

Proposed Zoning By-law Amendment Bridgewater on Georgian Bay

March 25th, 2019



Applicant Information

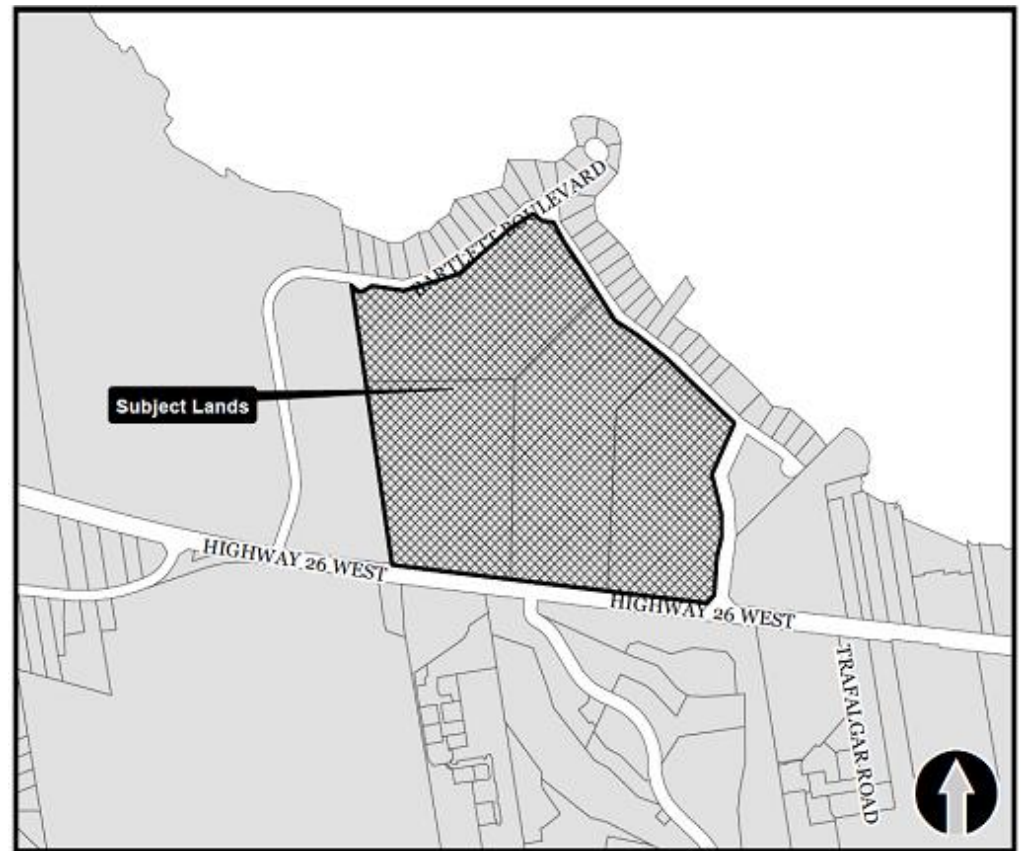
Applicant: The Preserve at Georgian Bay Inc.

Agent: Colin Travis
MCIP, RPP

Date of Submission: August 14th, 2018

Location: 11664 Highway 26

Lot Area: 37.2 ha (92 ac)



Public Meeting Notice



NOTICE OF 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 March 25th, 2019 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 has been 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 land legally described as Part of Lots 48, 49 & 50, Concession 11, Town of Collingwood, County of Simcoe. The land is approximately 37.2 ha (92 ac) in area and is municipally addressed as 11664 Highway 26. This project is called Bridgewater On Georgian Bay (Consulate).

THE PURPOSE of the Zoning By-law Amendment is to rezone the land from four (4) Residential zones (R3-5, R3-12, R3-23 & R3-24) to one (1) Residential Third Density Exception (R3-E) zone.

