



May 14, 2024

Planning and Development Services

Public Meeting

Application for Zoning By-law Amendment

Development 'D' Zones Throughout the Town

Town File No.: P3355

Planning Process

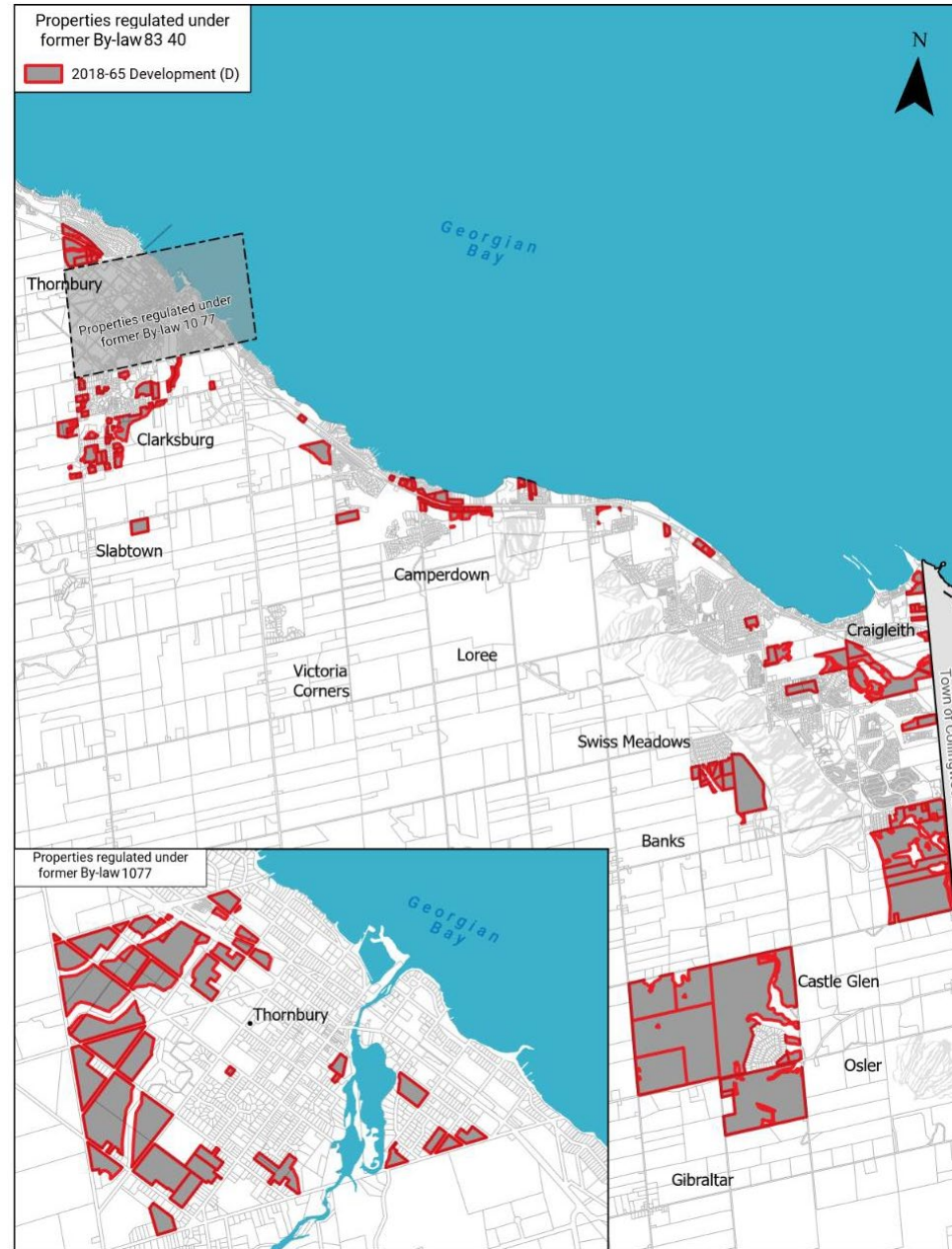
- Pre-Consultation
- Application Received
- Application Deemed Complete
- Notice of Public Meeting Circulated, Public Meeting Held
- Staff Review of Application and Public Comments
- Staff Recommendation to Committee of the Whole – June 11 (tentative)
- Council Decision – June 24 (tentative)
- Appeal Period

