



Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: April 23, 2018
Report Number: PDS.18.45
Subject: Short Term Accommodation Zoning Review
Licensed STA's at Delphi Lane and Settlers Way
Town of The Blue Mountains
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.18.45 entitled "Short Term Accommodation Zoning Review, Licensed STA's at Delphi Lane and Settlers Way, Town of The Blue Mountains";

THAT Council revoke forthwith the STA licenses referred to herein:

Or

THAT Council permit the existing Short Term Accommodation (STA) Licenses to continue in place until their respective current License expiration date to allow the STA uses at Delphi Lane and Settlers Way until such expiration date; and so that the Owners of these properties have additional time to apply for Official Plan and/or Zoning By-law Amendments to permit an STA use on the property.

Or

THAT Council permit the existing Short Term Accommodation (STA) Licenses to continue in place until their respective current License expiration date to allow the STA uses at Delphi Lane and Settlers Way until such expiration date. Based on the provisions of the Official Plan and Zoning By-law, a STA License renewal would not be permitted and these STA's must thereafter cease operations.

B. Overview

This report provides a zoning review on a number of licensed Short Term Accommodation uses on Delphi Lane and Settlers Way. The report provides options for council to either: revoke these licenses; or the requirements and process to consider permitting these STA's on a time limited or permanent basis.

C. Background

Town Staff prepared a report to Committee of the Whole on March 29, 2018 identifying updates to the Town Official Plan, Zoning By-law and Licensing By-law. Staff has now received direction to proceed to a public meeting to consider these updates, and a Public Meeting has been tentatively scheduled for May 28, 2018. The report also provided a recommendation on a number of existing licensed STA uses at Delphi Lane and Settlers Way that did not comply with the Zoning By-law.

The purpose of this report is to provide a zoning review on these two areas, provide a planning opinion on zoning compliance, and to provide a summary of the process required to bring these STA's into compliance with the Zoning By-law.

