



## Staff Report P2025-04

Committee 2025-02-10

Council 2025-02-24

Amendments ☐

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**Submitted To:** Committee of the Whole | Council

**Submitted By:** Summer Valentine, Director, Planning, Building and Economic Development

**Prepared By:** Erica Rose, Community Planner

**Subject:** Proposed Zoning By-law Amendment – 9880 Beachwood Road  
File No. D141124

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### Recommendation

**THAT** Staff Report P2025-04, “Proposed Zoning By-law Amendment – 9880 Beachwood Road”, dated February 10, 2025, be received;

**AND THAT** the amending Zoning By-law, attached as Appendix ‘A’ to this Report, be enacted and passed.

### Amendments

None.

## 1. Executive Summary

The purpose of this Report is to provide Council with an analysis and recommendations regarding a proposed Zoning By-law Amendment for the lands municipally addressed as 9880 Beachwood Road. The proposed Zoning By-law Amendment (see Appendix ‘A’) would rezone the subject property from Residential First Density (R1) to Residential First Density Exception Fifteen (R1-15) to facilitate a future consent application to create one new residential lot. The proposed lots to be severed and retained would each be comprised of a single detached dwelling including one additional residential unit (ARU), for a total of four residential units on two properties. The proposed R1-15 Zone would permit a reduced minimum lot area of 867 m<sup>2</sup> and a reduced minimum lot frontage of

12.9 m. All other provisions of the parent R1 Zone would remain and can be satisfied by the proposal.

Based on the land use planning analysis and development review process, Planning Services confirms that the submitted proposal is in conformity to and consistent with the relevant land use planning instruments and recommends that the proposed Zoning By-law Amendment be enacted and passed.

## 2. Analysis

### Background

The Owner, Farzam Baradarani, has made an application to the Town for a Zoning By-law Amendment to rezone the subject property municipally addressed as 9880 Beachwood Road to facilitate a future consent application.

### Property Description

Per Figure 1, the subject property is located on the north side of the Beachwood Road, Highway 26 and Sandford Fleming Drive intersection. The subject property is approximately 0.17 hectares (0.42 acres) in size with approximately 26 metres of frontage on Beachwood Road. The property is currently vacant and treed. Surrounding land uses include residential uses to the north, community services (Christ Our Hope Lutheran Church) and residential uses to the east, commercial uses and industrial uses to the south, and residential uses to the west.



**Figure 1: 2024 Aerial Image of Subject Property**

Source: Simcoe County GIS Maps

## **Proposal**

The proposed Zoning By-law Amendment is required to facilitate a future consent application to create one new residential lot, resulting in two lots total. The proposed lots to be severed and retained would each be comprised of a single detached dwelling including one ARU, resulting in four dwelling units on two properties. The proposed Zoning By-law Amendment would rezone the subject property from Residential First Density (R1) to Residential First Density Exception Fifteen (R1-15). The proposed R1-15 Zone would permit a reduced minimum lot area of 867 m<sup>2</sup> and a reduced minimum lot frontage of 12.9 m. All other provisions of the parent R1 Zone would remain and can be satisfied by the proposal.

Further details regarding the proposed Zoning By-law Amendment are available in the Planning Analysis section of this Report, and the preliminary concept plan is attached for information purposes only as Appendix 'B'. Technical details regarding the proposed severance would be further reviewed through the future consent application.

## **Planning Analysis**

The analysis section of this Report provides a review of the proposed Zoning By-law Amendment relative to the planning policy framework and regulatory instruments as follows:

### **Matters of Provincial Interest**

The *Planning Act* provides that Council in carrying out their responsibilities under the *Act* shall have regard to matters of provincial interest.

Planning Services is satisfied that the proposed development has regard to the applicable matters of provincial interest and, more specifically, supports the following principles:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing;
- (p) the appropriate location of growth and development; and
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

### **Provincial Planning Statement (2024)**

The *Planning Act* provides that a decision of the Council of a municipality in respect of the exercise of any authority that affects a planning matter shall be consistent with the policy statements of the Province and shall conform with the provincial plans that are in effect, or at minimum, not conflict with them. The Provincial Planning Statement (PPS) came into effect on October 20, 2024, and replaces the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The intent of the PPS is to provide policy direction on matters of provincial interest related to land use planning and development.

