



## Notice of Decision NOTICE OF THE APPROVAL OF AN APPLICATION FOR A DRAFT PLAN OF SUBDIVISION

Pursuant to Subsection 51 (31) of the *Planning Act*, R.S.O. 1990, the Council of the Corporation of the Town of Penetanguishene has approved the application for Draft Plan of Subdivision File:

Applicant:	Darren Vella of Innovative Planning Solutions on behalf of the Owners: David and Janice Wright	Date of Decision:	August 12, 2020
File NO:	PEN-SUB-2019-02	Date of Notification	August 19, 2020
Subject Lands:	Lots 21B, 53B, 63B and Part of Lot 77B in Registered Plan 69	Last Date of Appeal:	September 8, 2020

In accordance with Subsection 51 (38) the written and/or oral submissions received had the following effect on the decision:

- The written and oral submissions received by Council were supportive of and/or consistent with Council's determination that the proposed Draft Plan of Subdivision was consistent with applicable Provincial Policy and conforms to the Town's Official Plan.

### The Proposal:

The Draft Plan of subdivision includes 13 blocks (Blocks 1 to 13) with Blocks 1 to 6 intended for residential uses in the form of a maximum of 47 townhouse units, Block 7 intended for future residential, Block 8 as an Environmental Protection area, Block 9 intended as a Common Element Condominium for private roads and Stormwater Management Ponds, Block 10 to 13 as a 0.3 metres reserve adjacent to Fuller Avenue and Pine Grove Road, and 126 Lots for intended for residential uses in the form of Single Detached Dwellings (See Draft Plan attached).

### When and How to File An Appeal

Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed no later than 20 days from the date of this Notice as shown above as the last date of appeal. The Notice of Appeal should be sent to the person and address shown below and it must:

- (1) Set out the reasons for the appeal and;
- (2) Be accompanied by the fee prescribed under the *Ontario Municipal Board Act* and/or the *Local Planning Appeal Tribunal Act* in the amount of \$300.00 payable by certified cheque to the Minister of Finance, Province of Ontario.



### **Who Can File An Appeal?**

Subsection 39 of *Planning Act* sets out who can file an appeal of the Decision of the Town of Penetanguishene to the Local Planning Appeal Tribunal. This includes: the applicant, a public body, a person listed under subsection 48.3, the Minister, the Municipality or the planning board if not located in a Municipality. If you have any questions regarding eligibility of filing an appeal or other general questions with respect to an appeal please contact the Local Planning Appeal Tribunal at the toll free number 1-866-448-2248.

### **Other Related Applications**

The subject property is subject to a Zoning By-law Amendment application File No. Z.A. 3/2019.

### **Getting Additional Information**

Additional information about the application is available for public inspection during the regular office hours at the Town of Penetanguishene Planning and Community Development Department at 10 Robert Street West, Penetanguishene, Ontario.

