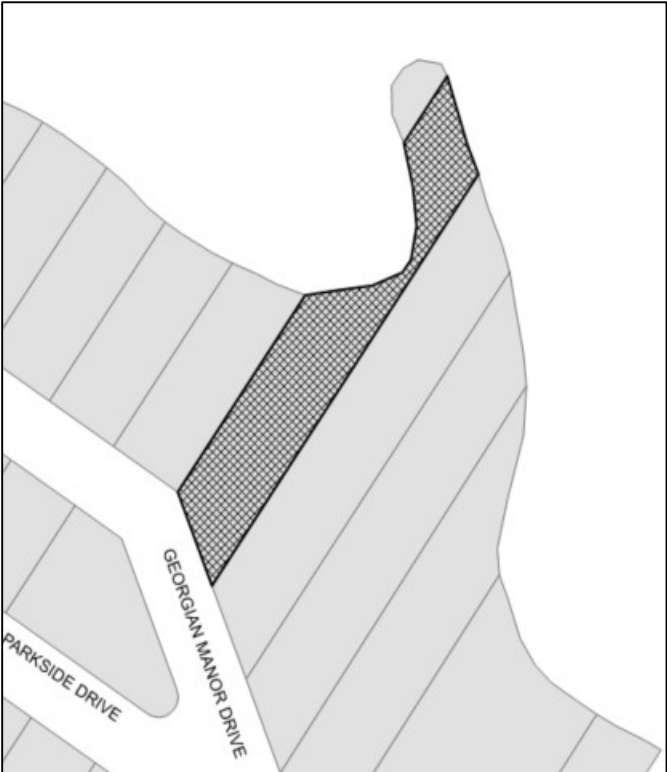


**NOTICE OF PASSING OF A ZONING BY-LAW
BY THE CORPORATION OF THE TOWN OF COLLINGWOOD**

TAKE NOTICE that the Town of Collingwood Council passed By-law No. 2022-085 on **October 17, 2022** under Section 34 of the *Planning Act*.



LOCATION: 23 Georgian Manor Drive, Collingwood

Legal description: LOT 12, PLAN 1082;
COLLINGWOOD

Area: 0.26 hectares

The development proposal is located on the north side of Georgian Manor Drive, approximately 250 metres east of Huronia Pathway.

THE PURPOSE of the Zoning By-law Amendment is to permit a second unit in an existing detached garage with a Gross Floor Area (GFA) of 76% of the GFA of the single detached dwelling, whereas 40% is permitted per provision 4.40.14. The second unit will have a GFA of 65 m².

The proposed Zoning By-law Amendment rezones the property from Residential First Density (R1) to Residential First Density Exception Fourteen (R1-14). Exception provisions for the R1-14 zone include recognizing that a second unit on the subject lands 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

THE EFFECT of the proposed Zoning By-law Amendment is to allow a second unit in an existing detached garage.

PUBLIC AND AGENCY COMMENTS RECEIVED: All written and oral submissions received in response to the application were considered, the effect of which helped to make an informed recommendation and decision as summarized in Staff Report [P2022-34](#).

WHEN AND HOW TO FILE AN APPEAL

An appeal of the decision of the Town of Collingwood Council to the Ontario Land Tribunal (OLT) must be filed with the Town of Collingwood no later than 20 days after the date of this notice. The last date of appeal is **November 16, 2022**. The appeal package should be sent to the attention of the Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5. The appeal must set out the reasons for the appeal and be accompanied by the fee required by the Tribunal as prescribed under the *Ontario Land Tribunal Act*. A copy of the appeal form is available on the Tribunal's website: <https://olt.gov.on.ca/appeals-process/forms/>

WHO CAN FILE AN APPEAL

Only individuals, corporations and public bodies may appeal a by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.