

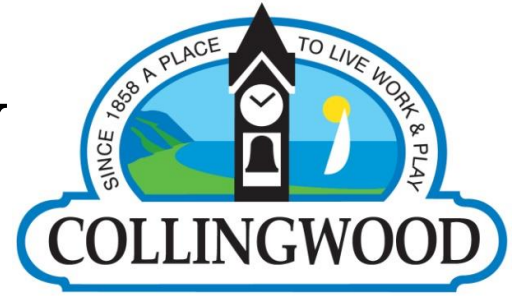
Public Meeting

- Introduction by the Chair
- Confirmation of Public Notice
- Municipal overview of Proposed Zoning By-law Amendment
- Public Comment
- Council & Public Questions

Please turn off all cell phones now, thank you



Proposed Zoning By-law Amendment

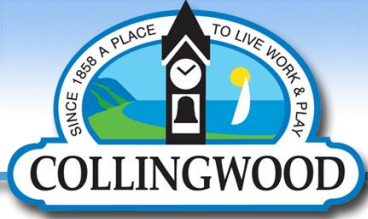


**Trails of Collingwood
391 High Street**

Town File No. D14617

September 11th, 2017





Applicant Information

Applicant: Helen Court Homes

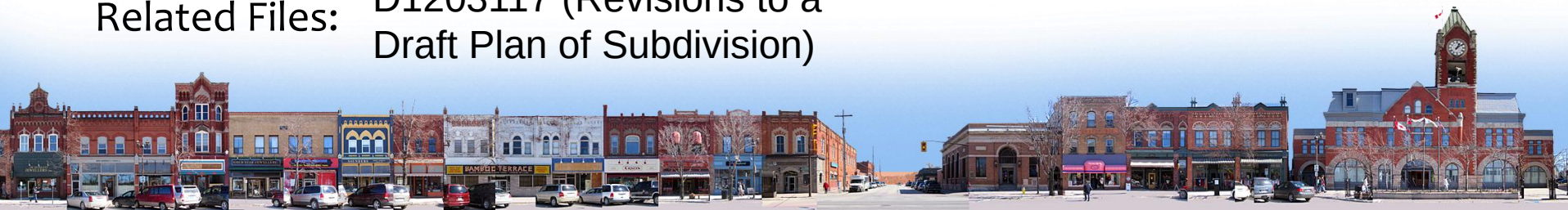
Agent: Travis and Associates
Colin Travis

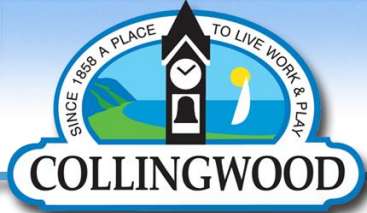
Date of Submission: June , 2017

Location: 391 High Street

Total Lot Area: 7.6 ha (18.8 acres)

Related Files: D1203117 (Revisions to a Draft Plan of Subdivision)





Public Meeting Notice



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING A PROPOSED 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 11th, 2017 at 5:00 p.m.** in the Council Chambers, 97 Hurontario Street, Collingwood, to hear the planning merits and gather public input regarding a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. This submission is also deemed to be a *complete application* pursuant to Section 34(10.4) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

The proposed Zoning By-law Amendment pertains to the Trails of Collingwood Draft Approved Plan of Subdivision located immediately to the east of High Street between Campbell Street and Tenth Street. The subject lands have frontage of approximately 197 metres on High Street and an overall area of 7.6 hectares. The lands, addressed as 391 High Street, are legally described as Lot P, Part of Lots N, R, S, T, V and X and Parts of Cameron Street and Spruce Street closed by By-law 83-2, Plan 263, Town of Collingwood, County of Simcoe.

THE PURPOSE of the proposed Zoning By-law Amendment is to rezone a portion of the subject lands from the Holding Thirteen Residential Third Density Exception Twenty-Seven (H13) R3-27 zone to a Holding Thirteen Recreation Exception (H13) REC-X zone.

