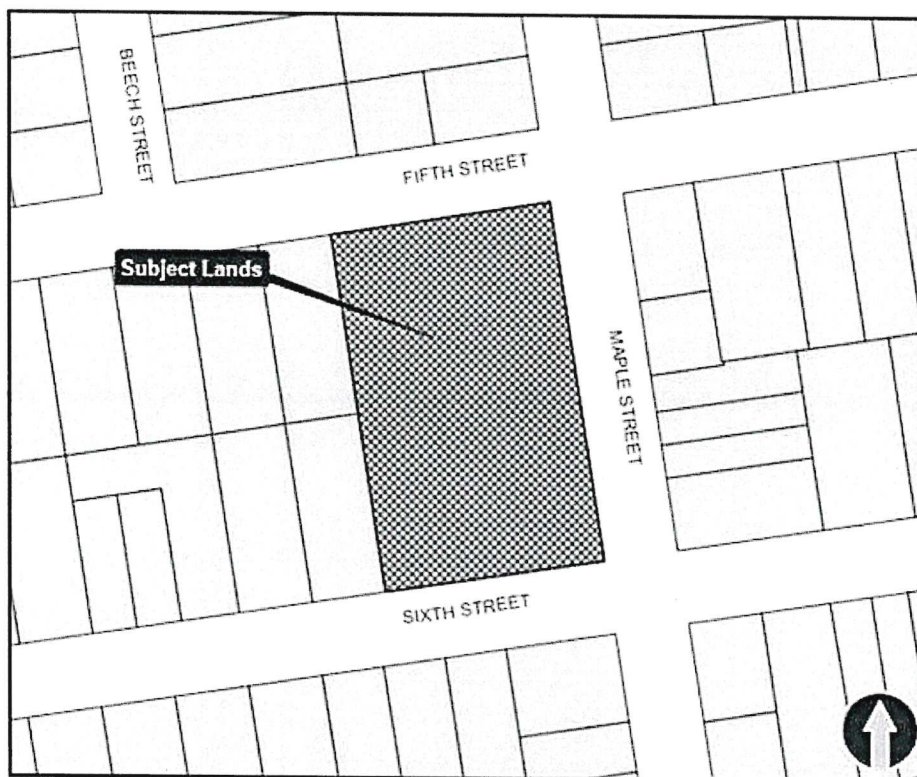


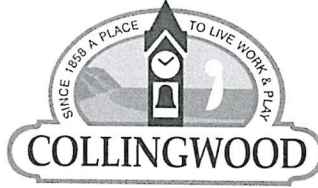
**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2022-079**

By-law No. 2022-079 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 property from the Residential Third Density Exception Thirty-Eight (R3-38) zone to the Residential Third Density Exception Sixty-Four (R3-64) zone and the Residential Third Density Exception Sixty-Five (R3-65) zone to permit a residential development.



BY-LAW No. 2022-079
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 12, 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 January 25, 2021, 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 Collingwood Zoning By-law No. 2010-040, as amended, is hereby further amended in accordance with Schedule "A" attached hereto by rezoning said lands from the RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY-EIGHT (R3-38) ZONE to the RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-FOUR (R3-64) ZONE and the RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-FIVE (R3-65) ZONE.
2. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law 2010-040, as amended, is hereby amended in part by deleting the RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY-EIGHT (R3-38) ZONE.
3. **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 SIXTY-FOUR (R3-64) ZONE with the provisions as follows;

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-FOUR (R3-64) ZONE

The maximum number of dwelling units permitted on lands in this zone shall be fourteen (14).

Uses shall be limited to single detached dwellings and semi-detached dwellings.

The following zoning exceptions shall apply for a single detached dwelling:

Minimum lot area:	365 m ²
Minimum lot frontage (inclusive of sight triangles):	13.0 m
Maximum front yard	7.5 m
Minimum rear yard	7.4 m
Maximum lot coverage:	45%
Minimum landscape open space:	40%

The following zoning exceptions shall apply for a semi-detached dwelling:

Minimum lot area:	263 m ²
Minimum lot frontage	9.6 m
Maximum front yard	7.0 m
Minimum rear yard	7.2 m
Maximum lot coverage	49%
Minimum landscape open space	40%

Notwithstanding the provisions of 4.16.2, the minimum required sight triangle at the southwest corner of Fifth Street and Maple Street shall be 3.0 m and the minimum sight triangle at the northwest corner of Sixth Street and Maple Street shall be 5.0 m.

Notwithstanding the provisions of 4.28.4, an unenclosed step or set of stairs shall not be located closer than 2.7 m to a lot line for a single detached dwelling and shall not be located closer than 2.3 m to a lot line for a semi-detached dwelling.

Notwithstanding the provisions of 4.33.1, the minimum rear yard for a detached accessory building (garage) on a lot containing a single detached dwelling shall be 1.8 m.

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 adding the zone classification of RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-FIVE (R3-65) ZONE with the provisions as follows;

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-FIVE (R3-65) ZONE

The maximum number of dwelling units permitted on lands in this zone shall be five (5).

Uses shall be limited to semi-detached dwellings, townhouse dwellings, and group or cluster dwellings.

The following zoning exceptions shall apply:

Minimum lot area:	1,830 m ²
Minimum lot frontage:	13.0 m
Minimum interior side yard (North side of heritage building):	4.4 m
Minimum front yard (East side of townhouse dwellings):	1.9 m
Minimum interior side yard (South side of townhouse dwellings):	2.5 m
Minimum rear yard (West side of townhouse dwellings):	10.0 m
Minimum rear yard (West side of semi-detached dwellings):	0.02 m
Maximum height (townhouse dwellings):	11.0 m
Maximum height (Semi-detached dwellings in heritage building):	15.0 m
Maximum lot coverage:	34%
Minimum landscape open space:	32%

Notwithstanding the provisions of 4.33.1, the minimum front yard shall be 0.6 m and the maximum interior side yard (north side) shall be 1.2 m for a detached accessory building (garage).

Notwithstanding provision 4.33.4, an exterior wall of a detached accessory building (garage) may be closer to a front lot line than the closest exterior wall projection of the dwelling unit.

Semi-detached dwellings, townhouse dwellings and group or cluster dwellings shall have access off a private road.

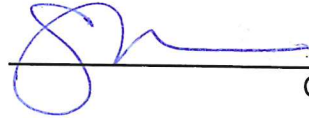
5. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.

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, and 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 20th day of September, 2022.



MAYOR



CLERK



LEGEND



Lands to be rezoned from the Residential Third Density Exception Thirty-eight Zone (R3-38) to Residential Third Density Exception Sixty-four (R3-64).



Lands to be rezoned from the Residential Third Density Exception Thirty-eight Zone (R3-38) to Residential Third Density Exception Sixty-five (R3-65).

MAYOR

CLERK

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This is Schedule 'A' to By-law No. 2022-079 enacted and passed the 20th day of September 2022.

TOWN OF COLLINGWOOD
 Planning Services
 DWG DATE: August, 2022
 FILE NO: D14420 (RS)