

# NOTICE OF APPLICATION

## BY CORPORATION OF THE TOWN OF PENETANGUISHENE

### BY-LAW NO. 1976-22



Notice of Application to the Ontario Municipal Board by the Corporation of the Town of Penetanguishene for approval of a by-law to regulate land use, passed pursuant to Section 35 of The Planning Act, R.S.O. 1970, Chapter 349.

Take Notice that the Council of the Corporation of the Town of Penetanguishene intends to apply to The Ontario Municipal Board pursuant to the provisions of Section 35 of The Planning Act for approval of By-law 1976-22 passed on the 25th day of May, 1976. A copy of the by-law is furnished herewith. A note giving an explanation of the purpose and effect of the by-law and stating the lands affected thereby is also furnished herewith.

Any person interested may, within fourteen (14) days after the date of this notice, send by registered mail or deliver to the Clerk of the Town of Penetanguishene notice of his objections to approval of the said by-law, together with a

statement of the grounds of such objection.

Any person wishing to support the application for approval of the by-law may, within fourteen (14) days after the date of this notice send by registered mail or deliver to the Clerk of the Town of Penetanguishene, notice of his support of approval of the said by-law, together with a request for notice of any hearing that may be held, giving also the name and address to which such notice should be given.

The Ontario Municipal Board may approve of the said by-law but before doing so, it may appoint a time and place when any objection to the by-law will be considered. Notice of any hearing that may be held will be given only to persons who have filed an objection or notice of support and who have left with or delivered to the Clerk undersigned, the address to which Notice of Hearing is to be sent.

The last date for filing objections will be November 10th, 1976.

And take further notice that the Corporation of the Town of Penetanguishene will make application to the Ontario Municipal Board for an Appointment for Hearing on by-law 1976-22 for the 13th day of December, 1976, to be held at the Municipal Building in the Town of Penetanguishene for the hearing of all parties interested in supporting or opposing the by-law.

Dated at the Town of Penetanguishene this 27th day of October, 1976.

Y.A. Gagne, A.M.C.T.,  
Clerk-Treasurer,  
10 Robert Street West,  
Penetanguishene, Ontario.

## THE TOWN OF PENETANGUISHENE

### BY-LAW NO. 1976-22

A by-law to amend By-law No. 1975-20 of the Corporation of the Town of Penetanguishene (Zoning By-law)

The Council of the Corporation of the Town of Penetanguishene pursuant to Section 35 of The Planning Act, R.S.O. 1970, and amendments thereto, ENACTS AS FOLLOWS:

#### Part A — Text Changes

1. Section 5.9.4.2 is hereby amended by deleting it entirely and replacing it with the following:

"Section 5.9.4.2 Minimum Side Yard—10 feet unless there is an attached private garage where the side yard shall be 4 feet."

2. Section 5.9.5 is hereby amended by adding the following thereto:

" / unit" so that it now reads: "Minimum Ground Floor Area—900 sq. ft./unit."

3. Section 5.21.4.2 is hereby amended by deleting the words "on either side" so that it now reads as follows:

"Section 5.21.4.2 Minimum Side Yard—10 feet unless there is an attached private garage where the side yard shall be 4 feet."

4. Section 5.33.2 is hereby amended by deleting "Section 3.34" and replacing it with "Section 3.35, Subsections 1 to 8."

5. Section 7.2.2 is hereby amended by deleting "Restaurant and Taverns" as an ancillary use.

6. Sections 7.2.4, 7.3.3 and 7.4.3 are all hereby amended by deleting the words "minimum front yard" and replacing them with the words "minimum setback."

7. Section 7.9 is hereby amended by adding the following thereto:

"Section 7.9.1—Notwithstanding the side yard provisions of Section 7.2.4, 7.3.3, and 7.4.3 of this Bylaw, only one (1) side yard shall be required for an industrial building located within any industrial zone, except that the provisions of Section 7.5 of this Bylaw shall remain in full force."

8. Section 8.2 is hereby amended by adding the following thereto:

"Notwithstanding the provisions of Section 3.5 of this Bylaw" so that it now reads: "Section 8.2—Notwithstanding the provisions of Section 3.5 of this Bylaw, no person shall use land, or erect or use a building or structure in a Rural Zone unless the following standards are complied with:"

9. Section 13 is hereby amended by adding the following thereto:

"Section 13.2—Notwithstanding any other provisions of this Bylaw, the manufacture, storage and wholesaling of beverage goods shall be allowed in a Commercial General (CG) zone on those lands described as Part Lot 114, Concession 1, Town of Penetanguishene, formerly Township of Tay and more particularly shown on Schedule "A" attached hereto."

10. Bylaw No. 1975-20 as amended, is hereby amended so that wherever the word "ancillary" appears, it shall be changed to read "accessory."

#### Part B—Map Changes

11. Schedule "A" to Bylaw No. 1975-20 as amended, is hereby amended by:

(a) rezoning the lands indicated on Schedule "A" attached hereto, from an "M2" (Storage and Light Manufacturing) zone to an "M3" (Yard Storage and Heavy Manufacturing) zone.

(b) rezoning the lands indicated on Schedule "A" attached hereto, from an "R1S" (Residential First Density Special) zone to an "R2" (Residential Second Density) zone.

(c) rezoning the lands indicated on Schedule "A" attached hereto, from an "R2" (Residential Second Density) zone to an "R1S" (Residential First Density Special) zone.

(d) extending the limits of the "G" (Institutional) designation by rezoning the lands indicated on Schedule "A" attached hereto, from an "R1S" (Residential First Density Special) zone to a "G" (Institutional) zone.

12. This Bylaw shall take effect from the date of passage by Council and shall come into force upon approval by the Ontario Municipal Board.

Read a first, second and third time and passed this 25th day of May, 1976.

(SIGNED) V. MOREAU  
Mayor

(SIGNED) Y.A. GAGNE  
Clerk

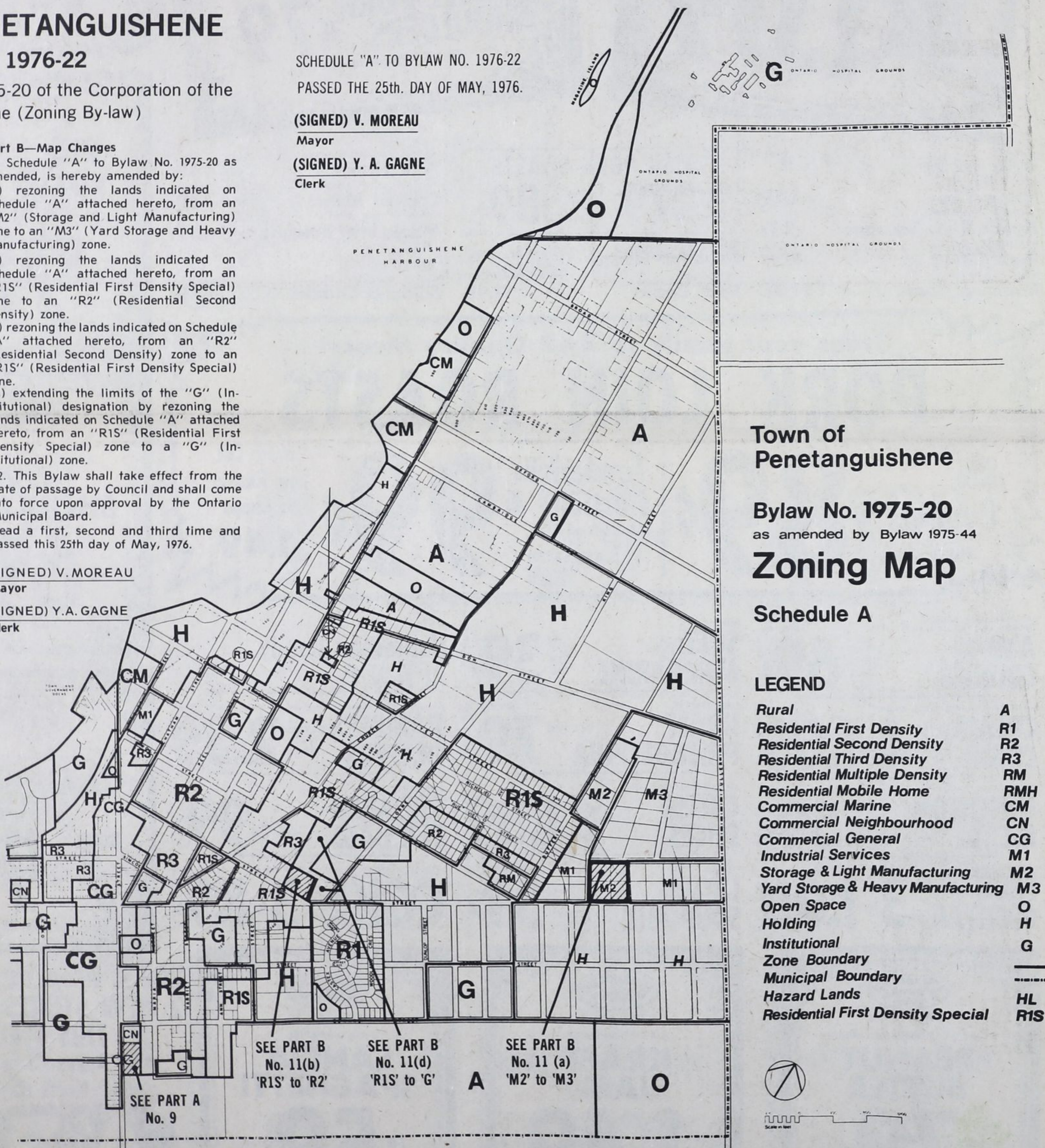
SCHEDULE "A" TO BYLAW NO. 1976-22  
PASSED THE 25th. DAY OF MAY, 1976.

(SIGNED) V. MOREAU

Mayor

(SIGNED) Y. A. GAGNE

Clerk



Town of Penetanguishene

Bylaw No. 1975-20  
as amended by Bylaw 1975-44

Zoning Map

Schedule A

#### LEGEND

Rural	A
Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Multiple Density	RM
Residential Mobile Home	RMH
Commercial Marine	CM
Commercial Neighbourhood	CN
Commercial General	CG
Industrial Services	M1
Storage & Light Manufacturing	M2
Yard Storage & Heavy Manufacturing	M3
Open Space	O
Holding	H
Institutional	G
Zone Boundary	—
Municipal Boundary	—
Hazard Lands	HL
Residential First Density Special	R1S

## EXPLANATORY NOTE

The purpose of Bylaw 1976-22 is to correct some errors and omissions which appeared in the Town's Comprehensive Zoning Bylaw 1975-20 (and subsequently amended by Bylaw No. 1975-44) when it was circulated throughout Penetanguishene in September 1975.

In addition, Bylaw No. 1976-22 changes the zoning of certain properties which Council has decided to alter as a result of comments and objections received previously to the zoning bylaw.

These changes involve:

- (a) land owned by Penetang Bottling Co.
- (b) land owned by Advanced Extrusions Ltd.
- (c) land owned by O. Ross on Louise Crescent

(d) land near the north-west corner of the Leonard Avenue-Yeo Street intersection  
(e) land owned by the Simcoe County Board of Education near Lorne Avenue.

The above is a brief explanation of Bylaw No. 1976-22. For accurate reference, a check should be made with the Municipal Offices, 10 Robert Street West, Penetanguishene, during regular office hours.