



PLANNING JUSTIFICATION REPORT

9880 Beachwood Road

Collingwood, Simcoe County

Zoning By-Law Amendment Application

Prepared By:

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November 2024

17 BROCK CRES, COLLINGWOOD, ON L9Y 4A4 705-446-0530

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1.0 INTRODUCTION

Georgian Planning Solutions has been retained by the property owner to prepare a Planning Justification Report to support a Zoning By-Law Amendment Application and future Severance Application to establish site-specific provisions for a reduced minimum lot area and a reduced minimum lot frontage on the subject property in the Town of Collingwood in Simcoe County.

1.1 SITE LOCATION

The subject lands are located at 9880 Beachwood Road in Collingwood in the County of Simcoe. (Figure 1: Location Map)

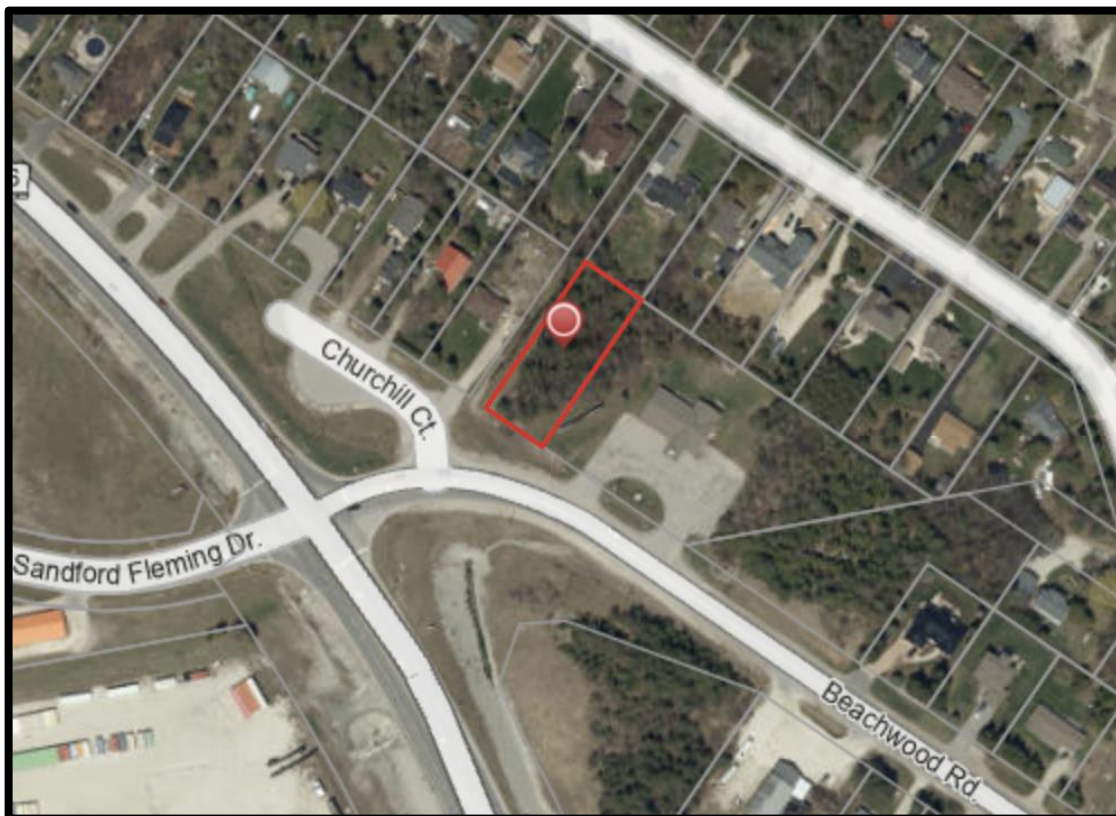


Figure 1: Location Map

2.0 REQUIRED APPROVALS

The following planning approvals are required in order to implement the proposal:

1. Zoning By-Law Amendment Application Approval
2. Severance Application

A Functional Servicing Report and Access Review Letter have been prepared by Tatham Engineering to support the proposal.

3.0 PROPOSAL

The applicant proposes to construct 2 single-detached dwellings with accessory apartments on the existing vacant property that is proposed to be severed. **(Appendix 4)** The subject lands are designated as a Settlement Area in the County of Simcoe Official Plan **(Appendix 1)** and designated Residential within the 'Residential Community Areas' in the Schedule '1' Growth Management Plan **(Appendix 2a)** and 'Existing Neighbourhood' in the Schedule '2' Land Use **(Appendix 2b)** in the Town of Collingwood Official Plan 2024. Further, the lands are zoned Residential One (R1) in the Town of Collingwood Zoning Bylaw 2013-060 **(Appendix 3)**. The Official Plan permits the proposal, and the proposed use would generally comply with the zoning by-law. The subject lands are not regulated by the Nottawasaga Valley Conservation Authority and are outside of the Town of Collingwood Heritage District.

The purpose of the submitted Zoning By-law Amendment is to rezone the property from Residential One (R1) to Residential One Exception (R1-xx). This would allow for a reduced minimum lot area from 1,400m² to 867m² (severed parcel) and 873m² (retained), as well as a reduced minimum lot frontage from 20.0m to 12.91m (severed) and 13 (retained). All other zoning provisions can be met.

4.0 SURROUNDING LAND USES

The subject lands front on Beachwood Road. Surrounding lands to the north and west are designated "Residential (R1)" and lands to the east are designated "Community Services (CS-3).

5.0 REVIEW OF APPLICABLE PLANNING POLICIES

The consideration of planning policy support for this proposal will include a review of applicable planning policies of various government levels to consider "consistency with" and "conformity to" the intent and direction they offer. The policies that are noted below are applicable to the proposed development.

The following reviews the subject application with respect to key planning policies provided in the Planning Act, Provincial Policy Statement, the County of Simcoe Official Plan, and the Town of Collingwood Official Plan.

5.1 PLANNING ACT

The Planning Act is provincial legislation that sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled. There are sections in the Planning Act that must be addressed with the submission of a request to amend a Zoning By-law.

Section 2 of the Planning Act speaks to the requirement of planning decisions having regard to matters of provincial interest. Provincial interests have been considered with the proposal and the submitted studies support the development proposed. **Section 3** of the Planning Act states that decisions affecting planning matters “shall be consistent with” policy statements that are issued under the Act. The Provincial Policy Statement must be considered and is addressed in the following section.

