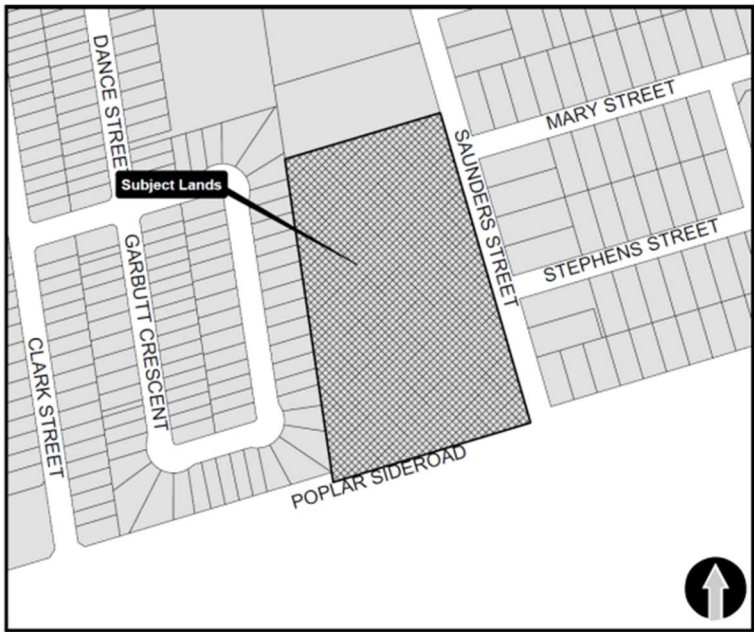


**NOTICE OF PASSING OF A ZONING BY-LAW
BY THE CORPORATION OF THE TOWN OF COLLINGWOOD**

TAKE NOTICE that the Town of Collingwood Council passed By-law No. 2023-062 on **July 10, 2023** under Section 34 of the *Planning Act*.



LOCATION: 50 Saunders Street: north side of Poplar Sideroad/County Road 32, west of Saunders Street.

Legal description: legally described as Lots R1, R2 and R3 of Registered Plan 446 (former Township of Nottawasaga), Town of Collingwood, County of Simcoe

Area: 4 hectares

THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to rezone the property from the holding six - second density residential (H6 - R2) zone, to several third density residential exception (R3-71 and R3-72) zones, a recreation (REC) zone, and an environmental protection (EP) zone reflecting the configuration, uses, and public facilities associated with the subdivision proposal.

The new subdivision proposes 62 single detached dwellings, a stormwater management pond, a park, and a new public road and trails. The new zones would include: Residential Third Density Exception Seventy-One (R3-71), Residential Third Density Exception Seventy-Two (R3-72), Recreation (REC), and Environmental Protection (EP) Zones. Holding provisions would be applicable to all of the residential zones (Holding Twenty (H20)) to confirm servicing capacity allocation and adoption of an authorization by-law for a subdivision agreement.

The subject property is also subject to an application for Draft Approval of a Plan of Subdivision (Town File No. D1201120).

PUBLIC AND AGENCY COMMENTS RECEIVED: All written and oral submissions received in response to the application were considered in making an informed recommendation and decision as summarized in [Staff Report P2023-20](#).

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 **August 9, 2023**. 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.



**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2023-062**

By-law No. 2023–062 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 lands from the:

HOLDING SIX - RESIDENTIAL SECOND DENSITY (H6) R2 ZONE
to the:

HOLDING TWENTY – RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-ONE (H20) R3-71 ZONE, HOLDING TWENTY – RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-TWO (H20) R3-72 ZONE, RECREATION REC ZONE, ENVIRONMENTAL PROTECTION EP ZONE, and PUBLIC ROADWAY PR ZONE

to facilitate a proposed residential plan of subdivision (50 Saunders Street, File Number D1201120).



BY-LAW No. 2023-062
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 appropriate 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 July 27, 2020 and/or otherwise made available to the public, 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 "1" attached hereto by rezoning said lands from the HOLDING SIX - RESIDENTIAL SECOND DENSITY (H6) R2 ZONE to the HOLDING TWENTY – RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-ONE (H20) R3-71 ZONE, HOLDING TWENTY – RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-TWO (H20) R3-72 ZONE, RECREATION REC ZONE, ENVIRONMENTAL PROTECTION EP ZONE, and PUBLIC ROADWAY PR ZONE.
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 SEVENTY-ONE (R3-71) with the provisions as follows;

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-ONE (R3-71) ZONE

Uses shall be limited to single detached dwellings.

The minimum lot frontage shall be 12.0 metres

The following zoning exception shall apply;

Minimum rear yard: 9.0 m

All other provisions of the R3 Zone shall apply.

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 SEVENTY-TWO (R3-72) with the provisions as follows;

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-TWO (R3-72) ZONE

Uses shall be limited to single detached dwellings.