History

- 2018: Current Zoning By-law adopted
 - D Zones require reference to previous Zoning By-laws of Township of Collingwood and Town of Thornbury
- 2019: Council direction to draft provisions for D Zones
 - Permitted uses: single detached dwellings, existing uses
 - Holding Provision: Require Site Plan Approval prior to any development
 - Note: Site Plan Control no longer applicable to residential developments of 10 units or less**
- November 20, 2023: Council resolution to begin ZBA process

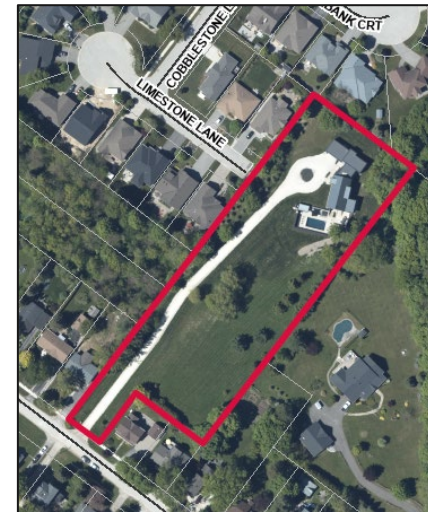
Purpose of D Zone

- Retention of undeveloped land
- Efficient use of land
- Orderly growth patterns
- Extension of roads and infrastructure
- Sustainability
- Community connectivity



Issues

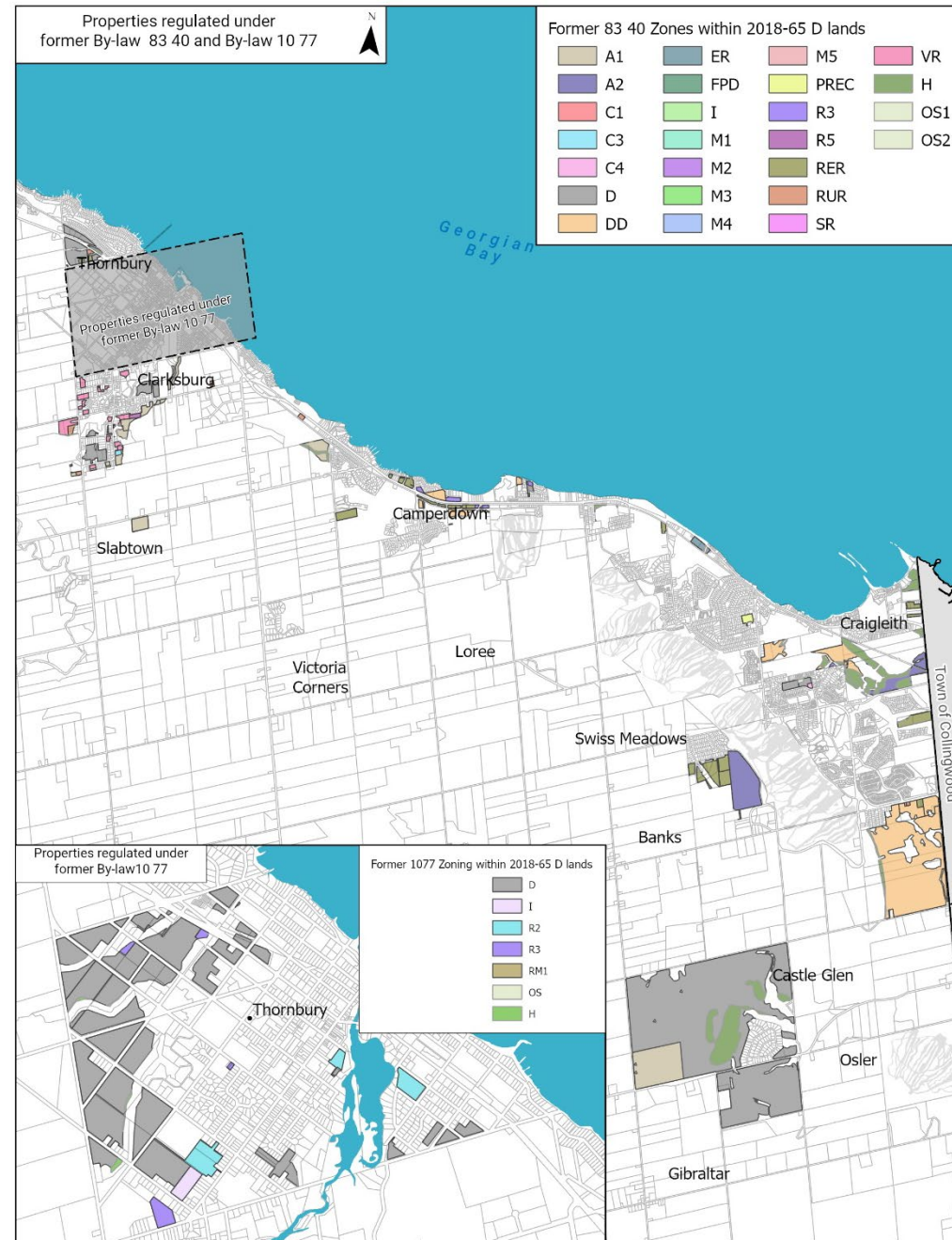
- Inability to effectively retain land for future development
- Reliance on outdated planning documents (1977 and 1983)
- Confusion for staff
- Confusion for public