The PPS states that Settlement Areas shall be the focus of growth and development. Development within Settlement Areas shall be based on densities and a mix of land

uses which efficiently use land and resources, optimize existing and planned infrastructure, support active transportation, and are transit and freight supportive. The subject property is in the Town of Collingwood which is a Settlement Area. The proposed development would contribute to a mix of residential densities in the Town and optimize existing infrastructure by connecting to municipal water. The subject property is located within approximately 360 metres of a municipal transit stop and thereby represents transit supportive development.

The PPS provides policy direction on housing to support the achievement of complete communities. The PPS states that a mix of housing options and densities shall be provided by permitting all housing options required to meet the social, health, economic and well-being requirements of current and future residents, permitting all types of residential intensification, promoting densities for new housing, and prioritizing intensification. The subject property is an existing vacant lot that provides an opportunity for intensification by way of infill development. The proposed development provides for a mix of housing options by including single-detached dwellings with ARUs, being smaller unit types.

The PPS also provides policy direction on preferred methods of planning for sewage, water and stormwater services. The PPS states that municipal water and sewage services are the preferred form of servicing in settlement areas; however, where full municipal sewage services are unavailable, individual on-site sewage services may be used if site conditions are suitable for the long-term provision of such services with no negative impacts. The subject property is in a secondary plan area where only access to municipal water is available. As such, the proposed development would be serviced by municipal water and private on-site sanitary services. The proposed private sanitary services have been reviewed to the satisfaction of the Town's Growth and Development (Infrastructure) and Building Services Divisions, who confirm that suitable private individual on-site sewage systems can be accommodated on each of the proposed lots. This matter is also further reviewed at the building permit stage.

In consideration of the above, Planning Services is satisfied that the proposed development is consistent with the PPS.

## County of Simcoe Official Plan

The County of Simcoe Official Plan contains policies relating to the orderly development of areas that are designated Settlement and particularly directs development to Primary Settlement Areas. The Town of Collingwood is identified as a Primary Settlement Area and the subject property is designated Settlement within the County of Simcoe Official Plan.

The County's Official Plan identifies four themes of the planning growth management strategy, including:

- Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with particular emphasis on primary settlement areas;
- Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation;
- Protection and enhancement of the County's natural heritage system and cultural features and heritage resources, including water resources; and
- Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.

The County's Official Plan identifies that a wide range of land uses in Settlements shall provide an opportunity for people to live, work, shop and find recreation in one compact community, and that Primary Settlement Areas are required to develop as complete communities. Furthermore, the Plan states *'Intensification, or directing of development to the built-up area and serviced areas within settlement areas, contributes to compact development form'* and *'...local municipalities shall promote and facilitate intensification and efficient use of land in built-up areas...'*

The proposed Zoning By-law Amendment would provide an opportunity for future intensification of an existing vacant residential lot by establishing site-specific lot provisions to facilitate a future consent application to create one additional new residential lot.

Planning Services is satisfied that the proposed development conforms to the general intent and purpose of the County of Simcoe Official Plan. The subject application was circulated to the County of Simcoe and no concerns were raised with conformity to the County's Official Plan.

### **Town of Collingwood 2024 Official Plan**

- Schedule "1"      *Growth Management Plan* identifies the subject property is within a Residential Community Area and the Delineated Built Boundary;
- Schedule "2"      *Land Use Plan* designates the subject property Existing Neighbourhood and within the Highway 26 East Corridor Secondary Plan Area;
- Schedule "6"      *Transportation Plan* identifies the property along a road under the Ministry of Transportation Jurisdiction (Provincial Highway).

### ***Existing Neighbourhood Policies***

The intent of the Existing Neighbourhoods designation is to continue to accommodate attractive neighbourhoods which will provide for a variety of housing types and residential forms. It is also intended to manage the ongoing evolution of neighbourhoods and provide opportunities for sensitive and compatible intensification through gentle density. Permitted uses in the Existing Neighbourhoods designation include residential units in Low and Mid-Rise Buildings, such as single-detached dwellings and ARUs. Therefore, the proposed development is permitted on the subject property.

