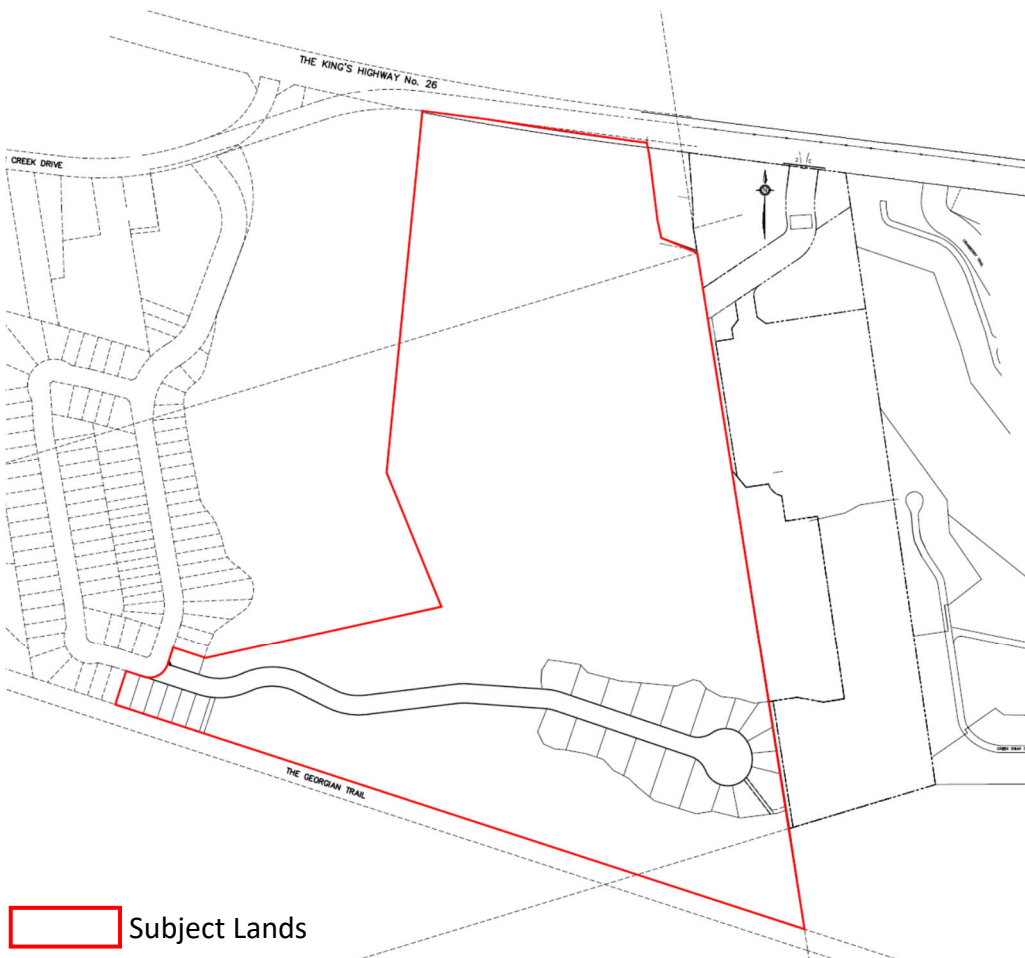


**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW NO. 2023-_____**

By-law No. 2023-_____ is a By-law under the provisions of Section 34 and 36 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 Environmental Protection – EP Zone and Rural – RU Zone to the: (Holding 20) Residential Second Density Exception AA – (H20)R2-AA, (Holding 20) Residential Third Density Exception 63 – (H20)R3-63, (Holding 20) Residential Third Density Exception AA – (H20)R3-AA, (Holding 20) Residential Third Density Exception BB – (H20)R3-BB, (Holding 20) Residential Third Density Exception CC – (H20)R3-CC, Residential Third Density Exception DD – (H20)R3-DD and Environmental Protection – EP Zones.

