



THE CORPORATION OF THE TOWN OF PENETANGUISHENE

NOTICE OF A COMPLETE APPLICATION AND SCHEDULING OF A PUBLIC MEETING FOR A PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT 128 BURKE STREET

TAKE NOTICE THAT the Town of Penetanguishene deemed the application for a proposed Draft Plan of Subdivision and an application to amend the Town's Zoning By-law 2022-17 as being "Complete" applications pursuant to Section 34(10.4) and Section 51(19.1) of the *Planning Act*, R.S.O. 1990, c. P.13 on July 10, 2024.

Application No.:	Draft Plan of Subdivision Application (File No. PEN-SUB-2024-02) and Zoning By-law Amendment Application (File No. Z.A. 8/2024)
Owner:	LSR Burke Inc.
Agent:	Nethery Planning Services Inc.
Location:	128 Burke Street (see attached location map)

DESCRIPTION OF PROPOSED DRAFT PLAN OF SUBDIVISION

The Draft Plan of Subdivision proposes nineteen (19) townhouse units distributed across three (3) blocks fronting on Burke Street. The plans also include a block dedicated for future development considerations, fronting on the unopened portion of Beaulieu Drive. Please see the attached concept plan.

DESCRIPTION OF PROPOSED ZONING BY-LAW AMENDMENT

The purpose and effect of the Zoning By-law Amendment is to rezone the subject property from the Deferred (D) zone to the Residential Three Exception (R3-X) zone to permit Townhouses as well as apply site-specific exception provisions including a reduction to minimum yard setbacks, an increase to the maximum lot coverage, a reduction to the minimum lot frontage, and a reduction to the minimum lot area.

PUBLIC MEETING

Pursuant to Section 34(12) and 51(23) of the *Planning Act*, R.S.O. 1990, the Council of the Town of Penetanguishene will hold a Public Meeting on August 14, 2024, at 7:00 p.m. or as soon thereafter as the matter can be dealt with in Council Chambers at Townhall, 10 Robert Street West, Penetanguishene, to consider the applications.

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 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 or before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 or before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 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 L4R 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 July 2024.


Kelly Cole,
Deputy Clerk

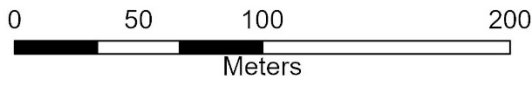


Location Map



Legend

-  128 Burke Street
- Zoning By-law Amendment (ZA 8/2024)
- Draft Plan of Subdivision (PEN-SUB-2024-02)

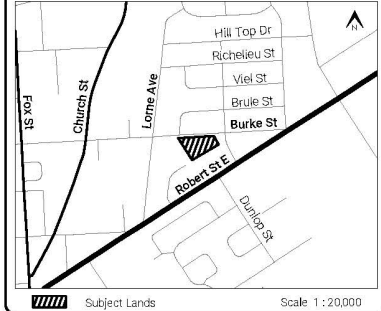


This map, either in whole or in part, may not be reproduced without the written authority from the Town of Penetanguishene. Copyright © Town of Penetanguishene Land Information Network Cooperative - LINC 2012 Produced (in part) under license from: the Ontario Ministry of Natural Resources (Copyright - Queens Printer 2012). ©Teranet Enterprises Inc. and its suppliers all rights reserved, and Members of the Ontario Geospatial Data Exchange. THIS IS NOT A PLAN OF SURVEY.



CONCEPT PLAN 'H'

128 BURKE STREET,
 Part of Lot 116, Concession 1 E of Penetanguishene
 Town of Penetanguishene, County of Simcoe

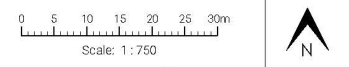


Subject Lands Scale 1:20,000

Legend

-  **Subject Lands**
 Total Area: ±0.934ha (2.31ac)
-  **Townhouse Units**
 No. of Units: 19
 Min. Lot Area: ±170,7m²
 Min. Lot Frontage: 6.3m
 Min. Ground Floor Area: ±79m²

Note: This plan is for discussion purposes only.
 Property boundary to be verified by an O.L.S.
 Source: Draft base plan, WIM Associates Limited.
 County of Simcoe interactive map.



Drawn By: A.M. Date: May 13, 2024

NETHERY Planning

W: www.netheryp Planning.ca
 E: solutions@netheryp Planning.ca
 P: 289-902-3903
 888-638-4379 (toll free)