This application complies with the purpose of the Planning Act, the proposal is consistent with the Provincial Policy Statement, conforms to the County and local official plans, is an efficient use of land, and is in the public interest.

5.2 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement (PPS) was issued under Section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development. Under provisions of the Planning Act comments, submissions, or advice that affect a planning matter “shall be consistent with” the PPS. The PPS emphasizes the importance of an increase in the supply and mix of housing options, addressing the full range of housing affordability needs.

The Provincial Planning Statement (PPS) 2024 provides more detailed policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Within the framework of the PPS, the subject lands are located within a settlement area. The PPS outlines that Settlement Areas will be the focus of growth and development. General intensification and redevelopment should be supported to advance the achievement of complete communities. Planning authorities should plan for a range and mix of housing options in Settlement Areas.

The PPS emphasizes the need to provide for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents. Alongside the provision of housing, the achievement of complete communities should be encouraged by accommodating an appropriate range and mix of land uses, range of transportation options, employment, public service facilities and other institutional

uses, recreation, parks and open space, and other uses to meet long-term needs. The PPS directs growth and intensification to existing Settlement Areas where suitable infrastructure is available or planned, adjacent to existing development. Municipal water and sanitary sewer systems are the preferred servicing form to support growth (PPS Section 3.6.1.a). Healthy active communities should be promoted by facilitating active transportation and providing a range of built and natural recreational amenities (PPS Section 3.9). The proposed application provides for efficient land-use by maximizing the development potential of the lands.

The proposed development provides for single detached dwelling and accessory apartments will be accessed by an existing municipal road.

Chapter 4 of the PPS promotes the long-term prosperity, environmental health, and social wellbeing of the province through the conservation of biodiversity, protection of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural resources. The property is an existing lot of record and will not impact sensitive resources with this proposal.

Chapter 5 of the PPS aims to protect public health and safety by directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. There are no hazard lands on the subject site.

The proposal will contribute to the long-term prosperity and growth of both Collingwood and Simcoe County in a manner consistent with the PPS. Based on the proposed development, the application is consistent with the broader planning direction given under the Provincial Planning Statement (2024).

5.3 COUNTY OF SIMCOE OFFICIAL PLAN

The purpose of the County Official Plan is to provide a policy context for land use planning taking into consideration the economic, social, and environmental impacts of land use and development decisions (**Section 1.1**). A goal of this Official Plan is “to implement growth management to achieve lifestyle quality and efficient and cost effective municipal servicing, development and land use” (**Section 1.3**).

The County of Simcoe designates the property as a Settlement Area in the Official Plan (Appendix 1). **Section 3.5** outlines policies related to settlement areas stating the objectives are “to promote development forms and patterns which minimize land consumption and servicing costs” as well as “to develop mixed-use settlements as strong and vibrant central places and to create healthy settlements and communities that are sustainable” (**S 3.5.3 & S 3.5.4**).

Settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted. Residential, commercial, industrial, institutional, and recreational land uses shall be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use **(S 3.5.8)**.

The proposal is within the settlement area of Collingwood and is promoted by the Simcoe County Official Plan. At this broader level, the proposal is consistent with and supports the policies of the County Official Plan.

5.4 TOWN OF COLLINGWOOD OFFICIAL PLAN (2024)

This section outlines the policies in The Town of Collingwood's New Official Plan. A decision was made by the County of Simcoe Council on September 24, 2024 to approve an Official Plan for the Town of Collingwood, a notice was issued October 8th and the last day for appeal is October 29th. The Official Plan's most recently modified version was released in August 2024.

The subject lands are designated 'Residential Community Areas' in the Schedule '1' Growth Management Plan (Appendix 2a) and 'Existing Neighbourhood' in the Schedule '2' Land Use Plan (Appendix 2b).

The residents of Collingwood aspire to live in healthy and complete communities that are inclusive, accessible, compact and well connected for all modes of travel – and prioritizes active transportation. All residents will continue to require access to a range and mixture of housing types, community services and recreational amenities to support their well-being **(S 2.1)**.

The Town will plan to provide housing options that meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities. The range and mixture of housing options will accommodate a full spectrum of households, including housing options that meet the economic requirements and affordability requirements of a growing and diverse population. The Town will ensure that there is an adequate supply of all types of housing options over the planning horizon of this Plan **(S 2.2)**.

Section 5.1.8.1 outlines policies in regards to Low-Rise Building and "where Low-Rise Buildings are specifically identified as a permitted built form within any Designation in this Plan, the maximum building height shall be 3 storeys, or 11 metres in height, whichever is less." Unit types that are considered to be Low-Rise Buildings include: single detached, duplex and semi-detached dwellings, triplex and four-plex dwellings; street

townhouse dwellings; additional residential units; buildings with a mixture of uses; and any other use that is accommodated in a building that is a maximum of 3 storeys, or 11 metres in height, whichever is less.

The unit type proposed is two (2) single detached dwellings with an accessory apartment in the lower level of the dwellings.

b) Low-Rise Buildings shall generally be located on Local Roads. New Low-Rise Buildings that are located adjacent to Highways, Arterial Roads, or Collector Roads will be required, wherever possible, to develop in a manner that will minimize direct access to such highways or roads.

The property fronts on an Arterial Road (Beachwood Street). An entrance permit has been issued for one of the proposed lots and an Access Review Letter has been prepared by Tatham Engineering to support the proposal. The report concludes that based on their review the design and location of the driveways are considered acceptable as proposed. (Appendix 4)

c) Low-Rise Residential Buildings shall have a minimum density of 10 units per net hectare and a maximum density of 40 units per net hectare, excluding Additional Residential Units. For the purposes of this policy, net hectare means the identified residential property, less any lands within the Environmental Protection Designation, and less any lands used for utility corridors/pipelines, public or private road rights-of-way, lands identified for stormwater management facilities, and/or parks and open spaces dedicated to the Town.

The proposal provides 22.9 units per hectare.