The effect of the proposed Zoning By-law Amendment is to implement the development of forty-eight (48) townhouse dwellings, fourteen (14) semi-detached dwellings, seven (7) single detached dwellings and two (2) Environmental Protection Area blocks.



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

BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 AND 36 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 uses of land, buildings or structures within defined area or areas;

AND WHEREAS Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits the use of the holding symbol “H” in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law;

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 12th, 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;

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

1. **THAT** Schedule ‘A’ – Map 2 of 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 Environmental Protection – EP Zone and Rural – RU Zone to the: (Holding 20) Residential Second Density Exception AA – (H20)R2-AA, (Holding 20) Residential Third Density Exception 63 – (H20)R3-63, (Holding 20) Residential Third Density Exception AA – (H20)R3-AA, (Holding 20) Residential Third Density Exception BB – (H20)R3-BB, (Holding 20) Residential Third Density Exception CC – (H20)R3-CC, Residential Third Density Exception DD – (H20)R3-DD and Environmental Protection – EP Zones.
2. **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 the zone classification

Residential Third Density Exception AA – R2-AA Zone in proper sequence, as follows:

“Residential Second Density Exception AA – R2-AA

Uses shall be limited to Semi Detached Dwellings and public walkways.

The following zone exceptions shall apply:

The minimum lot area shall be 230 square metres.

The minimum lot frontage shall be 6.1 metres.

An unenclosed step or set of stairs may encroach into the required front yard setback a maximum of 3.0 metres, but shall not be located closer than 1.2 metres to the front lot line.

3. 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 the zone classification Residential Third Density Exception AA – R3-AA Zone in proper sequence, as follows:

“Residential Third Density Exception AA – R3-AA

Uses shall be limited to Townhouse Dwellings.

The following zone exceptions shall apply:

The minimum lot frontage shall be 7 metres.

An end unit of a townhouse shall have a minimum interior side yard of 1.5 metres.

Maximum driveway width for an end unit townhouse shall be 6.0 metres.

The maximum height shall be 13 metres.

An unenclosed step or set of stairs may encroach into the required front yard setback a maximum of 3.0 metres, but shall not be located closer than 1.2 metres to the front lot line.

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 the zone classification Residential Third Density Exception BB – R3-BB Zone in proper sequence, as follows:

“Residential Third Density Exception BB – R3-BB

Uses shall be limited to Townhouse Dwellings.

The following zone exceptions shall apply:

The minimum lot area shall be 190 square metres.

The minimum lot frontage shall be 7 metres.

Maximum lot coverage (other than a bungalow): 55%.

An end unit of a townhouse shall have a minimum interior side yard of 1.5 metres.

Maximum driveway width for an end unit townhouse shall be 6.0 metres.

The maximum height shall be 13 metres.

An unenclosed step or set of stairs may encroach into the required front yard setback a maximum of 3.0 metres, but shall not be located closer than 1.2 metres to the front lot line.

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 the zone classification Residential Third Density Exception CC – R3-CC Zone in proper sequence, as follows:

"Residential Third Density Exception CC – R3-CC

Uses shall be limited to Townhouse Dwellings.

The following zone exceptions shall apply:

The minimum lot frontage shall be 7 metres.

An end unit of a townhouse shall have a minimum interior side yard of 1.5 metres.

Maximum driveway width for an end unit townhouse shall be 6.0 metres.

The minimum rear yard setback shall be 5.5 metres.

The maximum height shall be 13 metres.

An unenclosed step or set of stairs may encroach into the required front yard setback a maximum of 3.0 metres, but shall not be located closer than 1.2 metres to the front lot line.

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 the zone classification Residential Third Density Exception DD – R3-DD Zone in proper sequence, as follows:

"Residential Third Density Exception DD – R3-DD

Uses shall be limited to Single Detached Dwellings and public walkways.

The boundary between the Environmental Protection (EP) zone and the R3-DD Zone shall be deemed to follow the applicable lot and block lines on the registered plan of subdivision."

7. **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.

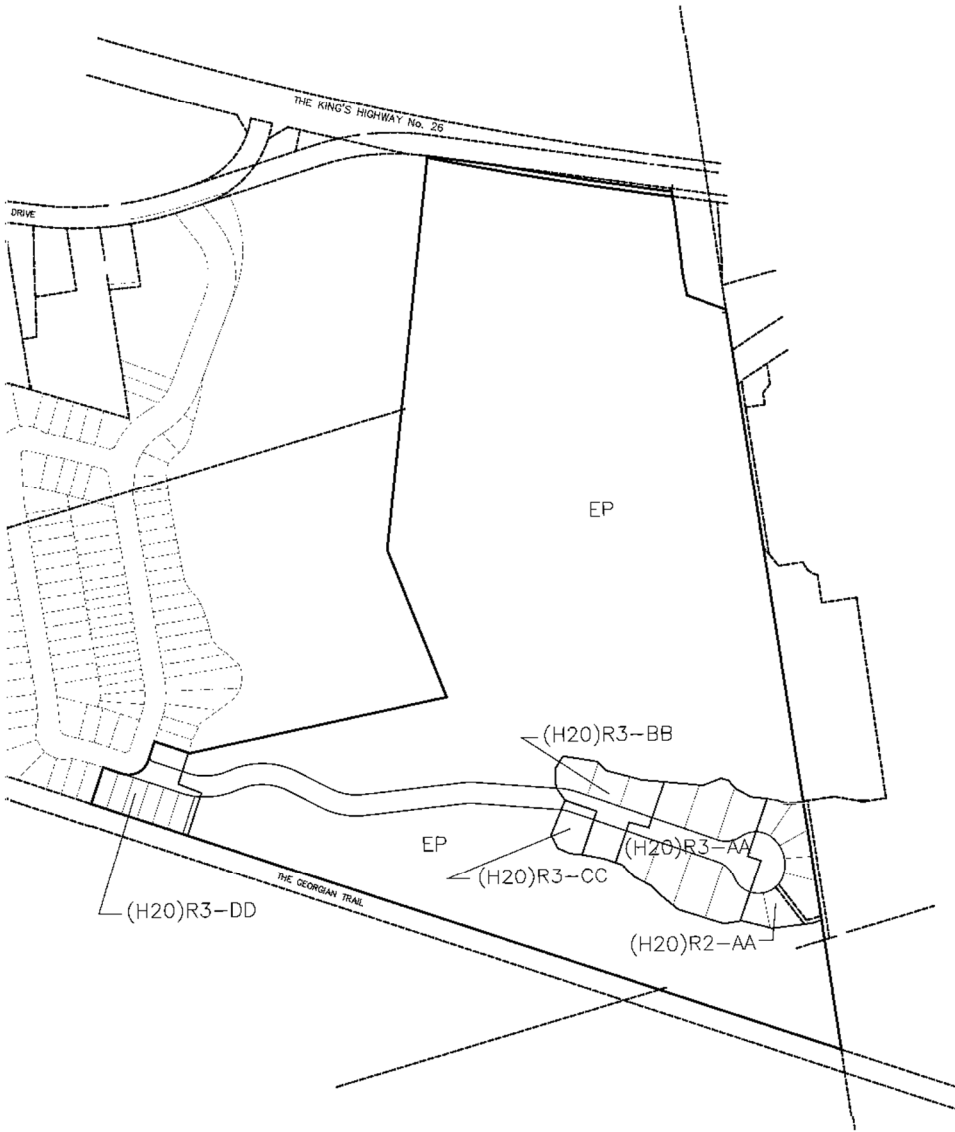
8. **THAT** this By-law shall come into full force and effect on the date it is passed by the Council of the Corporation of the Town of Collingwood, subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 545/06 and if required as a result of such circulation, obtaining the approval from the Local Planning Appeal Tribunal.

ENACTED AND PASSED this ____ day of _____, 2023.

Mayor

Clerk

This is Schedule 'A' to
By-law No. _____
enacted and passed the ____
day of _____, 2023.



Mayor

Clerk