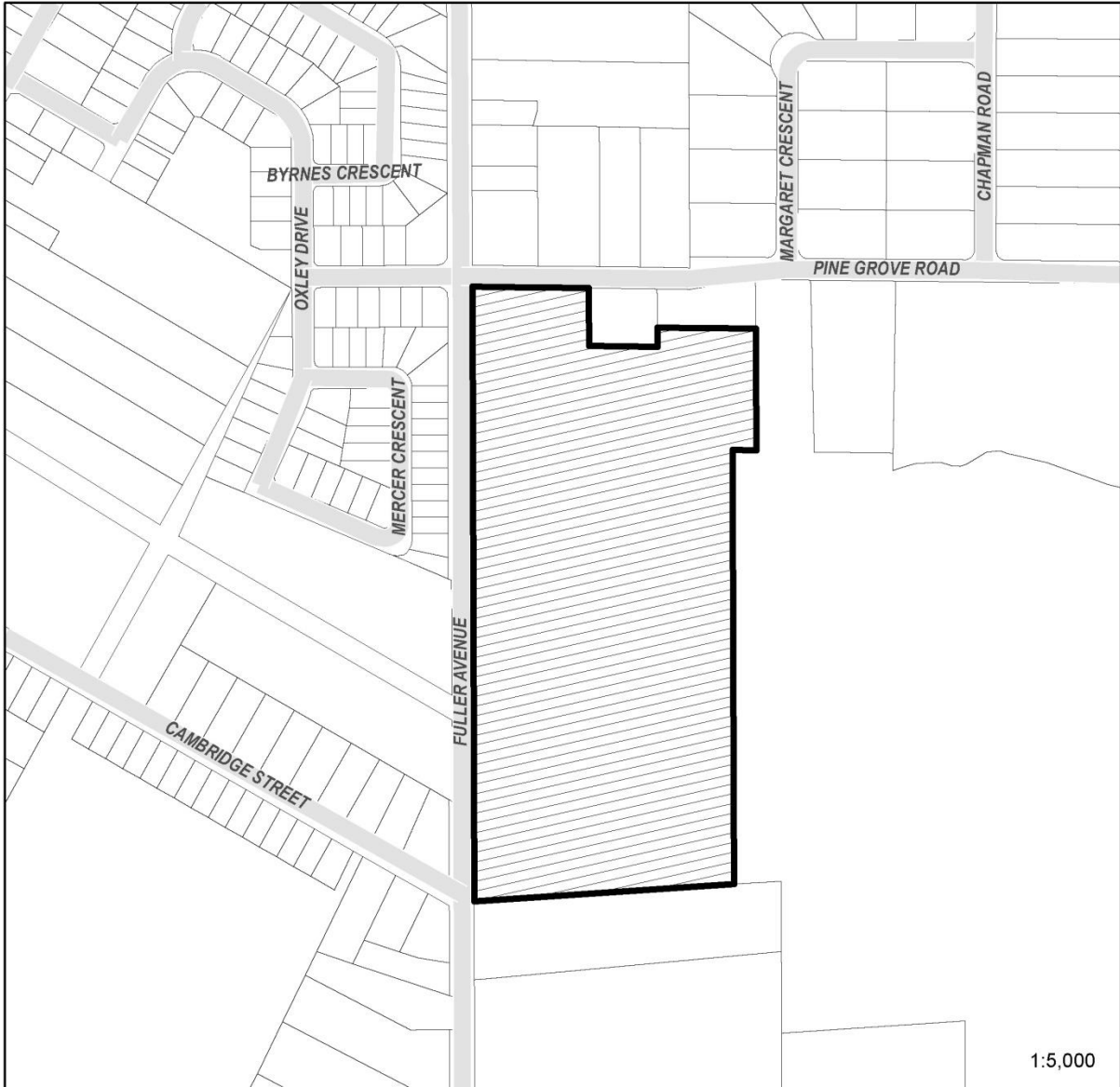
Dated this 19<sup>th</sup> day of August, 2020.



Stacey Cooper,  
Clerk/Deputy CAO (A)  
Town of Penetanguishene  
10 rue Robert St. West/ouest  
P.O./C.P. Box 5009  
Penetanguishene, ON  
L9M 2G2



# Location Map

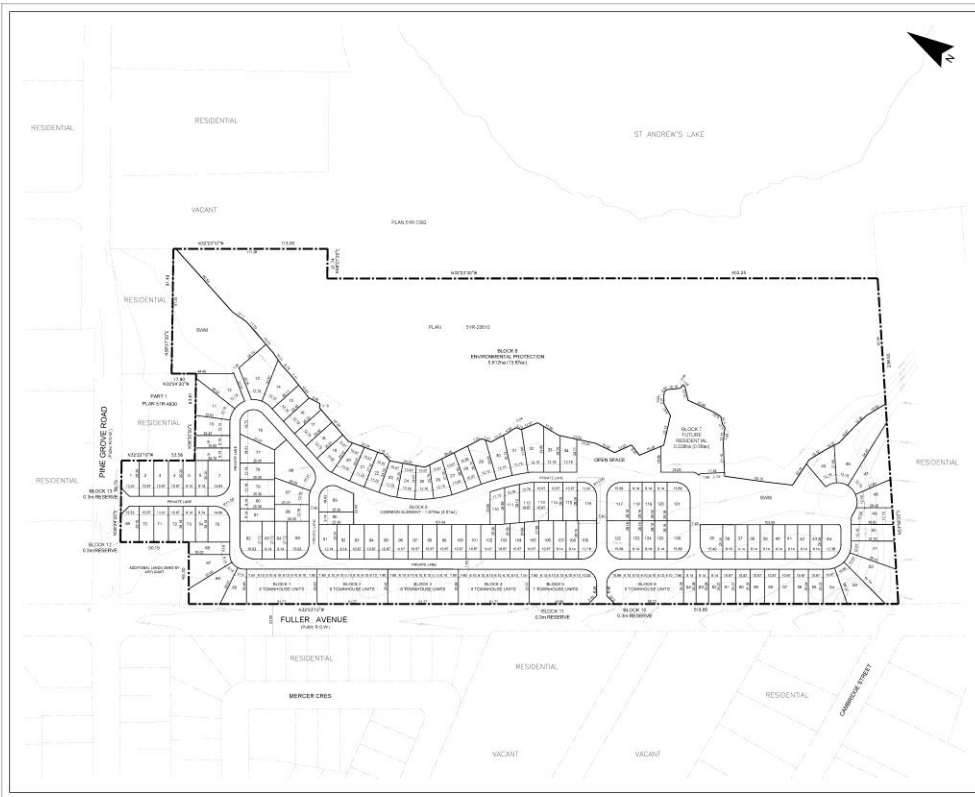


## Legend

 1145 Fuller Avenue



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.