THE EFFECT of the Zoning By-law Amendment is to create an R3-Exception zone for a residential plan of subdivision with a maximum of 655 dwelling units. The dwelling types will be group or clusters of single detached, semi-detached, townhouses and one (1) apartment dwelling. The apartment dwelling would also be subject to specific zoning setbacks.

The property is subject to a draft approved Plan of Subdivision (Town File No. CWT-2010-002) and an application has been received to revise and further extend that approval (Town File No. D1203118).

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 you wish to be notified of the decision the Town of Collingwood on 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.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Collingwood to the Local Planning Appeal Tribunal but the 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.

Notice of Public Meeting was circulated
on February 28th, 2019.

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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information about this matter, including information about appeal rights, contact Planning Services located on the 3rd floor, Town Library, 55 Ste. Marie Street, Collingwood, from Monday to Friday between the business hours of 8:30 a.m. and 4:30 p.m. or by calling telephone number (705) 445-1290.

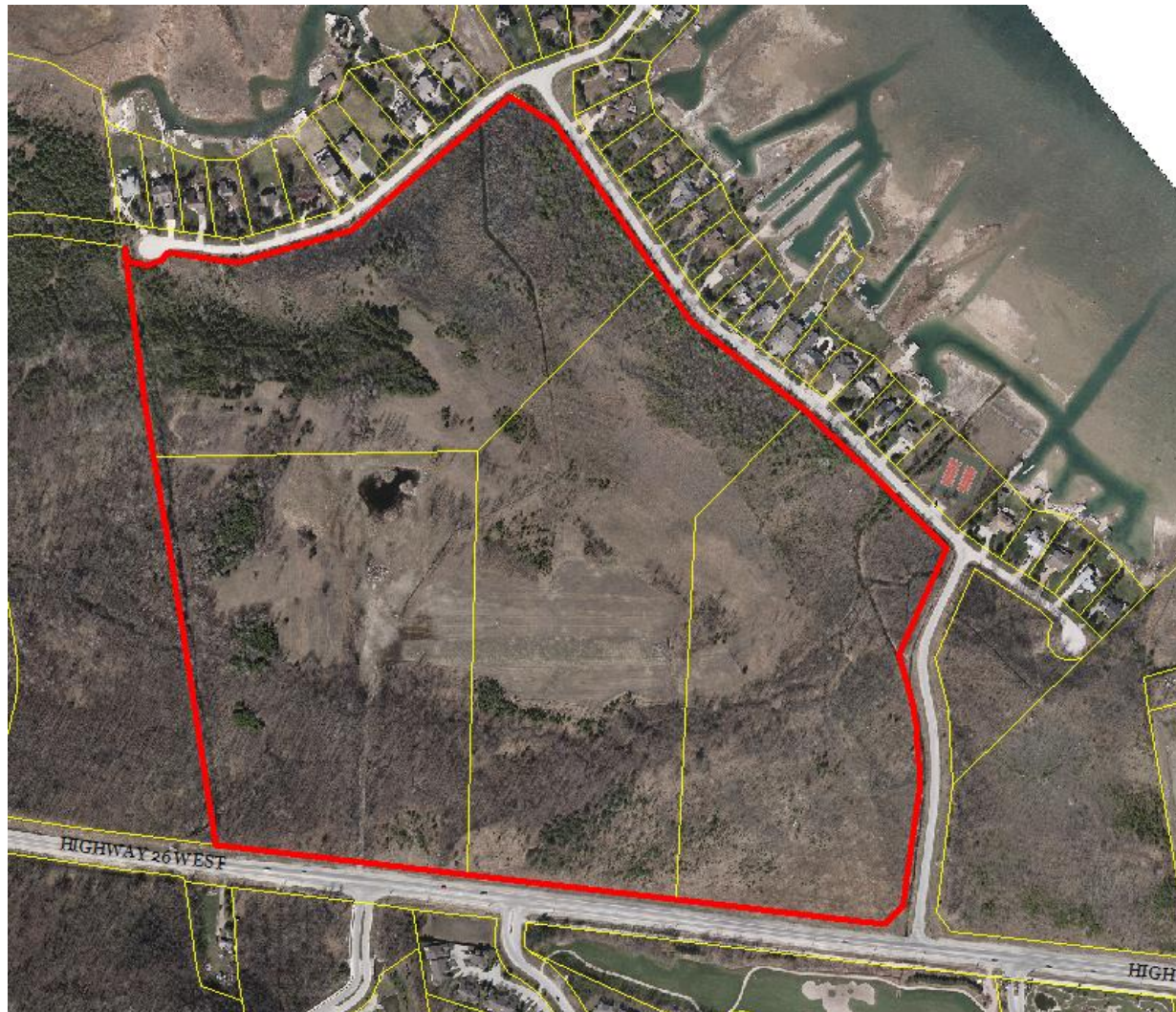
DATED at the Town of Collingwood
this 28th day of February 2019.


