



**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2023-053**

By-law No. 2023-053 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.

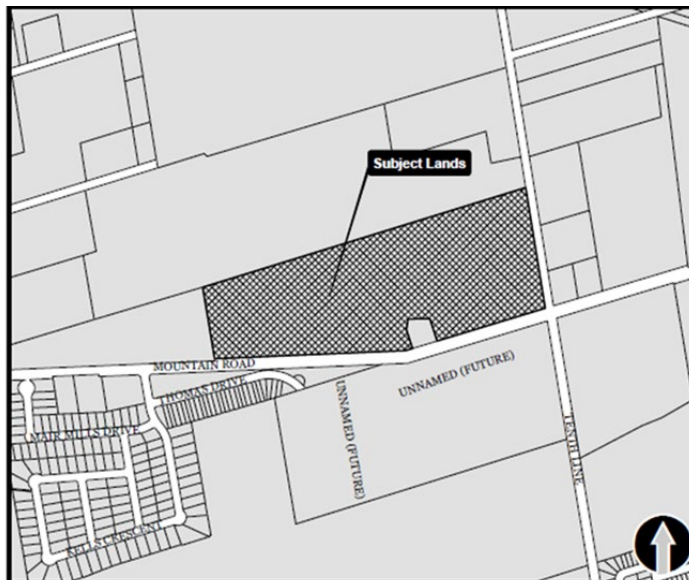
The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject lands from the:

HOLDING ONE - RESIDENTIAL SECOND DENSITY (H1) R2 ZONE, HOLDING ONE - RESIDENTIAL THIRD DENSITY (H1) R3 ZONE, HOLDING ONE - LOCAL CONVENIENCE COMMERCIAL (H1) C6 ZONE and HOLDING ONE - RECREATION (H1) REC ZONE

to the:

HOLDING TWENTY-FOUR – RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-SIX (H24) R3-66 ZONE, HOLDING TWENTY-FOUR – RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-SEVEN (H24) R3-67 ZONE, HOLDING TWENTY-FOUR – RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-EIGHT (H24) R3-68 ZONE, HOLDING TWENTY-FOUR – RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-NINE (H24) R3-69 ZONE, HOLDING TWENTY-FOUR – RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY (H24) R3-70 ZONE, HOLDING TWENTY-FIVE – COMMUNITY SERVICES EXCEPTION TEN (H25) CS-10 ZONE, HOLDING TWENTY-FOUR - RECREATION (H24) REC ZONE, HOLDING TWENTY-FOUR - ENVIRONMENTAL PROTECTION (H24) EP ZONE, and HOLDING TWENTY-FOUR - PUBLIC ROADWAY (H24) PR ZONE

to facilitate a proposed residential plan of subdivision (Panorama North, File Number D084418).



BY-LAW No. 2023-053
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISION OF SECTION 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 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 appropriate to amend Collingwood Zoning By-law No. 2010-040, and thus implement the Official Plan of the Town of Collingwood;

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 April 29, 2019 and/or otherwise made available to the public, and that a further 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" 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 HOLDING ONE - RESIDENTIAL SECOND DENSITY (H1) R2 ZONE, HOLDING ONE - RESIDENTIAL THIRD DENSITY (H1) R3 ZONE, HOLDING ONE - LOCAL CONVENIENCE COMMERCIAL (H1) C6 ZONE, and HOLDING ONE - RECREATION (H1) REC ZONE to the HOLDING TWENTY-FOUR - RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-SIX (H24) R3-66 ZONE, HOLDING TWENTY-FOUR - RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-SEVEN (H24) R3-67 ZONE, HOLDING TWENTY-FOUR - RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-EIGHT (H24) R3-68 ZONE, HOLDING TWENTY-FOUR - RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-NINE (H24) R3-69 ZONE, HOLDING TWENTY-FOUR - RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY (H24) R3-70 ZONE, HOLDING TWENTY-FIVE – COMMUNITY SERVICES EXCEPTION TEN (H25) CS-10 ZONE, HOLDING TWENTY-FOUR - RECREATION (H24) REC ZONE, HOLDING TWENTY-FOUR - ENVIRONMENTAL PROTECTION (H24) EP ZONE, and HOLDING TWENTY-FOUR - PUBLIC ROADWAY (H24) PR ZONE.

