penetanguishene on the applications, 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.

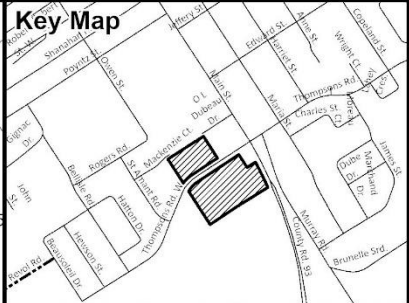
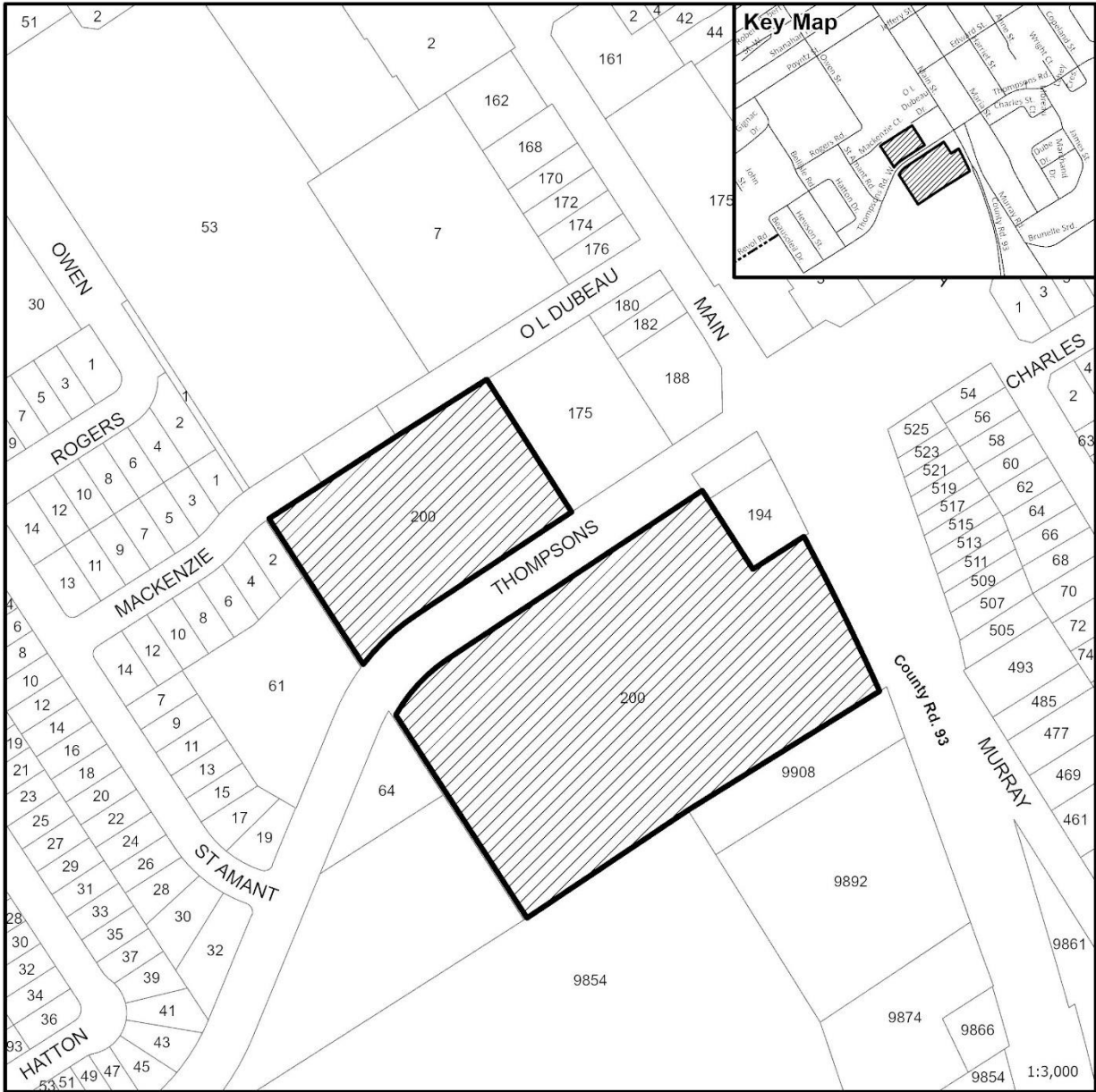
It is requested that this notice be posted in a location visible to all residents if there are seven (7) or more residential units at this location.

Dated at the Town of Penetanguishene this 23rd day of October 2024.


Kelly Cole
Director of Legislative Services/Municipal Clerk
Town of Penetanguishene

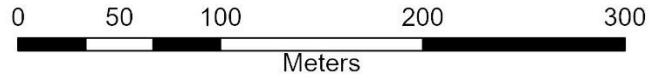


Location Map



Legend

 200 Main Street



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