Sara Almas, Clerk

Town File No. D14818



Aerial Photograph



Supporting Studies & Reports

The studies and reports below have been submitted in support of this application.

- Planning Justification Report,
- Functional Servicing and Stormwater Management Report,
- Traffic Impact Study,
- Existing Conditions Update, and
- Vegetation Monitoring, Floristic Composition & Structure.

The property is subject to a draft approved Plan of Subdivision (Town File No. CWT-2010-002) and an application has been received to revise and further extend that approval (Town File No. D1203118).

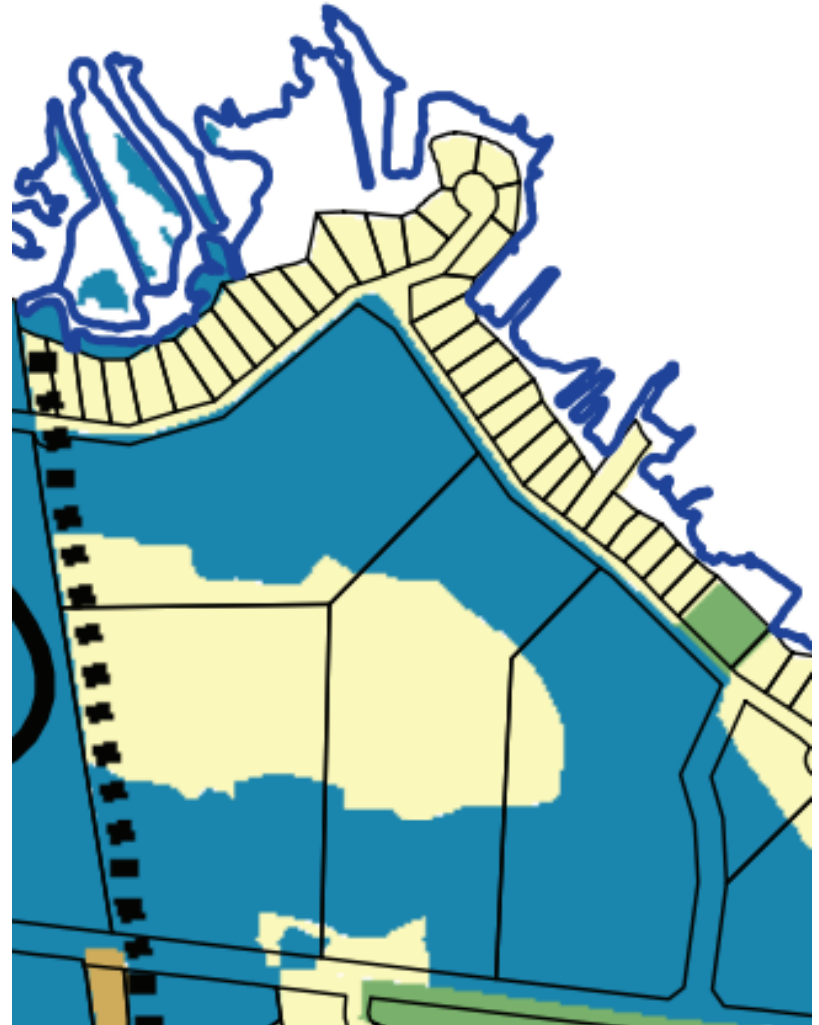
Official Plan

Residential

➤ This designation is primary intended to provide housing opportunities. Other uses that would complement and contribute to residential areas are also allowed (ex. schools, local convenience, places of worship, etc.).

