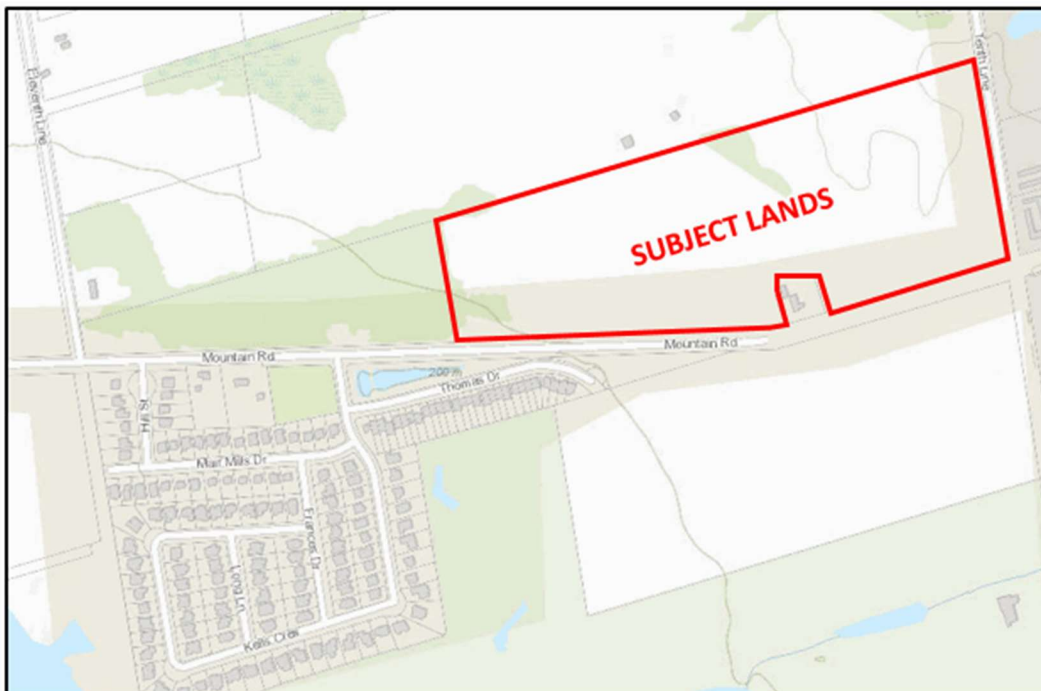


**EXPLANATORY NOTE  
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD  
BY-LAW NO. 20\_\_\_ - \_\_\_**

By-law No. 20\_\_\_ - \_\_\_ 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 re-zone the subject lands from the Residential Second Density-Holding 1 (R2-H1), Residential Third Density-Holding 1 (R3-H1), Local Convenience Commercial-Holding 1 (C6-H1) and Recreation-Holding 1 (REC-H1) Zones to the Residential Third Density Exception AA-Holding XX (R3-AA-HXX), Residential Third Density Exception BB-Holding XX (R3-BB-HXX), Residential Third Density Exception CC-Holding XX (R3-CC-HXX), Residential Third Density Exception DD-Holding XX (R3-DD-HXX), Residential Third Density Exception EE-Holding XX (R3-EE-HXX), Recreation-Holding XX (REC-HXX) and Public Road-Holding XX (PR-HXX) Zones to facilitate the development of a Plan of Subdivision/Condominium, including:

- Adjustments to zone boundaries to reflect proposed lots, blocks and streets;
- Introduction of provisions to permit “townhouses” on a private road;
- Introduction of provisions to permit “stacked townhouses”;
- Introduction of provisions to permit “linear stacked townhouses”;
- Changes to lot frontages and yard standards for townhouses on a public or private road;
- Changes to yard standards for single detached dwellings
- Changes to lot frontage, lot area and yard standards for duplex dwellings
- Changes to permitted width of residential driveways
- Introduction of provisions to permit an elementary school and hydro sub station; and
- Removal of the Holding (H1) Symbol



BY-LAW NO. 20\_\_ - \_\_\_\_\_

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 uses of land, buildings or structures within 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. 2010-40 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<sup>th</sup>, 2010;

