PASCUZZO PLANNING INC.

September 30, 2026

Town of Collingwood
Attn: Shaylin Whitehead
55 Ste. Marie Street, Unit 302
P.O. Box 157
Collingwood, ON.
L9Y 3Z5

RE: Proposed Zoning Bylaw Amendment, Deeming Bylaw
Residential Exception (R2-X) Zone
55 and 59 Beech Street, Collingwood

Dear Shaylin:

As you are aware, Pascuzzo Planning Inc. was retained by Gail Vibe, Sarah Speer and Matt Wiele, the owners of 55 and 59 Beech Street, to submit a Zoning Bylaw Amendment (ZBLA) application to rezone the subject lands from the Residential (R2) Zone to the Residential (R2-X) Zone to permit 6 residential units on within 2 – triplex buildings. Currently the subject lands are two separate lots, each with a triplex unit. In addition to the ZBLA a Deeming Bylaw is also being submitted to merge the two lots together. The applications were previously subject to preconsultation file # PLPCF2026219.

Along with this scoped Planning Justification letter the submission also includes:

1. ZBLA Application fee cheque in the amount of $9530.00 ($5609.00-$1079.00 = $4530.00) Contingency $5000.00
2. Deeming Bylaw Application fee cheque in the amount of $1863.00
3. ZBLA application form (commissioned)
4. Deeming Bylaw application form (commissioned)
5. Authorization form
6. Conceptual Site Plan – prepared by Pascuzzo Planning Inc.
7. Topographic Survey – prepared by Joe Topo
8. Draft ZBLA text and schedule A-1



Provincial Planning Statement (PPS) 2024

The Town of Collingwood is recognized as a Settlement Area in the PPS

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development…

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options

Based on the above noted policies it was determined that the proposed ZBLA is consistent with the PPS.

Simcoe County Official Plan (SCOP) Office Consolidation July 2026

The Town of Collingwood is recognized as a Settlement Area in the SCOP.

3.5 Settlements
3.5.4 To promote development forms and patterns which minimize land consumption and servicing costs.
3.5.5 To promote healthy, complete and accessible urban communities that are in proximity to amenities, support services and transit.
Growth Management
3.5.8 Settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted.

Based on the above noted policies it was determined that the proposed ZBLA conforms with the SCOP.

Town of Collingwood Official Plan (TCOP)

The subject lands are designated Existing Neighborhood in the Town of Collingwood.

5.2.1 The Existing Neighbourhoods Designation

Permitted Built Form/Uses

a)Development within the Existing Neighbourhoods Designation may be within Low-Rise and Mid-Rise Buildings.
b)Permitted uses within the Existing Neighbourhoods Designation, as identified on Schedule 2 and subject to the relevant policies of this Plan include:

- *i.* ***Residential Units in Low-Rise and Mid-Rise Buildings;***
- *ii.* ***Additional Residential Units; …***

c)In addition to the identified list of permitted uses, uses accessory to any of the identified uses are also permitted.

5.1.8 Land Use/Built-Form Specific Policies
Low-Rise Buildings

a)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. Built forms that are considered to be Low-Rise Buildings include:

- ***i. Single detached, duplex and semi-detached dwellings;***
- ***ii. Triplex and four-plex dwellings;***

*iii. **Additional Residential Units;***

*iv. **Any other use that is accommodated in a building that is a maximum of 3 storeys, or 11 metres in height, whichever is less.***

Based on the above noted policies it was determined that the proposed ZBLA conforms with the TCOP.

Town of Collingwood Zoning Bylaw (TCZB)

The subject lands are currently entirely zoned Residential (R2) in the Town of Collingwood ZBL.

Bylaw Provision	R2 Zone	Proposed	Notes
Minimum Lot Area (square meters)	450	1500	Complies
Minimum Lot Frontage (meters)	15	30.23	Complies
Minimum Front Yard Setback (meters)	4.5	3.8	Existing
Minimum Interior Side Yard Setback (meters)	1.2	1.1/6.6	Existing
Minimum Rear Yard Setback (meters)	7.5	25+	Complies
Maximum Height (meters)	12	7.5/8.5	Complies
Maximum Lot Coverage (%)	45%	17%	Complies
Maximum Landscaped Open Space (%)	35%	50+%	Complies

The above Zoning compliance chart confirms that the majority of the provisions of the R2 Zone can be met.

Section 4.40.1.3 permits up to 4 residential units per lot.

A Zoning Bylaw Amendment is required to permit 6 residential units on one lot and to acknowledge the existing legal non complying front yard and interior side yard setbacks.

Conclusions and Recommendation

The proposed ZBLA is consistent with the PPS and conforms with the County of Simcoe Official Plan and the Town of Collingwood Official Plan.

The existing 6 residential units (2 existing triplexes) on one lot does not currently comply with the Town's Zoning Bylaw as only 4 residential units are permitted. If approved, the proposed ZBLA and Deeming Bylaw will bring the proposal into compliance with the Town's Zoning Bylaw.

Based on the above, we would request that the ZBLA application proceed to a public meeting.

Respectfully Submitted:

Pascuzzo Planning Inc.

Andrew Pascuzzo MCIP, RPP