



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 applications to amend the Town of Penetanguishene Official Plan and the Town of Penetanguishene Comprehensive Zoning By-law 2022-17. The applications were deemed “Complete” under Sections 22 and 34 of the Planning Act, R.S.O. 1990, c. P.13.

Application Number: OPA-2026-03 and ZA 8/2026
Owner: 18 Wright Court Developments Ltd.
Location: 18 Wright Court (see Location Map attached)

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 **August 12, 2026, 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.

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, 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.

PROPOSED DEVELOPMENT

The applications are intended to facilitate the development of a six (6) storey rental apartment building containing a total of 156 residential units together with small-scale commercial space at-grade.

OFFICIAL PLAN AMENDMENT

The Official Plan Amendment application seeks a site-specific exception to permit a higher density, mixed-use residential development. Specifically, the application proposes to amend Policy 4.2.1 of the Official Plan by increasing the maximum permitted building height within the Neighbourhood Area to 22.0 metres (6 storeys), whereas the existing policy framework permits a maximum of three (3) storeys.

ZONING BY-LAW AMENDMENT

The Zoning By-law Amendment application proposes to rezone the subject lands from Residential One (R1) to Residential Three Exception (R3-XX) in order to permit multiple dwelling units (apartments) and add a permission for a commercial use on the main floor. The following special exceptions are requested:

- Reduce the minimum lot frontage from 30 metres to 20 metres;
- Reduce the minimum lot area from 30,570 square metres to 10,269 square metres;
- Increase the maximum building height from 14.0 metres (4 storeys) to 21.0 metres (6 storeys); and

- Reduce the minimum number of required parking spaces from 279 spaces to 160 spaces.

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 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.

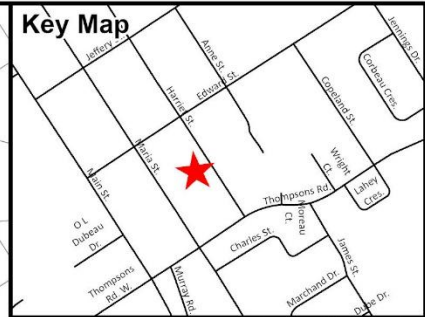
It is requested that this notice be posted in a location visible to all residents if there are seven (7) or more residential units at this location.

Dated at the Town of Penetanguishene this 23rd day of July, 2026.

Kelly Cole
Director of Legislative Services/Municipal Clerk



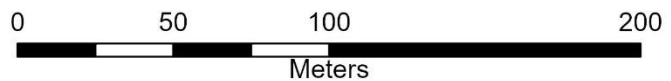
Location Map



Legend



18 Wright Court
OPA-2026-03 and ZA 8/2026



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