**AND WHEREAS** the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-40 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 on \_\_\_\_\_, \_\_\_\_\_ 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 8 to Collingwood Zoning By-law No. 2010-40, as amended, is hereby further amended as it pertains to lands shown more particularly on Schedule 'A', affixed hereto and forming part of this By-law, by re-zoning said lands from the Residential Second Density-Holding 1 (R2-H1), Residential Third Density-Holding 1 (R3-H1), Local Convenience Commercial-Holding 1 (C6-H1) and Recreation-Holding 1 (REC-H1) Zones to the Residential Third Density Exception AA-Holding XX (R3-AA-HXX), Residential Third Density Exception BB-Holding XX (R3-BB-HXX), Residential Third Density Exception CC-Holding XX (R3-CC-HXX), Residential Third Density Exception DD-Holding XX (R3-DD-HXX), Residential Third Density Exception EE-Holding XX (R3-EE-HXX), Recreation-Holding XX (REC-HXX) and Public Road-Holding XX (PR-HXX) Zones.
2. **THAT** Section 6.5 titled Residential Exception Zones to Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding a new paragraph entitled RESIDENTIAL THIRD DENSITY EXCEPTION AA (R3-AA) to read as follows:

**“RESIDENTIAL THIRD DENSITY EXCEPTION AA (R3-AA) ZONE**

Permitted uses include:

- Single Family Dwellings
- Duplex Dwellings

The following zoning exceptions shall apply to a **Duplex Dwelling**:

Minimum Lot Area	325 m <sup>2</sup>
Minimum Lot Frontage	10.0 m
Minimum Interior side Yard	1.2 m (3.9 ft) on one side; 0.6 m (2 ft) on the other side; 1.8 m (5.9 ft) between dwellings on abutting lots

The following zoning exceptions shall apply to a Detached **Single Dwelling**:

Minimum Interior side Yard	1.2 m (3.9 ft) on one side; 0.6 m (2 ft) on the other side; 1.8 m (5.9 ft) between dwellings on abutting lots
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3. **THAT** Section 6.5, titled Residential Exception Zones to Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding a new paragraph entitled RESIDENTIAL THIRD DENSITY EXCEPTION BB (R3-BB) to read as follows:

**“RESIDENTIAL THIRD DENSITY EXCEPTION BB (R3-BB) ZONE**

Permitted uses include:

- Townhouse dwelling
- Townhouse dwelling on a private road
- Stacked townhouse dwelling
- Linear stacked townhouse dwelling
- Group or cluster townhouses

The following zoning exceptions shall apply to a **townhouse dwelling**:

Minimum lot Area	165 m <sup>2</sup>
Minimum lot Frontage	5.5 m
Minimum interior side yard (end unit)	1.5 m
Minimum Rear Yard	6.0 m

The following zoning exceptions shall apply to a **townhouse dwelling on a private road**:

Minimum lot Area	165 m <sup>2</sup>
Minimum lot Frontage	5.5 m
Minimum interior side yard (end unit)	1.5 m

Minimum Rear Yard

6.0 m

A minimum visitor parking requirement of 0.25 spaces per townhouse dwelling on a private road which may be provided in conjunction with a private road.

Parking and driveways for individual units shall not be permitted in a required yard adjacent to a street for a townhouse dwelling on a private road.

The following zoning exceptions shall apply to a **stacked townhouse dwelling**:

Minimum lot area	Nil
Minimum lot frontage	Nil
Minimum yard adjacent to a lot line on a street	4.5 m
Minimum yard adjacent to all other lot lines	7.5 m
Maximum building height	15.0 m
Maximum lot coverage	40%
Minimum landscaped open space	40%

Parking and individual driveways shall not be permitted in a required yard adjacent to a street for a stacked townhouse dwelling.

All other provisions applicable to townhouse dwellings shall continue to apply to stacked townhouse dwellings. Where groups or clusters of stacked townhouse dwelling units are proposed, the above noted zone provisions shall prevail.

For the purposes of this zone, 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 eight (8) separate dwelling units, each of which has a separate entrance and independent doorway either directly to the exterior of the building or through a combination of shared hallways, stairwells and vestibules.

The following zone provisions shall apply to a **linear stacked townhouse dwelling**:

The zone provisions applicable to apartment dwellings under the Residential Third Density (R3) Zone provisions shall apply to linear stacked townhouse dwellings with the following exception:

Minimum yard adjacent to a lot line on a street	4.5 m
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Parking space requirements applicable to apartment dwellings shall apply to linear stacked townhouse dwellings.

