



**NOTICE OF COMPLETE APPLICATION  
CONCERNING A PROPOSED PLAN OF SUBDIVISION  
AND A PROPOSED ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that the Council of the Corporation of the Town of Collingwood has received applications for approval of a Plan of Subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and for a Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. These applications have been deemed to be complete submissions under Sections 51(19.1) and 34(10.4) of the *Planning Act*.

**A public meeting to hear the planning merits of these applications has not yet been scheduled. A Notice of Public Meeting will be provided in the future as per the requirements of the *Planning Act*.**

**LOCATION:** The proposed Plan of Subdivision and Zoning By-law Amendment (Town File Nos. D1201122 and D14122) pertain to an 8.99 hectare parcel of land legally described as Part of North Half of Lot 40, Concession 8 and Part of West Half of Lot 40, Concession 7, Parts 1 and 2, Plan 51R-3747, (former Township of Nottawasaga), Town of Collingwood, County of Simcoe, and municipally addressed as 452 Raglan Street.

The subject property is located west of Raglan Street, east of the Clearview/Collingwood Rail Trail, Admiral Collingwood Elementary School and Indigo Estates residential subdivision, and south of an existing residential subdivision.

**THE PURPOSE AND EFFECT** of the proposed Plan of Subdivision is to subdivide the subject property into lots and blocks for residential purposes. The Plan of Subdivision is proposed to consist of twenty-one (21) lots comprised of single detached dwelling units and twenty-three (23) blocks comprised of 107 townhouse dwelling units. The proposal also includes one stormwater management area block, one park block, one open space block, two walkway blocks, and one overland flow/walkway block. The proposed Plan of Subdivision also includes several public roads proposed to connect into existing roadways, including Kirby Avenue to the west and Williams Street and Peel Street to the north.

**THE PURPOSE AND EFFECT** of the proposed Zoning By-law Amendment is:

1. To rezone the majority of the subject lands from Deferred Residential (DR) to a Residential Third Density Exception X (R3-X) zone to permit reduced minimum lot frontages from 7.5 metres to 6.0 metres and reduced minimum lot areas from 225 square metres to 170 square metres for street townhouses;
2. To rezone a portion of the subject lands from Deferred Residential (DR) to Residential Third Density (R3) to permit the proposed single detached dwellings;
3. To rezone a portion of the subject lands from Deferred Residential (DR) to Recreation (REC) to permit the proposed public park;
4. To rezone a portion of the subject lands from Deferred Residential (DR) to Environmental Protection (EP) to permit the proposed stormwater management pond; and
5. To refine the boundaries of the Environmental Protection (EP) Zone on the subject lands based on the conclusions of the Environmental Impact Study and the identified development constraints and their associated required setbacks/buffers to protect natural heritage features.

**EXISTING DESIGNATIONS**

The subject lands are designated Medium Density Residential and partly Environmental Protection in the Town's Official Plan. The Medium Density Residential designation permits single-detached dwellings, semi-detached dwellings, duplex dwellings, fourplexes, triplexes, townhouses, apartments, student dormitories and boarding homes. Furthermore, the Medium Density designation shall have a minimum density of 20 dwelling units per gross hectare and a maximum density not exceeding 55 dwelling units per gross hectare. The Environmental Protection designation applies to the eastern boundary of the subject property due to its adjacency to the Pretty River.

The subject lands are currently zoned Deferred Residential (DR) and partly Environmental Protection (EP) in the Town's Zoning By-law. Deferred development zones are utilized to defer the development of land until Council is satisfied what the final zone classification of the land

should be and pending the enactment of an amendment to the Zoning By-law. The EP zoning applies to the eastern boundary of the subject property due to its adjacency to the Pretty River. Permitted uses in the EP zone primarily include conservation, environmental buffer areas, flood control works, hazard areas, and natural heritage areas.

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

If a person or public body would otherwise have an ability to appeal the decisions of the Town of Collingwood to the Ontario Land Tribunal but the person or public body does not make oral submissions at the future public meeting or make written submissions to the Town of Collingwood before the zoning by-law amendment is passed or the draft plan of subdivision is approved or refused, the person or public body is not entitled to appeal the decisions of the Town of Collingwood to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at the future public meeting, or make written submissions to the Town of Collingwood before the zoning by-law amendment is passed or the draft plan of subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that the rights of third parties to appeal plans of subdivision decisions to the Ontario Land Tribunal have been restricted under the *Planning Act*.

**FOR MORE INFORMATION** about this matter, including information about your appeal rights, please contact Planning Services via email at: [layers@collingwood.ca](mailto:layers@collingwood.ca), or by telephone at (705) 445-1290 Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

Additional information and material regarding the proposed Plan of Subdivision and proposed Zoning By-law Amendment are available to the public for inspection via the following website:

<https://www.collingwood.ca/proposed-developments/452-raglan>

If you wish to be notified of the decisions of The Town of Collingwood in respect to the proposed Plan of Subdivision or Zoning By-law Amendment, you must make a written request to Ms. Sara Almas, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario, L9Y 3Z5. Email: [salmas@collingwood.ca](mailto:salmas@collingwood.ca)

**DATED** at the Town of Collingwood this 10<sup>th</sup> day of February, 2022.