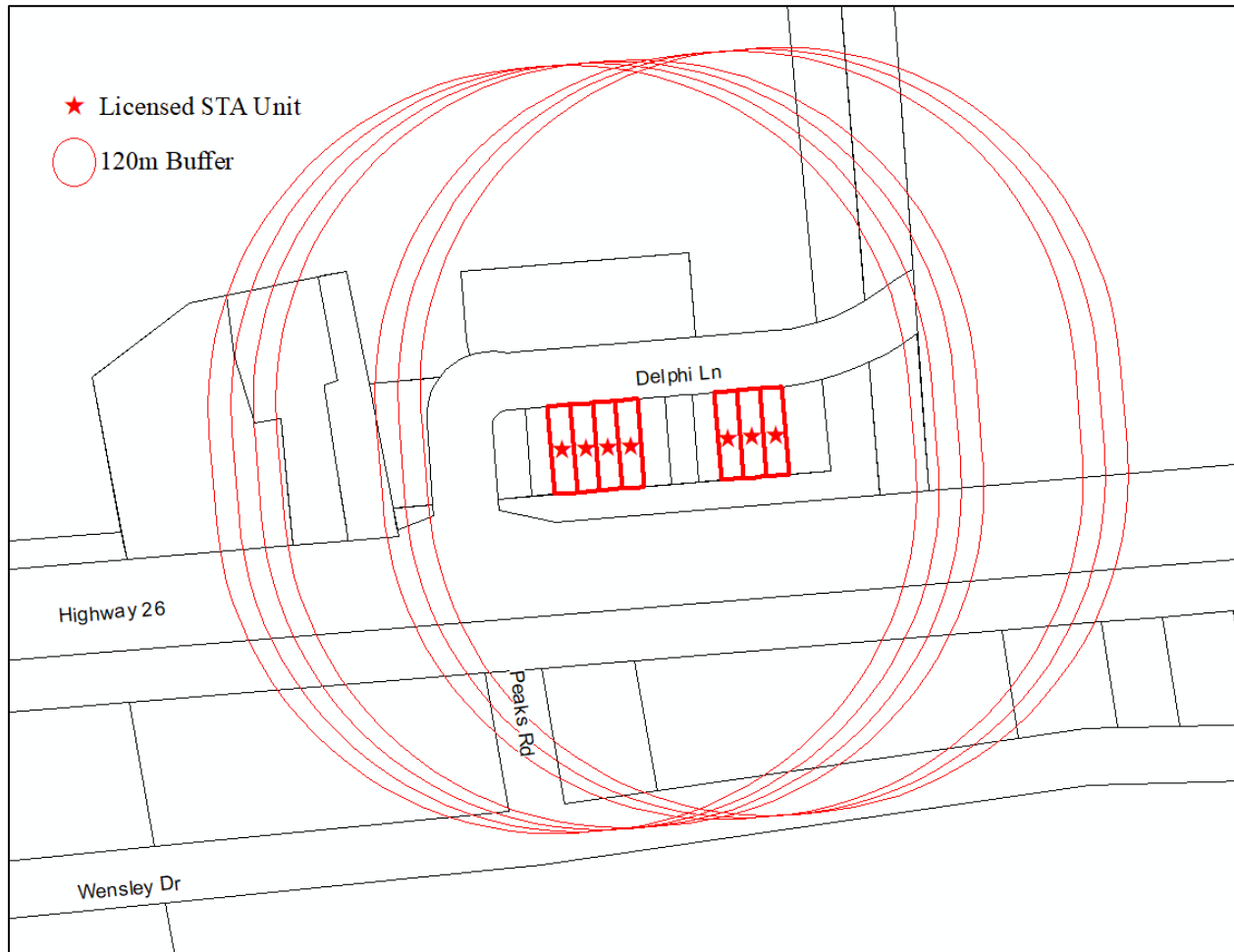
D. Analysis

The STA Staff Report FAF.18.42 identified a number of STA's located at Delphi Lane and Settlers Way that would appear to have been issued an STA license 'in error'. Owners of these units purchased or converted these units into STA's based in part on emails or other correspondence received from Town Staff indicating (erroneously) that they could operate an STA and that a License would be issued. Licenses were subsequently issued, and it has come to our attention that based on our interpretation of the Zoning By-law that these licenses were issued in error. The following sections of this report intend to clarify the applicable Zoning permissions currently in place and should there be merit in considering STA's at these locations, the requirements to amend the Zoning By-law to bring those properties into compliance so that STA licenses can be issued.

Delphi Lane Condominiums

The Delphi Lane Condominiums were approved and constructed in 2012 consisting of 13 townhouse units. Seven STA licenses have been issued on Delphi Lane as shown below in Figure 1:

Figure 1: New STA's and the 120 metre Buffer Distance at Delphi Lane Condominiums



Development at Delphi Lane was permitted through Zoning By-law 2009-33 (see attachment #1). This By-law placed the lands in the Residential R1-194 zone. Exception 194 also allows the lands to be developed for rowhouse units and linked units (townhouses) subject to the applicable Residential R7 provisions as modified.

By-law 2009-33 limits the permitted uses to single detached dwellings, rowhouse units and linked units only. No other uses are permitted including STA units.

The Residential R7 provisions that apply to these lands refer to lot development requirements including minimum lot area, lot frontage, setbacks, and other matters. STA's are not included in these provisions.

Based on the foregoing, it is our opinion that STA's are not and have never been permitted in the Delphi Lane Condominiums. In addition, even if an STA use had been a permitted use, other Zone requirements under the STA By-law 2009-03 such as the minimum 120 metre separation distance has not been met. Other areas of the By-law including occupant load, parking, buffering, and garbage collection have not been reviewed and may or may not meet the requirements of the By-law.

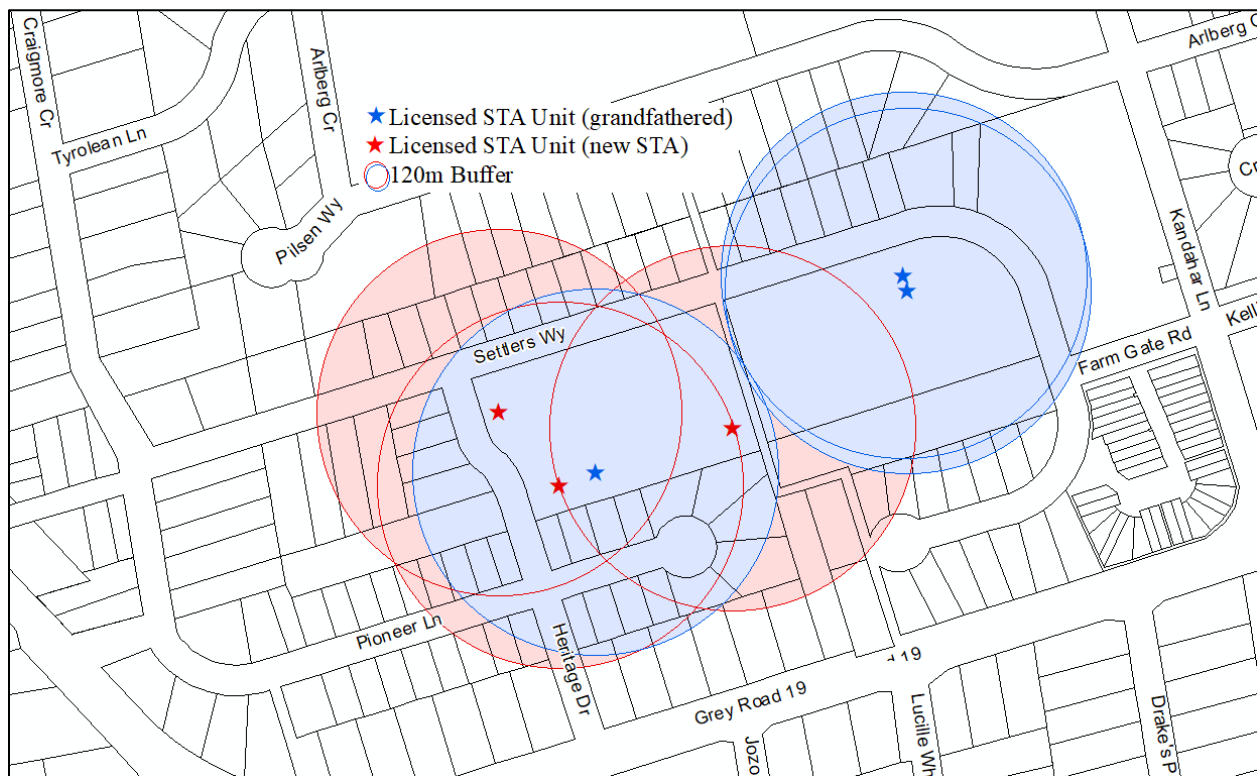
In order to permit STA's in the Delphi Lane Condominiums, a Zoning By-law Amendment is required to: permit an STA as a permitted use; to permit the STA's to be located within the minimum 120 metre separation distance; and to recognize any other areas of non-compliance with the Zoning By-law. An application for Zoning By-law Amendment would have to be submitted with supporting materials to justify the proposed use, a statutory public meeting would need to occur, and a favourable council decision is required to permit none, some, or all of these STA's. Planning Staff would recommend that one application for Zoning By-law Amendment could be considered for all Delphi Lane properties who wish to obtain permissions for an STA use.

In addition to an application for Zoning By-law Amendment, an application for Official Plan Amendment may also be required subject to the policy requirements of the Plan. Further justification and supporting materials will need to be provided in order to determine compliance with the Official Plan.

Settlers Way Condominiums

The Settlers Way Condominiums were approved and constructed in 1990 consisting of 60 townhouse units. Four STA licenses (one legal-non conforming STA and three new STA's) have been issued at Settlers Way as shown below:

Figure 2: Grandfathered and New STA's with 120 m Buffer at Settlers Way Condos.



Development was approved through By-law 1988-07 (see attachment #2). This By-law placed the lands in the Residential R6-79 zone. The Residential R6 zone lists STA's as a permitted use. Exception 79 limits the lands to a maximum number of townhouses to 60 units.

New STA's must meet all requirements of the STA By-law 2009-03. It would appear that when the minimum 120 metre separation requirement is applied to the pre-existing (grandfathered) STA located at Settlers Way, that no other new STA's would be permitted within the 120 metre as shown in blue above in Figure 2.

Based on the foregoing, it is our opinion that the three new STA's in the Settlers Way Condominiums do not comply with the minimum 120 metre setback requirement under the STA Zoning By-law 2009-03. Other areas of By-law 2009-03 including occupant load, parking, buffering, and garbage collection have not been reviewed and may or may not meet the requirements of the By-law.

In order to permit STA's in the Settlers Way Condominiums, an Official Plan Amendment is required and a Zoning By-law Amendment is required to: permit the STA's to be located within the minimum 120 metre separation distance; and to recognize any other areas of non-compliance with the Zoning By-law. An application for Official Plan Amendment and Zoning By-law Amendment would have to be submitted with supporting materials to justify the proposed use, a statutory public meeting would need to occur, and a favourable council decision is required to permit none, some, or all of these STA's. Planning Staff would recommend that one application for Zoning By-law Amendment could be considered for all Settlers Way Units who wish to obtain permissions for an STA use.

Conclusion

Based on the areas of non-compliance with the Official Plan and Zoning By-laws in effect for the above Delphi Lane and Settlers Way Condominiums, it is our opinion that STA Licenses should not have been issued or be available for all STA units except for the existing legal non-conforming (grandfathered) unit at Settlers way.

