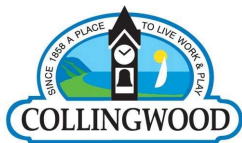


Project Name: Sixth Street Residential Development
Location: 560 and 580 Sixth Street
Date of Notice: December 21, 2023

File No. D084222
Date of Decision: December 18, 2023
Last Date of Appeal: January 10, 2024



**NOTICE OF PASSING A ZONING BY-LAW
BY THE CORPORATION OF THE TOWN OF COLLINGWOOD**

TAKE NOTICE that the Town of Collingwood Council passed By-law No. 2023-098 on **December 18, 2023** under Section 34 of the *Planning Act*.



LOCATION: 560 and 580 Sixth Street, Town of Collingwood, Simcoe County

Legal description: Part of Lot 42, Concession 10, Geographic Township of Nottawasaga, Town of Collingwood, County of Simcoe

Area: 6 hectares

The subject properties are located on the south side of Sixth Street.

THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to rezone portions of the subject lands from Deferred Residential (DR), Holding Twelve -

Residential Third Density Exception Fifty-Seven [(H12) R3-57], Holding Twelve - Residential Fourth Density [(H12) R4], and Recreation (REC) to Holding Twenty - Residential Fourth Density [(H20) R4], Recreation (REC), Holding Twenty - Residential Third Density Exception Seventy-Six [(H20) R3-76], and Public Roadway (PR) to permit a residential development comprised of townhouse dwellings, apartment dwellings, public parkland, and municipal roads. The effect of the R3-76 Zone is to reduce the lot frontage to 6.0m, reduce the lot area to a minimum of 180 m², reduce the exterior side yard to 2.75 m, and reduce the interior side yard to 1.25 m for end units adjacent to roadways for all blocks with townhouse dwelling units.

The subject properties are also subject to an Official Plan Amendment application (Official Plan Amendment No. 48), which is also part of Town File No. D084222 and a Draft Plan of Subdivision application, Town File No. D1201222.

PUBLIC AND AGENCY COMMENTS RECEIVED: All written and oral submissions received in response to the application were considered in making an informed recommendation and decision as summarized in [Staff Report P2023-30](#). Correspondence received following the Committee of the Whole meeting was circulated to Council and reviewed by staff.

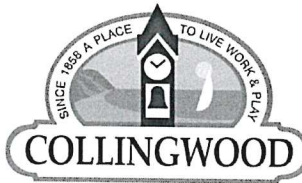
WHEN AND HOW TO FILE AN APPEAL

An appeal of the decision of the Town of Collingwood Council to the Ontario Land Tribunal (OLT) must be filed with the Town of Collingwood no later than 20 days after the date of this notice. The last date of appeal is **January 10, 2024**. The appeal package should be sent to the attention of the Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5. The appeal must set out the reasons for the appeal and be accompanied by the fee required by the Tribunal as prescribed under the *Ontario Land Tribunal Act*. A copy of the appeal form is available on the Tribunal's website: <https://olt.gov.on.ca/appeals-process/forms/>

WHO CAN FILE AN APPEAL

Only individuals, corporations and public bodies may appeal a by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.



**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2023-098**

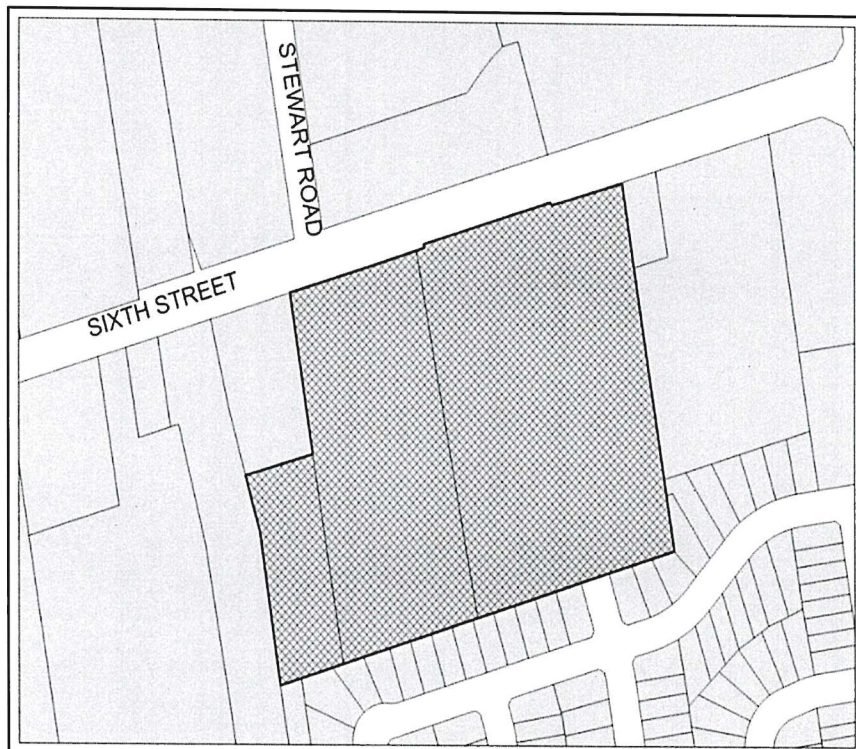
By-law No. 2023-098 is a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, for prohibiting the use of land for or except for such purposes as may be set out in the By-law.