THE EFFECT of the proposed Zoning By-law Amendment is to permit the construction of a soil containment facility (berm) that could then be used for Open Space/Recreation purposes.

The lands are also subject to an application for a Redline Revision to the Draft Approved Plan of Subdivision which would have the effect of reducing an existing residential block (Block 52) in size in order to introduce a new block (Block 53) which is proposed for the containment of contaminated soil from the remainder of the development lands. The proposed redline revisions would also introduce a phasing line and draft plan conditions to ensure the appropriate design, construction and operation of the proposed berm. (Town File No. D1203117)

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 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 of the Town of Collingwood to the Ontario Municipal Board.

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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

FOR MORE INFORMATION about this matter, including information about preserving your appeal rights, or to inspect additional information and materials related to the Zoning By-law Amendment, you may visit Planning Services located at 55 Ste. Marie Street, 3rd Floor, Collingwood between 8:30 a.m. and 4:30 p.m., Monday through Friday or contact Planning Services staff via telephone number (705) 445-1290.

If you wish to be notified of the passing of 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.

DATED at the Town of Collingwood this
18th day of August, 2017.


Sara Almas, Clerk

Town File No. D14617



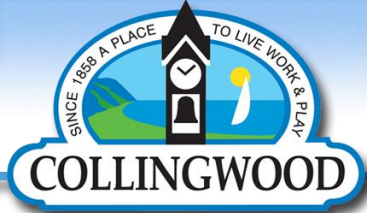
Notice was published in the
Enterprise Bulletin and
circulated on August 18th, 2017