KEY MAP Scale 1:30,000

### DRAFT PLAN OF SUBDIVISION

LOTS 218, 538, 638, & PART OF LOT 778  
 PENETANGUSHENE  
 TOWN OF PENETANGUSHENE  
 COUNTY OF BRUCE

Scale 1:500

LAND USE SCHEDULE		LOT/BLK/ROW	AREA	USE	MIN. LOT AREA
Single Residential (SR-1)	1	1-10	1.00	SR-1	1.00
Single Residential (SR-2)	2	11-20	2.00	SR-2	2.00
Single Residential (SR-3)	3	21-30	3.00	SR-3	3.00
Single Residential (SR-4)	4	31-40	4.00	SR-4	4.00
Single Residential (SR-5)	5	41-50	5.00	SR-5	5.00
Single Residential (SR-6)	6	51-60	6.00	SR-6	6.00
Single Residential (SR-7)	7	61-70	7.00	SR-7	7.00
Single Residential (SR-8)	8	71-80	8.00	SR-8	8.00
Single Residential (SR-9)	9	81-90	9.00	SR-9	9.00
Single Residential (SR-10)	10	91-100	10.00	SR-10	10.00
Single Residential (SR-11)	11	101-110	11.00	SR-11	11.00
Single Residential (SR-12)	12	111-120	12.00	SR-12	12.00
Single Residential (SR-13)	13	121-130	13.00	SR-13	13.00
Single Residential (SR-14)	14	131-140	14.00	SR-14	14.00
Single Residential (SR-15)	15	141-150	15.00	SR-15	15.00
Single Residential (SR-16)	16	151-160	16.00	SR-16	16.00
Single Residential (SR-17)	17	161-170	17.00	SR-17	17.00
Single Residential (SR-18)	18	171-180	18.00	SR-18	18.00
Single Residential (SR-19)	19	181-190	19.00	SR-19	19.00
Single Residential (SR-20)	20	191-200	20.00	SR-20	20.00
Single Residential (SR-21)	21	201-210	21.00	SR-21	21.00
Single Residential (SR-22)	22	211-220	22.00	SR-22	22.00
Single Residential (SR-23)	23	221-230	23.00	SR-23	23.00
Single Residential (SR-24)	24	231-240	24.00	SR-24	24.00
Single Residential (SR-25)	25	241-250	25.00	SR-25	25.00
Single Residential (SR-26)	26	251-260	26.00	SR-26	26.00
Single Residential (SR-27)	27	261-270	27.00	SR-27	27.00
Single Residential (SR-28)	28	271-280	28.00	SR-28	28.00
Single Residential (SR-29)	29	281-290	29.00	SR-29	29.00
Single Residential (SR-30)	30	291-300	30.00	SR-30	30.00
Single Residential (SR-31)	31	301-310	31.00	SR-31	31.00
Single Residential (SR-32)	32	311-320	32.00	SR-32	32.00
Single Residential (SR-33)	33	321-330	33.00	SR-33	33.00
Single Residential (SR-34)	34	331-340	34.00	SR-34	34.00
Single Residential (SR-35)	35	341-350	35.00	SR-35	35.00
Single Residential (SR-36)	36	351-360	36.00	SR-36	36.00
Single Residential (SR-37)	37	361-370	37.00	SR-37	37.00
Single Residential (SR-38)	38	371-380	38.00	SR-38	38.00
Single Residential (SR-39)	39	381-390	39.00	SR-39	39.00
Single Residential (SR-40)	40	391-400	40.00	SR-40	40.00
Single Residential (SR-41)	41	401-410	41.00	SR-41	41.00
Single Residential (SR-42)	42	411-420	42.00	SR-42	42.00
Single Residential (SR-43)	43	421-430	43.00	SR-43	43.00
Single Residential (SR-44)	44	431-440	44.00	SR-44	44.00
Single Residential (SR-45)	45	441-450	45.00	SR-45	45.00
Single Residential (SR-46)	46	451-460	46.00	SR-46	46.00
Single Residential (SR-47)	47	461-470	47.00	SR-47	47.00
Single Residential (SR-48)	48	471-480	48.00	SR-48	48.00
Single Residential (SR-49)	49	481-490	49.00	SR-49	49.00
Single Residential (SR-50)	50	491-500	50.00	SR-50	50.00
Single Residential (SR-51)	51	501-510	51.00	SR-51	51.00