The Existing Neighbourhoods Designation in Collingwood, identified on Schedule 2, is expected to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms, as well as neighbourhood facilities such as elementary schools, parks, places of worship and convenience commercial uses integral to and supportive of a residential environment. In addition, a variety of housing types are needed to meet the needs of a diverse population. Opportunities to provide housing for individuals or groups with special needs including those with special physical, social or economic needs within the Town will be encouraged (**\$5.2.1.1**).

The proposed units are 2 single detached dwellings with one accessory apartment in the lower level of each dwelling. That provides 4 residential units in this area of Collingwood and a variety of unit types.

It is the intent of this Plan to protect and enhance the existing neighbourhoods within Collingwood, while managing their ongoing evolution, including opportunities for

sensitive and compatible intensification (i.e. gentle density). It is also the intent of the Town to recognize existing neighbourhoods as areas that consist of primarily low-rise residential house forms that have limited potential to accommodate significant levels of intensification, but that are prime candidates for the introduction of Additional Residential Units and homebased businesses, and intensification of an appropriate form and scale (**\$5.2.1.1**).

The proposal is to build single detached dwelling units which are consistent with the surrounding neighbourhood. In addition, the single detached dwellings will accommodate one additional accessory apartment within the single detached dwelling adding to the housing inventory.

Section 5.2.1.2 outlines permitted uses within the Existing Neighbourhoods Designation which includes low-rise building including residential units in low-rise buildings and additional residential units. (**\$ 5.2.1.2 a& b**) The proposed use of the property is 2 single detached dwelling units with accessory apartments in the lower level.

The Town will continue to support intensification within the Existing Neighbourhoods Designation. Intensification initiatives will focus primarily on *residential infill*, small scale redevelopment, and *additional/accessory residential units*, in accordance with the policies of this Plan and consistent with the associated Urban Design Manual. The Town shall encourage compatible development throughout the Existing Neighbourhoods Designation by supporting development applications that conform to the relevant policies of this Plan, and are consistent with the associated Urban Design Manual. All developments within the Existing Neighbourhoods Designation shall be required to provide public parkland, or cash-in-lieu of parkland, in accordance with the Town's Parkland Dedication By-law (**\$ 5.2.1.3**).

The proposal is to permit 2 single detached dwellings with each having an accessory apartment in the lower level. This proposal supports intensification policies within the Collingwood Official Plan.

The purpose of the Urban Design Manual (UDM) is to encourage the design of a complete, effective and sustainable built environment consistent with Collingwood's character and vision for the future. The UDM speaks to Residential Standards and notes that "while the design intentions for non-residential developments are interconnected with the residential standards, there are also additional reasons for the UDM to apply to residential uses, specifically:

- Create highly livable residential developments with access to open space, recreation, and neighborhood uses;

- Create aesthetically pleasing residential neighborhoods with streetscapes and buildings that are well suited to the community; and,
- Provide access to various high quality private and public spaces associated with residences.

This project relates to a small-scale project on an existing lot of record to be severed to create an additional residential dwelling. The neighbourhood is established, and the proposal will develop a vacant parcel within an existing neighbourhood.

It is submitted that the overall proposal meets the intent of the Town of Collingwood's Official Plan, and that the proposal aligns with the provisions and goals that the Town has set.

5.5 COLLINGWOOD ZONING BY-LAW 2010-040

The subject lands are zoned Residential (R1) in the Town of Collingwood's Zoning By-law 2010-040. There are two (2) items that require relief from the zoning by-law 2010-40 to support the proposal.

- **Table 6.3.1.1** requires a minimum lot area of 1,400 m² in a Residential One zone. The proposed lot area provides **a minimum lot size of 867 m² for the severed parcel and 873m² for the retained parcel.**

The proposal would allow the existing lot to be severed into 2 smaller lots to allow for 1 single-detached dwelling and an accessory dwelling unit on each property. This would support the Town of Collingwood's desire for more houses.

- **Table 6.3.1.1** outlines that within a Residential zone, the minimum lot frontage must be 20.0 m. The proposal provides a **minimum lot frontage of 12.91 m for the severed parcel and 13 m for the retained parcel.**

The proposed size of the lots still allows for a reasonable sized single detached dwelling that includes an accessory dwelling unit. All other zoning standards including established setbacks, lot coverage and parking requirements in the Residential R1 zone can be met.

Zoning By-Law Amendment Requests

Site Statistics 9880 Beachwood Road			
Lot Provisions	Required	Provided Retained Parcel	Provided Severed Parcel
Minimum Lot Area (sq.m.)	1,400 m ²	873.0 m ²	867.0 m ²
Minimum Lot Frontage (m)	20.0m	13.00m	12.91 m
Minimum Front Yard (m)	6.0m	6.0m	6.0m
Minimum Exterior Side Yard (m)	n/a	n/a	n/a
Minimum Interior Side Yard (m)	2.0 m	2.0 m	2.0m
Minimum Rear Yard (m)	7.5 m	37.86 m	41.64 m
Maximum Lot Coverage	20%	20%	20%
Minimum Landscaped Open Space	30%	30%	30%
Maximum Height (m)	12.0 m	12.0 m	12.0 m

The Town approved a specific zoning by-law amendment July 22, 2024 (By-Law 2024-053) to address accessory apartments, and it is now in full force and effect with the approval of the updated Official Plan 2024.

Section 4.40.1 outlines the following provisions that apply to additional residential units within an existing or planned dwelling:

4.40.1.1 An Additional Residential Unit is a permitted use within a single detached dwelling, semi-detached dwelling, or townhouse dwelling on residential or rural zoned lots in accordance with Table 6.3.1.1 and Table 6.3.1.2 and the following provisions.

The proposed additional residential unit would be within a single detached dwelling.

4.40.1.2 An Additional Residential Unit shall be located on a lot that has frontage on an open and year-round maintained road.

The proposed lot is along Beachwood Drive which is an open and year-round maintained road.

4.40.1.3 A maximum of three (3) Additional Residential Units are permitted per lot up to a maximum of four (4) dwelling units in total.

One additional residential unit is proposed within each of the two single detached units.

4.40.1.4 An Additional Residential Unit shall have independent access to the exterior of the dwelling but may have a shared hallway with the main building to facilitate access to the exterior.

The units are accessed by an external entrance.

4.40.1.5 An Additional Residential Unit shall only be permitted within a dwelling that is or will be connected to both a municipal water supply and municipal sanitary sewer, except as otherwise provided for within this By-law.

This provision is not applicable to this proposal. Municipal sanitary sewers are not available in this area of Collingwood but the property will be serviced with municipal water.

4.40.1.6 An Additional Residential Unit may be permitted on a lot where a municipal water supply system and/or municipal sanitary sewer are unavailable, provided that it can be demonstrated to the satisfaction of the Town that the applicable provisions of the Ontario Building Code are met.

A Functional Servicing Letter has been prepared by Tatham Engineering and notes that an on-site wastewater systems can be accommodated on the proposed lot to support a single residential unit and an accessory residential unit on each of the proposed lot.

The proposed accessory dwelling units comply to the Section 4.40.1 zoning provisions.

Section 5 of the Zoning By-law speaks to Parking and Loading Provisions related to development. Parking requirements for the subject property includes 2 spaces per residential unit (**Table 5.15.1.1**).

Three parking spaces are provided, one in the garage and two in the driveway.

Section 5.3.1.3 outlines the entrance width for a residential unit containing an accessory apartment or accommodating a second unit on the lot shall not exceed a maximum width of 6.5 m or 56% of the lot frontage whichever is lesser.

The site plan shows an entrance width of 6.0 m which would support the ADU's. (56% of the lot frontage for the severed lot is 7.23 m and for the retained lot is 7.28 m)

Section 5.6.1 states for a single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling or boarding home the parking of a motor vehicle shall be restricted to the driveway only, and the minimum length of the driveway shall be 6.0 m.

Both of the proposed driveways are 6.0m in length.

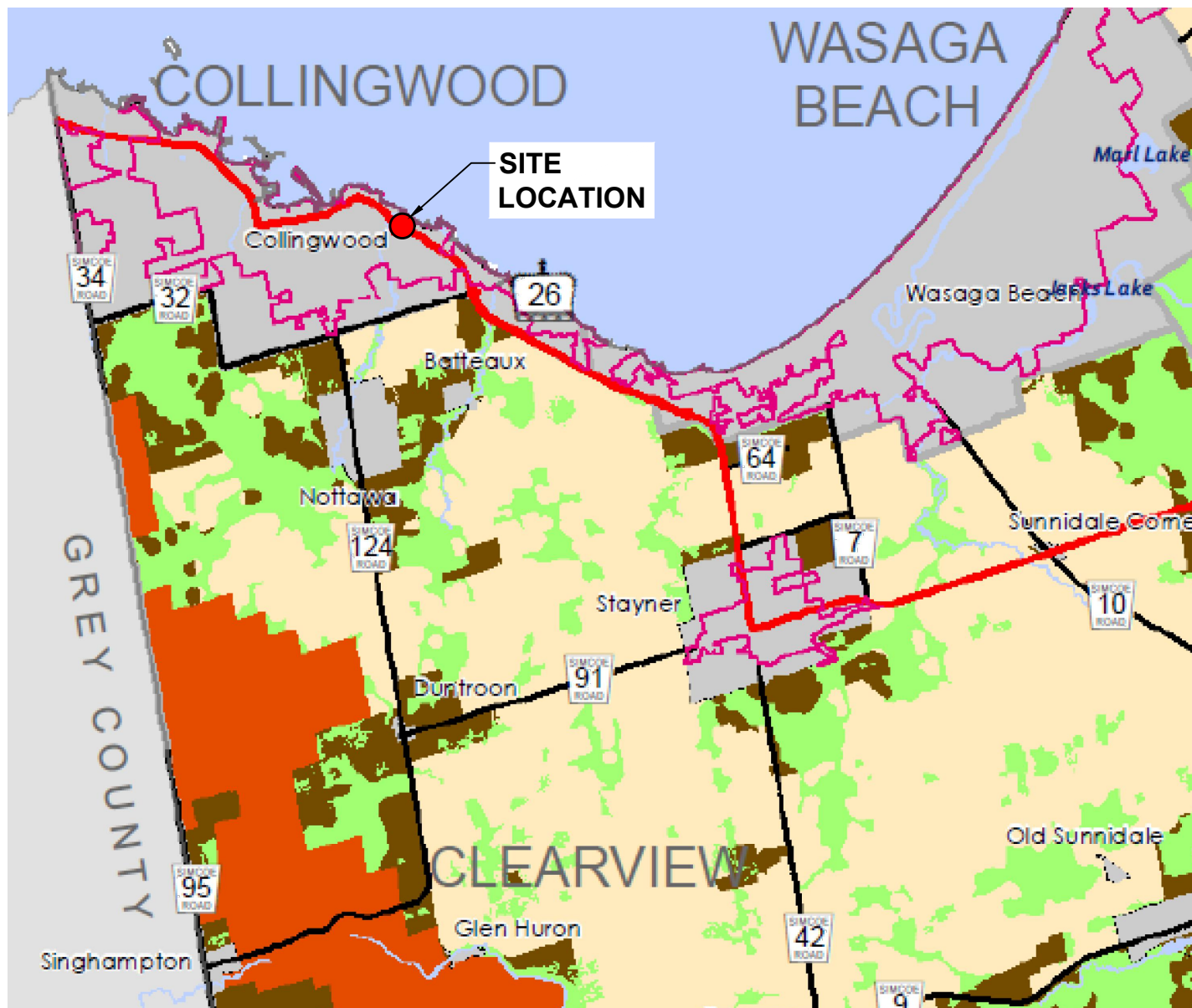
6.0 SUMMARY/CONCLUSION

The purpose of this report is to provide planning rational in support of Zoning By-Law Amendment Application. It has been demonstrated that the subject application is consistent with the development goals of the community as reflected in the County and Collingwood Official Plans. In addition, the proposal is "consistent with" the Provincial Policy Statement.

Based on the above noted, it is submitted that the subject application presents good planning and addresses the key areas of public interest as expressed in various adopted and approved planning policies.