The purpose and effect of the proposed Zoning By-law Amendment is to amend the zoning provisions applicable to the subject lands municipally addressed as 560 and 580 Sixth Street. The Zoning By-law Amendment will rezone the subject lands from Deferred Residential (DR), Holding Twelve - Residential Third Density Exception Fifty-Seven [(H12) R3-57], Holding Twelve - Residential Fourth Density [(H12) R4], and Recreation (REC) to Holding Twenty - Residential Fourth Density [(H20) R4], Recreation (REC), Holding Twenty - Residential Third Density Exception Seventy-Six [(H20) R3-76], and Public Roadway (PR). The effect of the R3-76 Zone is to reduce the lot frontage to 6.0m, reduce the lot area to a minimum of 180 m², reduce the exterior side yard to 2.75 m, and reduce the interior side yard to 1.25 m for end units adjacent to roadways for all blocks with townhouse dwelling units.

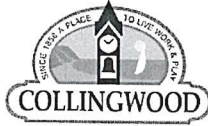
The rezoning of the subject lands is to permit the development of townhouses, apartment buildings, public parklands, and municipal roads on the subject lands.

This By-law will be in conformity with the Official Plan of the Town of Collingwood, as amended, when Official Plan Amendment No. 48 comes into effect.

Key Map



BY-LAW No. 2023-098
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISIONS OF SECTIONS 24(2) AND 34 OF
THE *PLANNING ACT*, R.S.O. 1990, C. P.13, AS AMENDED

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 Section 24(2) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law that does not conform with the Official Plan but will conform with it when an amendment to the Official Plan comes into effect;

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, 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 this by-law will come into effect once Official Plan Amendment No. 48 comes into effect;

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 January 30, 2023, and that a further meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE 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, in accordance with Schedule "1" attached hereto, by rezoning said lands from the Deferred Residential (DR) Zone, the Holding Twelve – Residential Fourth Density [(H12) R4] Zone, and the Holding Twelve – Residential Third Density Exception Fifty-Seven [(H12) R3-57] Zone to the Holding Twenty – Residential Fourth Density [(H20) R4] Zone, the Holding Twenty – Residential Third Density Exception Seventy-Six [(H20) R3-76] Zone, the Recreation (REC) Zone, and the Public Roadway (PR) Zone.

2. 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 the zone classification of Residential Third Density Exception Seventy-Six (R3-76) Zone with the provisions as follows;

"RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-SIX (R3-76) ZONE
The following zoning exceptions shall apply to a street townhouse;

Minimum lot frontage:	6.0 m
Minimum lot area:	180 m ²
Minimum exterior side yard:	2.75 m
Minimum interior side yard:	1.25 m (end unit)

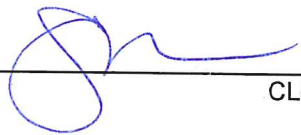
3. THAT Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No. 2010-040 shall in all other respects remain in full force and effect.

4. 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 Official Plan Amendment No. 48 coming into force pursuant to Section 24(2) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 543/06 and 545/06, and if required as a result of such circulation the obtaining of the approval of the Ontario Land Tribunal.