Environmental Protection (blue colour)

➤ Conservation, flood control, wildlife management, public parks, utilities, pedestrian trails, private/public roads.



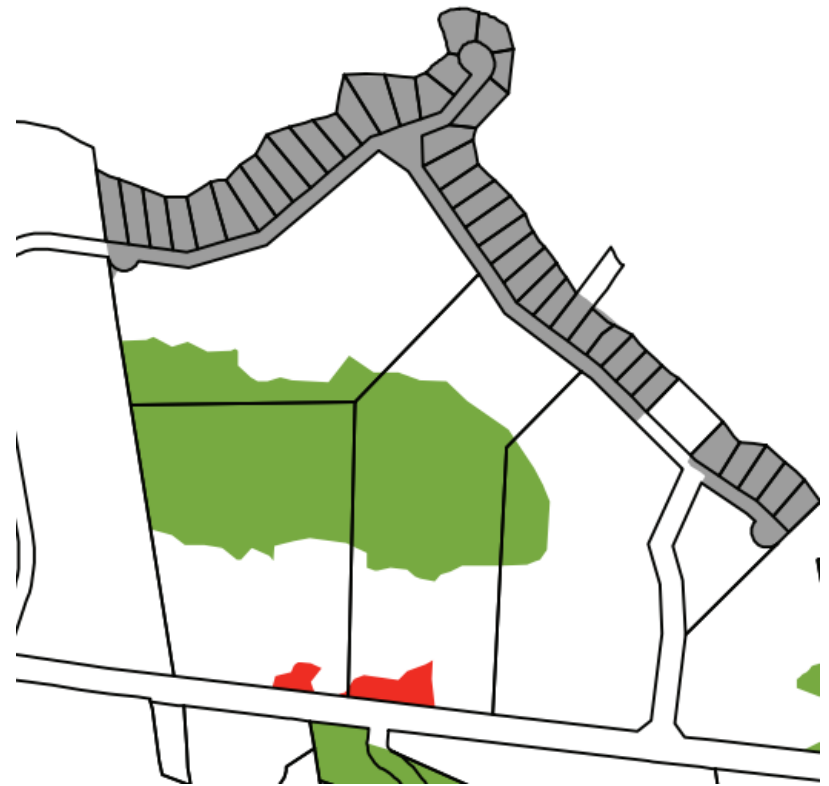
Official Plan

Medium Density Residential (green colour)

- Permits single detached, semi-detached, duplex, fourplexes, triplexes, townhouses, apartments, student dormitories and boarding homes.
- Minimum of 20 dwelling units to a maximum of 55 dwelling units per hectare.

High Density Residential (red colour)

- Permits apartments and student dormitories.
- Minimum of 55 dwelling units to a maximum of 120 dwelling units per hectare.



Official Plan

Collingwood Urban Structure

- Green Fields (Lands for Urban Uses).
- The Growth Plan encourages a minimum of 50 persons/jobs per hectare in Green Fields measured accumulatively over all the Green Fields areas within the Town.
- This proposal, if maximized, would have a Green Fields density calculation of approximately 131 persons/jobs per hectare.



