



NOTICE OF PASSING OF A ZONING BY-LAW BY THE CORPORATION OF THE TOWN OF COLLINGWOOD

TAKE NOTICE that the Council of the Corporation of the Town of Collingwood passed By-law No. 2022-070 on the 18th day of August, 2022 under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

Amending Zoning By-law No. 2022-070 pertains to the Trails of Collingwood Draft Approved Plan of Subdivision located immediately to the east of High Street between Campbell Street and Tenth Street. The subject lands have frontage of approximately 197 metres on High Street and an overall area of 7.6 hectares. The lands, addressed as 391 High Street, are legally described as Lot P, Part of Lots N, R, S, T, V and X and Parts of Cameron Street and Spruce Street closed by By-law 93-2, Plan 263, Town of Collingwood, County of Simcoe. The lands are municipally addressed as 391 High Street.

THE PURPOSE of amending Zoning By-law No. 2022-070 is to rezone:

- a portion of the site from a Holding Thirteen Residential Third Density Exception Twenty-Seven (H13) R3-27 zone to a Holding Twenty-One Recreation Exception Eight (H21) REC-8 zone to permit the establishment of a soil containment berm on a portion of the subject lands and restrict additional land uses on the soil containment berm lands to passive recreation and conservation uses;
- reduce the required minimum lot frontage for a proposed townhouse block zoned Residential Third Density Exception Twenty-Seven (R3-27) from 16.5 metres to 13.6 metres; and,
- modify the holding provisions for the subdivision lands to reflect servicing capacity and allocation constraints for the residential development lands and site remediation requirements for the soil containment berm block should sensitive land uses be proposed.

THE EFFECT of amending Zoning By-law No. 2022-070 is to permit site remediation of the subject lands using an on-site solution (construction of a soil containment berm) and otherwise facilitate the development of a draft approved plan of subdivision.

The lands are also the subject of a request for redline revisions to a draft approved plan of subdivision primarily to create a block for a soil containment berm and facilitate site remediation (Town file no. D1203117).

Effect of Written and Oral Submissions on Decision: Public comments, as summarized in the Planning Staff Report, were considered as part of the decision making process.

AND TAKE FURTHER NOTICE that any person or agency may appeal the By-law to the Ontario Land Tribunal by filing with the Clerk of the Corporation of the Town of Collingwood, not later than the 21st day of September 2022, an appeal form setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee required by the Tribunal in the amount of \$1,100.00 which must be in the form of a certified cheque or money order payable to the Minister of Finance. If you wish to appeal to the Tribunal, a copy of an appeal form is available from the Tribunal website.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at the Town of Collingwood
this 1st day of September, 2022.

Mark Bryan
Senior Planner

Town File No. D14617

