



NOTICE OF PUBLIC MEETING CONCERNING A ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Town of Collingwood will hold a public meeting on **Monday, September 25, 2022, at 5:00 p.m.**

Any members of the public may attend in person (Council Chambers, 97 Hurontario Street, Collingwood) or virtually by Zoom webinar to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

The public meeting will take place during the regular meeting of Council. For those attending virtually, a link to the webinar will be included on the September 25, 2022, Council agenda. Council meeting agendas are located here: collingwood.civicweb.net/portal/ or subscribe to receive an automatic email to meeting agendas here: collingwood.civicweb.net/portal/subscribe.aspx

This application is deemed a complete submission under Section 34(10.4) 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 proposed 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 proposed second unit would have a GFA of 65m².

The proposed Zoning By-law Amendment would rezone the property from Residential First Density (R1) to Residential First Density – Exception (R1-X). Exception provisions for

the proposed R1-X zone include recognizing that a second unit on the subject lands shall range in size from a minimum floor area of 35m² to 75m² but shall not exceed 76% of the Gross Floor Area of the single detached dwelling.

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

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

If a person or public body would otherwise have the ability to appeal the decision of Council of the Town of Collingwood to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Collingwood before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Collingwood before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Council of the Town of Collingwood on the proposed Zoning By-law Amendment you must make a written request to Ms. Sara Almas, Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5, via email at: salmas@collingwood.ca

FOR MORE INFORMATION about this matter, including information about appeal rights, contact:

Cassandra Dillman, Community Planner

cdillman@collingwood.ca or (705) 445-1290 Ext. 3288

Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

Additional information and material regarding the proposed Zoning By-law Amendment is available to the public for inspection at the following website: collingwood.ca/building-business/proposed-developments/d11222-zoning-law-amendment-23-georgian-manor-drive