



August 2, 2019

Ms. Andrea Betty MCIP RPP  
Director of Planning and Community  
Development  
Town of Penetanguishene  
10 Robert Street  
Penetanguishene, ON

Dear Ms. Betty,

**RE: Bay Moorings Rezoning and Draft Plan  
Supplemental Planning Report  
Our File: 2.137.2**

This is further to our application to amend the Zoning By-law as submitted earlier this year. Subsequent to that submission and the Town's internal reviews you and I met to go over preliminary comments. Three key comments that we were asked to further address are as follows:

1. To clarify the land use compatibility status of the subject lands in light of the adjacent municipal wastewater treatment plant.
2. To clarify the Zoning By-law wording in order to relate the proposed zoning regulations to specific land use blocks.
3. To include an application for Draft Plan Approval in order to recognize the intended condominium tenure including the intention to utilize Section 50 (5) of the Planning Act (Part Lot Control) among other matters.

In order to address these three key matters please accept this submission as our supplemental to the Planning Justification Report (February 2019). To that end we offer the following additional planning commentary.

#### **OVERALL POLICY CONTEXT**

We respectfully submit that the overall planning policy context within which our February 2019 submission was made remains substantially the same. The overall Provincial and County land use and development policies and directions affecting the subject lands remains as supporting recreationally oriented residential and recreational development on full municipal services within the Built Boundary of the Penetanguishene Settlement Area.

The policies and directions of the local Official Plan as reported in our February 2019 also remain applicable.

### **Adjacent Municipal Wastewater Treatment Plant**

This matter was addressed through reports and the cover email from Greg Althon (MOE, Barrie) addressed to your office and dated May 10, 2019. In summary, Mr. Althon confirmed that the D-2 Guidelines recommend a residential minimum setback of 150m from the treatment plant property and, that our plans provide for over 197m. Mr. Althon advised that our proposal exceeds the recommended separation distance. Accordingly, the concern over meeting D-2 setbacks has been met.

### **Zoning By-law Clarification**

Our original submission proposed a By-law format and approach that proposed site specific regulations based on zone type. Further to our discussions, it was agreed to modify this approach by relating the proposed zone regulations to specific blocks in order to clarify which regulations apply to which parts of our proposed plan. Attached is our revised By-law. You will see that we have broken down the various zoning provisions such that they relate to specific areas of the subject lands as identified on the associated zoning Schedule (also attached).

### **Draft Plan of Subdivision**

Our project surveyor, Rodney G. Reynolds, was able to complete an updated survey of the subject lands. That updated survey confirmed for the most part, the property boundaries and underlying Parts assumed during the preparation of our development concept plan (see Figure 3 to the February 2019 PJR).

Taking into account the survey and the required Treatment Plant setbacks, we were able to slightly modify our Development Concept Plan per Figure 1, below. You will note that the updated concept plan accounts for:

- Marina use parking lot conceptual layout to illustrate parking capacity
- Increased residential development setback from the above-referenced Treatment Plan
- Minor block configuration refinements to account for open space and parking
- Additional detail on architectural elements

The Draft Plan of Subdivision takes the blocking approach as it reflects the proposed development of the subject lands according to the Development Concept Plan. Implementation of the development will be through the condominium process. The structure of the condominium will include two types of common elements, those being the internal road system and, the various open space blocks. Within this structure will be three residential development dwelling types: single detached; townhouse, and; low rise apartment. In addition, the blocking plan acknowledges retention of the Marina as a key land use. All of these elements are further delineated and described in the Draft Plan as provided for in Figure 3.