Zoning

The current Residential zones that are subject to this proposed amendment are:

- R3-5
- R3-12
- R3-23
- R3-24

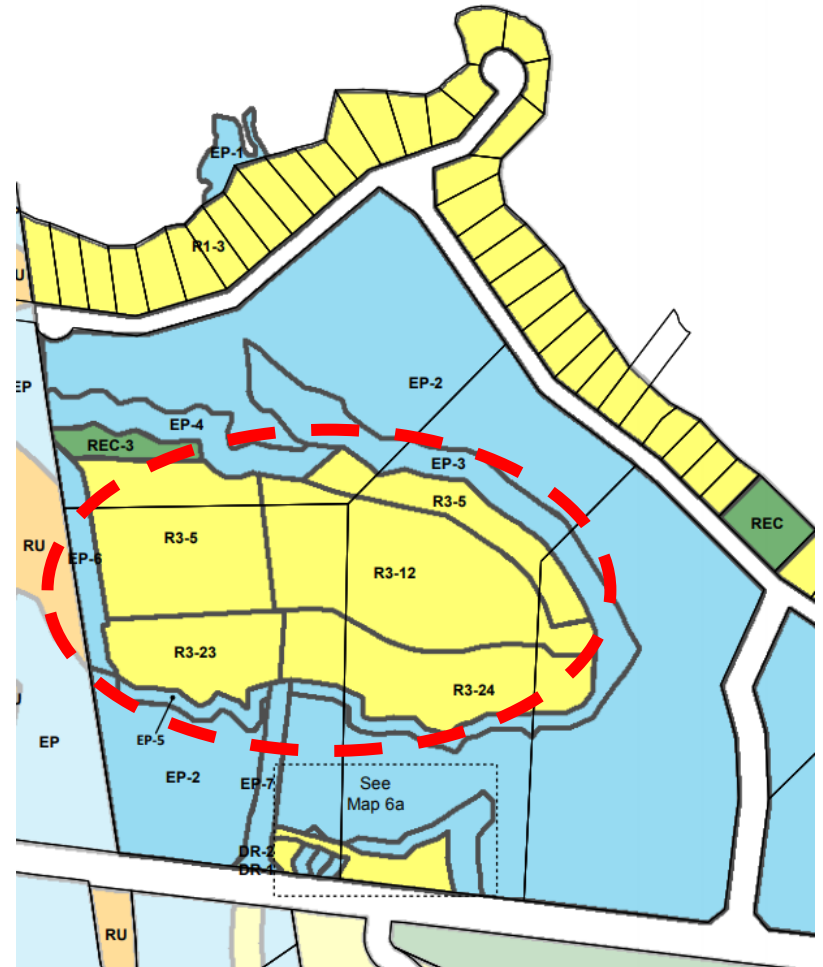
The purpose is to rezone these four (4) Residential zones into one (1) new R3-Exception (R3-E) zone.



Zoning

The effect is to create a new R3-E zone for a revised Plan of Subdivision with a maximum of 655 dwelling units.

- The dwelling types would be group or clusters of single detached, semi-detached, townhouses and one (1) apartment dwelling.
- The apartment dwelling would also be subject to specific zoning setbacks.
- The other current zones will remain unchanged.



Public Comments

- Sam Scala, 188 Princeton Shores Blvd.
- James A. Richardson, 192 Princeton Shores Blvd.
- Steven Overgaard, 140 Princeton Shores Blvd.
- Eli Dadouch, 152 & 164 Princeton Shores Blvd.
- Andrea Leeming and James Williams, 140 Bartlett Blvd.
- David Earthy, 156 Princeton Shores Blvd.
- Ozgur & Janine Akturk, 12 Bartlett Blvd.
- Bryan MacDonald, 136 Princeton Shores Blvd.
- Scott & Stacey Shawyer, 116 Bartlett Blvd.
- Avie & Fonda Roth, 144 Bartlett Blvd.
- Larry & Jennifer Young, 100 Bartlett Blvd.
- Laryssa Patten, 120 Bartlett Blvd.
- Steve McCrory, 172 Bartlett Blvd.

Concerns or objections related to increased density, protection of the wetland, noise/light pollution, the fire route onto Bartlett Blvd., traffic flow on Hwy No. 26, Town sewage capacity, etc.

Public Comments

➤ Huntingwood Trails (Collingwood) Ltd.

Ensure that there is also a consideration of sufficient infrastructure capacity and transportation for this development and also their landholding.