

DRAFT

BY-LAW NO. 2023-XX OF THE CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISIONS OF SECTION 34
OF THE *PLANNING ACT*, R.S.O. 1990, c. p.13, AS AMENDED.

WHEREAS Section 34 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 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 April 12th, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend 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 24 July 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 21" to 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 this by-law, by rezoning said lands from the DOWNTOWN CORE COMMERCIAL (C1) ZONE to the DOWNTOWN CORE COMMERCIAL EXCEPTION X (C1-X) ZONE.

2. **THAT** Section 7.5 Commercial Exception Zones of By-law No. 2010-040, as amended, is hereby further amended by adding the following new section:

"DOWNTOWN CORE COMMERCIAL EXCEPTION 'X' – C1-X ZONE

The following uses shall be permitted:

A Residential *building* consisting of a minimum of 3 *dwelling units*

The following zone exceptions shall apply:

Notwithstanding Section 7.4.1.9 Footnote (h), Maximum Front Yard *Setback* for a principle *building* is 4.0 metres and the minimum *setback* is 2.5 metres;

Accessory Structures are required to be *setback* behind the front face of the principle building;

Minimum Ground Floor-to-Ceiling Height is 2.7 metres;

Provision 7.4.1.13 requiring a minimum *building* depth of 15 metres shall not apply;

Front Yard Setback for an unenclosed porch, unenclosed step or set of stairs or an unclosed deck shall be nil;

Minimum Landscape Open Space of 15%;

Maximum Vehicular Entrance width for a residential building is 6.5 metres.

All new structures shall be dry flood-proofed using passive flood-proofing measures with the minimum opening elevation being located at least 0.3 metres above the regulatory flood elevation of 179.97m.

Exceptions may be permitted for a non-habitable structure, provided that it can be demonstrated to the satisfaction of the conservation authority that it is not feasible or appropriate to dry flood-proof the structure. IN these instances, the structure shall be flood-proofed using wet flood-proofing measures to the Regulatory flood elevation of 179.97m.

3. **THAT** Collingwood Zoning By-law 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.
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 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 XX day of XXXX, 2023.

MAYOR

CLERK

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