Krystin Rennie, MAES, MCIP, RPP



APPENDIX 1

COUNTY OF SIMCOE OFFICIAL PLAN

9880 BEACHWOOD ROAD

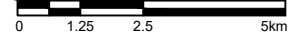
LOT 70
REGISTERED PLAN 1082
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

LEGEND

-  SITE LOCATION
-  SETTLEMENTS AREA

Reference: The County of Simcoe Official Plan (Excerpt)
Schedule 5.1 - Land Use Designation (Feb. 2023)

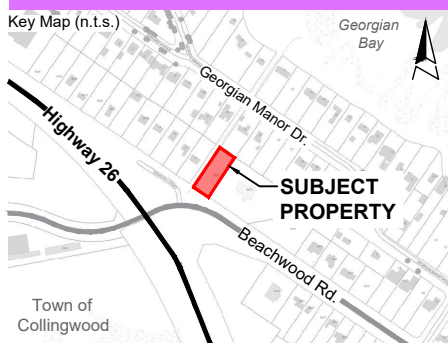
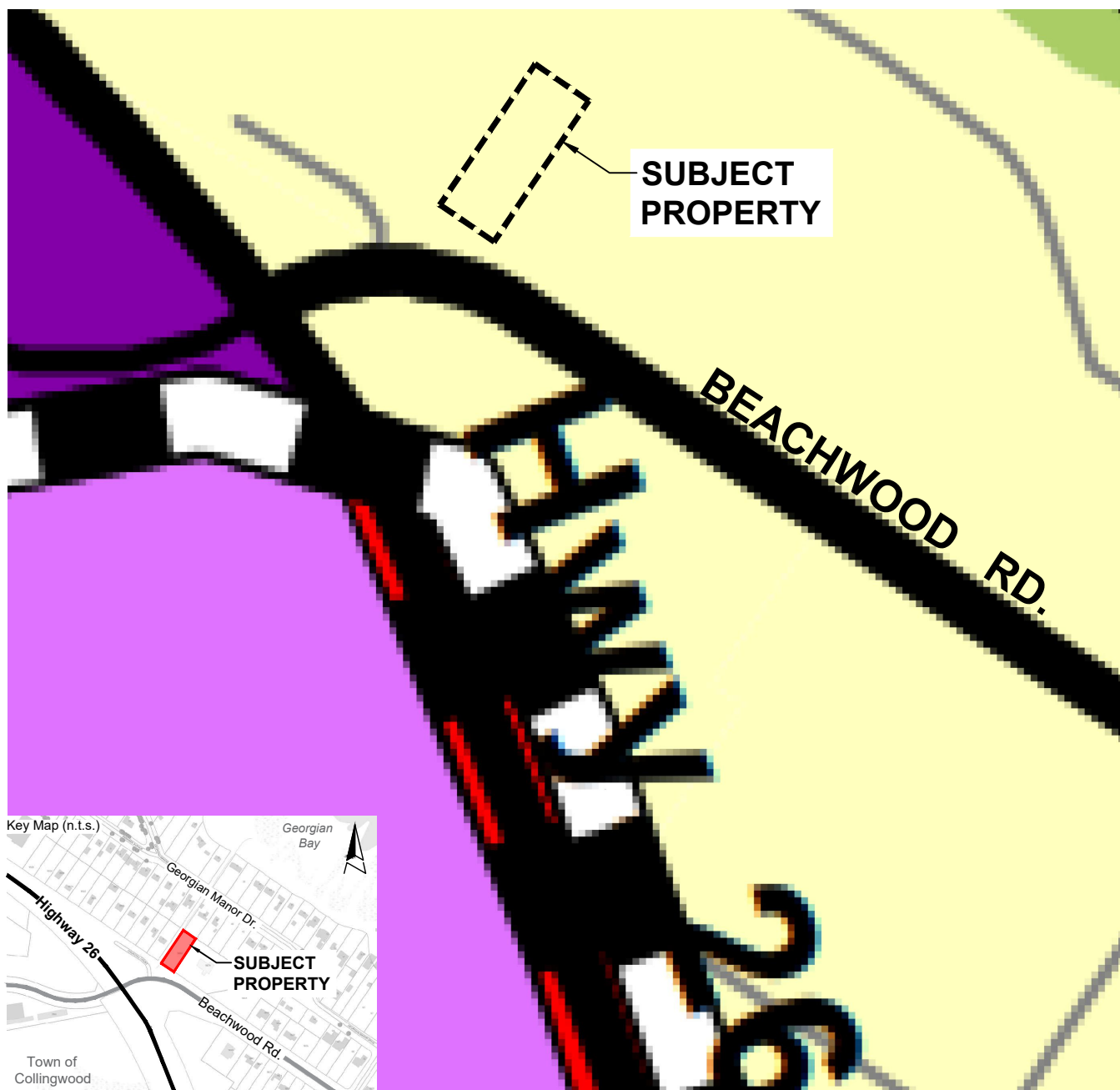
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GEORGIAN PLANNING SOLUTIONS

Land Use Planning & Project Management
17 Brock Cres., Collingwood, ON L9Y 4A4
O: 705.446.0530 / C: 705.606.7526

Drafted by D.C. / Checked by K.R.
Date (d/m/y): 07 / 11 / 2024



APPENDIX 2a

TOWN OF COLLINGWOOD OFFICIAL PLAN (Sch. 1)

9880 BEACHWOOD ROAD

LOT 70

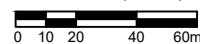
REGISTERED PLAN 1082
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

LEGEND

-  SUBJECT PROPERTY
-  RESIDENTIAL COMMUNITY AREA
-  GREENFIELD EMPLOYMENT AREA
-  EMPLOYMENT AREA

Reference: Official Plan of The Town of Collingwood (July 2024)
Schedule 1 - Growth Management Plan (Excerpt)