can be further
extended





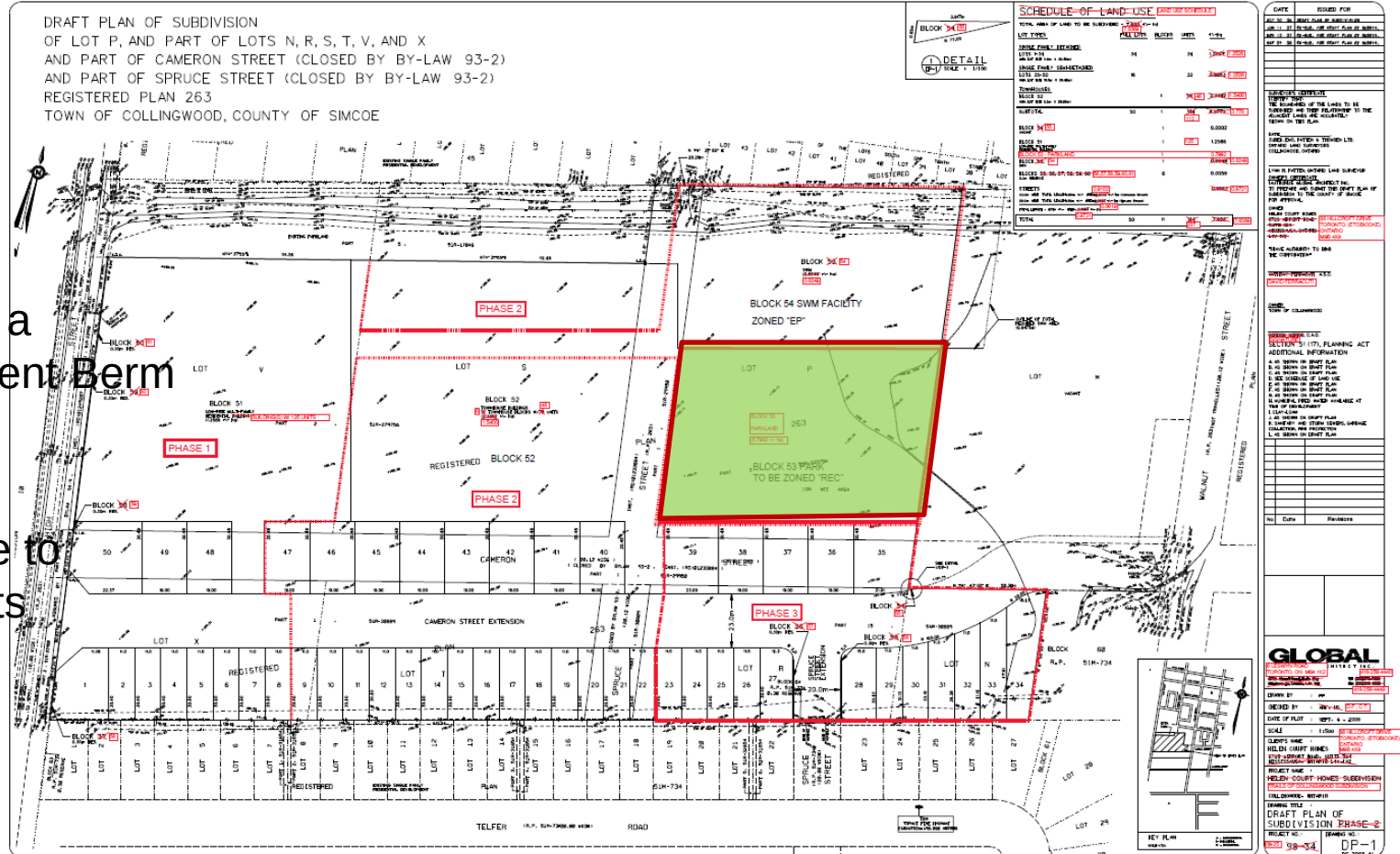
Proposed Revisions

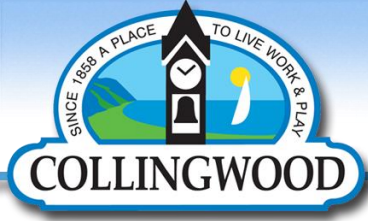
DRAFT PLAN OF SUBDIVISION
OF LOT P, AND PART OF LOTS N, R, S, T, V, AND X
AND PART OF CAMERON STREET (CLOSED BY BY-LAW 93-2)
AND PART OF SPRUCE STREET (CLOSED BY BY-LAW 93-2)
REGISTERED PLAN 263
TOWN OF COLLINGWOOD, COUNTY OF SIMCOE

New Block for a
Soil Containment Berm

Phasing Lines

Slight increase to
apartment units
(110 to 125)





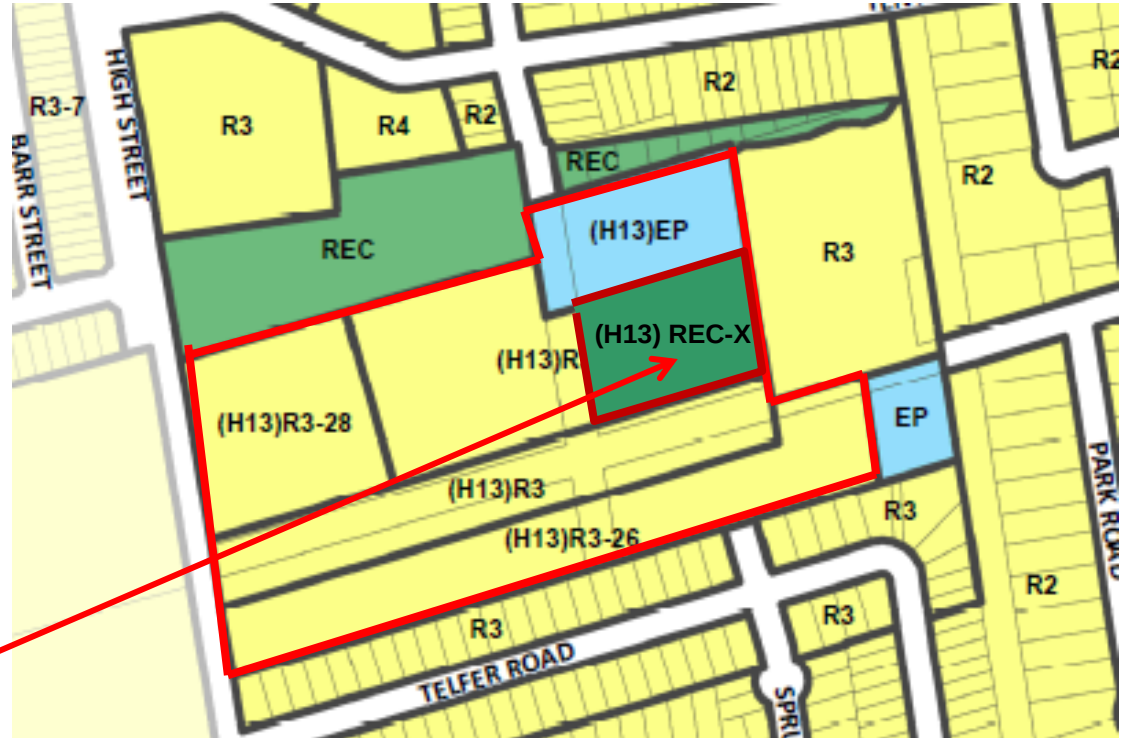
Collingwood Zoning By-law

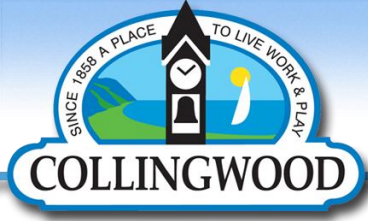
Holding Thirteen Residential
Third Density Exception
Twenty-Seven (H13) R3-27
zone

Rezoning proposes:

Holding Thirteen Recreation
Exception (H13) REC-X zone.

Holding Thirteen Residential
Third Density Exception
Twenty-Seven (H13) R3-27
zone – may require a frontage
reduction.





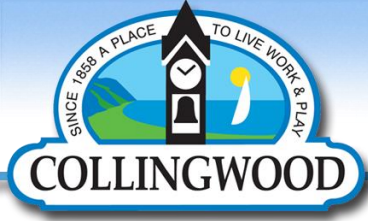
External Comments

- Allison Sadler, **Enbridge Gas Distribution**
- Michelle Tien, **Hydro One Networks**
- Tiffany Thompson, **Simcoe County**
- Holly Spacek, **Simcoe County District School Board**
- Peter Dorton, **Ministry of Transportation**
- Diana Adamowicz, **Canada Post**
- Chris Hibberd, **Nottawasaga Valley Conservation Authority (NVCA)**

No objections have been received regarding the proposed Zoning By-law Amendment.

Agency comment has focused on the revisions to the draft plan approval.





Internal Comments

Engineering Services – Herb Lemon

Environmental Services – Peggy Slama

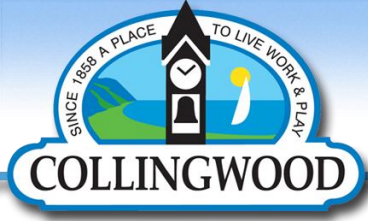
Planning Services – Mark Bryan

Fire and Emergency Services – Ross Parr (at Development Review)

Public Comment

- No written Public Comments have been received to date although there have been a number of telephone inquiries about the soil contamination issue and the existing residential development approvals.





Communication

To receive notification of when applications are scheduled for consideration by Council:

1. Check the Town's website for Postings and Agendas;
 2. Email Clerks Services with request for Notice to:
Sara Almas salmas@collingwood.ca
- *Note: Council agenda's are posted on the Town of Collingwood website (www.collingwood.ca) the Friday before a meeting.
(i.e., 3 days prior)*