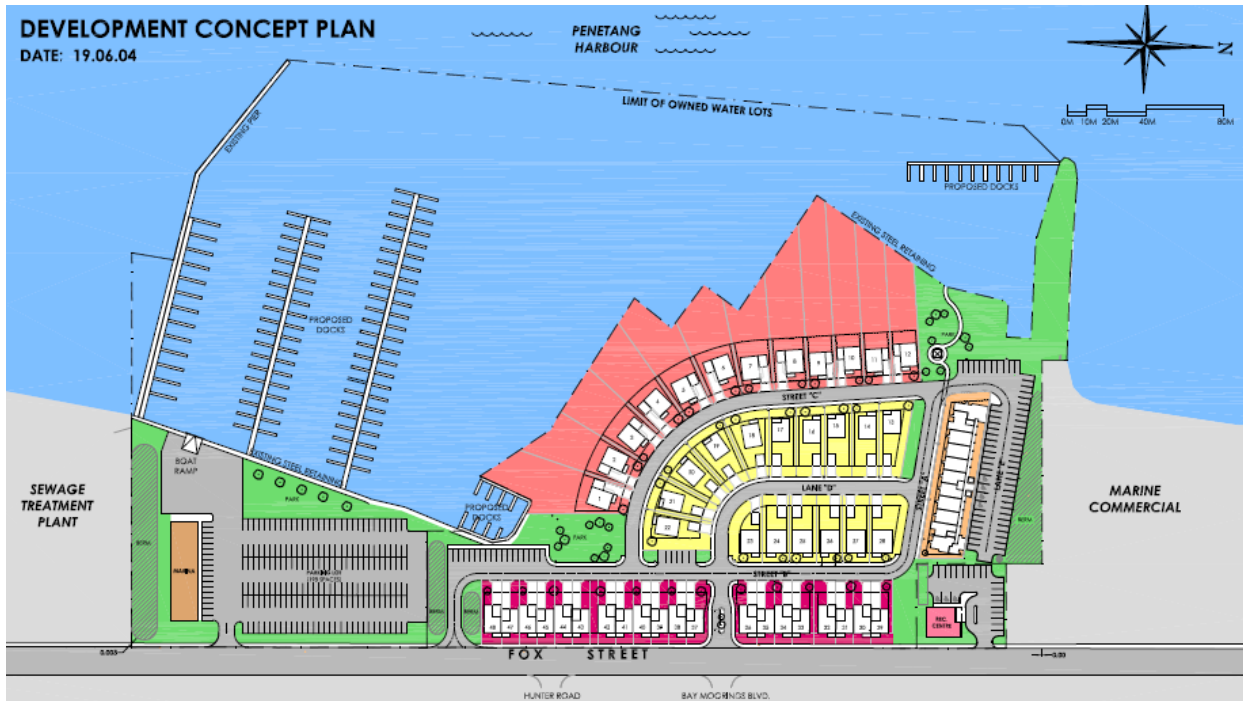


Figure 1: Updated Development Concept Plan, June 2019 (Lloyd Hunt, Architect)

Based on the above, we developed a blocking plan as a basis for the Draft Plan. This blocking plan is illustrated in Figure 2, below.

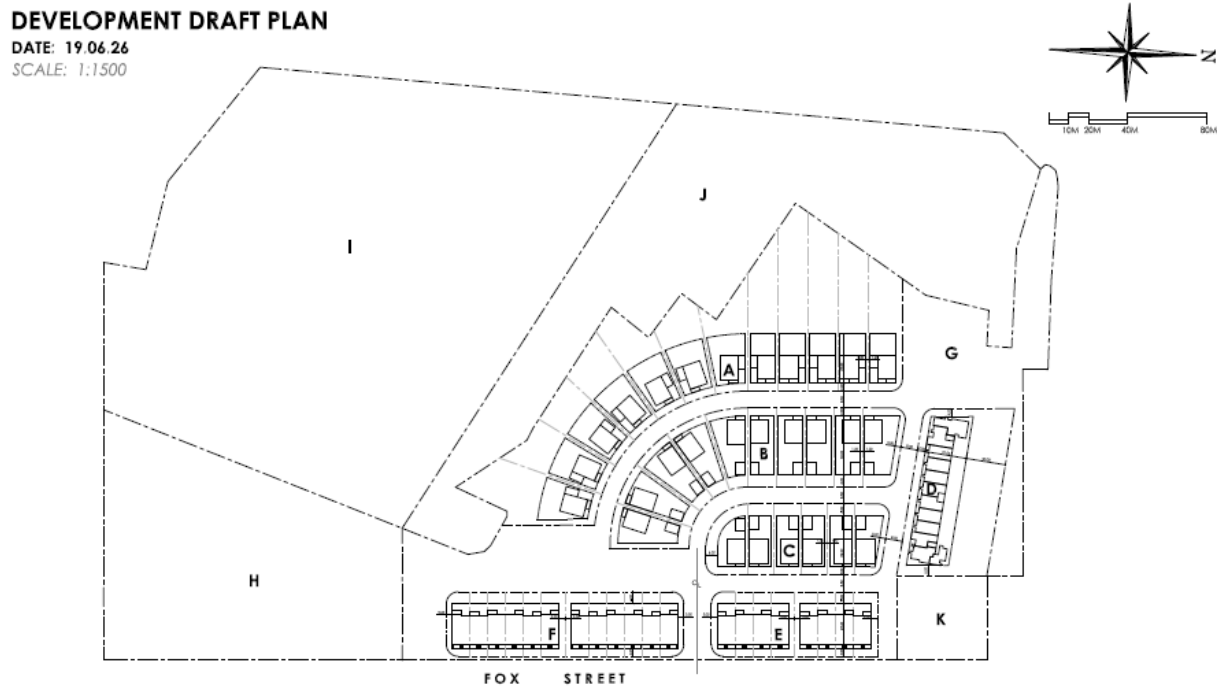


Figure 2: Blocking Plan, June 2019 (Lloyd Hunt, Architect)

