The Corporation of the Town of The Blue Mountains

By-Law Number 2018 – 42

Being a By-law to amend Zoning By-law No. 83-40 which may be cited as "The Township of Collingwood Zoning By-law"

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 83-40;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

And Whereas pursuant to the provisions of Section 46 of the Planning Act, R.S.O. 1990, c. P.13, a By-law may be enacted under Section 34 of the Planning Act to permit more than one land lease community home on a parcel of land;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Map 24 to Schedule ‘A’ of the Township of Collingwood Zoning By-law 83-40 as amended, is hereby further amended by rezoning the subject lands to the Residential ‘R6-286-h’ Zone, Private Open Space ‘OSZ’ Zone and Hazard ‘H’ Zone for those lands lying and being in the Town of The Blue Mountains, comprised of Plan 529 Part Lot 21 Concession 2, being Part Lot 161, 172 and 173 as indicated on Key Map Schedule ‘A-1’.

2. Section 32 to the Zoning By-law of the Township of Collingwood, being By-law 83-40, as amended, is hereby amended by adding Exception 286 as follows:

"286 Map 24 – Part Lot 20 and 21, Concession 2 (Parkbridge-Craigleith)

These lands shall be used for a maximum of 211 Land Lease Community Homes comprised of a minimum 45 single detached dwellings, and a minimum of 100 horizontally attached townhouse dwellings. A maximum 465 square metre Private Clubhouse, maximum 370 square metre Private Storage Facility and uses, buildings and structures accessory thereto are also permitted.

In addition to the list of permitted uses and required minimum yard setbacks of the Residential R6 Zone; and the minimum parking space requirements of Section 5.14, the following provisions shall apply:

i. All buildings and structures shall be located within the Building Envelopes identified on Schedule ‘A-2’;

ii. The maximum permitted height shall be 9.5 metres for single detached dwellings, 11.0 metres for townhouse dwellings, 7.5 metres for the Private Clubhouse, 6.5 metres for the Private Storage Facility and 4.5 metres for all other buildings and structures;

iii. No building or structure shall be located any closer than 2.0 metres from a private road or any another building or structure;

iv. A minimum of 80 visitor parking spaces shall be provided;
3. In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the Holding ‘-h’ symbol shall not be removed from the whole or part of the lands until such time as the following has been completed:
   i. Execution of a Subdivision Agreement;
   ii. Registration of a Plan of Subdivision;
   iii. Execution of a Site Plan Agreement

     Until such time as the Holding ‘-h’ symbol is removed, the lands shall only be used for those uses that existed as of the date of passing of this By-law.

4. Notwithstanding the requirements of Section 3 above, a maximum of six (6) model home(s) may be constructed prior to the removal of the Holding ‘-h’ Symbol provided that the owner enters into a Model Home Agreement to the satisfaction of the Town of The Blue Mountains.

5. That Schedule ‘A-1’ and Schedule ‘A-2’ are declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 9th day of July, 2018

John McKeen, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018.41 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 9th day of July, 2018.

Dated at the Town of The Blue Mountains, this 9th day of July, 2018.

Corrina Giles, Clerk
Town of The Blue Mountains
Schedule A-1
By-Law No. 2018-42

- Area affected by this amendment
- Hazard 'H'
- Private Open Space 'OS2'
- Residential 'R6-286-h'
Town of The Blue Mountains

Schedule A-2

By-Law No. 2018-42