



## 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 May 17<sup>th</sup>, 2021 at 5:00 p.m.** virtually by ZOOM webinar 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. The application was previously deemed to be a complete submissions under Section 34(10.4) of the *Planning Act*.

**The public meeting will take place during the regular meeting of Council, a link to the webinar will be included on the May 17<sup>th</sup>, 2021 Council agenda.**

**Council meeting agendas are located here:** <https://collingwood.civicweb.net/Portal/>  
**or subscribe to receive automatic emails to meeting agendas here:**  
<https://collingwood.civicweb.net/Portal/Subscribe.aspx>

**LOCATION:** The proposed Zoning By-law Amendment application (Town File No. D14320) pertains to a 0.47 hectare parcel of land legally described as Block 11, Plan 51M-926, Town of Collingwood and is municipally addressed as 31 Huron Street. The development proposal is located at the northwest corner of the Huron Street and Heritage Drive intersection and is called Collingwood Harbour House.

**PLEASE NOTE:** This Zoning By-law Amendment application involves a development proposal for a six storey commercial-residential building with 130 condominium apartment units and approximately 1491 square metres of ground floor commercial. The existing Official Plan designation for this property is the Shipyards Special Policy Designation - Mixed Use which allows for commercial-residential uses in buildings of up to six storeys, up to 130 residential units and requires ground floor commercial adjacent to the Huron Street frontage. The rezoning and accompanying site plan applications propose to realize these Official Plan permissions, implementing commercial zoning with site specific provisions as necessary. Information, including the design concept for the building, and recently proposed revisions to the proposal, can be found at the following hyperlink: <https://www.collingwood.ca/building-business/proposed-developments/31-huron-street-project-file-numbers-d14320-application>

**THE PURPOSE** of the proposed Zoning By-law Amendment is to rezone the subject property in support of a 6 storey residential-commercial mixed use building with approximately 1491 square metres of ground floor commercial space and 130 condominium apartment dwelling units above (storeys 2 through 6) with two levels of underground parking, surface parking and landscaped areas.

The proposed Zoning By-law Amendment would rezone the property from a Deferred Commercial (DC) Zone to a Downtown Core Commercial – Exception (C1-X) Zone with exception provisions to increase the maximum building height to six storeys and 26 metres, reduce the minimum rear yard setbacks to 0.0 metres and limit the number of condominium apartment units to 130.

**THE EFFECT** of the proposed Zoning By-law Amendment is to allow the property to be developed for the aforementioned residential-commercial mixed-use building.

Please note that this land is also subject to an application for Site Plan Control for the above-noted development proposal (Town File No. D111320).

### **EXISTING DESIGNATIONS:**

The current Deferred Commercial (DC) Zone is an acknowledgement that commercial development of land is being deferred until Council is satisfied with what the final zone classification of the lands should be and pending the enactment of an amendment to the Zoning By-law.

The property is currently designated in the Town's Official Plan as Shipyards Special Policy Designation - Mixed Use (Shipyards, OPA No.2) which includes policies permitting commercial and residential uses in stand-alone or mixed-use buildings, limiting building height to six storeys, generally limiting the number of residential dwelling units to 130 and requiring ground floor commercial along the Huron Street frontage.

**ANY PERSON** may attend the public meeting when scheduled and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

If a person or public body would otherwise have the 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.

If a person or a 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 via email at: [mbryan@collingwood.ca](mailto:mbryan@collingwood.ca)

Additional information and material regarding the proposed Zoning By-law Amendment is available to the public for inspection via the following website:

<https://www.collingwood.ca/building-business/proposed-developments/31-huron-street-project-file-numbers-d14320-application>

If you wish to be notified of the decision of The Town of Collingwood in respect of the proposed Zoning By-law Amendment, you must make a written request to Ms. Sara Almas, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario, L9Y 3Z5. Email: [salmas@collingwood.ca](mailto:salmas@collingwood.ca)

**DATED** at the Town of Collingwood  
this 22<sup>nd</sup> day of April, 2021

\_\_\_\_\_  
Sara Almas, Clerk

Town File No. D14320

