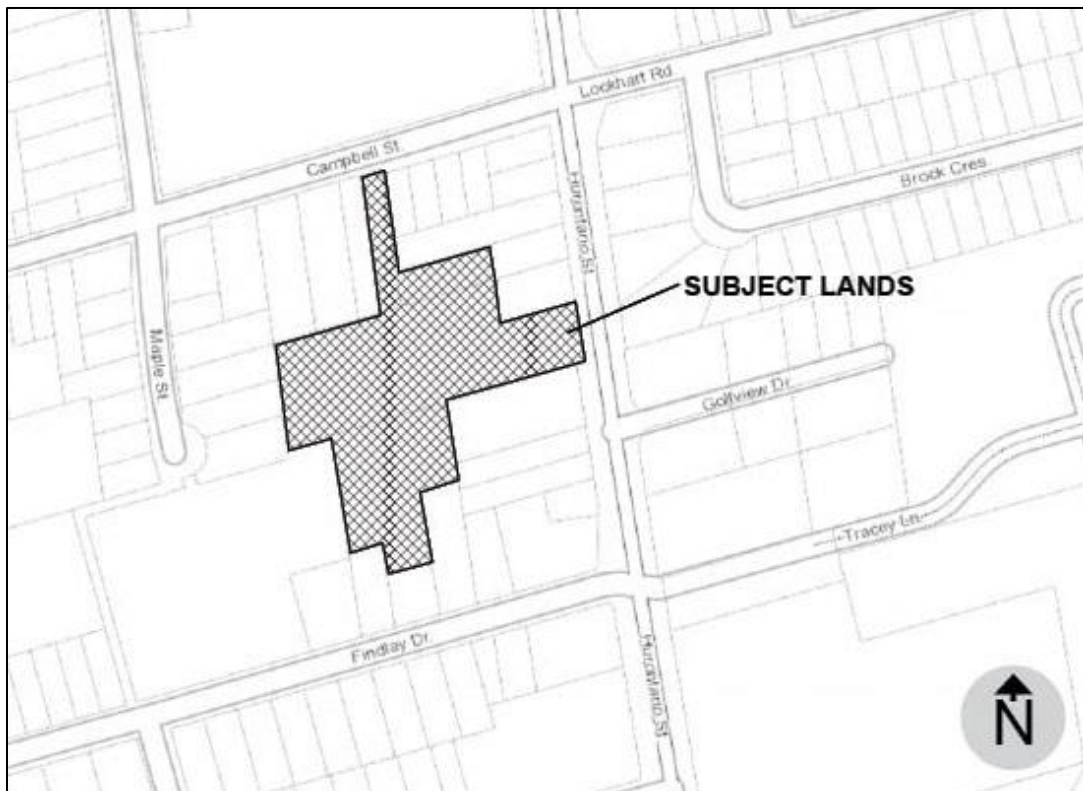


EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2018-XXX

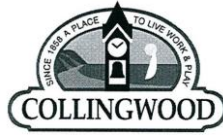
By-law No. 2018-XXX is a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, for prohibiting the use of land for or except for such purposes as may be set out in the By-law.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject land from the Residential Second Density Zone (R2) and from Residential Second Density Zone Exception 13 (R2-13) to the Residential Third Density Zone Exception XX (R3-XX).

The effect of this Zoning By-law Amendment is to permit the development of the property for cluster dwellings.



BY-LAW No. 2018-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 Council deems that adequate public notice of the public meeting were provided and adequate information regarding this Amendment was presented at the public meeting held on Month X, 2018, and that a further meeting is not considered necessary in order 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 the Collingwood Zoning By-law No. 2010-040 is hereby amended, in accordance with Schedule "A" attached hereto, by rezoning said lands from the RESIDENTIAL SECOND DENSITY ZONE (R2) and from RESIDENTIAL SECOND DENSITY ZONE EXCEPTION 13 (R2-13) to the RESIDENTIAL THIRD DENSITY ZONE EXCEPTION XX (R3-XX).
2. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of RESIDENTIAL THIRD DENSITY EXCEPTION XX (R3-XX) with the provisions as follows;

"RESIDENTIAL THIRD DENSITY EXCEPTION XX (R3-XX) ZONE

The following zoning exceptions shall apply to the lands shown in Schedule "A";

Notwithstanding Section 3.1, the **Front Lot Line** shall be the Campbell Street front lot line.

Notwithstanding Section 3.1, the **Dwelling, Group or Cluster** shall mean two (2) or more permitted detached and/or semi-detached residential buildings on the same lot.

Notwithstanding Section 4.22, there is no maximum number of **Detached Dwelling** or **Semi-Detached** units on a lot.

Notwithstanding Section 5.3.1.2, the entrance width for group or cluster dwellings, including a private road for a plan of condominium, shall be a minimum of 6 m.