### ***Private Individual On-Site and Single Service Infrastructure***

The subject property is located within the Highway 26 East Corridor Secondary Plan Area where connection to full municipal services is unavailable. Until such time as a Secondary Plan is prepared, it is intended that all development be limited to the permitted uses outlined in the Private Individual On-Site and Single Services policies of the Official Plan. These policies permit minor infill development on the basis of partial municipal servicing, subject to satisfying the following criteria:

- 1. The land holding will not be capable of being developed into more than two building lots (one existing and one proposed),*
- 2. The adequacy of the proposed water and sanitary sewage disposal systems shall be demonstrated to the satisfaction of the Town of Collingwood,*
- 3. Direct access to arterial roads, particularly County roads and Provincial Highway 26, shall be discouraged and only considered where alternative access to a collector or local road is not available;*
- 4. The resulting lots shall each have frontage and access onto an open public road which meets minimum municipal standards; and*
- 5. The configuration of private individual on-site servicing shall facilitate future connection to municipal services.*

Planning Services notes that the proposed development involves the creation of one new residential lot for a total of two building lots (one existing and one proposed), meeting the stipulated policy criteria.

With respect to the proposed water and sanitary sewage disposal systems, a Functional Servicing Letter, prepared by Tatham Engineering, was submitted in support of the Zoning By-law Amendment application and deemed satisfactory by Growth and Development (Infrastructure) and Building Services staff in relation to current requirements for septic system design on the proposed lots. With respect to access, an Access Review Letter, prepared by Tatham Engineering, confirming the design and location of the proposed driveways on Beachwood Road, were considered acceptable and was also submitted in support of the subject application to the satisfaction of Growth and Development (Infrastructure) staff.

#### *Subdivision of Land Policies*

The intent of the Consent to Sever policies is to allow the creation of new lots in the Town. All lots created by consent shall be of an appropriate size and have adequate frontage onto an open public road. In cases where an amendment to the Zoning By-law is required to facilitate a consent application, Council approval of the re-zoning is required prior to or concurrent with the consideration by the Committee of Adjustment. As previously noted, the proposed residential lots to be severed and retained do not



satisfy the R1 provisions for minimum lot area and lot frontage. As such, the proposed Zoning By-law Amendment has been advanced for Council's consideration prior to a Consent application being advanced to the Committee of Adjustment for consideration.

### **Town of Collingwood 2004 Official Plan**

As members of Council are aware, the Town's 2024 Official Plan was approved by the County of Simcoe on September 24, 2024; however, the County subsequently received 16 separate appeals to portions of the Official Plan. Planning Services has worked diligently with County staff to understand the extent of the Official Plan policies that are affected by these appeals, and it has been determined that the majority of the policies affecting the subject property are under appeal. As such, Planning Services has reviewed the policies of the Town's 2004 Official Plan to ensure the proposed development conforms to both Official Plans. Under the Town's 2004 Official Plan, the subject property is designated Residential which permits single-detached dwellings and accessory uses including ARUs. The private servicing and consent policies of the 2004 Official Plan are also generally consistent with the 2024 Official Plan.

Based on the above, Planning Services is satisfied that the proposed development would conform with the general intent and purpose of both the Town's 2024 and 2004 Official Plans.

### **Town of Collingwood Zoning By-law**

The Town of Collingwood Zoning By-law 2010-040, as amended, zones the subject property Residential First Density (R1). Single-detached dwellings and ARUs are permitted uses in the R1 Zone.

The proposed Zoning By-law Amendment is required to facilitate a future consent application to create one new residential lot, resulting in two lots total. The proposed lots to be severed and retained would each be comprised of a single detached dwelling, including one additional residential unit (ARU), resulting in four total residential units on the two lots. The proposed Zoning By-law Amendment would rezone the subject property from Residential First Density (R1) to Residential First Density Exception Fifteen (R1-15) to permit the following:

- Minimum Lot Frontage of 12.9 metres (decrease of 7.1 metres); and
- Minimum Lot Area of 867 square metres (decrease of 533 square metres).

Planning Services is of the opinion that the reduced lot frontage and lot area proposed for the future severed and retained lots are appropriate given the findings of the submitted supporting studies, policies supportive of appropriate infill, housing mix, and servicing, and based on the surrounding neighbourhood context.

With the exception of the proposed Zoning By-law Amendment noted above, the proposal complies with the provisions of the Town's Zoning By-law.

