

**DRAFT OF PROPOSED ZONING BY-LAW AMENDMENT  
400 Maple Street – Victoria Annex**

BY-LAW No. 2021 - XX  
OF THE  
CORPORATION OF THE TOWN OF COLLINGWOOD



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BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE *PLANNING*  
ACT, R.S.O. 1990, C. P.13, AS AMENDED

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**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<sup>th</sup>, 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 MONTH XX, 2018, and that a further public 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 as it pertains to lands shown more particularly on Schedule 'A' affixed hereto and forming part of this by-law, by rezoning said lands from the RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY EIGHT (R3-38) ZONE to the RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY EIGHT (R3-XX) ZONE and the RESIDENTIAL THIRD DENSITY EXCEPTION XX (R3-XY) ZONE.

2. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law 2010-040 as amended, is hereby amended in part by deleting the following: RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY EIGHT (R3-38) ZONE.

3. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding RESIDENTIAL THIRD DENSITY EXCEPTION XX ZONE as follows;

“RESIDENTIAL THIRD DENSITY EXCEPTION XX ZONE

Notwithstanding the provisions of Section 4.16.2 the minimum required daylight triangle at the south-west corner of Fifth Street and Maple Street shall be 3m and the minimum daylight triangle at the north-west corner of Sixth Street and Maple Street shall be 5m.

Notwithstanding the provisions of Section 6.3.1.2, the following provisions shall apply:

- i. Uses shall be limited to single detached, semi-detached and, group or cluster dwellings
- ii. The maximum number of units shall be limited to 19.
- iii. The minimum lot area for single detached dwellings shall be 375 sqm
- iv. The minimum lot frontage for single detached dwelling types shall be 13m
- v. The minimum front yard setback for single detached dwelling types shall be 4.5m and the maximum front yard setback shall be 6m
- vi. The minimum rear yard for single detached dwelling types shall be 7.2m
- vii. The minimum landscaped area for single detached dwelling types shall be 45%
- viii. The minimum setback of a detached garage on a single detached lot shall be 1.8m
- ix. The maximum height for a single detached and semi-detached dwelling type shall be XXm
- x. The minimum lot area for a semi-detached dwelling type shall be 263 square metres.
- xi. The minimum lot frontage for a semi-detached dwelling type shall be 9.6m
- xii. The minimum front yard setback for semi-detached dwelling types shall be 4.5m and the maximum front yard setback shall be 6m
- xiii. The maximum lot coverage shall be 46%.
- xiv. The minimum rear yard for semi-detached dwelling types shall be 7.2m
- xv. The minimum landscaped area for a semi-detached dwelling type shall be 43%
- xvi. The maximum height of a semi-detached dwelling type shall be XXm

4. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding RESIDENTIAL THIRD DENSITY EXCEPTION XY as follows;

Notwithstanding provisions of Section 6.3.1.2 the following provisions shall apply:

- i. The maximum number of Semi-detached units shall be 2.
- ii. The maximum number of Townhouse units shall be 3.
- iii. The minimum lot area shall be 1840sqm.
- iv. The minimum lot frontage shall be 13m.
- v. Semi-detached and Townhouse dwelling types shall have access off a private road.
- vi. The maximum lot coverage shall be 28%
- vii. The minimum landscaped area shall be 39%
- viii. The maximum height for Townhouse dwelling unit types shall be XXm
- ix. The maximum height for semi-detached dwelling types shall be XXm
- x. The minimum rear yard setback for the Heritage Building shall be 0.02m.
- xi. The minimum setbacks for the townhouse dwelling types shall be:
  - a) 1.9m from the east property line
  - b) 8.7m from the west property line
  - c) 2.5m from the south property line
- xii. The minimum parking requirements shall be two (2) spaces per unit, plus one accessible parking space.
- xiii. The lands shall be considered as one singular property for the purpose of determining conformity with the provisions of the Zoning By-law

