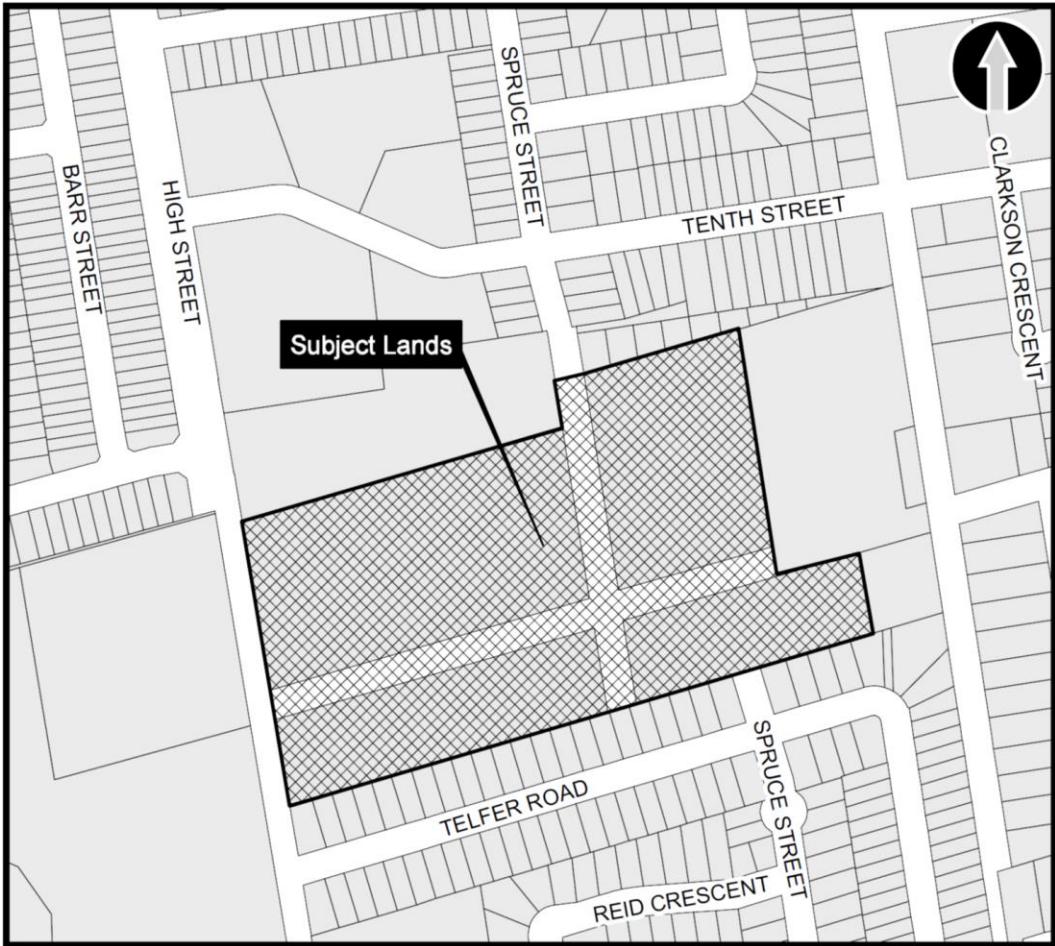


EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2022-070

By-law No. 2022–070 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.

Amending Zoning No. 2022-070 rezones the subject lands from a HOLDING THIRTEEN - RESIDENTIAL THIRD DENSITY (H13) R3-27 ZONE to a HOLDING TWENTY-ONE – RECREATION EXCEPTION EIGHT (H21) REC-8 ZONE in support of a development proposal to revise a draft approved plan of subdivision to include a soil containment berm block which facilitates remediation of the subject lands. Several other matters are also addressed including appropriate holding provisions for servicing capacity and site remediation.



BY-LAW No. 2022-070
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 Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council in a by-law passed under section 34, by the use of the holding symbol “H” (or “h”) in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law once the associated conditions are satisfied;

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, in the manner set out below;

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 September 11, 2017, and that a further public 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 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 HOLDING THIRTEEN - RESIDENTIAL THIRD DENSITY (H13) R3-27 ZONE to the HOLDING TWENTY-ONE – RECREATION EXCEPTION EIGHT (H21) ZONE.
2. **THAT** Section 2.0 titled Zones and Schedules of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended as follows;
 - (a) Table 2.5.5.1 is amended in part by adding a new condition to the existing “H13” holding zone conditions and adding a new “H21” holding zone and conditions, as shown in the chart below;

Holding Zone	Conditions
H13	• Confirmation of water and wastewater servicing capacity and allocation to the satisfaction of the Town through the execution of a Subdivision or other development agreement.
H21	• No sensitive land use is permitted until the completion and acceptance of a risk assessment, record of site condition and certificate of property use confirming that the land is appropriate for such use.