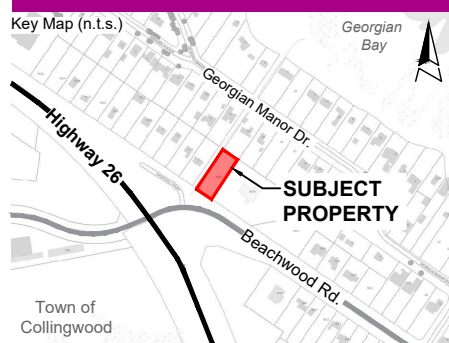
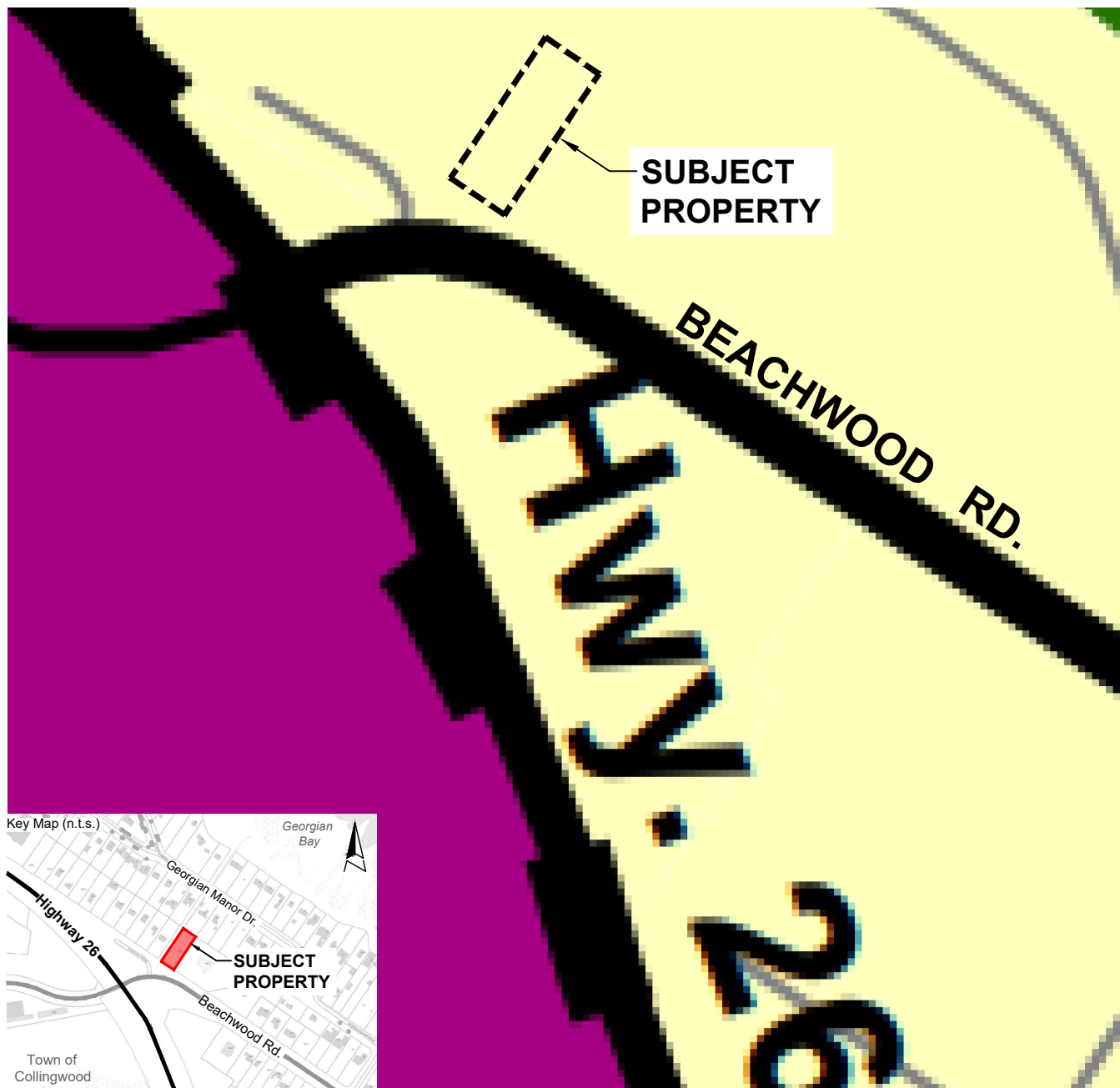
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APPENDIX 2b

TOWN OF COLLINGWOOD OFFICIAL PLAN (Sch. 2)

9880 BEACHWOOD ROAD

LOT 70

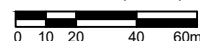
REGISTERED PLAN 1082
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

LEGEND

-  SUBJECT PROPERTY
-  EXISTING NEIGHBOURHOOD
-  PRESTIGE EMPLOYMENT

Reference: Official Plan of The Town of Collingwood (July 2024)
Schedule 2 - Land Use Plan (Excerpt)