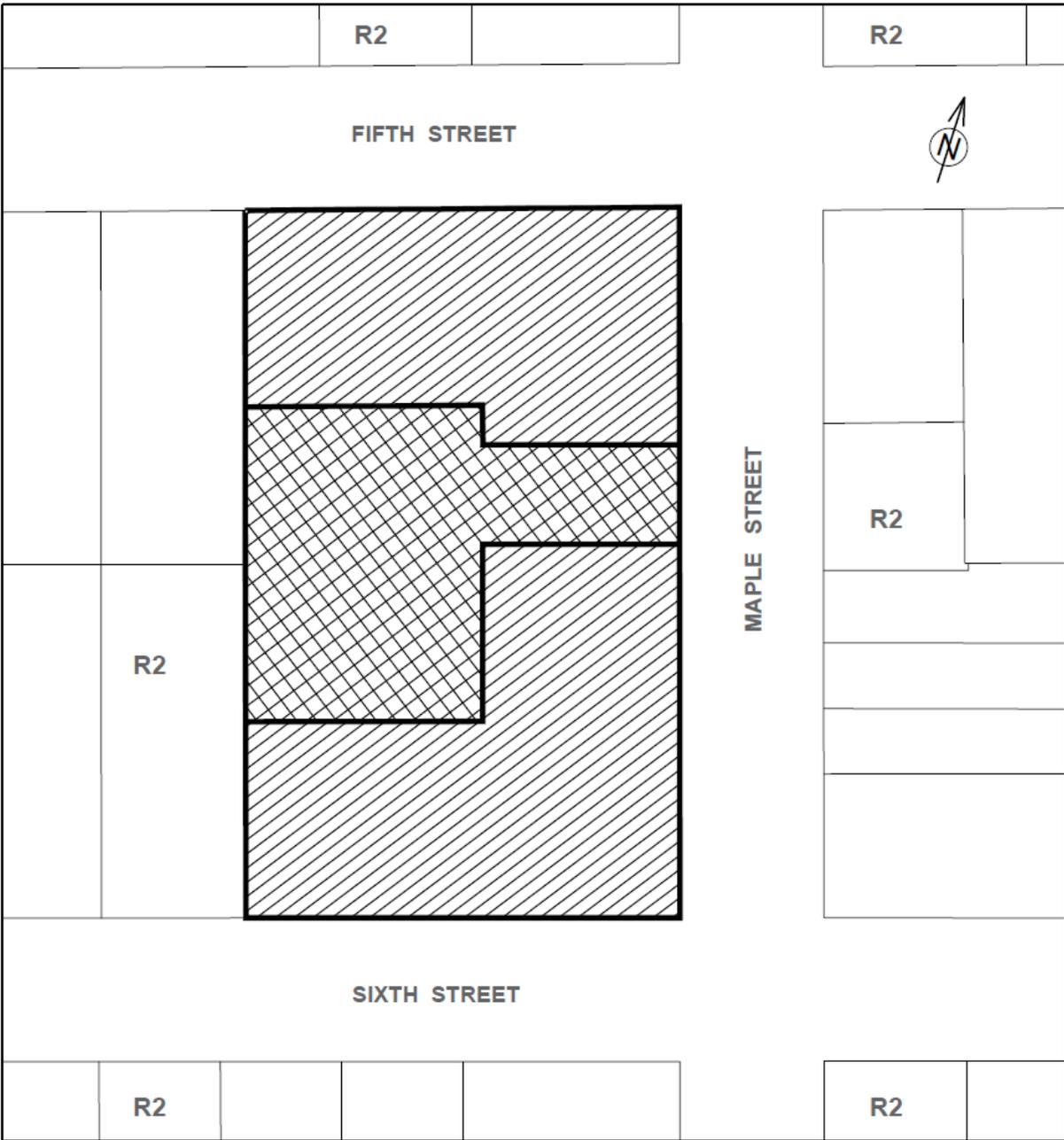
5. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but that Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.

6. **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, subject to notice hereof 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 Local Planning Appeals Tribunal.

**ENACTED AND PASSED** this XX day of MONTH 2021.

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MAYOR

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CLERK



SCHEDULE - A

**PROPOSED ZONING BY-LAW AMENDMENT**

**400 MAPLE STREET**  
TOWN OF COLLINGWOOD  
COUNTY OF SIMCOE

LEGEND	
	Subject Lands Boundary
	Lands to be rezoned from Residential Third Density Exception 38 (R3-38) Zone to Residential Third Density Exception XX (R3-XX) Zone
	Lands to be rezoned from Residential Third Density Exception 38 (R3-38) Zone to Residential Third Density Exception XY (R3-XY) Zone

Scale / Metric



0 10 20 30m

**travis** travis & associates

PLANNING DEVELOPMENT 7-275 First Street Collingwood Ontario Canada L9Y 1A8 v.705.446.9917 f.705.446.9918 travisc.ca

Date: 10-11-2020