

SITE & DEVELOPMENT DETAILS / SITE STATISTICS

Proposed severance of the existing parcel to create one severed lot and one retained lot, each approximately 33 ft x 150 ft (10.06 m x 45.72 m). The existing dwelling is proposed to be demolished and replaced with two new two-storey single detached dwellings, with one dwelling and separate driveway provided on each lot. Proposed zoning: R2 with a site-specific exception for reduced lot frontage.

1. SITE & DEVELOPMENT DETAILS

Site Detail	Proposed Provision / Specification
Municipal Address	304 St. Paul Street, Collingwood, Ontario
Application Type	Consent / Severance and Zoning By-law Amendment
Existing Zoning	Commercial Exception (C4-1)
Proposed Zoning	Residential Second Density (R2), with site-specific lot frontage exception
Proposed Development	Two new two-storey single detached dwellings; one dwelling on each proposed lot.
Proposed Lots / Dimensions	1 severed lot and 1 retained lot, each approx. 10.16 m x 45.72 m (33 ft x 150 ft).
Dwelling Size	1 dwelling unit per lot; approx. 139.4 m ² (1,500 sq. ft.) gross floor area per dwelling.
Vehicular Access	Separate driveway access from St. Paul Street for each dwelling.
Driveway / Parking	2.8 m driveway width; 2 parking spaces per dwelling.
Bicycle Parking / Storage	Minimum 2 bicycle spaces per dwelling, accommodated within the dwelling or in a secure exterior/accessory storage area.
Fencing - South / Side / Rear	Continuous privacy fence proposed along the south property line adjacent to the commercial property. Residential side/rear yard fencing not to exceed 2.13 m (7 ft), subject to applicable Town requirements.
Fencing - Front / Visibility	Front-yard fencing not to exceed 1.0 m. Maintain required driveway visibility triangle and applicable street-line setback.
Snow Storage Areas	Designated landscaped snow-storage area for each lot, located outside required parking spaces, pedestrian routes, driveway visibility areas and the municipal right-of-way.
Garbage / Recycling Storage	Individual waste, recycling and organics storage for each dwelling. Exterior storage visible from the street or neighbouring properties to be screened by an opaque enclosure compatible with the dwelling.
Garbage Enclosure / Collection	Enclosure to be on a firm, level durable surface such as concrete or unit paving. Municipal curbside collection from St. Paul Street; containers placed at curb only for scheduled collection.
Landscaping / Screening	Landscaped open space throughout front, side and rear yards, with supplemental planting along the south property line to complement privacy fencing and buffer the adjacent commercial property.
Municipal Water / Sanitary	Individual municipal water and sanitary servicing to each proposed lot.
Stormwater / Drainage	Lot grading and drainage to be addressed through final grading / drainage design in accordance with Town engineering requirements.
Hydro / Natural Gas	Individual electrical servicing to each dwelling; individual natural gas servicing where available, with existing infrastructure coordinated with the proposed lot line.
Exterior Lighting	Residential exterior lighting to be directed downward and contained on-site to minimize spill onto neighbouring properties.

2. PROPOSED R2 SITE STATISTICS

Site Statistic	R2 Requirement	Severed Lot	Retained Lot
Zoning	R2	R2-XX	R2-XX
Use	Single Detached	Single Detached	Single Detached
Lot Area	450 m ² min.	459.9 m ²	459.9 m ²
Lot Frontage - Infill	12.0 m min.	10.06 m - EXCEPTION	10.06 m - EXCEPTION
Lot Depth	-	45.72 m	45.72 m
Front Yard	4.5 m min.	4.5 m	4.5 m
Interior Side Yard - New Lot Line	1.2 m min.	1.2 m	1.2 m
Interior Side Yard - Outer Lot Line	1.2 m min.	1.2 m	1.2 m
Rear Yard	7.5 m min.	7.5 m	7.5 m
Building Height	12.0 m max.	12.0 m	12.0 m
Building Footprint	-	100 m ²	100 m ²
Lot Coverage - 2 Storey	40% max.	100 m ² / 21.7%	100 m ² / 21.7%
Landscaped Open Space	35% min.	79.3%	79.3%
Driveway Width	Per applicable provisions	2.8 m	2.8 m
Driveway Setback	Per applicable provisions	1.2 m	1.2 m
Front Yard Driveway / Paved Area	Per applicable provisions	16.8 m ²	16.8 m ²
Parking Spaces	Per applicable provisions	2 spaces	2 spaces
Number of Storeys	-	2 storeys	2 storeys
Number of Dwelling Units	-	1 unit	1 unit
Gross Floor Area	-	139.4 m ² / 1,500 sq. ft.	139.4 m ² / 1,500 sq. ft.

NOTES

- Lot area and coverage calculations are based on nominal proposed lot dimensions of 33 ft x 150 ft (approximately 459.9 m² per lot) and are to be confirmed against the final survey / reference plan.
- Landscaped open space is proposed at 79.3% on both the severed and retained lots, subject to confirmation on the final site plan.
- Primary site-specific zoning exception identified: proposed lot frontage of approximately 10.06 m versus 12.0 m minimum for an R2 infill lot.
- R2 zoning standards are based on the Town of Collingwood Zoning By-law 2010-040, consolidated April 2026. Fence parameters are based on Town of Collingwood Fence By-law 2013-046. Final compliance remains subject to Town review and applicable approvals.