



**NOTICE OF PUBLIC MEETING CONCERNING  
A PROPOSED PLAN OF SUBDIVISION  
AND PROPOSED ZONING BY-LAW AMENDMENT:  
50 Saunders St. Collingwood, ON**

**TAKE NOTICE** that the Council of the Corporation of the Town of Collingwood will hold a public meeting on **Monday July 27<sup>th</sup> 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 had been deemed to be complete submissions under Sections 51(19.1) and 34(10.4) of the *Planning Act*, on April 23<sup>rd</sup>, 2020.

**This public meeting will take place during the regular meeting of Council, a link to the webinar will be included on the July 27<sup>th</sup>, 2020 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** of the Plan of Subdivision and Zoning By-law Amendment (Town File No. D1201120 and D14120) applications filed by the applicant, Lotco II Ltd., pertain to:

a 4.028 hectare parcel of land legally described as comprising of Lots R1, R2 and R3 of Registered Plan 446 (former Township of Nottawasaga), Town of Collingwood, County of Simcoe and municipally addressed as 50 Saunders Street.

The subject property is located north of Poplar Sideroad, east of Mountaincroft Subdivision, west of Saunders Street and south of St. Mary's Catholic School.

**THE PURPOSE AND EFFECT** of the Plan of Subdivision and Zoning By-law Amendment applications proposed by the applicant is to subdivide the subject property for residential purposes for the construction of:

- **sixty four (64) single detached dwelling units; and**
- **a dry stormwater pond and adjacent park;**

which requires that portions of the subject lands be rezoned through an amendment to the Town's Zoning Bylaw as follows;

- 1) To rezone a portion of lands where the proposed Storm Water Management Pond is to be located from a Holding Six Residential Second Density (H6-R2) zone to an Environmental Protection (EP) zone; and
- 2) To rezone a portion of lands where the proposed public park is to be located from a Holding Six Residential Second Density (H6-R2) zone to a Recreation (REC) zone; and
- 3) To rezone the remaining entirety of the subject lands from a Holding Six Residential Second Density (H6-R2) zone to a Holding Six Residential Third Density (H6-R3) zone in order to permit reduced lot frontages from 15 metres to 12.2 metres.

**EXISTING DESIGNATIONS:**

The current Holding Six Residential Second Density Zone sets out permissions that would allow single detached dwellings on a 15 m wide frontage lot and requires both an acceptable plan of subdivision and confirmation of servicing.

The property is currently designated in the Town's Official Plan as Low Density Residential which permits a maximum of 20 units/hectare.

**APPLICATION DETAILS**

All of the information associated with these applications can be found at:

<https://www.collingwood.ca/building-business/proposed-developments/50-saunders-file-no-d14120-application-zoning-law-amendment>

**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 and zoning by-law amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision and zoning by-law amendment, 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 and zoning by-law amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision and zoning by-law amendment, 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, or to inspect additional information and materials related to the proposed plan of subdivision, you may contact Planning Services staff via email at: [kbondarchuk@collingwood.ca](mailto:kbondarchuk@collingwood.ca). For application details visit the website here: <https://www.collingwood.ca/building-business/proposed-developments/50-saunders-file-no-d14120-application-zoning-law-amendment>

If you wish to be notified of the decision of The Town of Collingwood in respect of the proposed Plan of Subdivision, 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 18<sup>th</sup> day of June, 2020

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Sara Almas, Clerk

Town File Nos. D1201120 & D14120

