



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.

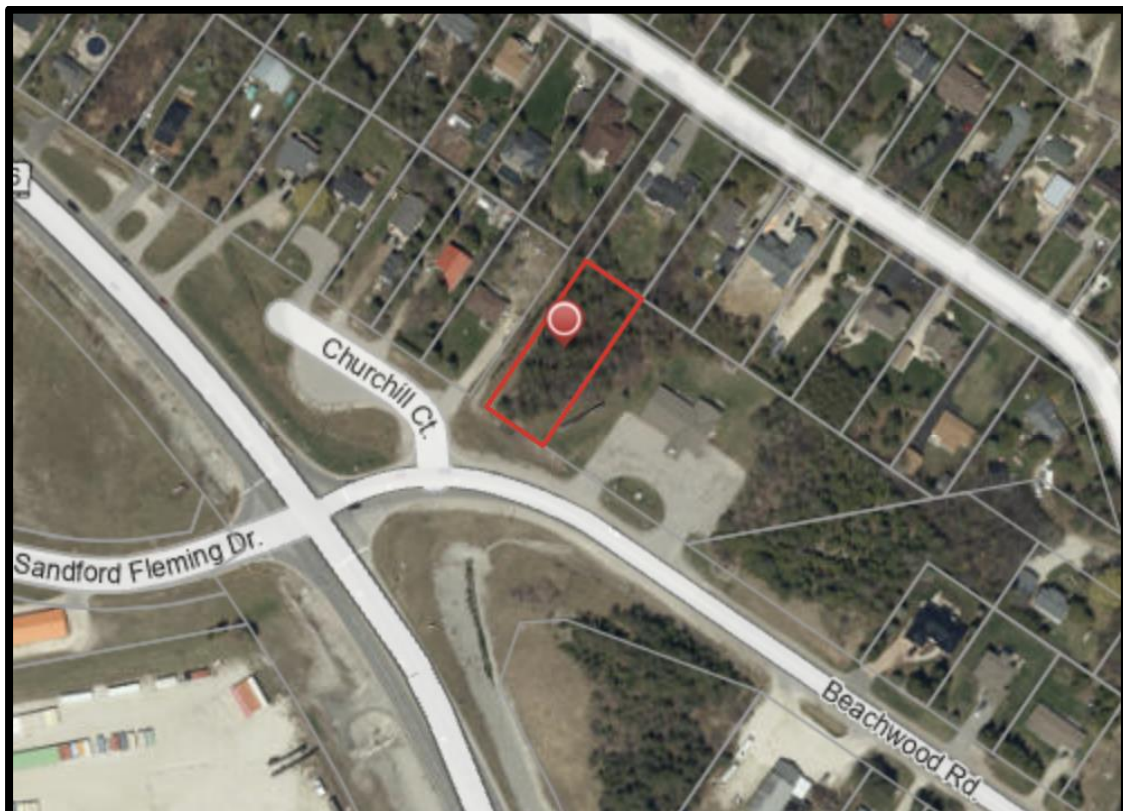
The purpose of the proposed Zoning By-law Amendment is to amend the zoning provisions applicable to the subject lands municipally addressed as 9880 Beachwood Road. The Zoning By-law Amendment will rezone the subject lands from Residential One (R1) – to Residential One Exception (R1-XX) and R1-XXX.

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