

**NOTICE OF PUBLIC MEETING AND COMPLETE APPLICATION  
CONCERNING A PROPOSED PLAN OF SUBDIVISION  
AND 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 January 25<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 Plan of Subdivision under Section 51 and a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. These applications have been deemed to be complete submissions under Sections 51(19.1) and 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 January 25<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 Plan of Subdivision and Zoning By-law Amendment (Town File Nos. D1201220 and D14420) pertain to a 0.6 hectare parcel of land legally described as Lots 10, 11 and 12 South of Fifth Street and Lots 10, 11 and 12 North of Sixth Street, Registered Plan No. 45, Town of Collingwood, County of Simcoe, and municipally addressed as 400 Maple Street. The development proposal is located on the west side of Maple Street abutting Fifth Street to the north and Sixth Street to the south and contains the former Victoria School Annex building.

**PLEASE NOTE:** The subject property is currently designated and zoned for residential development (see Existing Designations below). The current zoning reflects a previous site-specific development proposal. The proposed development maintains the permitted density of 19 units. The proposed Zoning By-law Amendment (see Purpose and Effect below) further limits the range of permitted residential uses, introduces provisions pertaining to setbacks and other matters to facilitate the new development proposal, and continues to include the restoration and reuse of the Victoria School Annex building, designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, C. 18. A Plan of Subdivision application is also proposed that will address details around implementing how the site develops and looks at full build-out (see Purpose and Effect below). Please review the below information for more specific details:

<https://www.collingwood.ca/building-business/proposed-developments/400-maple-st-applications-project-numbers-d14420-application>

**THE PURPOSE AND EFFECT** of the proposed Plan of Subdivision is to subdivide the subject property for residential purposes to create:

- nine (9) lots comprised of four (4) lots for single detached dwelling units and five (5) lots for ten (10) semi-detached dwelling units with frontages onto adjacent public roads; and
- one (1) block fronting onto Maple Street comprised of two (2) semi-detached dwelling units within the Victoria School Annex building and 3 townhouse dwelling units.

**THE PURPOSE AND EFFECT** of the proposed Zoning By-law Amendment is to:

- 1) To rezone a portion of the lands where the Victoria School Annex building is located from a Residential Third Density Exception Thirty-Eight (R3-38) zone to a Residential Third Density Exception X (R3-X) zone to permit a proposed condominium development consisting of a maximum of two (2) semi-detached dwelling units and three (3) townhouse dwelling units with access off a private road. The R3-X zone is also proposed to recognize this portion of the lands as one singular property for the purpose of determining conformity with the provisions of the Zoning By-law; to recognize the 0.3 m rear yard setback for the existing Victoria School Annex building; and to establish the following minimum setbacks for the three (3) townhouse dwellings:
  - a. 1.5 m from the east property line;
  - b. 8.7 m from the west property line;
  - c. 2.5 m from the south property line; and
- 2) To rezone the remaining entirety of the lands from a Residential Third Density Exception Thirty-Eight (R3-38) zone to a Residential Third Density Exception XX (R3-XX) zone to limit uses to single detached and semi-detached dwellings and to permit a maximum of fourteen (14) units. The R3-XX zone is also proposed to permit a reduction to the required minimum lot area for the semi-detached dwellings from 275 square metres to 264 square metres and to permit an increase to the maximum lot coverage for both the single detached and semi-detached dwellings from 40% to 46%.

An application for Site Plan Control (Town File No. D111820) has also been submitted for the proposed block fronting onto Maple Street that contains the Victoria School Annex building.

**EXISTING DESIGNATIONS**

The current Residential Third Density Exception Thirty-Eight (R3-38) zoning in the Town's Zoning By-law permits single detached, semi-detached, duplex, townhouse, apartment, and group or cluster dwelling units and establishes additional regulations that address detached accessory buildings, parking requirements, establishment of a private road under a Common Elements Condominium, and site-specific building setbacks and envelopes.

The subject lands are designated as Medium Density Residential Exception Three in the Town's Official Plan. This designation limits permitted uses to single detached, semi-detached and townhouse dwellings as well as one (1) walk-up apartment dwelling consisting of a maximum of seven (7) apartment units. A maximum of nineteen (19) dwelling units are permitted and the maximum density shall not exceed thirty-two (32) units per gross hectare on the subject lands.

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

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Collingwood in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of Collingwood to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Collingwood in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

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.

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 preserving your appeal rights, contact Planning Services via email at: [layers@collingwood.ca](mailto:layers@collingwood.ca)

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

<https://www.collingwood.ca/building-business/proposed-developments/400-maple-st-applications-project-numbers-d14420-application>

If you wish to be notified of the decision of The Town of Collingwood in respect of the proposed Plan of Subdivision or 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 17<sup>th</sup> day of December, 2020

  
Sara Almas, Clerk  
Rebecca Dane, Deputy Clerk  
Town File Nos. D1201220 & D14420