2. **THAT** Section 2.5. titled "H" symbol – Holding Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding an "H24" Holding Zone and an "H25" Holding Zone and associated Conditions to Table 2.5.5.1 as follows;

Holding Zone	Conditions
H24	<ul style="list-style-type: none"> • The implementation of a D4 study to the satisfaction of the County of Simcoe prior to development occurring and pursuant to any relevant Guidelines of the Ministry of the Environment, Conservation and Parks, including an agreement addressing any recommendations in the study and any County of Simcoe peer review comments, if required. For the purposes of this provision the term "development" shall mean the creation of a new lot, a change in land use, or the construction of buildings or structures requiring approval under the <i>Planning Act</i>, except for those applications that require only a minor variance. • No sensitive land use is permitted until the lands are demonstrated to meet Provincial standards related to contamination and/or remediation actions are identified and implemented, to the satisfaction of the Town and any other authority with jurisdiction, including any required amendments to conditions of draft approval for Plan of Subdivision File D1201318 and/or execution of an agreement(s). • Allocation and timing of water and wastewater servicing capacity to the satisfaction of the Town, including the execution of any required agreement(s).
H25	<ul style="list-style-type: none"> • All of the conditions of the H24 Holding Zone. • No residential uses are permitted until documentation, in the form of a letter from the Simcoe County District School Board or an expired option agreement, has been provided indicating that the Simcoe County District School Board no longer requires the lands for a school site.

3. **THAT** Section 3.0 titled Defined Terms of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended as follows;

- (a) Provision 3.1.1 is amended in part by adding the term "Dwelling, Stacked Townhouse" with the definition below;

A stacked townhouse dwelling is the whole of a building divided by common walls or common floors but sharing a single roof into three (3) to thirty-two (32) separate dwelling units, each of which has a separate and independent doorway directly to the exterior of the building or in combination with a hallway, stairwell and/or vestibule specific to the dwelling unit.

4. **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 SIXTY-SIX (R3-66) with the provisions as follows;

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-SIX (R3-66) ZONE

Uses shall be limited to single detached dwellings.

The minimum number of dwelling units permitted in this zone shall be one hundred (100) and the maximum number of dwelling units shall be one hundred and twenty-six (126).

5. **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 SIXTY-SEVEN (R3-67) with the provisions as follows;

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-SEVEN (R3-67) ZONE

Uses shall be limited to townhouse dwellings and group or cluster dwellings.

The minimum number of dwelling units permitted in this zone shall be thirty-four (34) and the maximum number of dwelling units shall be forty (40).

Notwithstanding any provisions to the contrary, parking and driveways shall not be permitted in a yard abutting a public street external to this zone.

Notwithstanding any provisions to the contrary, yards abutting a public street external to this zone shall be a minimum of 4.5 metres and a maximum of 6.0 metres.

Notwithstanding any provisions to the contrary, yards abutting the rear lot lines of lots within the Residential Third Density Exception Sixty-Six (R3-66) Zone shall be a minimum of 7.5 m.

The maximum number of townhouse dwelling units permitted in a building containing townhouses or groups or clusters of townhouses shall be six (6).

The following zoning exceptions shall apply for a townhouse dwelling:

Minimum lot area:	180 m ²
Minimum lot frontage:	6.0 m
Minimum interior side yard (end unit):	1.5 m
Minimum exterior side yard (if lot fronts a private road):	4.0 m

Where a lot for a townhouse dwelling unit has frontage on a private road:

- the front lot line shall be the lot line dividing it from the private road;
- visitor parking shall be provided at a rate of 0.25 spaces per unit, which shall be provided in conjunction with, but not on the traveled portion of, the private road.

6. **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 SIXTY-EIGHT (R3-68) with the provisions as follows;

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-EIGHT (R3-68) ZONE

Uses shall be limited to:

- Townhouse dwellings;
- Stacked townhouse dwellings;
- Apartment dwellings;
- Group or cluster dwellings; and,
- A hydro substation at the southeast corner of the zone.

The minimum number of dwelling units permitted in this zone shall be one hundred and twenty-four (124) and the maximum number of dwelling units shall be one hundred and forty-four (144).

Notwithstanding any provisions to the contrary, parking and driveways shall not be permitted in a yard abutting a public street external to this zone.

Stacked townhouse dwellings, apartment dwellings and group or clusters of stacked townhouses and apartments shall not be permitted abutting a public street external to this zone, with the exception of the southeastern frontage along Mountain Road.

Notwithstanding any provisions to the contrary, yards for townhouse dwellings and groups or clusters of townhouse dwellings, where they abut a public street external to this zone, shall be a minimum of 4.5 metres and a maximum of 6.0 metres.