The minimum lot frontage shall be 12.0 metres

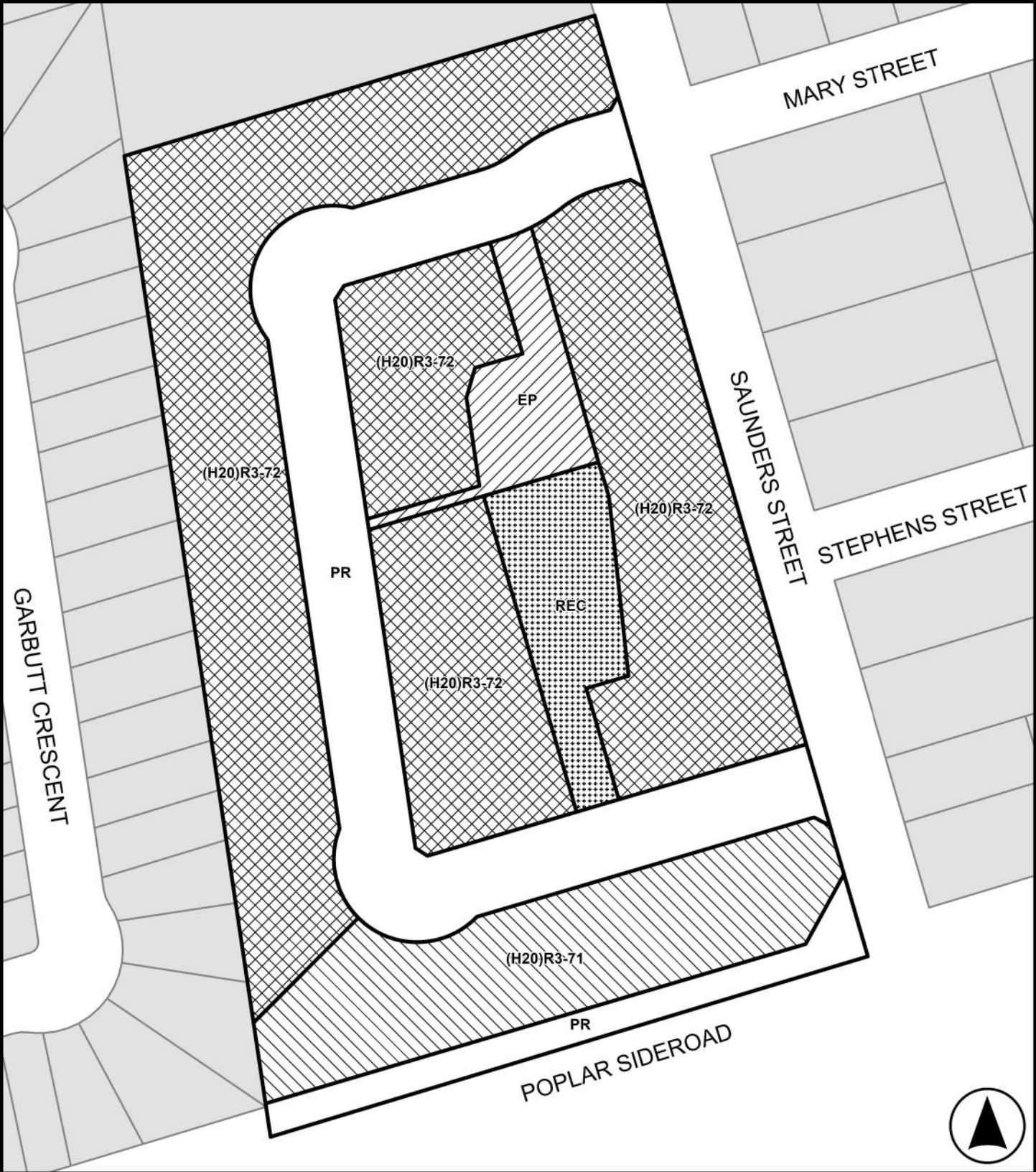
All other provisions of the R3 Zone shall apply.

4. **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.
5. **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 applicable, a decision of the Ontario Land Tribunal.

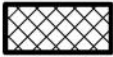
ENACTED AND PASSED this 10th day of July, 2023.

MAYOR

CLERK



Legend

-  Lands to be zoned Holding Zone Twenty, Residential Third Density Seventy-One (H20) R3-71.
-  Lands to be zoned Holding Zone Twenty, Residential Third Density Seventy-Two (H20) R3-72.
-  Lands to be zoned Environmental Protection EP.
-  Lands to be zoned Recreation REC.
-  Lands to be zoned Public Road PR.

This is Schedule 'A' to By-law No. 2023-062
approved on the 10th day of July, 2023.

**TOWN OF COLLINGWOOD
Planning Services**
DWG Date: June 2023
FILE NO: D14120 (LG)