



## EXPLANATORY NOTE

### TO THE CORPORATION OF THE TOWN OF COLLINGWOOD

#### BY-LAW NO. 2023-XX

By-law No. 2023-0XX is a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, amended, for prohibiting the use of land for or except for such purposes as may be set out in this By-law.

**THE PURPOSE** of the proposed Zoning By-law Amendment is to rezone the 'subject lands' (11476 Highway 26, Town of Collingwood) from Resort Commercial (C3) Zone to Residential Fourth Density (R4-XX) Zone – Site Specific and Environmental Protection (EP).

**THE EFFECT** of the proposed Zoning By-law Amendment would permit high density residential development on the site and to recognize the Wetland feature. The application proposes two apartment six storey buildings with a central corridor comprising a total of 194 residential units.

**DRAFT OF PROPOSED ZONING BY-LAW AMENDMENT**

BY-LAW No. 2023 – XX  
OF THE  
CORPORATION OF THE TOWN OF COLLINGWOOD



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BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE *PLANNING ACT*, R.S.O. 1990, C. P.13, AS  
AMENDED

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**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** 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** Council deemed that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held \_\_\_\_\_, 2023, and that a further public meeting is not considered necessary in order to proceed with this Amendment;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:**

- 1. THAT** Schedule "A" Map 10 of the Town of Collingwood Zoning By-law No. 2010-040, as amended is hereby further amended as it pertains to lands shown more particularly on Schedule 'A' affixed hereto and forming part of the by-law, by rezoning said lands from the RESORT COMMERCIAL (C3) ZONE to the RESIDENTIAL FOURTH DENSITY (R4-XX) ZONE – SITE SPECIFIC and ENVIRONMENTAL PROTECTION (EP) zones.
- 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 as follows;

6.5. Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol \*XX on the Schedules of this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

RESIDENTIAL FOURTH DENSITY (R4) EXCEPTION X – R4-XX ZONE

Lands Subject to Exception XX:

- i. A maximum building height shall be 23.35 m.
  - ii. A minimum required parking of 234 parking spaces.
- 3. THAT** Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-Law 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, and subject to notice hereof being circulated in accordance with the provisions of the Planning Act and Ontario Regulation 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 \_\_\_\_ day of \_\_\_\_\_, 2023

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MAYOR

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CLERK