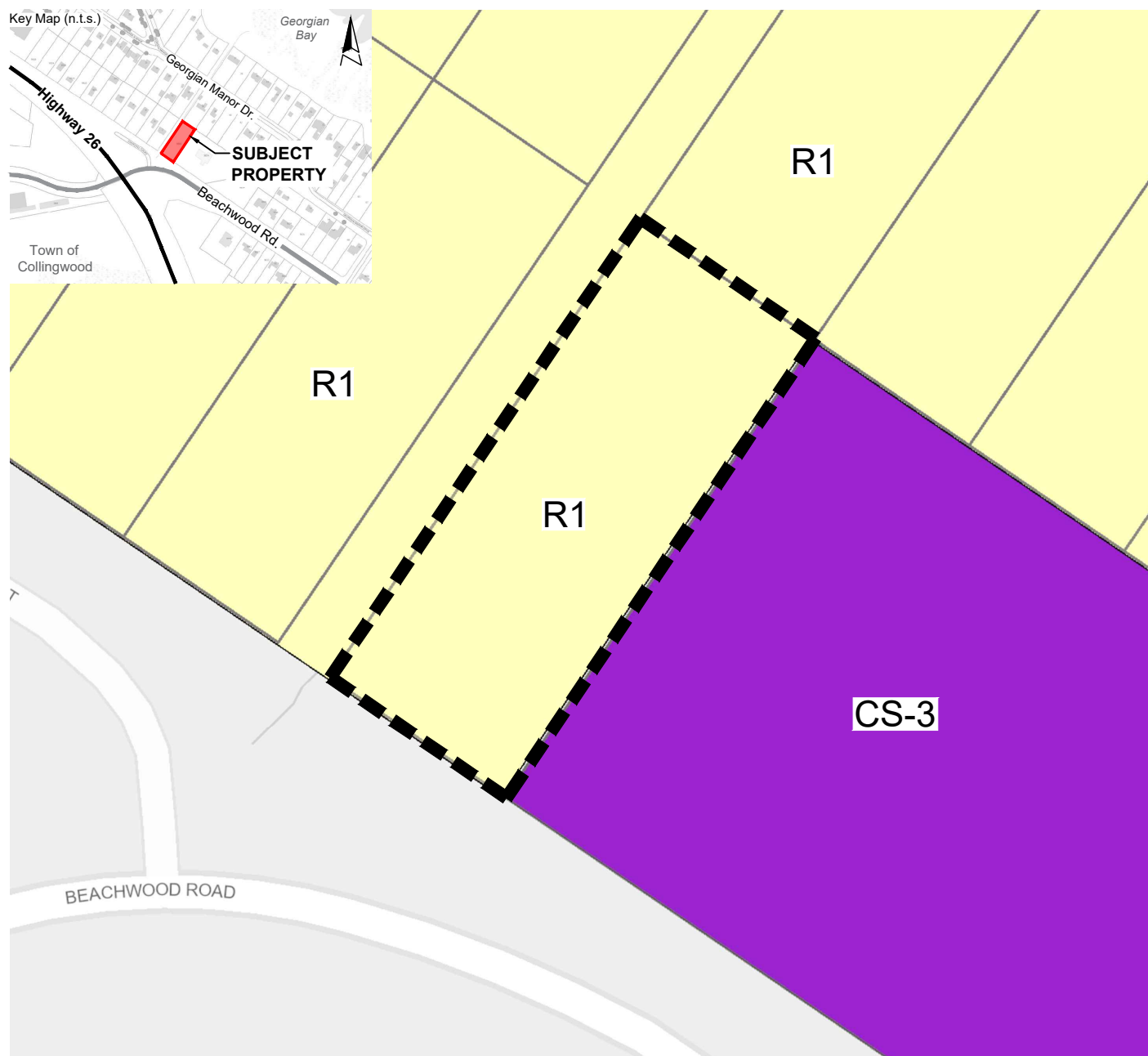
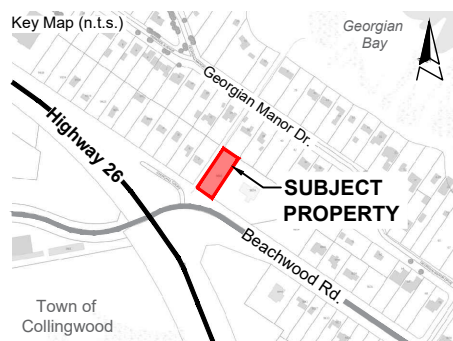
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APPENDIX 3

COLLINGWOOD ZONING BY-LAW

9880 BEACHWOOD ROAD

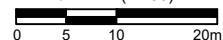
LOT 70
REGISTERED PLAN 1082
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

LEGEND

-  SUBJECT PROPERTY
-  RESIDENTIAL (R1) ZONE
-  COMMUNITY SERVICES (CS-3) ZONE

*Reference: Collingwood Zoning By-Law 2010-040 (Dec. 2023)
Town of Collingwood (Interactive GIS Mapping) (Excerpt 2024)*

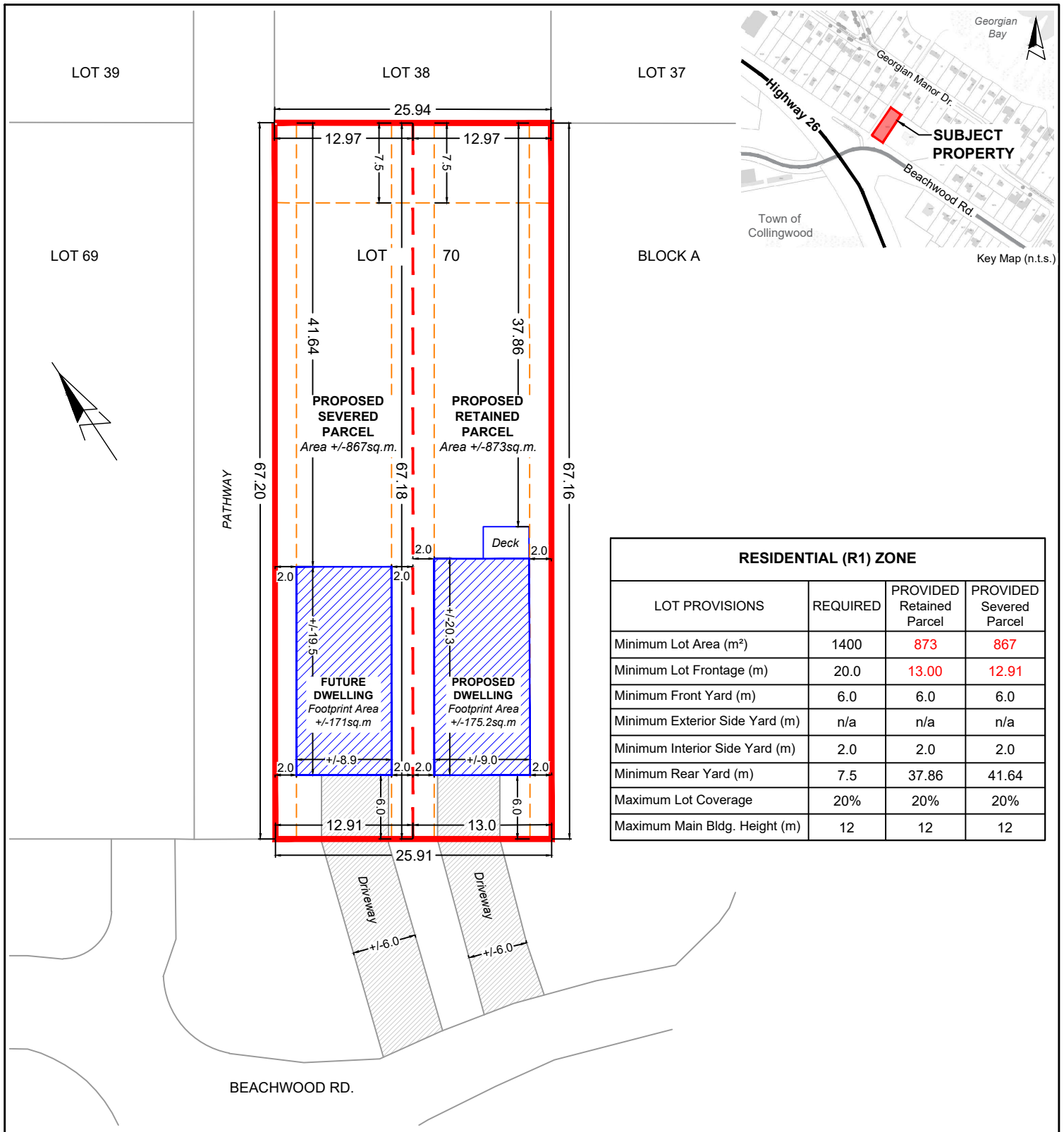
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Date (d/m/y): 07 / 11 / 2024



APPENDIX 4

SKETCH LOT PLAN

PROPOSED
ZONING AMENDMENT

9880 BEACHWOOD ROAD

LOT 70

REGISTERED PLAN 1082
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

LEGEND

- SUBJECT PROPERTY (Total Area +/-1740 sq.m.)
- PROPOSED DWELLINGS
- PROPOSED ACCESS DRIVEWAYS
- ZONING SETBACKS - RESIDENTIAL (R1) ZONE

Site Plan References:

- Polar Surveying Ltd., Registered Plan 1082 - Plan of Survey (July 2024)
- Meer Design, Baradarani Residence (Site Plan) (August 2024)
- Collingwood Zoning By-Law 2010-040
- Simcoe County GIS - Site Location (2024)

Scale / Metric (1:500)



**GEORGIAN PLANNING
SOLUTIONS**

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EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2024-XXX

By-law No. 2024-XXX 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.

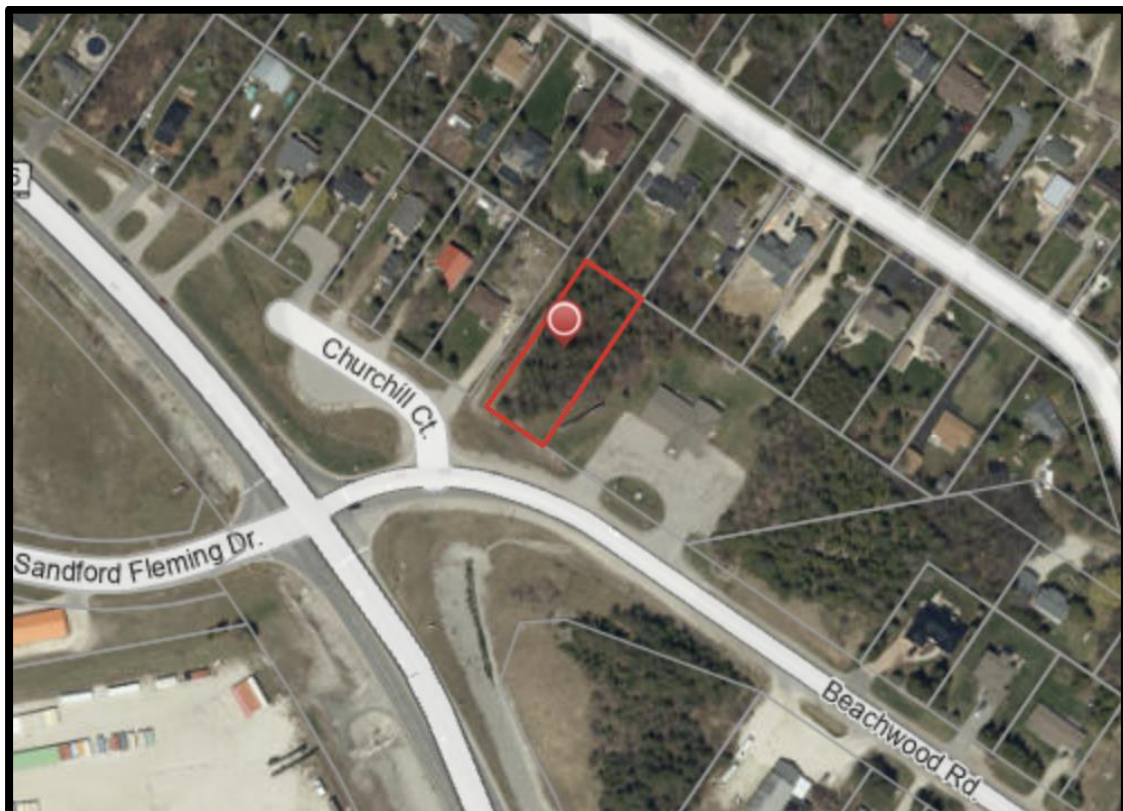
The purpose of the proposed Zoning By-law Amendment is to amend the zoning provisions applicable to the subject lands municipally addressed as 9880 Beachwood Road. The Zoning By-law Amendment will rezone the subject lands from Residential One (R1) – to Residential One Exception (R1-XX) and R1-XXX.

The effect of the R1-XX Zone is to permit a reduced minimum lot area from 1,400 m² to 867 m², and a reduced minimum lot frontage from 20.0 m to 12.95 m on the subject lands.

The effect of the R1-XXX Zone is to permit a reduced minimum lot area from 1,400 m² to 873 m², and a reduced minimum lot frontage from 20.0 m to 13 m on the subject lands.

This By-law is in conformity with the Official Plan of the Town of Collingwood, as amended.

Key Map



**BY-LAW NO. 2024-XXX
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW UNDER THE PROVISIONS 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 December 4, 2023, 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 Residential One (R1) Zone to a Residential One Exception XX (R1-XX) Zone.

2. THAT Table 6.3.1.1 titled Residential First Density (R1) and Residential Second Density (R2) Zone Provisions, of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of Residential One Exception XX (R1-XX) Zone with the provisions as follows;

RESIDENTIAL ONE EXCEPTION XX (R1-XX) ZONE

The following zoning exceptions shall apply:

Minimum Lot Area: 867 m²
Minimum Lot Frontage: 12.95 m

2. THAT Table 6.3.1.1 titled Residential First Density (R1) and Residential Second Density (R2) Zone Provisions, of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of Residential One Exception XXX (R1-XXX) Zone with the provisions as follows;

RESIDENTIAL ONE EXCEPTION XX (R1-XXX) ZONE

The following zoning exceptions shall apply:

Minimum Lot Area: 873 m²
Minimum Lot Frontage: 13 m

4. THAT Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No. 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, and subject to notice here of 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 X day of XX, 2024.

MAYOR

CLERK