Notwithstanding any provisions to the contrary, yards abutting the rear lot lines of lots within the Residential Third Density Exception Sixty-Six (R3-66) Zone shall be a minimum of 7.5 m.

The maximum number of townhouse dwelling units permitted in a building containing townhouses or groups or clusters of townhouses shall be six (6).

For the purposes of determining zoning conformity for stacked townhouse dwellings, apartment dwellings, and groups or clusters of townhouses, stacked townhouses or apartments, lands within this zone shall be considered to be one contiguous lot.

The following zoning exceptions shall apply for a townhouse dwelling:

Minimum lot area:	180 m ²
Minimum lot frontage:	6.0 m
Minimum interior side yard (end unit):	1.5 m
Minimum exterior side yard (if lot fronts a private road):	4.0 m

Where a lot for a townhouse dwelling unit has frontage on a private road:

- the front lot line shall be the lot line dividing it from the private road;
- visitor parking shall be provided at a rate of 0.25 spaces per unit, which shall be provided in conjunction with, but not on the traveled portion of, the private road.

The following zoning exceptions shall apply for a stacked townhouse dwelling:

Minimum lot frontage:	Nil
Minimum lot area:	Nil

Minimum yard adjacent to all lot lines:	7.5 m
Maximum building height:	15 m and 4 storeys
Maximum building width:	40 m
Maximum building width where building is internal to this zone and not fronting on a public street:	52 m
Maximum lot coverage:	40%
Minimum landscaped open space:	40%

Except as otherwise provided for in this zone, all other provisions applicable to townhouse dwellings shall apply for stacked townhouse dwellings. Where group or clusters of stacked townhouse dwelling units are proposed the above noted zone provisions shall prevail.

The following zoning exceptions shall apply for apartment dwellings:

Minimum yard adjacent to all lot lines	7.5 metres
Maximum building height:	15 m and 4 storeys
Maximum building width where building is adjacent to a public street external to the zone:	40 metres
Maximum building width where building is internal to this zone and not fronting on a public street:	52 m

Where group or clusters of apartment dwellings are proposed the above noted zone provisions shall prevail.

7. **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 SIXTY-NINE (R3-69) with the provisions as follows;

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-NINE (R3-69) ZONE

Within this zone the use permissions and provisions of the Residential Third Density Exception Sixty Eight (R3-68) Zone are applicable except where modified by the following:

A hydro substation is not a permitted use.

The minimum number of dwelling units permitted in this zone shall be one hundred and fifty (150) and the maximum number of dwelling units shall be one hundred and ninety (190).

Stacked townhouse dwellings, apartment dwellings and group or clusters of stacked townhouses and apartments shall be permitted abutting a public street external to this zone.

Where a stacked townhouse dwelling is located internal to this zone and is not abutting a public street, the maximum number of dwelling units per building shall be thirty-two (32).

8. **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 (R3-70) with the provisions as follows;

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY (R3-70) ZONE

Uses shall be limited to apartment dwellings.

The minimum number of dwelling units permitted in this zone shall be forty-one (41) and the maximum number of dwelling units shall be of fifty (50).

The following zoning exceptions shall apply:

Minimum yard adjacent to all lot lines	7.5 metres
Maximum building height:	15 m and 4 storeys

Where group or clusters of apartment dwellings are proposed the above noted zone provisions shall prevail.

9. **THAT** Section 9.5 titled Community Services, Environmental Protection, Recreation, and Rural Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of COMMUNITY SERVICES EXCEPTION TEN (CS-10) with the provisions as follows;

COMMUNITY SERVICES EXCEPTION TEN (CS-10) ZONE

Uses shall be limited to:

- a school and accessory uses; and,
- Residential uses in accordance with the listed uses and provisions of the- Residential Third Density Exception Sixty-Seven (R3-67) Zone with the addition of single detached dwellings, semi-detached dwellings, and duplex dwellings in accordance with the provisions of the Residential Third Density (R3) Zone.

The minimum number of dwelling units permitted in this zone shall be forty-five (45) and the maximum number of dwelling units shall be fifty (50).

Notwithstanding any provisions to the contrary, parking and driveways for residential uses shall not be permitted in a yard adjacent to a public street external to this zone.

10. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but that Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.
11. **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 notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 545/06, and if applicable, a decision of the Ontario Land Tribunal.

ENACTED AND PASSED this 5th day of June, 2023.

MAYOR

CLERK