

**DRAFT ZONING BY-LAW AMENDMENT
23 Georgian Manor Drive**

BY-LAW No. 2022 - XXX

OF THE

CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE
PLANNING ACT, R.S.O. 1990, C. P.13, AS AMENDED

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings, or structures within a defined area or areas;

AND WHEREAS Collingwood Zoning By-law No. 2010-040 is the governing By-law of the Corporation of the Town of Collingwood, and such was finally passed by the Council of the Town of Collingwood on April 12th, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-040, and thus implement the Official Plan of the Town of Collingwood;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held on _____, 2022, and that a further public meeting is not considered necessary to proceed with this Amendment;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:

1. **THAT** Schedule "A" of Collingwood Zoning By-law No. 2010-040, as amended, is hereby further amended as it pertains to lands shown more particularly on Schedule 'A' affixed hereto and forming part of this by-law, by rezoning said lands from the RESIDENTIAL FIRST DENSITY - R1 ZONE to the RESIDENTIAL FIRST DENSITY EXCEPTION XX - R1-XX ZONE.
2. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law 2010-040 as amended, is hereby amended by adding the following: RESIDENTIAL FIRST DENSITY EXCEPTION XX - R1-XX ZONE.

3. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended by adding RESIDENTIAL FIRST DENSITY EXCEPTION XX – R1-XX ZONE as follows;

“RESIDENTIAL FIRST DENSITY EXCEPTION – R1-XX ZONE

Section 4.0 General Provisions, Sub-section 4.40 Accessory Apartments, Second Units 4.40.14:

Notwithstanding the provisions of Section 4.40.14, a second unit shall range in size from a minimum gross floor area of 35 m² to a maximum of 75 m², but shall not exceed **76%** of the gross floor area of the single detached dwelling nor any other applicable lot coverage provisions for single detached dwelling and detached accessory buildings.

4. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but that Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.
5. **THAT** this By-law shall come into force and effect on the date it is enacted and passed by the Council of the Corporation of the Town of Collingwood, subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 545/06, and if required because of such circulation the obtaining of the approval of the Ontario Land Tribunal.

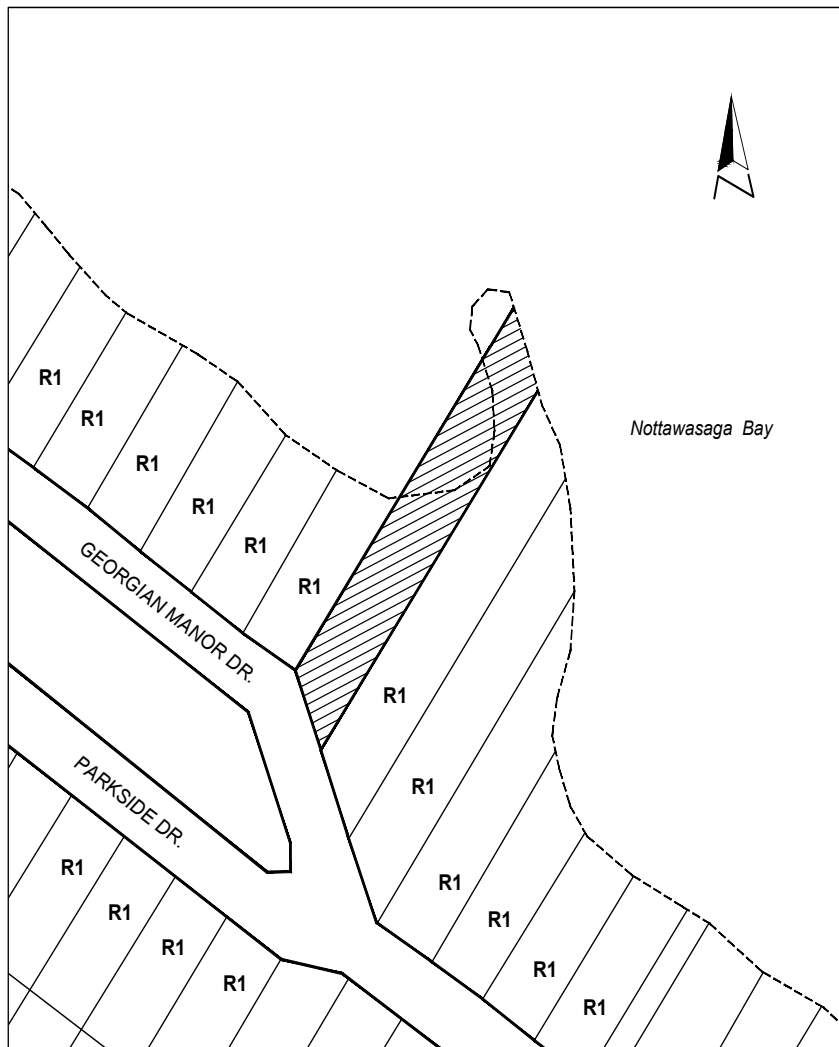
ENACTED AND PASSED this ___ day of _____, 2022.

Mayor

Clerk

SCHEDULE 'A1' TO BY-LAW No. _____

23 Georgian Manor Drive
Lot 12, Registered Plan 1082
Part Lot 41, Concession 6 (Nottawasaga)
Town of Collingwood
County of Simcoe



 LANDS TO BE REZONED FROM THE RESIDENTIAL FIRST DENSITY - R1 ZONE TO THE RESIDENTIAL FIRST DENSITY EXCEPTION - R1-XX ZONE

This is Schedule 'A1' to Zoning By-law 2010-040
Passed this ___ day of _____, 2022