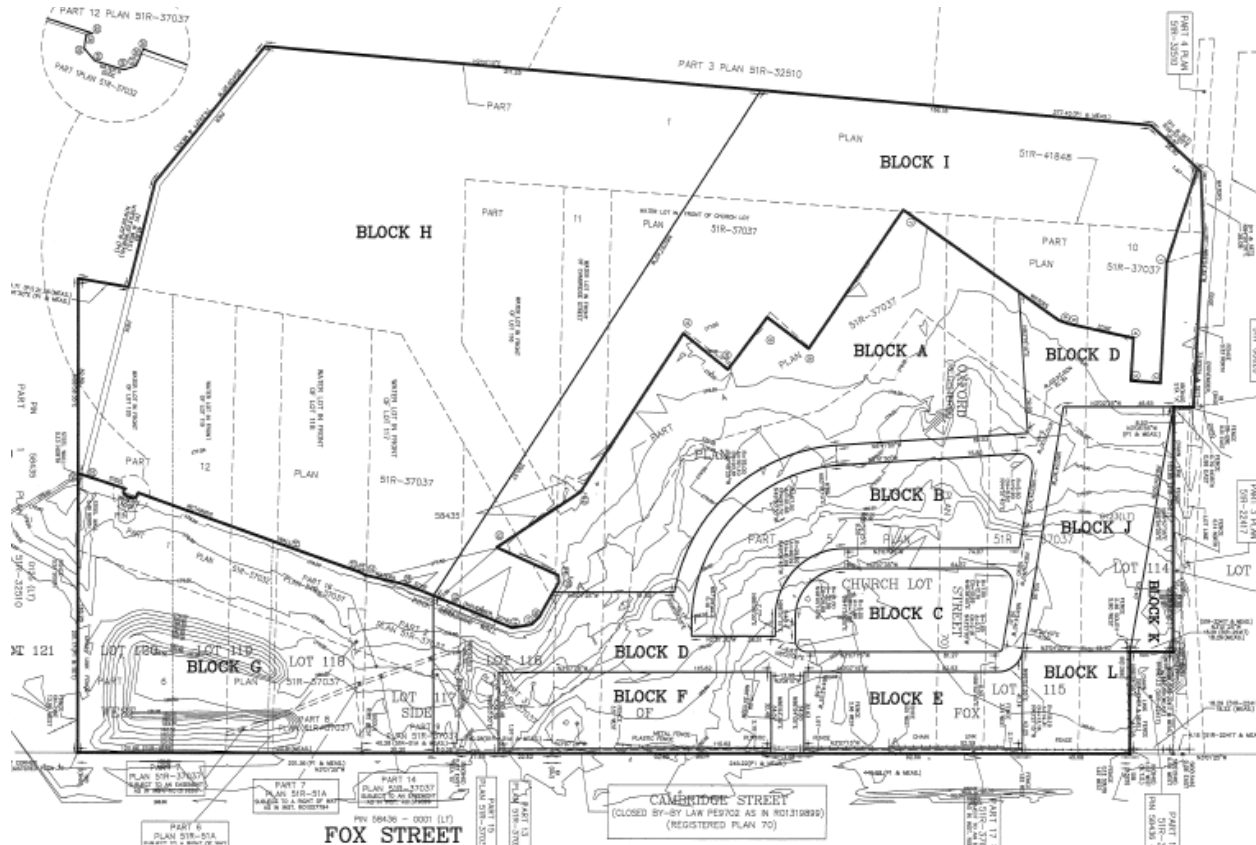


Figure 3: Excerpt of Draft Plan of Subdivision, (Hunt, Reynolds, Travis, July 2019).

At scale plans and an electronic copy of the Draft Plan are provided under separate cover.

Figure 4, below provides a land use breakdown of the proposed Draft Plan. The overall area of the Draft Plan is about 12.87 ha. Approximately 60% of the area (7.76 ha) is the Marina component and associated water lot (docking areas). Blocks comprising common element road and open space uses account for about 11% of the Draft Plan area while an additional 1.5% accounts for the proposed private recreational block (Block L) situated in the north east corner of the subject lands.

The intent of the Draft Plan is to secure a development structure that will enable implementation through the associated Zoning By-law (see above and attached), condominium tenure and assist with use of Part Lot Control to reflect more detailed lotting arrangements within the condominium (POTLs).

<b>BLOCK LAND USE SCHEDULE</b>			
	<b>Land Use</b>	<b>Area (m<sup>2</sup>)</b>	<b>Percentage</b>
<b>Block A</b>	Single Detached Dwellings	14081.5	10.94%
<b>Block B</b>	Single Detached Dwellings	5751.7	4.47%
<b>Block C</b>	Single Detached Dwellings	3094.9	2.40%
<b>Block D</b>	Common Element Road / Open Space	13138.3	10.21%
<b>Block E</b>	Town House Dwelling	3041.9	2.36%
<b>Block F</b>	Town House Dwelling	3755.3	2.92%
<b>Block G</b>	Marina	13963.9	10.85%
<b>Block H</b>	Water Lot	42390.2	32.94%
<b>Block I</b>	Water Lot	21771.9	16.92%
<b>Block J</b>	Apartment Dwelling Units	4793.5	3.72%
<b>Block K</b>	Common Element Open Space	948	0.74%
<b>Block L</b>	Recreational Uses	1976.8	1.54%
<b>TOTAL</b>	<b>Total Subject Lands Area</b>	<b>128707.9</b>	<b>100%</b>

Figure 4: Draft Plan Land Use Schedule

## Summary

This supplemental planning report is intended to follow up on key matters raised by the Town through the initial circulation of our February 2019 application to amend the Zoning By-law. The supplemental materials and application herein address the matters raised by providing clarification and additional detail by way of zoning regulations and a Draft Plan. All told, the fundamental land use planning policy framework as detailed in the February 2019 PJR remain relevant and continue to support the approvals sought.

Yours Truly,

Travis & Associates  
Colin Travis, MCIP RPP

Cc: Mr. D Rozycki

