



**NOTICE OF COMPLETE APPLICATION
CONCERNING A PROPOSED
PLAN OF SUBDIVISION AND A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Town of Collingwood has received applications for approval of a Plan of Subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and for a 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*.

A public meeting to hear the planning merit of these applications has not yet been scheduled – future notice will be provided.

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

If you wish to be notified of the decision of The Town of Collingwood, in respect of the proposed Plan of Subdivision and on 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.

If a person or public body does not make oral submissions at the future 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 before the Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Town of Collingwood to the Ontario Municipal Board.

If a person or public body does not make oral submissions at the future 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 before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

FOR MORE INFORMATION, about these matters, including preserving your appeal rights, contact Planning Services located on the 3rd floor, Town Library, 55 Ste. Marie Street, Collingwood, from Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m. or by calling telephone number (705) 445-1290. For application details visit the website here:

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

DATED at the Town of Collingwood
this 23rd day of April, 2020.

Sara Almas, Clerk

Town File No. D1201120 & D14120