### **Financial Impacts**

Maintaining an adequate, appropriate and orderly supply and mix of residential, commercial, and industrial units in anticipation of future development and servicing conditions provides a long-term foundation for stable community growth and results in the generation of growth-related revenue associated with building permit fees, development charges, taxes, and other related fees.

### **Conclusion**

Based on the land-use planning analysis and the Town's development review process, Planning Services confirms that the submitted proposal is in conformity to or consistent with the relevant land use planning instruments and has considered input from the public and internal/external commenting agencies. Therefore, it is recommended that the proposed Zoning By-law Amendment be enacted and passed.

## **3. Input from Other Sources**

The subject application was circulated to Town Departments and external agencies for review and comment. All concerns related to the proposed Zoning By-law Amendment have been satisfactorily addressed.

The following supporting documents were provided with the application and confirmed and/or reviewed by the applicable experts:

- Planning Justification Report, prepared by Georgian Planning Solutions, dated November 2024;

- Sketch Lot Plan, prepared by Georgian Planning Solutions, dated November 7, 2024;
- Functional Servicing Letter, prepared by Tatham Engineering, dated November 13, 2024; and
- Access Review Letter, prepared by Tatham Engineering, dated November 13, 2024.

The Town held a Statutory Public Meeting regarding the proposed Zoning By-law Amendment on January 13, 2025. The Public Meeting minutes are attached to this Report as Appendix 'C'. No oral submissions were provided by members of the public at the public meeting and no written submissions were received.

At the Statutory Public Meeting, members of Council raised questions about the size of the proposed ARUs and asked if the lots would be serviced. In response, the applicant confirmed the proposed ARUs would be approximately 500 to 600 square feet in size, and Planning Services advised the lots would be serviced by municipal water and private individual on-site sanitary services. A member of Council subsequently asked if the proposed lots would be large enough to support private sanitary services given the proposed decrease in lot area. As previously noted, a Functional Servicing Letter was submitted in support of the Zoning By-law Amendment application and deemed satisfactory by Growth and Development (Infrastructure) and Building Services staff in relation to current requirements for septic system design based on the size and configuration of the proposed lots. This matter will be further reviewed and confirmed at the building permit stage.

Staff Report No. P2025-04 was forwarded to Department Heads on February 4, 2025, and the content of this Report responds to the feedback received.

#### 4. Applicable Policy or Legislation

- *Planning Act* (1990, as amended)
- Provincial Planning Statement (2024)
- Simcoe County Official Plan (2016)
- Town of Collingwood Official Plan (2024)

- Town of Collingwood Official Plan (2004)
- Town of Collingwood Zoning By-law 2010-040

## 5. Considerations

2024-2028 Community Based Strategic Plan: Advances pillar(s) below:

☒ Sustainable   ☒ Connected   ☐ Vibrant   ☐ Responsible

☐ Services adjusted if any

Not Applicable

☒ Climate Change / Sustainability:

Positive impact on climate

change/sustainability (decreases GHG emissions)

*The proposal furthers the buildout and intensification of serviced land within the Town's built boundary contributing to a complete community.*

☒ Communication / Engagement:

Public Engagement has occurred

*The proposed development has been posted on the Town's website and the Notice of Complete Application and Public Meeting for the Zoning By-law Amendment was published in the Collingwood Today online newspaper and circulated to property owners within 120 meters of the subject property.*

☐ Accessibility / Equity, Diversity, Inclusion: Not Applicable

☐ Registered Lobbyist(s) relating to content: Not Applicable

Next steps and future action required following endorsement:

- Notice of Passing of By-law prepared and circulated/published
- 20-day appeal period
- Future Consent application

## 6. Appendices and Other Resources

**Appendix A:** Zoning By-law Amendment

**Appendix B:** Preliminary Concept Plan

**Appendix C:** Public Meeting Minutes

## 7. Approval

**Prepared By:**

Erica Rose, Community Planner

**Reviewed By:**

Lindsay Ayers, MCIP, RPP, Manager, Planning

**Reviewed By:**

Summer Valentine, MCIP, RPP, Director, Planning, Building, and Economic  
Development

**CAO Comments:**

☒ Endorsed by CAO Skinner on February 5, 2025 to proceed to COW.