The following zoning exceptions shall apply to a group or cluster dwelling notwithstanding the zoning provisions in Section 6.3, Table 6.3.1.2;

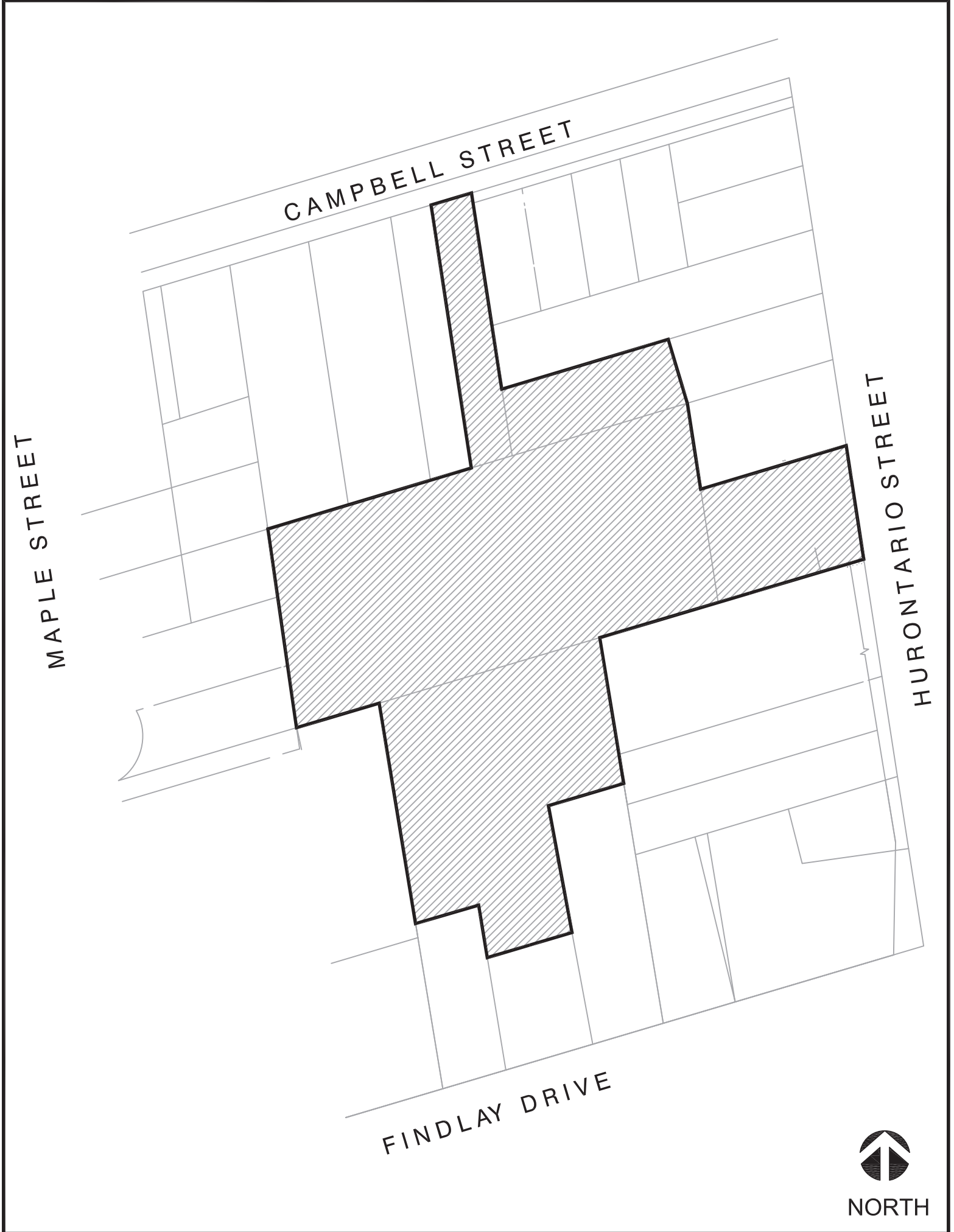
Minimum Setback from any Lot Line other than the Front Lot Line	0.8 metres
Maximum Lot Coverage	40%

- 3. **THAT** Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.
- 4. **That** this By-law shall come into force and effect on the date it is 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 as a result of such circulation the obtaining of the approval of the Ontario Municipal board.

ENACTED AND PASSED this Xth day of Month, 2018.

MAYOR

CLERK



LEGEND



Lands to be rezoned from the Residential Second Density Zone (R2) and from Residential Second Density Zone Exception 13 (R2-13) to the Residential Third Density Zone Exception XX (R3-XX).

MAYOR

CLERK

This is Schedule 'A' to By-law No. 2018-XXX enacted and passed the XX day of XXX 2018.

TOWN OF COLLINGWOOD
Planning Services
DWG Date: May 2018
File No: XXXX