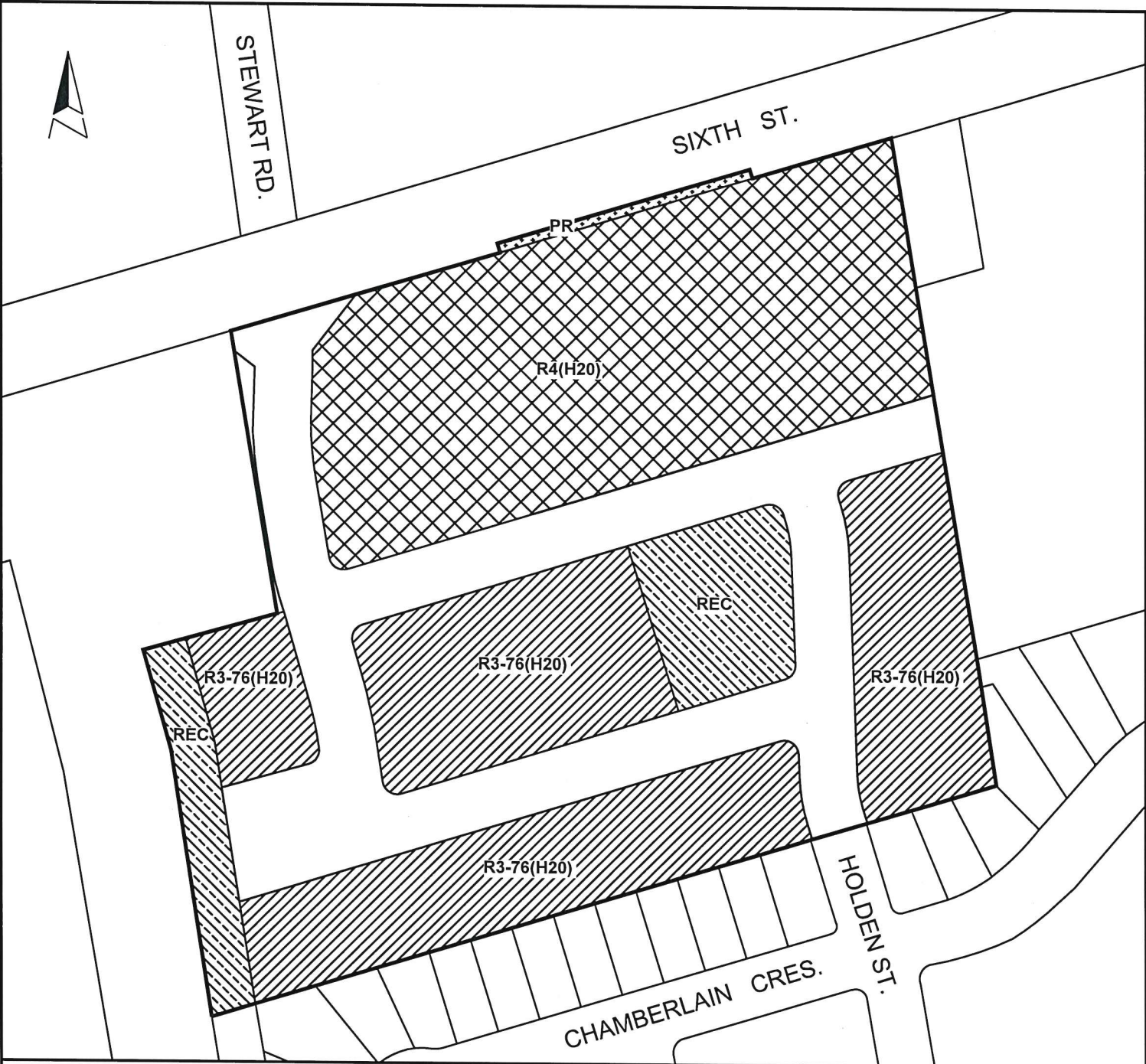
ENACTED AND PASSED this 18th day of December, 2023.



MAYOR



CLERK



LEGEND

-  Lands zoned Residential Fourth Density with Holding 20 (R4)(H20) zone.
-  Lands zoned Residential Third Density Exception 76 with Holding 20 (R3-76)(H20) zone.
-  Lands zoned Recreation (REC) zone.
-  Lands zoned Public Roadway (PR) zone.


MAYOR


CLERK

This is Schedule '1' to By-law No. 2023-048 enacted and passed the 18th day of December 2023.

TOWN OF COLLINGWOOD
Planning Services
DWG DATE:
FILE NO: