

# FORMAT OF PUBLIC MEETING

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- ▣ Introduction by the Chair
- ▣ Confirmation of Public Notice
- ▣ Municipal overview of planning application
- ▣ Applicant's presentation of proposal
- ▣ Public comment
- ▣ Council questions

*\* Please turn **off** all cell phones now, Thank you.*

# **Eden Oak (McNabb)**

## **Zoning By-law Amendment**



**Town File No. D14116**  
**Associated file D1204116**

Public Meeting Date: February 22<sup>nd</sup>, 2016

# Eden Oak (McNabb)

Aerial Photo, 2013



# Notice of Public Meeting

## Public Meeting Notice

- circulated on January 29<sup>th</sup>, 2016
- published in the Enterprise Bulletin



### NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

**TAKE NOTICE** that the Council of the Corporation of the Town of Collingwood will hold a public meeting on **February 22<sup>nd</sup>, 2016 at 5:00 p.m.** in the Council Chambers, 97 Hurontario Street, Collingwood, to hear the planning merits and gather public input regarding a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. This submission has been deemed to be a *complete application* pursuant to Section 34(10.4) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

The proposed Zoning By-law Amendment pertains to a portion of a draft approved plan of subdivision (Eden Oak McNabb) located South of Lockhart Road, east of Hurontario Street, North of the Hamilton Drain and West of the Collingwood Rail Trail, and is legally described as Part of the North Half of Lot 40, Concession B, Former Township of Nottawasaga, (now Town of Collingwood), County of Simcoe. The portion of the lands proposed to be rezoned includes lots 192 to 274 and Blocks S and T on the draft approved plan of subdivision.

**THE PURPOSE AND EFFECT** of the proposed Zoning By-law Amendment is to rezone a portion of the subject property from Residential Third Density Exception Forty-Five (R3-45) zone to a Residential Third Density Exception (R3-XX) zone in order to add townhouse dwelling units as a permitted use and reduce the associated minimum lot frontage required to 7.0 metres. The Zoning By-law Amendment also proposes that several blocks, shown on the draft approved plan of subdivision as buffers for the adjacent Hamilton Drain, be rezoned from Residential Third Density Exception Forty-Five (R3-45) zone to Environmental Protection (EP).

These lands are also subject to a request for redline revisions to the associated draft approved plan of subdivision (pursuant to section 51 of the *Planning Act*) which proposes reconfiguration of 83 single detached lots into 24 development blocks for 119 townhouse dwelling units (File No. D1204116).

**ANY PERSON** may attend a public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Collingwood before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Collingwood to the Ontario Municipal Board.

If a person or a public body does not make oral submissions at a public meeting or make written submissions to the Town of Collingwood before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the any public meeting regarding this proposed Zoning By-law Amendment you must make a written request to Ms. Sara Almas, Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5.

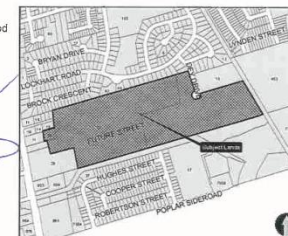
**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Amendment is available for inspection Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m. at Planning Services located at 55 Site, Marie Street, 3<sup>rd</sup> Floor, Collingwood, telephone number (705) 445-1290.

**DATED** at the Town of Collingwood  
this 29<sup>th</sup> day of January 2016

  
Sandra Cooper, Mayor

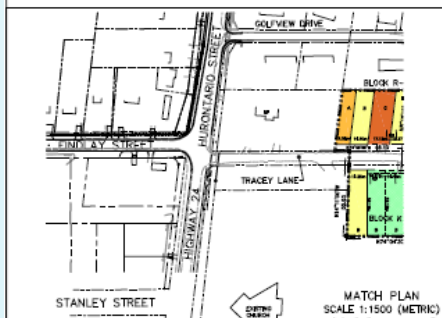
  
Sara Almas, Clerk

Town File No. D14115



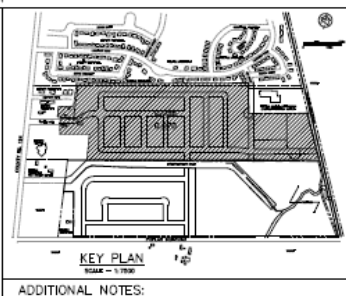
# Eden Oak (McNabb)

## Draft Approved Plan of Subdivision



**GENERAL NOTES:**

| LAND USE   | AREA (ha.)                        |        |
|--|-----------------------------------|--------|
| LOTS 1-342                                       | RESIDENTIAL                       | 14,563 |
| ROADS (NOT INCLUDING 10-METRE WIDE RIGHT-OF-WAY) |                                   | 6,211  |
| BLOCK A  | STORMWATER MANAGEMENT AREA        | 1,568  |
| BLOCK B  | STORMWATER MANAGEMENT AREA        | 1,350  |
| BLOCK C  | PARK                              | 1,284  |
| BLOCK D  | 0.3m RECEIVE                      | 0,062  |
| BLOCK E  | 0.3m RECEIVE                      | 0,061  |
| BLOCK F  | 0.3m RECEIVE                      | 0,063  |
| BLOCK G  | FUTURE ROAD RIGHT-OF-WAY          | 0,008  |
| BLOCK H  | FUTURE ROAD RIGHT-OF-WAY          | 0,140  |
| BLOCK I  | TEMPORARY TURNING CIRCLE          | 0,070  |
| BLOCK J  | FUTURE DEVELOPMENT AREA           | 0,276  |
| BLOCK K  | FUTURE DEVELOPMENT AREA           | 0,150  |
| BLOCK L  | WALKWAY (4.2m)                    | 0,012  |
| BLOCK M  | WALKWAY (3.0m)                    | 0,017  |
| BLOCK N  | WALKWAY (3.0m)                    | 0,017  |
| BLOCK O  | WALKWAY/RESERVING EASEMENT (6.0m) | 0,030  |
| BLOCK P  | WALKWAY (6.0m)                    | 0,053  |
| BLOCK Q  | 3.0m WALKWAY                      | 0,017  |
| BLOCK R  | 3.0m WALKWAY                      | 0,011  |
| BLOCK S  | HAMILTON DRAIN SETBACK            | 0,271  |
| BLOCK T  | HAMILTON DRAIN SETBACK            | 0,138  |
| TOTAL AREA OF SUBDIVISION                        |                                   | 25,249 |



**DRAFT PLAN OF SUBDIVISION**  
FIRSTLY, PART OF NORTH HALF OF LOT 40, CONCESSION B (GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA) PARTS 1, 2, 3 & 7 ON S1R-35343 BEING ALL OF PIN 582820069.  
SECONDLY, PART OF NORTH HALF OF LOT 40, CONCESSION B (GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA) PARTS 4, 5 & 8 ON S1R-35343 BEING ALL OF PIN 582820355.

**TOWN OF COLLINGWOOD**  
**COUNTY OF SIMCOE**

SCALE 1:1500 (METRIC)

METRIC DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**OWNERS CERTIFICATE**  
WE, EDEN OAK (MCNABB) INC., BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORISE ANLEY & ASSOCIATED LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: \_\_\_\_\_  
ROMAN KARTHEISS

**EXPLANATORY NOTES (CONTD):**

TYPICAL LOT FRONTAGES CALCULATED AT 3.0m SETBACK FROM THE FRONT PROPERTY LINE.  
FRONTAGES ON NON-UNIFORMLY SHAPED LOTS CALCULATED AS ILLUSTRATED HERE.

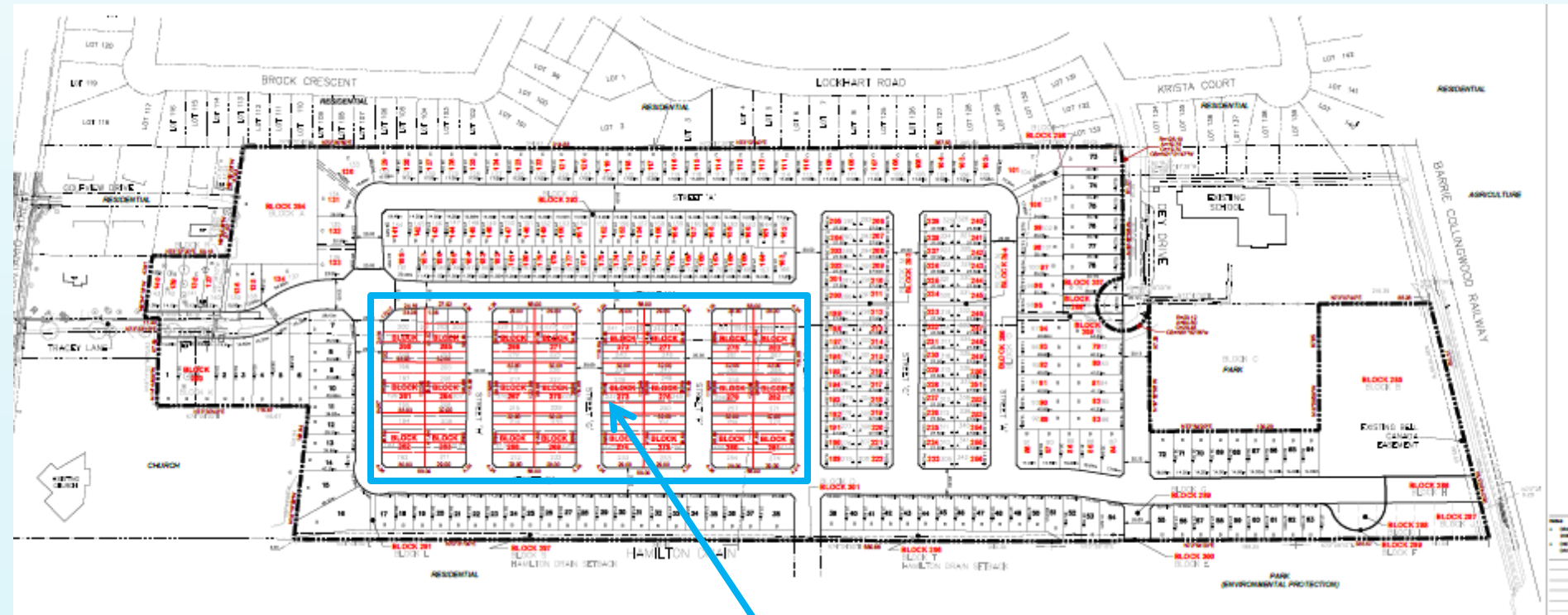
**OTHER**

- EXISTING WELL EASEMENT
- PROPOSED EASEMENTS
- PROPOSED BLOCKS

See plan 10/20/2010, amended 01/10/2016 & 02/10/2016 by Office Memorandum  
See 10/20/2010, amended 01/10/2016, 02/10/2016, 03/10/2016, 04/10/2016, 05/10/2016, 06/10/2016, 07/10/2016, 08/10/2016, 09/10/2016, 10/10/2016, 11/10/2016, 12/10/2016, 01/10/2017, 02/10/2017, 03/10/2017, 04/10/2017, 05/10/2017, 06/10/2017, 07/10/2017, 08/10/2017, 09/10/2017, 10/10/2017, 11/10/2017, 12/10/2017, 01/10/2018, 02/10/2018, 03/10/2018, 04/10/2018, 05/10/2018, 06/10/2018, 07/10/2018, 08/10/2018, 09/10/2018, 10/10/2018, 11/10/2018, 12/10/2018, 01/10/2019, 02/10/2019, 03/10/2019, 04/10/2019, 05/10/2019, 06/10/2019, 07/10/2019, 08/10/2019, 09/10/2019, 10/10/2019, 11/10/2019, 12/10/2019, 01/10/2020, 02/10/2020, 03/10/2020, 04/10/2020, 05/10/2020, 06/10/2020, 07/10/2020, 08/10/2020, 09/10/2020, 10/10/2020, 11/10/2020, 12/10/2020, 01/10/2021, 02/10/2021, 03/10/2021, 04/10/2021, 05/10/2021, 06/10/2021, 07/10/2021, 08/10/2021, 09/10/2021, 10/10/2021, 11/10/2021, 12/10/2021, 01/10/2022, 02/10/2022, 03/10/2022, 04/10/2022, 05/10/2022, 06/10/2022, 07/10/2022, 08/10/2022, 09/10/2022, 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# Eden Oak (McNabb)

## Proposed Revisions



Area affected by Proposed Redline Revision  
(lots for 83 single detached dwellings to be  
reconfigured for 119 townhouse dwelling units)

# Eden Oak (McNabb)

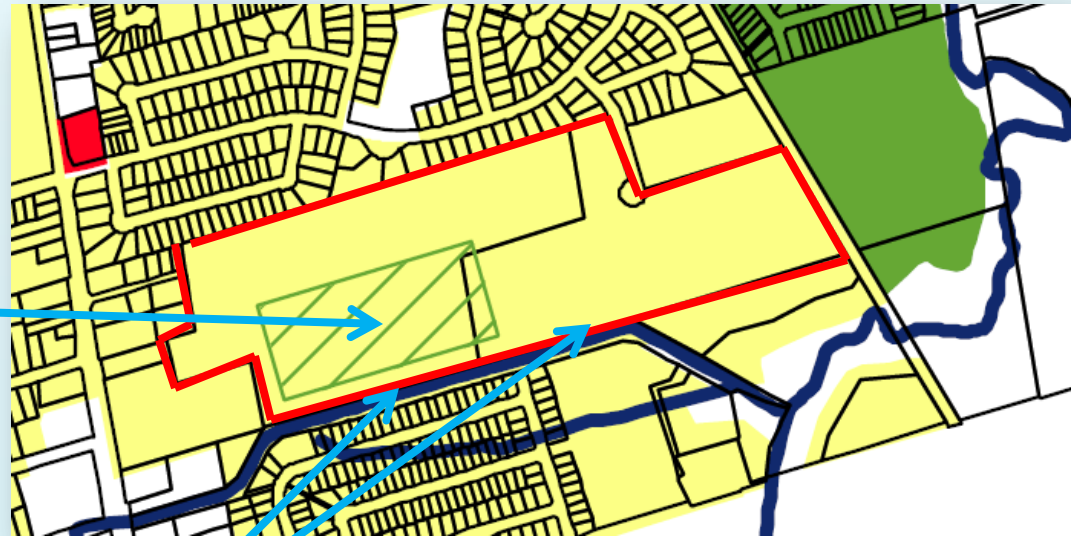
## Official Plan Designations

Schedule "A"  
Residential

Schedule "F"  
Designated Greenfields  
Lands for Urban Uses

Schedule "C" Low-Medium  
Density Exception One

- Permits single, semi-detached and townhouse dwelling units
- density range of 15 to 25 units per hectare

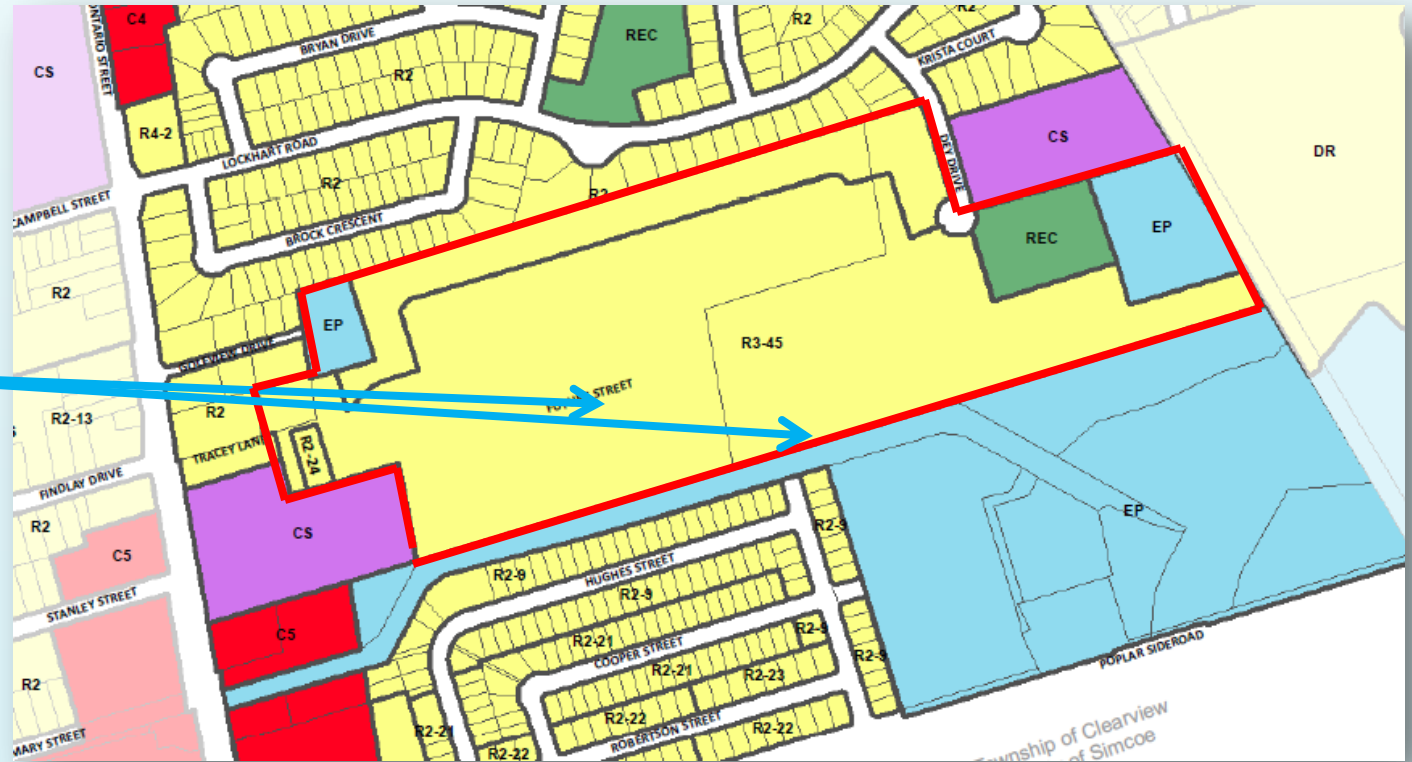


Schedule "C" Low Density  
(applicable to buffer blocks)

# Eden Oak (McNabb)

## Current Zoning

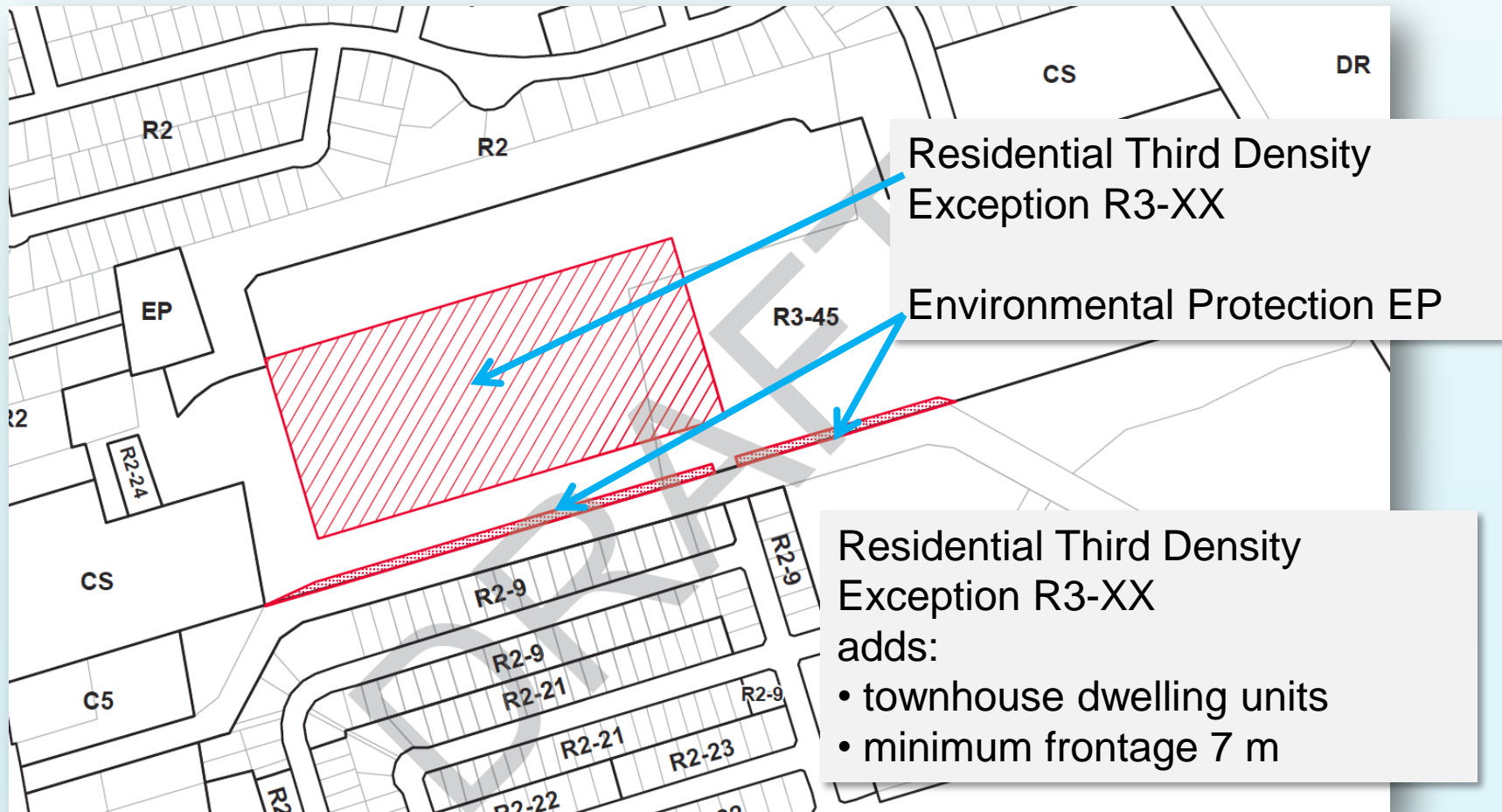
Residential Third  
Density Exception  
Forty-Five R3-45





# Eden Oak McNabb

## Proposed Zoning Change



# Eden Oak (McNabb)- Circulation Comments -

## **Holly Spacek, Simcoe County District School Board (January 28<sup>th</sup>, 2016)**

We have no objection to the red-line revision or the proposed zoning by-law amendment.

## **Nikki DeGroot, Enbridge (February 1<sup>st</sup>, 2016)**

No concerns.