Licenses can be available to these STA's only through an approved Official Plan Amendment and Zoning By-law Amendment to bring all STA units into compliance with the Official Plan and Zoning By-law.

Direction is required from Council on the following options:

- 1) Leave the existing STA Licenses in place until their respective current expiry to allow the STA use while the Owners of these properties apply for the necessary Official Plan and/or Zoning By-law Amendment to permit an STA use on the property.
- 2) Leave the existing STA Licenses in place until their respective current expiry to allow the STA use until their current license expires. A STA License renewal would not be permitted, and these STA's must thereafter cease operations.

- 3) Revoke all existing STA Licenses immediately, or at a date determined by Council, to remove the STA use and refer these units back to a permitted use under the Zoning By-law.

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

F. Environmental Impacts

Nil

G. Financial Impact

Nil

H. In consultation with

By-law Services Department
Leo Longo, Solicitor

I. Attached

1. Zoning By-law 2009-33
2. Zoning By-law 1988-07

Respectfully submitted,

Shawn Postma, MCIP RPP
Senior Policy Planner

Michael Benner, MCIP RPP
Director of Planning and Development Services

Shawn Postma, planning@thebluemountains.ca
519-599-3131 extension 248

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS**BY-LAW NO. 2009-03**

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 of the *Planning Act*, the By-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

1. SECTION 3: DEFINITIONS of By-law No. 83-40, as amended, is hereby amended by adding the following new definitions:
 - (i) 3.17 (a) "Bed and Breakfast Establishment" means a dwelling that operates or offers no more than three (3) guest rooms as places of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement throughout all or any part of a calendar year and that is the principle residence of the establishment's proprietor. Bed and breakfast establishment shall not mean or include motel, hotel, short term accommodation, tourist cabin or cottage, hospital or similar commercial or institutional uses.
 - (ii) 3.17 (c) "Boarding or Rooming House"
 - (i) means an owner occupied dwelling in which lodging with or without meals is supplied for gain to three (3) or more persons other than the lessee, tenant or owner of the said dwelling, or any member of his family, but
 - (ii) does not mean or include a motel, hotel, short term accommodation, bed and breakfast establishment, hospital or similar commercial or institutional use, or apartment house.
 - (iii) 3.139 (a) "Residential" means the use of land, buildings or structures for human habitation, but excluding temporary human habitation uses such as short term accommodation, bed and breakfast establishment, tourist cabin or cottage, hotel or motel.
 - (iv) 3.148 (b) "Short Term Accommodation" means a building or structure or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for any period less than thirty (30) consecutive calendar days, throughout all or any part of a calendar year. Short term accommodation uses shall not mean or include a motel, hotel, bed and breakfast establishment, tourist cabin or cottage, hospital, commercial resort unit, village commercial resort unit or similar commercial or institutional use.
 - (v) 3.166 (a) "Tourist Cabin or Cottage" means a seasonal dwelling operated or offered as a place of temporary residence, lodging or occupancy by way of concession, permit, lease, licence, rental agreement or similar commercial arrangement, throughout all or any part of a calendar year.

2. SECTION 3: DEFINITIONS of By-law No. 83-40, as amended, is amended by revising the following existing definitions:

- (i) After "3.30 Commercial" means the use of land, building or structure for the purpose of buying, selling, leasing and renting commodities," delete the comma and insert:

"or accommodations".

- (ii) Delete 3.31 (iii) and replace with:

3.31 (iii) "which is part of a rental or lease management program which consists of a minimum of ten (10) commercial resort units in one or more buildings on a single lot; and"

- (iii) Delete definition 3.32 and replace with:

3.32 "Commercial Resort Unit Complex" shall mean a building or group of buildings containing ten (10) or more commercial resort units which is part of a rental or lease management program on a single lot.

- (iv) Delete definition 3.45 and replace with:

3.45 "Dwelling" shall mean a building occupied or capable of being occupied exclusively as a permanent or temporary home, residence, accommodation or sleeping place by one or more persons, but shall not include short term accommodation use, hotel, motel mobile home, recreational vehicle, park model trailer, tent, commercial resort unit, institution, railroad car or other railroad rolling stock, or living quarters for a caretaker, watchman, or other person or persons using living quarters which are accessory to a non-residential building or structure.

- (v) Delete definition 3.54 and replace with:

3.54 "Dwelling, Seasonal" means a dwelling that is not used for continuous habitation or as a permanent residence or a dwelling to be used for recreation but not occupied or intended to be occupied as a permanent residence or any combination of the two.

- (vi) Delete 3.56 and replace with:

3.56 "Dwelling, Single Detached Residential" means a single dwelling unit which is not joined to any other dwelling.

- (vii) Delete definition 3.89 and replace with:

3.89 "Hotel" means an establishment that consists of one building or two or more connected or adjacent buildings that, throughout all or part of a calendar year, caters to the needs of the public by furnishing guest rooms for a fee, including all such establishments as defined from time to time by the *Hotel Registration of Guests Act*, R.S.O. 1990, c.H.17, as amended, but not including any other establishment otherwise defined or classified in this By-law. A Hotel may or may not:

- (i) supply food;
- (ii) have an on-site management office;
- (iii) include permanent staff accommodation;
- (iv) include convention facilities;
- (v) include one or more dining rooms;
- (vi) include recreational facilities for use by the guests; and
- (vii) be licensed under the Liquor Licence Act of Ontario, R.S.O. 1990, c..

(viii) Delete definition 3.113 and replace with:

3.113 "Motel" means an establishment that consists of one building or two or more connected or adjacent buildings that, throughout all or part of a calendar year, caters to the needs of the public by operating or offering guest rooms for a fee, where each guest room is directly accessible from the exterior, but not including any other establishment otherwise defined or classified in this By-law. A Motel may also:

- (i) supply food;
- (ii) have an on-site management office;
- (iii) include permanent staff accommodation;
- (iv) include convention facilities;
- (v) include one or more dining rooms;
- (vi) include recreational facilities for use by the guests;
- (vii) be licensed under the Liquor License Act of Ontario.

3. Section 5.14 Parking Requirements of By-law No. 83-40, as amended, is amended by adding the following parking requirements:

Section 5.14(a)(xxiv)
Short term accommodation

- | | |
|----------------------------|---|
| - multiple unit building | 1.75 parking spaces per unit having four (4) guest rooms used for sleeping or less plus 1.0 parking space for each additional guest room used for sleeping. |
| - single detached building | 0.5 parking space per occupant or 1.0 parking space per guest room used for sleeping, whichever is greater. |

4. SECTION 5: GENERAL PROVISIONS of By-law 83-40, as amended, is hereby amended by adding the following new Section: Section 5.24 Short Term Accommodation

Section 5.24 Short Term Accommodation

Section 5.24.1 (a) No person shall use any land or erect, alter or use any building or structure for the purpose of a short term accommodation use within any Residential First Density (R1), Residential Second Density (R2), Residential Third Density (R3) or Residential Fourth Density (R4) Zone.

Section 5.24.1 (b) No person shall use any land or erect, alter or use any building or structure that secures nine (9) or more occupants for the purpose of short term accommodation use.

Section 5.24.1 (c) No short term accommodation use shall be located closer than 120 metres in a continuous path over the shortest distance from another short term accommodation use or bed and breakfast establishment.

Section 5.24.1 (d) Short term accommodation uses shall be subject to site plan control.

Section 5.24.1 (e) Where short term accommodation uses abut a residential zone that permits a single detached residential dwelling, the following landscaped open space provisions shall apply:

- (i) A minimum 3.0 metre wide buffer strip, measured from the rear lot line, shall be provided.

- (ii) A minimum 3.0 metre wide buffer strip, measured from the exterior side lot line, shall be provided save and except within a sight triangle and driveway entrance.
- (iii) A minimum 1.0 metre wide buffer strip, measured from the interior side lot line, shall be provided.

Section 5.24.1 (f) One (1) enclosed waste/recycling depot shall be required.

Section 5.24.1 (g) A short term accommodation use shall have connection to municipal water and sewage services.

5. Section 8.1 (b) of By-law No. 83-40, as amended, is amended by deleting "family detached" following "single" and replacing it with "detached residential".
6. Section 9.1 (b) of By-law No. 83-40, as amended, is amended by deleting "family detached" following "single" and replacing it with "detached residential".
7. Section 10.2.1 (a) of By-law No. 83-40, as amended, is amended by deleting "family detached" following "single" and replacing it with "detached residential".
8. Section 10.3.1 (a) of By-law No. 83-40, as amended, is amended by deleting "family detached" following "single" and replacing it with "detached residential".
9. Section 10.4.1 (a) of By-law No. 83-40, as amended, is amended by deleting "family detached" following "single" and replacing it with "detached residential".
10. Section 10.6.1 of the Residential Fifth Density (R5) Zone of By-law No. 83-40, as amended, is amended by deleting and replacing with the following :

10.6.1 Permitted Uses

- a) horizontally attached dwellings;
- b) short term accommodation;
- c) uses, building and structures accessory to the uses permitted in Clauses a) and b).

11. Section 10.7.1 of the Residential Sixth Density (R6) Zone of By-law No. 83-40, as amended, is amended by deleting and replacing with the following:

10.7.1 Permitted Uses

- a) horizontally attached dwellings;
- b) multi-attached dwellings;
- c) short term accommodation;
- d) uses, buildings and structures accessory to the uses permitted in Clauses a), b) and c).

12. Section 10.8.1 of the Residential Seventh Density (R7) Zone of By-law No. 83-40, as amended, is amended by deleting and replacing with the following:

10.8.1 Permitted Uses

- a) a rowhouse unit;
- b) a linked unit;
- c) short term accommodation;
- d) uses, building and structures accessory to the uses permitted in Clauses a), b) and c).

13. Section 10.9.1 of the Residential Eighth Density (R8) Zone of By-law No. 83-40, as amended, is amended by deleting and replacing with the following:

10.9.1 Permitted Uses

- a) apartment houses;
- b) short term accommodation;
- c) uses, buildings and structures accessory to the use permitted in Clause a) and b)

14. Section 10.10.1 (a) of By-law No. 83-40, as amended, is amended by deleting "family detached" following "single" and replacing it with "detached residential".
15. Section 10.11.1 (a) of By-law No. 83-40, as amended, is amended by deleting "family detached" following "single" and replacing it with "detached residential".
16. Section 10.12.1 (a) of By-law No. 83-40, as amended, is amended by deleting "family detached" following "single" and replacing it with "detached residential".
17. Section 10.13.1 of the Resort Residential (RR) Zone of By-law No. 83-40, as amended, is amended by deleting and replacing with the following:
 - 10.13.1 Permitted Uses
 - a) a single detached residential dwelling;
 - b) short term accommodation;
 - c) uses, buildings and structures accessory to the uses permitted in Clauses a) and b).
18. Section 10.14.1 (a) of By-law No. 83-40, as amended, is amended by deleting "family detached" following "single" and replacing it with "detached residential".
19. Section 30.1 (a) of By-law No. 83-40, as amended, is amended by deleting "family detached" following "single" and replacing it with "detached residential".
20. That Schedule 'AA' of the Township of Collingwood Zoning By-law No. 83-40, as amended, is amended by deleting "Single Family" in the "Use" Row and replacing it with "Single Detached".
21. That Schedule 'AA' of the Township of Collingwood Zoning By-law No. 83-40, as amended, is amended by deleting the Resort Column and replacing with the following:

SCHEDULE 'AA'		ZONE	RESORT
		USE	SINGLE DETACHED
		SYMBOL	RR
MINIMUM AREA (METRES)	LOT (SQ.)	PUBLIC WATER AND SEWER	550 (1)
MINIMUM FRONTAGE (METRES)	LOT	PUBLIC WATER AND SEWER	18 (2)
MINIMUM SETBACK (METRES)	YARD	FRONT	7.5
		REAR	9
		INT. SIDE	2
		EXT. SIDE	6
MAXIMUM COVERAGE	LOT %		30
MINIMUM AREA PER DWELLING (SQ. METRES)	FLOOR PER UNIT	1 STOREY	83
		1.5 STOREY	87
		2-2.5 STY.	100
		BACHELOR	A
		1 BEDROOM	A
		2 BEDROOM	A
MAXIMUM NO. OF UNITS PER LOT		3+ BEDRM.	A
			1
MINIMUM SETBACK FROM CENTRE OF ROAD ALLOWANCE (METRES)		PROVINCIAL	30
		COUNTY	27
		OTHER	17.5
MAXIMUM HEIGHT (METRES)			2.5 STY.

A – PROVISION NOT APPLICABLE

(1) – THE MINIMUM LOT AREA SET OUT IN THIS SCHEDULE SHALL BE INCREASED BY 50 SQ. M. FOR CORNER LOTS

(2) – THE MINIMUM LOT FRONTAGE SET OUT IN THIS SCHEDULE SHALL BE INCREASED BY 3 M. FOR CORNER LOTS

22. That Schedule "A-1" is hereby declared to form part of this by-law.
23. Section 5.24 of By-law 83-40, as amended, is hereby further amended by adding the following new Section:

Section 5.24.2 In addition to the uses permitted on the lands set out on Schedule "A-1" attached to By-law 2009-03, short term accommodation use shall be permitted with such use being excluded from:

- a) the maximum number of occupants permitted within a short term accommodation use under Section 5.24.1 (b).
- b) the minimum distance separation of 120 metres in a continuous path over the shortest distance from another short term accommodation use or bed and breakfast establishment under Section 5.24.1 (c).

24. That Schedule "A-2" is hereby declared to form part of this by-law.

25. Section 5.24 of By-law 83-40, as amended, is hereby further amended by adding the following new Section:

Section 5.24.3 In addition to the uses permitted on lands boldly set out on Schedule "A-2" attached to By-law 2009-03, short term accommodation use shall be permitted with such use being excluded from:

- a) the maximum number of occupants permitted within a short term accommodation use under Section 5.24.1 (b).
- b) the minimum distance separation of 120 metres in a continuous path over the shortest distance from another short term accommodation use or bed and breakfast establishment under Section 5.24.1 (c).

26. That Schedule "A-3" is hereby declared to form part of this by-law.

27. Section 5.24 of By-law 83-40, as amended, is hereby further amended by adding the following new Sections:

Section 5.24.4 (a) In addition to the uses permitted on the lands boldly set out on Schedule "A-3" attached to By-law 2009-03, a commercial resort unit shall be permitted.

Section 5.24.4 (b) In addition to the uses permitted on lands boldly set out on Schedule "A-3" attached to By-law 2009-03, short term accommodation use shall be permitted with such use being excluded from:

- a) the maximum number of occupants permitted within a short term accommodation use under Section 5.24.1 (b).
- b) the minimum distance separation of 120 metres in a continuous path over the shortest distance from another short term accommodation use or bed and breakfast establishment under Section 5.24.1 (c).

28. This By-law shall come into full effect upon the date of approval of the Town of The Blue Mountains Official Plan Amendment No. 11, in accordance with Section 24 (2) of the *Planning Act*.

Town of The Blue Mountains

Key Map Schedule A-1

By-law No. 2009-03



Town of The Blue Mountains

Key Map Schedule A-2

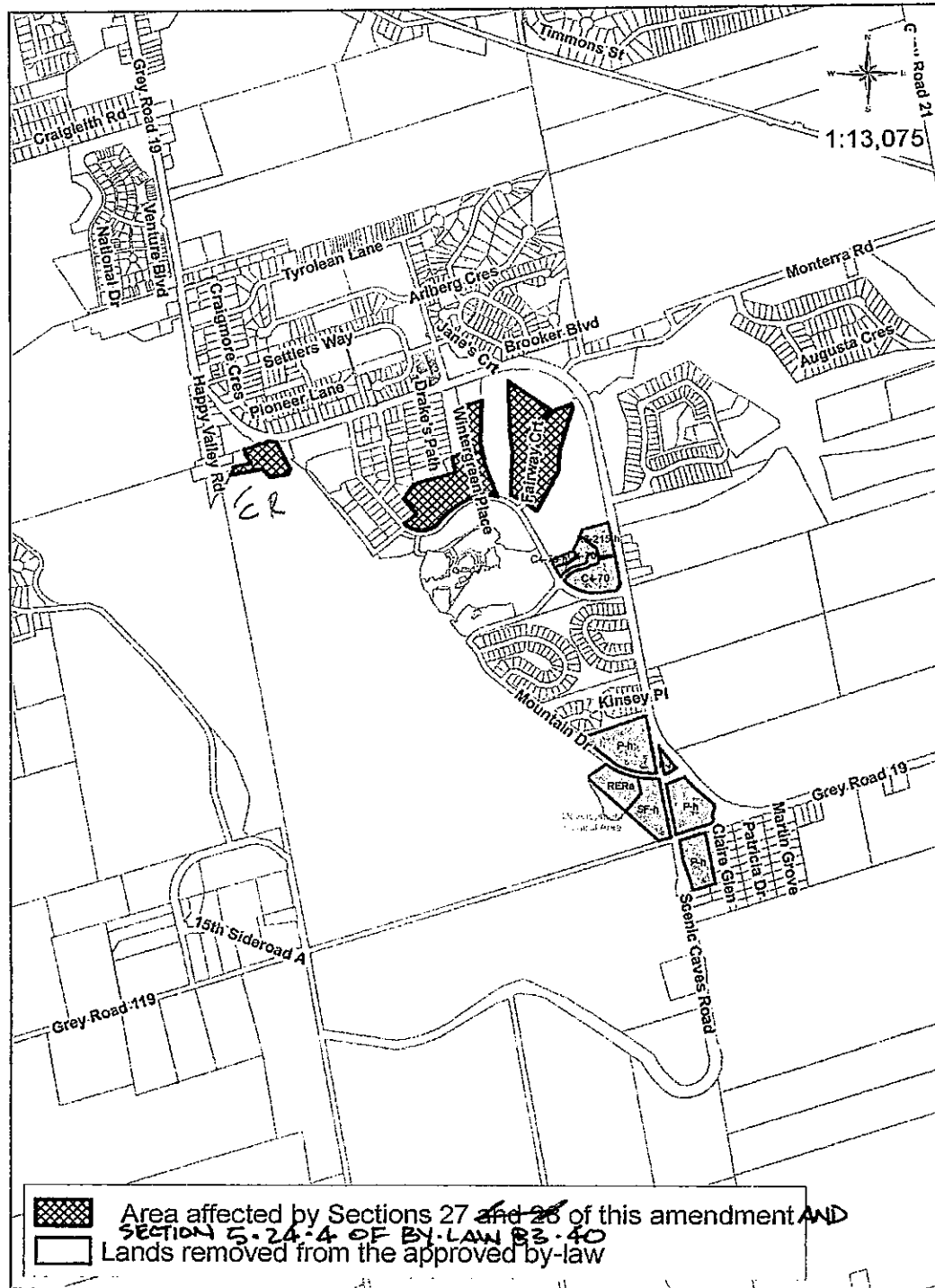
By-law No. 2009-03



Town of The Blue Mountains

Key Map Schedule A-3

By-law No. 2009-03



NOTICE OF THE PASSING OF A ZONING BY-LAW
THE TOWNSHIP OF COLLINGWOOD

TAKE NOTE THAT the Council of the Township of Collingwood passed By-law No. 88-7 on the 29th day of February, 1988 under Section 34 of the Planning Act, 1983.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of the Township of Collingwood not later than the 5th day of April, 1988 a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies (or, alternatively, an explanation as to why a key map is not provided) are attached. The complete by-law is enclosed for inspection.

DATED at the Township of Collingwood, this 1st day of March, 1988.

Chris Fawcett
Clerk
Township of Collingwood
P.O. Box 40
Hillcrest Drive
CLARKSBURG, Ontario
NOH 1J0 (519) 599-3031

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose of this By-law is to properly zone and recognize a redesign of Phase II of the Heritage Corners Subdivision on Part of Lot 19, Concession 2, Collingwood Township.

The effect of this By-law would rezone the subject property to the Residential R2 and R6 Zones as well as the Public Open Space OS1 Zone and Private Open Space OS2 Zone to permit the redesign.

THE CORPORATION OF THE TOWNSHIP OF COLLINGWOOD

BY-LAW NO. 88-7

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

WHEREAS the Council of the Corporation of the Township of Collingwood 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 of the Planning Act, 1983, the by-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF COLLINGWOOD ENACTS AS FOLLOWS:

1. Map 24 of Schedule "A" to the Zoning By-law of the Township of Collingwood, being By-law No. 83-40, is hereby amended by changing the zoning on these lands comprised of Part of Lot 19, Concession 2, Township of Collingwood in the manner shown outlined in the heavy black broken line on the attached key map Schedule "A-1" which is hereby declared to form part of this By-law.
2. The Zoning By-law of the Township of Collingwood, being By-law No. 83-40, is further amended by adding the following Exceptions to Section 32:

Exception 79 - The maximum number of residential dwelling units within this area shall be 60 units.

Exception 80 - The maximum number of residential dwelling units within this area shall be 63 units.

READ A FIRST TIME THIS 29th DAY OF February, 19 88.

READ A SECOND TIME THIS 29th DAY OF February, 19 88.

READ A THIRD TIME AND FINALLY PASSED THIS 29th DAY OF February, 19 88.

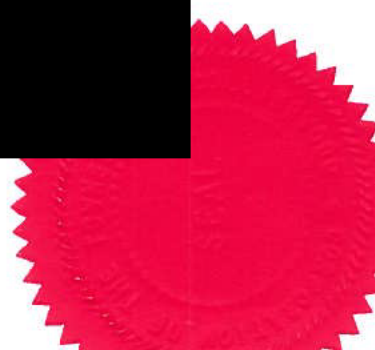
I hereby certify that the foregoing is a true copy of By-law No. 88-7 as enacted by the Council of the Corporation of the Township of Collingwood on the 29th day of February, 19 88.

DATED at Clarksburg

this 1st day of March,

19 88.

Signed:



KEY MAP - SCHEDULE "A-I"
BY-LAW NO. 88-7
TOWNSHIP OF COLLINGWOOD

14



AREA AFFECTED BY THIS BY-LAW

40 0 80 metres