Single Residential (SR-52)	52	511-520	52.00	SR-52	52.00
Single Residential (SR-53)	53	521-530	53.00	SR-53	53.00
Single Residential (SR-54)	54	531-540	54.00	SR-54	54.00
Single Residential (SR-55)	55	541-550	55.00	SR-55	55.00
Single Residential (SR-56)	56	551-560	56.00	SR-56	56.00
Single Residential (SR-57)	57	561-570	57.00	SR-57	57.00
Single Residential (SR-58)	58	571-580	58.00	SR-58	58.00
Single Residential (SR-59)	59	581-590	59.00	SR-59	59.00
Single Residential (SR-60)	60	591-600	60.00	SR-60	60.00
Single Residential (SR-61)	61	601-610	61.00	SR-61	61.00
Single Residential (SR-62)	62	611-620	62.00	SR-62	62.00
Single Residential (SR-63)	63	621-630	63.00	SR-63	63.00
Single Residential (SR-64)	64	631-640	64.00	SR-64	64.00
Single Residential (SR-65)	65	641-650	65.00	SR-65	65.00
Single Residential (SR-66)	66	651-660	66.00	SR-66	66.00
Single Residential (SR-67)	67	661-670	67.00	SR-67	67.00
Single Residential (SR-68)	68	671-680	68.00	SR-68	68.00
Single Residential (SR-69)	69	681-690	69.00	SR-69	69.00
Single Residential (SR-70)	70	691-700	70.00	SR-70	70.00
Single Residential (SR-71)	71	701-710	71.00	SR-71	71.00
Single Residential (SR-72)	72	711-720	72.00	SR-72	72.00
Single Residential (SR-73)	73	721-730	73.00	SR-73	73.00
Single Residential (SR-74)	74	731-740	74.00	SR-74	74.00
Single Residential (SR-75)	75	741-750	75.00	SR-75	75.00
Single Residential (SR-76)	76	751-760	76.00	SR-76	76.00
Single Residential (SR-77)	77	761-770	77.00	SR-77	77.00
Single Residential (SR-78)	78	771-780	78.00	SR-78	78.00
Single Residential (SR-79)	79	781-790	79.00	SR-79	79.00
Single Residential (SR-80)	80	791-800	80.00	SR-80	80.00
Single Residential (SR-81)	81	801-810	81.00	SR-81	81.00
Single Residential (SR-82)	82	811-820	82.00	SR-82	82.00
Single Residential (SR-83)	83	821-830	83.00	SR-83	83.00
Single Residential (SR-84)	84	831-840	84.00	SR-84	84.00
Single Residential (SR-85)	85	841-850	85.00	SR-85	85.00
Single Residential (SR-86)	86	851-860	86.00	SR-86	86.00
Single Residential (SR-87)	87	861-870	87.00	SR-87	87.00
Single Residential (SR-88)	88	871-880	88.00	SR-88	88.00
Single Residential (SR-89)	89	881-890	89.00	SR-89	89.00
Single Residential (SR-90)	90	891-900	90.00	SR-90	90.00
Single Residential (SR-91)	91	901-910	91.00	SR-91	91.00
Single Residential (SR-92)	92	911-920	92.00	SR-92	92.00
Single Residential (SR-93)	93	921-930	93.00	SR-93	93.00
Single Residential (SR-94)	94	931-940	94.00	SR-94	94.00
Single Residential (SR-95)	95	941-950	95.00	SR-95	95.00
Single Residential (SR-96)	96	951-960	96.00	SR-96	96.00
Single Residential (SR-97)	97	961-970	97.00	SR-97	97.00
Single Residential (SR-98)	98	971-980	98.00	SR-98	98.00
Single Residential (SR-99)	99	981-990	99.00	SR-99	99.00
Single Residential (SR-100)	100	991-1000	100.00	SR-100	100.00

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 31(1) OF THE PLANNING ACT

OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

SCHEDULE OF REVISIONS

IPS INNOVATIVE PLANNING SOLUTIONS

Date: February 27, 2018  
 File: 15-117