



Planning Report

Date: June 26, 2025

To: Committee of Adjustment

From: Planning Services

Application Information:

Minor Variance Number: PLCIMA2025017

Owners/Applicants: Applicant: Para Builds LTD c/o Andrew Exel
Owner: James Wright

Legal Description: PLAN 73 LOT 27 RP 51R30912 PART 1 & 2

Municipal Address: 143 Hickory Street

Proposal:

The variances sought under this submission are:

- 1) To reduce the minimum interior side yard setback for a proposed attached garage in the Residential Second Density (R2) zone from 1.2 m to 0.5 m, thus a decrease of 0.7 m; and,
- 2) To reduce the minimum interior side yard setback for an eave in the Residential Second Density (R2) zone from 0.6 m to 0.4 m, thus a decrease of 0.2 metres (General Provision 4.28.3 Special Yard Encroachments).

The effect of this variance, if granted, is to provide relief from minimum interior side yard setback provisions for a proposed attached garage in the Residential Second Density (R2) zone.

Matters of Provincial Interest:



has had proper regard



has not had proper regard

Provincial Planning Statement:

Date: 2024



is consistent with PPS



is not consistent with PPS

County of Simcoe Official Plan Designation:

Settlement

Conformity:

Yes ☒

No ☐

Town of Collingwood 2004 Official Plan Designation:

Schedule 'A' - Land Use Plan - Residential

Conformity:

Yes ☒

No ☐

Zoning By-law: 2010-040

**Zone
Classification(s):**

Residential Second Density (R2)

Proposed Use Permitted Yes ☒ No ☐

**Planning Act
Section 45**

Four (4) Tests:

1) Meets general intent and purpose of the Official Plan

Yes No

☒ ☐

2) Meets general intent and purpose of the Zoning By-law

☒ ☐

3) Is appropriate and desirable

☒ ☐

4) Is minor in nature

☒ ☐

**Internal
Departments
Comments:**

Planning Services: For additional clarity, the proposed attached garage is an enclosure of the existing carport.

Growth & Development: No concerns.

**External
Agencies
Comments:**

Recommendations:

Approved with the following conditions:

Defer: ☐

Approve: ☐

Approve with Conditions: ☒

Deny: ☐

Conditions:

1. The extent of the variances is to be limited to that shown on the sketch plan attached to the Notice of Public Meeting dated June 16, 2025; and,

2. The applicant shall, to the satisfaction of the Town of Collingwood, pay any additional costs and expenses incurred as a result of the review of this application.

Planner:

Shaylin Whitehead

Date: June 26, 2025

Supervising Planner:

Justin Teakle

Date: June 26, 2025