3. **THAT** Section 9.5 titled Community Services, Environmental Protection, Recreation, and Rural Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding a new paragraph entitled RECREATION EXCEPTION EIGHT (REC-8) to read as follows;

“RECREATION EXCEPTION EIGHT- REC-8 ZONE

Uses shall be limited to a soil containment berm, conservation and passive recreation within any limitations resulting from or imposed by a Risk Assessment, Record of Site Condition or Certificate of Property Use as approved by the Ministry of Environment Conservation and Parks”

4. **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 deleting the last sentence of the RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY-SEVEN (R3-27) ZONE and replacing same with the wording below;

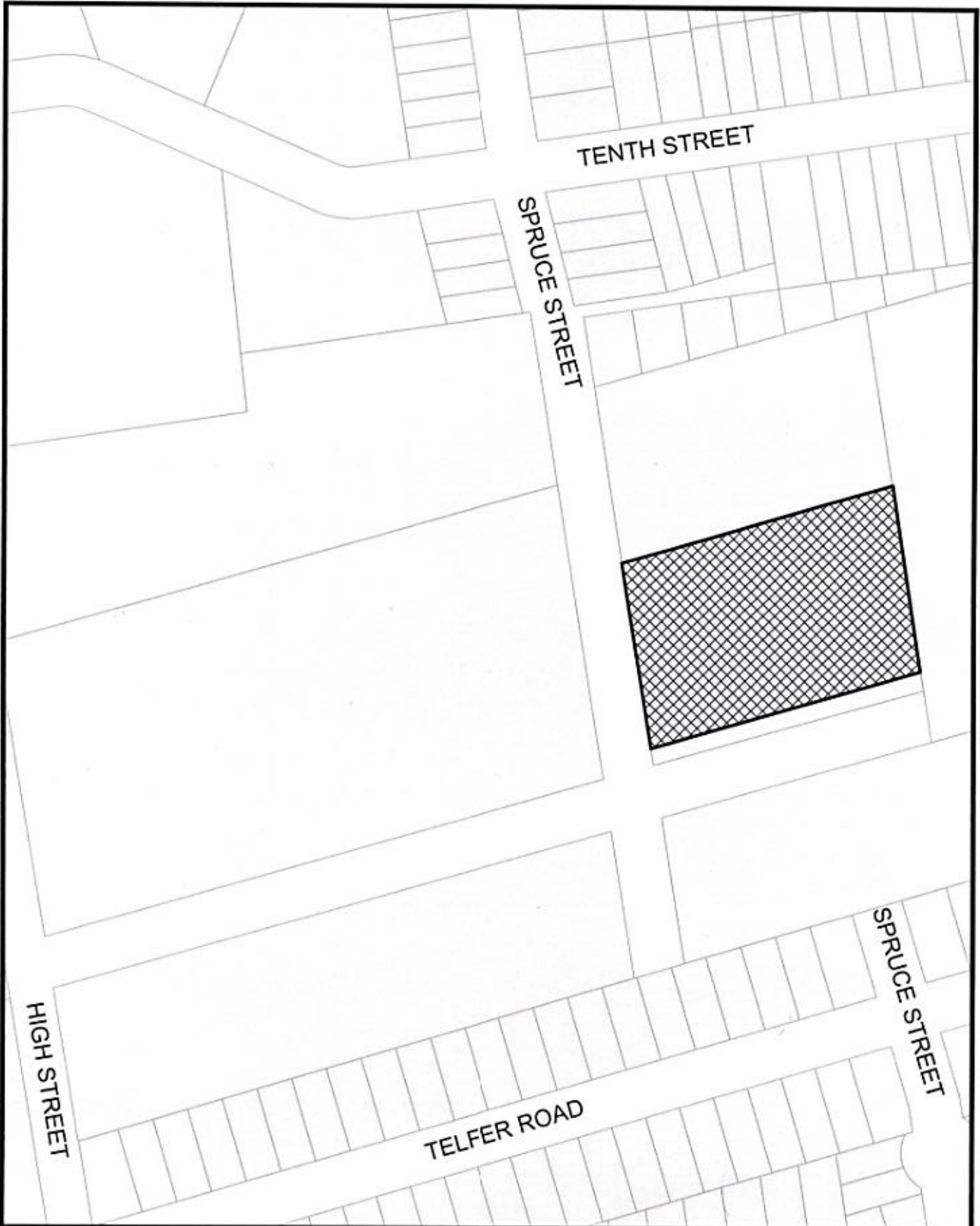
“Minimum lot frontage: 13.6 m”

5. **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.
6. **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 as a result of such circulation the obtaining of the approval of the Ontario Land Tribunal.

ENACTED AND PASSED this 18th day of AUGUST 2022.

MAYOR

CLERK



LEGEND



Lands to be rezoned from the Holding Zone Thirteen, Residential Third Density Exception Twenty-seven (H13, R3-27) to Holding Zone Twenty-One, Recreation Exception Eight (H21,REC-8).



MAYOR

CLERK

This is Schedule 'A' to By-law No. 2022-070 approved on 18th day of August 2022.

**TOWN OF COLLINGWOOD
Planning Services**
DWG DATE: July, 2022
FILE NO: D14617 (RS)