

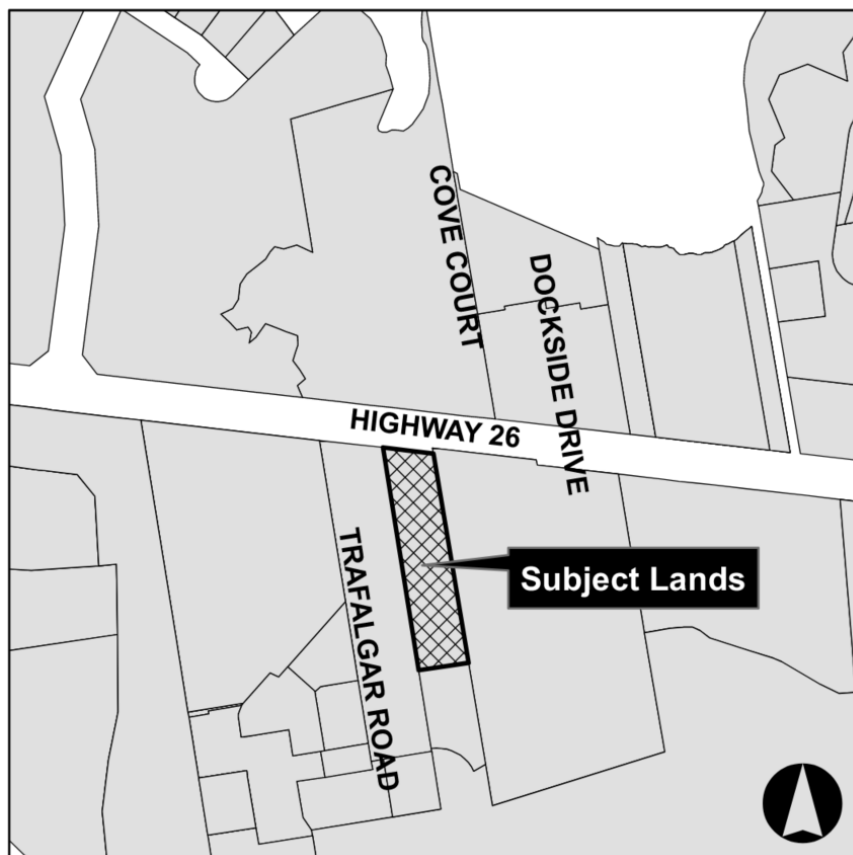


**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2024-XXX**

By-law No. 2024–XXX is a By-law under the provisions of Sections 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 until such time as the holding symbol is removed by amendment to the by-law.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone a portion of the subject property by removing the Holding Ten (H10) Zone symbol from the Residential Third Density Exception Thirty-Four (R3-34) zone classification. This will permit the orderly development of the property in the future. In order to remove the Holding Ten (H10) Zone symbol, Council must be satisfied that the following matters have been addressed:

1. The completion and acceptance of an archaeological study;
2. The completion and acceptance of a storm water analysis that includes an integrated review of the subject lands and the abutting lands to the east, the purpose of which is to demonstrate no deleterious impacts on the lands abutting to the east;
3. The completion and acceptance of phase 2 environmental audit;
4. The adoption of an authorization by-law for a site plan control agreement that includes details of the landscaping, fencing and buffering required to address the abutting lands to the east and an integrated approach to storm water management between the subject lands and the lands abutting to the east; and
5. The completion and acceptance of a traffic study including the determination of an appropriate motor vehicle access onto the property and the operational impact of future traffic generated by the proposed residential development on the lands abutting to the east.



BY-LAW No. 2024-XXX
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISION OF SECTIONS 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 use of land, buildings or structures within a defined area or areas;

AND WHEREAS Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law to 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. 2010-040 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 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. 2010-040, and thus implement the Official Plan of the Town of Collingwood;

AND WHEREAS it has been confirmed to Council that the conditions required for the orderly development of the subject lands have been completed to the satisfaction of the Town;

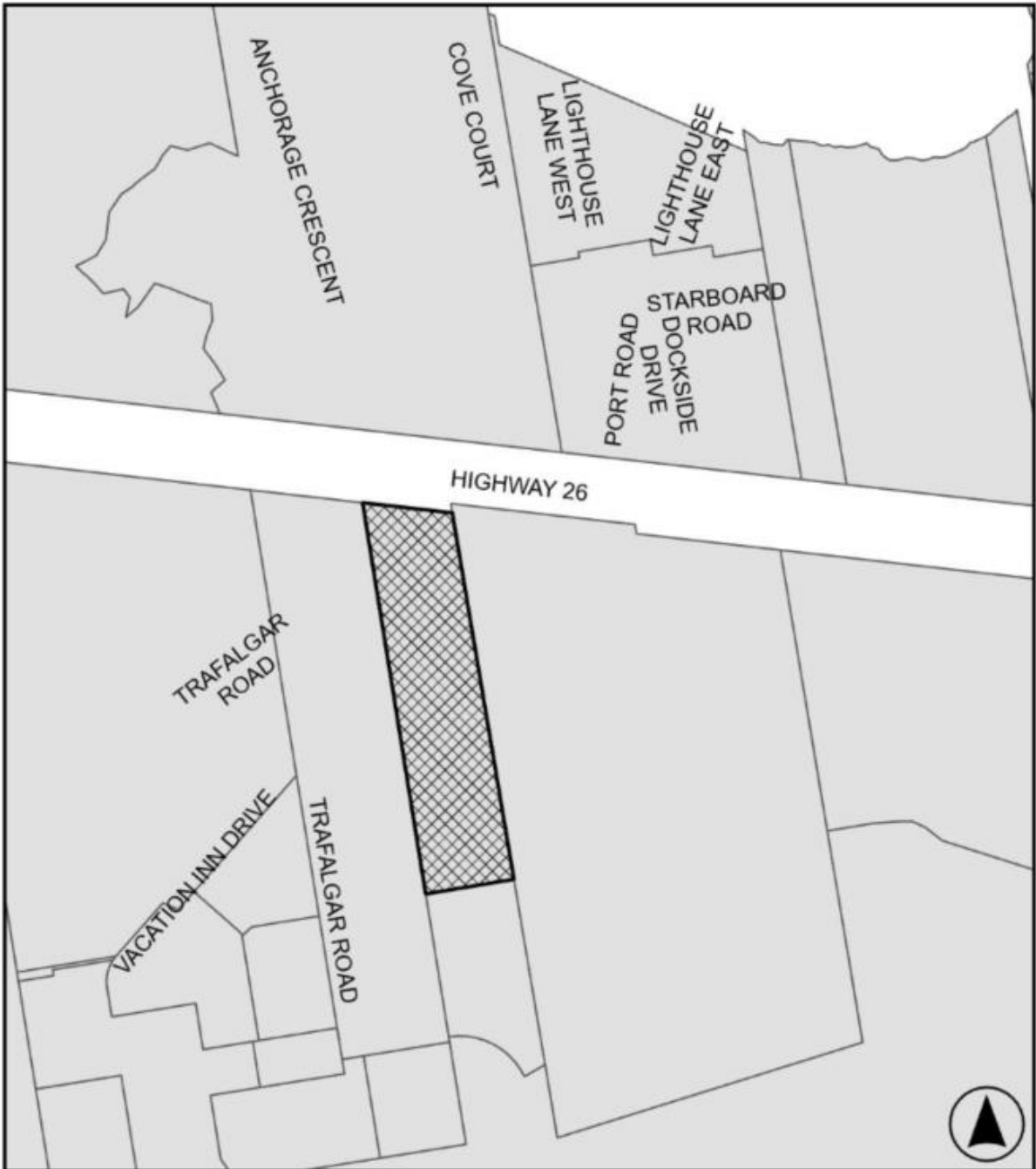
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:

1. **THAT** Schedule "A" of Collingwood Zoning By-law No. 2010-040 is hereby amended in accordance with Schedule '1' attached hereto, by removing the Holding Ten "H10" provision in front of the RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY-FOUR (R3-34) ZONE.
2. **THAT** Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Zoning By-law 2010-040 shall in all other respects remain in full force and effect.
3. **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.

ENACTED AND PASSED this 2nd day of December, 2024.

MAYOR

CLERK



Legend



Removal of the Holding Ten "H10" Zone symbol from the subject lands.

Mayor

Clerk

This is Schedule 1 to By-law No. 2024-XXX approved on the 2nd day of December, 2024.

**TOWN OF COLLINGWOOD
 Planning Services**

DWG Date: November 2024
 FILE NO: D140924 (SW)