



Notice of Public Meeting and Complete Application concerning a Proposed Zoning By-Law Amendment

Take Notice that the Council of the Town of Collingwood will hold a public meeting on **Monday January 13, 2025, on or about 2:00 pm.**

Any members of the public may attend in person (Council Chambers, 97 Hurontario Street, Collingwood) or virtually by Zoom webinar to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*.

The public meeting will take place during the regular Council meeting. For those attending virtually, a link to the webinar will be included on the January 13, 2025 Council/Committee of the Whole agenda. Council and Committee of the Whole meeting agendas are located here: www.collingwood.ca/agendas-minutes

This application has been deemed to be a complete submission under Section 34(10.4) of the *Planning Act*.



Location: 9880 Beachwood Road, Collingwood

The subject property is located on the north side of Beachwood Road, northeast of the Beachwood Road/Highway 26/Sandford Fleming Drive intersection and is currently vacant.

Legal description: LT 70 PL 1082 COLLINGWOOD; COLLINGWOOD

Area: 0.17 hectares

The Purpose of the proposed Zoning By-law Amendment is to establish site-specific zoning provisions to facilitate a proposed future Consent application to create two residential lots for single detached dwellings.

The Effect of the proposed Zoning By-law Amendment is:

- 1) To rezone a portion of the subject property from Residential First Density (R1) to a Residential First Density Exception XX (R1-XX) Zone to establish site-specific provisions to permit a reduction of the required minimum lot area from 1,400 square metres to 873 square meters and a reduction of the required minimum lot frontage from 20 metres to 13 metres for a single detached dwelling; and
- 2) To rezone a portion of the subject property from Residential First Density (R1) to a Residential First Density Exception XX (R1-XX) Zone to establish site-specific provisions to permit a reduction of the required minimum lot area from 1,400 square metres to 867 square meters and a reduction of the required minimum lot frontage from 20 metres to 12.91 metres for a single detached dwelling.

Any person may attend the 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 would otherwise have the ability to appeal the decision of the Council of the Town of Collingwood to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Town of Collingwood before the Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision.

If a person or a public body does not make oral submissions at the public meeting, or make written submissions to the Town of Collingwood before the Zoning By-law Amendment is passed 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 Zoning By-law Amendment decisions to the Ontario Land Tribunal have been restricted under the *Planning Act*.

If you are the owner of any land that contains seven or more residential units, please post this notice in a location that is visible to all residents.

If you wish to be notified of the decision of the Council of the Town of Collingwood on the proposed Zoning By-law Amendment, you must make a written request to Planning Services, Town of Collingwood, P.O. Box 157, Collingwood, Ontario L9Y 3Z5 or via email at erose@collingwood.ca

For more information about this matter, including information about appeal rights, contact:

Erica Rose, Community Planner
erose@collingwood.ca or 705-445-1030 Ext. 3714
Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

Additional information and material regarding the proposed Zoning By-law Amendment are available to the public for inspection here: [9880 Beachwood Road, Zoning By-law Amendment | Town of Collingwood](#)

Note about information you may submit to the Town:

Under the authority of Ontario's *Municipal Act, 2001* and the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), all information including oral and written comments, provided for, or at a public meeting; public consultation; or other public process are considered part of the public record and may be posted on the Town's website and/or made available to the public including names, addresses, phone numbers, emails or other personal information voluntarily disclosed.