## **John Velick, Engineering Services (February 17<sup>th</sup>, 2016)**

- The C.C. Tatham Trunk Sanitary Sewer Capacity Assessment (South End) identified residual capacity along Hurontario Street for approximately 500 units. This sanitary catchment has the potential to develop 1567 units. The residual capacity will be allocated on a first come first served basis with capacity allocated upon subdivision registration. Capacity exists today, but no guarantee can be made that it will be available in the future without upgrades to the system.
- The Town has concerns with lots 101 -130 draining northerly through the existing lots on Lockhart Road. All water is to drain internal to the subdivision. Issue will be further explored during detail design.
- If a roundabout is still being proposed at the intersection of Streets A/D and B we need confirmation that adequate property will be provided. Conflicts between driveways and splitter islands are also of concern.

## **Chris Hibberd, Nottawasaga Valley Conservation Authority (February 21<sup>st</sup>, 2016)**

No objections to the proposed rezoning noted. Supplemental Functional Servicing Report is satisfactory in addressing stormwater management for redline revisions. Original technical submissions regarding natural hazards will need to be complied with as applicant proceeds to detailed design. No objections to redline revision subject to compliance with original submissions/studies during implementation.

# Eden Oak (McNabb)- Circulation Comments -

**Dan Kingsbury, Simcoe County Planning Department (February 22<sup>nd</sup>, 2016)**

County staff request that the Traffic Impact Study be updated to look at how the proposed subdivision will impact the intersections of Poplar Sideroad and Portland Street, as well as Poplar Sideroad and County Road 124. The updated TIS should take into account the traffic impacts of the proposed Pretty River Estates Phase 2 subdivision.

County staff have also reviewed the proposed plan of subdivision in relation to the County of Simcoe Waste Collection Design Standards and have requested that an additional condition of draft plan approval be included pertaining to the provision of waste collection services.

# Eden Oak (McNabb)- Public Comment -

Doug Brown, (February 16<sup>th</sup>, 2016)

Jessica and Ryan Lehr, (February 17<sup>th</sup>, 2016)

Willemien Schurer and Todd Richards, (February 18<sup>th</sup>, 2016)

Chris Atchison, (February 19<sup>th</sup>, 2016)

- the significantly higher density/intensification proposed is not in keeping with the character of the surrounding lower density subdivisions;
- there needs to be additional parkland/open space dispersed throughout plan;
- there needs to be buffering between the existing lots on Lockhart Road and the Eden Oak (McNabb) subdivision (i.e., to reduce impacts on property values and privacy);
- the 2004 traffic impact study needs to be updated to reflect current conditions and better indicate the nature/timing of infrastructure improvements;
- the proposal is likely to generate traffic congestion and safety issues with only two connections apparent, in particular for children using Admiral Collingwood elementary school. The safety of the sidewalk adjacent to the school is of concern and needs to be redesigned to address existing and future problems;

# Eden Oak (McNabb)- Public Comment -

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- additional population may have impacts on the elementary school (i.e., Admiral Collingwood is already at capacity);
- the Eden Oak McNabb subdivision should contain a better mix of uses and walkable amenities (subdivision reflects an outdated design);
- there may be on street parking issues and pedestrian safety/accessibility with the proposed townhouses on narrow frontages;
- sidewalks have not been indicated on the proposed plans also raising issues of overall pedestrian safety and accessibility;
- drainage and wetland issues along the northern boundary of the plan of subdivision do not appear to have been appropriately considered;
- existing homeowners should have an opportunity to purchase extended lots into the proposed subdivision lands;

# Communication

To receive notification of when applications are scheduled for consideration by Council:

1. Check the Town's website for Postings and Agendas;
  2. Email Clerks Services with request for Notice to:  
Sara Almas [salmas@collingwood.ca](mailto:salmas@collingwood.ca)
- *Note: Council agenda's are posted on the Town of Collingwood website ([www.collingwood.ca](http://www.collingwood.ca)) the Friday before a meeting.  
(i.e., 3 days prior)*