

DRAFT

BY-LAW NO. 2022-XX

OF THE

CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISIONS OF SECTION 34 AND 36
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 on XXXX, 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 28" 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 DEFERRED RESIDENTIAL (DR) ZONE and the ENVIRONMENTAL PROTECTION (EP) ZONE to the RESIDENTIAL THIRD DENSITY (R3) ZONE, the RESIDENTIAL THIRD DENSITY EXCEPTION X (R3-X) ZONE, the RECREATION (REC) ZONE, and the ENVIRONMENTAL PROTECTION (EP) ZONE.

Prepared by MHBC – February 2022

2. **THAT** Section 6.5 Residential Exception Zones of By-law No. 2010-040, as amended, is hereby further amended by adding the following new section:

“RESIDENTIAL THIRD DENSITY EXCEPTION ‘X’ – R3-X ZONE

The following zone exceptions shall apply to a street townhouse dwelling:

*Minimum lot frontage: 6.0 m
Minimum lot area: 170 m²*

That notwithstanding Section 4.16.2, when determining the size of a sight triangle, the length of measurement from the point of intersection of a street or highway shall be a minimum of 3.0 metres.

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 XX 2022.

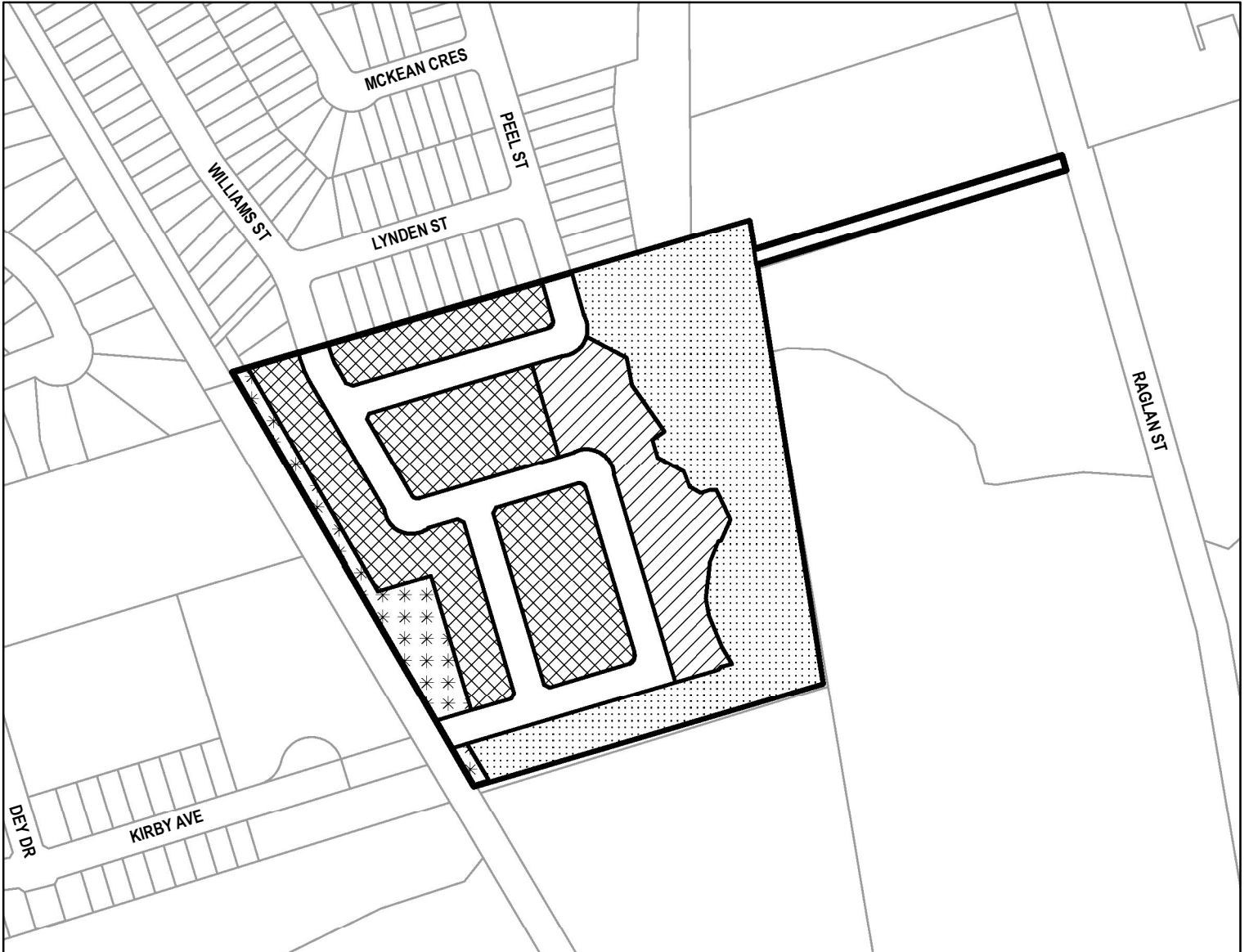
MAYOR

CLERK



Schedule 'A'

Part of Lot 40, Concession 8
Geographic Township of Nottawasaga
Town of Collingwood
County of Simcoe



Lands to be rezoned to the Residential Third Density (R3) Zone



Lands to be rezoned to the Residential Third Density Exception (R3-XX) Zone



Lands to be rezoned to the Recreation (REC) Zone



Lands to be rezoned to the Environmental Protection (EP) Zone

This is Schedule 'A' to Zoning By-law _____
Passed this ____ day of _____, 2022

Mayor

Clerk