Parking and individual driveways shall not be permitted in a required yard adjacent to a street for linear stacked townhouse dwellings.

For the purposes of this zone, a linear stacked townhouse dwelling is the whole of a building divided by common walls or common floors, but sharing a single roof into nine (9) to thirty-two (32) separate dwelling units, each of which has a separate entrance and independent doorway either directly to the exterior of the building or through a combination of shared hallways, stairwells and vestibules.”

Internal lot lines created by:

- i) A registration of a plan of condominium; or
- ii) A plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a development agreement pursuant to Section 41 of the Planning Act;

shall not be construed to be lot lines for the purposes of zoning regulations, provided that all applicable regulations of this By Law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed.

4. **THAT** Section 6.5 titled Residential Exception Zones of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding a new paragraph entitled RESIDENTIAL THIRD DENSITY EXCEPTION CC (R3-CC) to read as follows:

**“RESIDENTIAL THIRD DENSITY EXCEPTION CC (R3-CC) ZONE**

Permitted uses shall also include:

- Public elementary school
- Single detached dwellings

The zoning exceptions applicable to the Residential Third Density Exception BB (R3-BB) Zone for townhouse dwellings, townhouse dwellings on a private road, stacked townhouse dwellings, linear stacked townhouse dwellings and group or cluster townhouses shall also apply to those lands zoned Residential Third Density Exception CC (R3-CC).

Required residential and visitor parking will be accommodated only on those lands zoned Residential Third Density Exception CC (R3-CC).

Parking and individual driveways shall not be permitted in a required yard adjacent to a street for a townhouse dwelling on a private road, a stacked townhouse dwelling on a private road or a linear stacked townhouse dwelling on a private road.”

5. **THAT** Section 6.5 titled Residential Exception Zones of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding a new paragraph entitled RESIDENTIAL THIRD DENSITY EXCEPTION DD (R3-DD) to read as follows:

**“RESIDENTIAL THIRD DENSITY EXCEPTION DD (R3-DD) ZONE**

In the Residential Third Density Exception DD (R3-DD) Zone, an apartment building shall be the only permitted use. Parking may be permitted in an underground garage to satisfy parking requirements.”

6. **THAT** Section 6.5 titled Residential Exception Zones of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding a new paragraph entitled RESIDENTIAL THIRD DENSITY EXCEPTION EE (R3-EE) to read as follows:

**“RESIDENTIAL THIRD DENSITY EXCEPTION EE (R3-EE) ZONE**

Permitted uses shall also include:

- Hydro Sub-station

In the Residential Third Density Exception EE (R3-EE) Zone, single detached and semi-detached dwellings are not permitted.

The zoning exceptions applicable to the Residential Third Density Exception BB (R3-BB) Zone for townhouse dwellings, townhouse dwellings on a private road, stacked townhouse dwellings, linear stacked townhouse dwellings and group or cluster townhouses shall also apply to those lands zoned Residential Third Density Exception EE (R3-EE).”

7. That Section 5.6.2 entitled Residential Driveways of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part to permit up to 60 % of the yard may be used for a driveway for single detached dwelling, semi detached dwelling, duplex dwelling, street townhouse dwelling or boarding home.

For a townhouse dwelling with Minimum Lot Frontage of 7.90 metres 70 % of the year may be used for a driveway.

8. **THAT** Table 2.5.5.1 entitled Holding Zone Conditions to the Town of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended by adding a Holding XX “HXX” zone provision in proper sequence to read as follows:

- Confirmation of adequate and functional water treatment plant capacity

9. **THAT** Zoning By-law 2010-40 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No. 2010-40 shall in all other respects remain of full force and effect.

10. **THAT** this By-law shall come into full force and effect on the date it is 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 required as a result of such circulation, obtaining the approval from the Local Planning Appeal Tribunal.

**ENACTED AND PASSED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_

Mayor

\_\_\_\_\_

Clerk

December 17<sup>th</sup>, 2020

This is Schedule 'A' to By-law No. 20\_\_ - \_\_ enacted and passed the \_\_ day of \_\_\_\_\_, 20\_\_ .

TO BE COMPLETED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK