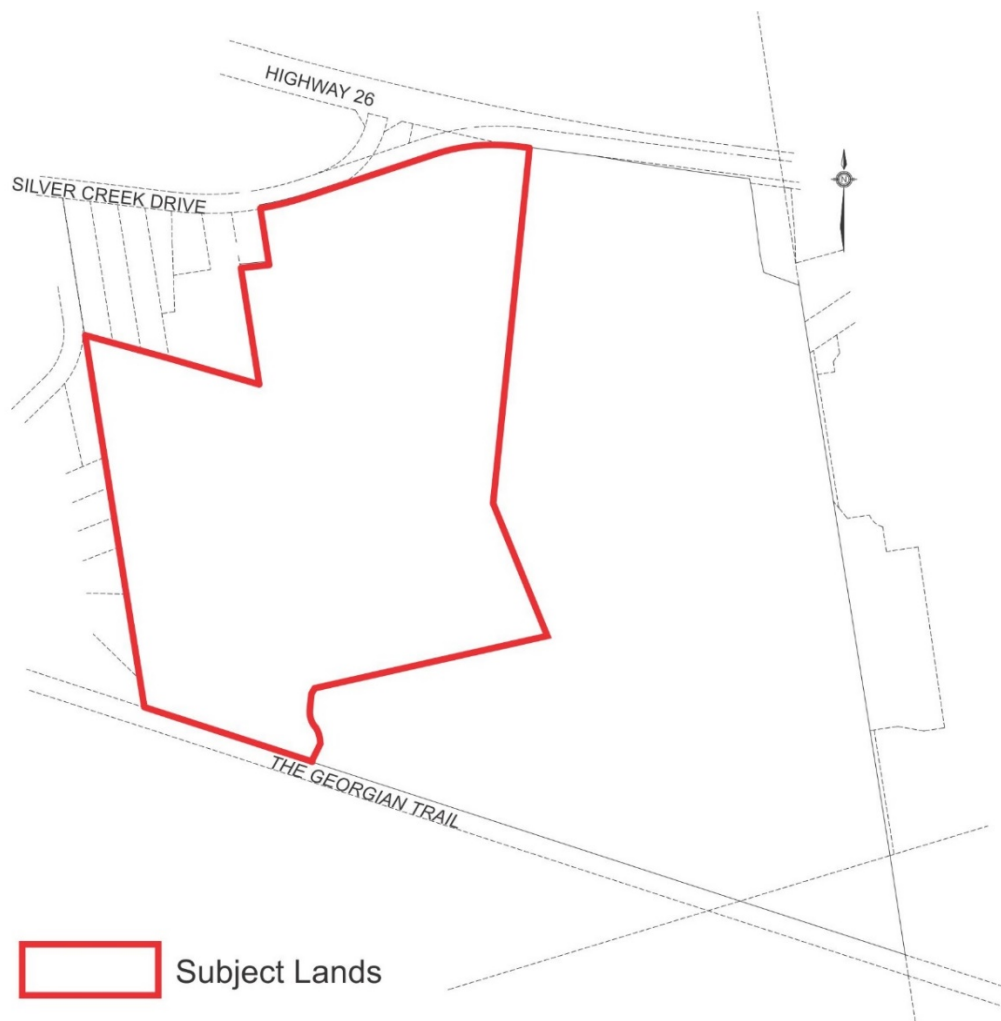


**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW NO. 2021-____**

By-law No. 2021-____ is a By-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, for prohibiting the use of land for or except for such purposes as may be set out in the By-law.

The purpose and effect of the proposed Zoning By-law Amendment is to re-zone the subject lands from Residential First Density Exception Twelve – R1-12 Zone, (Holding Zone 1) Rural Exception Three – (H1)RU-3, Rural - RU, and Environmental Protection - EP Zones to Residential Third Density Exception AA – R3-AA, Residential Third Density Exception BB – R3-BB, Residential Third Density Exception CC – R3-CC and Environmental Protection - EP Zones. The effect of the proposed Zoning By-law Amendment is to implement the development of eighty-six (86) single detached dwellings (inclusive of one future development block accommodating a maximum of seven (7) single detached dwellings), fourteen (14) semi-detached dwellings, one (1) stormwater management facility, two (2) open space blocks and one (1) environmental protection area block.



BY-LAW NO. 2021-_____
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 uses of land, buildings or structures within a defined area or areas;

AND WHEREAS Collingwood Zoning By-law No. 2010-40 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 12, 2010;

AND WHEREAS the Ontario Land Tribunal has deemed it advisable to amend Collingwood Zoning By-law No. 2010-40 and thus implement the Official Plan of the Town of Collingwood, more specifically the Official Plan as amended by OMB Decision dated July 31, 2014 for file PL120784;

NOW THEREFORE THE ONTARIO LAND TRIBUNAL ENACTS AS FOLLOWS:

1. **THAT** Schedule 'A' – Map 2 of Collingwood Zoning By-law No. 2010-40, 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 re-zoning said lands from Residential First Density Exception Twelve – R1-12 Zone, (Holding Zone 1) Rural Exception Three – (H1)RU-3, Rural - RU, and Environmental Protection - EP Zones to the: Residential Third Density Exception AA – R3-AA, Residential Third Density Exception BB – R3-BB, Residential Third Density Exception CC – R3-CC and Environmental Protection - EP Zones.
2. **THAT** Section 6.5 titled 'Residential Exception Zones' of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding the zone classification Residential Third Density Exception AA – R3-AA Zone in proper sequence, as follows:

“Residential Third Density Exception AA – R3- AA

Uses shall be limited to Single Detached Dwellings.

The following zone exceptions shall apply:

Maximum Lot Coverage (bungalow and other than a bungalow): 50%”

3. **THAT** Section 6.5 titled 'Residential Exception Zones' of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding the zone classification Residential Third Density Exception BB – R3- BB Zone in proper sequence, as follows:

"Residential Third Density Exception BB – R3- BB

Uses shall be limited to Single Detached Dwellings and Semi-Detached Dwellings.

The following zone exceptions shall apply:

Maximum Lot Coverage (bungalow and other than a bungalow): 50%"

4. **THAT** Section 6.5 titled 'Residential Exception Zones' of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding the zone classification Residential Third Density Exception CC – R3- C Zone in proper sequence, as follows:

"Residential Third Density Exception CC – R3- CC

Uses shall be limited to Single Detached Dwellings.

A maximum of 7 single detached dwellings shall be permitted.

The following zone exceptions shall apply:

Maximum Lot Coverage (bungalow and other than a bungalow): 50%"

5. **THAT** Zoning By-law 2010-40 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No. 2010-40 shall in all other respects remain of full force and effect.

6. **THAT** this By-law shall come into full force and effect on the date it is approved by the Ontario Land Tribunal.

ENACTED AND PASSED this ____ day of _____, 2021.

This is Schedule 'A' to By-law No. 20__-__ enacted and passed the __ day of ____, 20__.