Previous Zones

32 Zones

- Current Zoning By-law has 27
- Staff managing 59 zones in total
- Public awareness of 59 zones
- Less zones = more efficient land use management



Current Permitted Uses

	Township of Collingwood 83-40		Town of Thornbury 10-77
	Development 'D'	Deferred Development 'DD'	Development 'D'
Single detached dwelling		X	X
Accessory uses		X	X
Home occupations		X	X
Agricultural uses*	X	X	
Conservation uses*	X		
Existing uses	X	X	X

* Excluding new buildings or structures

NOTE: Other former zones permit single detached dwellings as well.

Current Standards

	Township of Collingwood 83-40		Town of Thornbury 10-77
	Development 'D'	Deferred Development 'DD'	Development 'D'
Lot area	As existing	20 ha	As existing
Lot frontage (m)	As existing	150	As existing
Lot coverage	As existing	10%	N/A
Front yard (m)	As existing	30	9
Side yard (m)	As existing	8	6
Rear yard (m)	As existing	15	12
Height	As existing	2.5 storeys	2.5 storeys

Proposed Provisions

Permitted Uses*	Development 'D'
Additional Residential Unit	x

* Existing uses are permitted to continue as legal non-conforming uses

* Accessory uses, buildings, and structures to existing uses are permitted

Zone Standards	Development 'D'
Lot area	As existing
Lot frontage (m)	As existing
Lot coverage	As existing
Front yard (m)	As existing
Side yard (m)	As existing
Rear yard (m)	As existing
Height	As existing

Effects

- Existing uses are permitted to continue
- Existing buildings and structures are permitted to remain
- Accessory uses to existing uses are permitted in accordance with the relevant provisions
- Additional residential units are permitted in accordance with the relevant provisions
- Any development on vacant lots requires a Zoning By-law Amendment application
- Expansions of existing main buildings requires permission from the Committee of Adjustment

Considerations

- Some properties will be largely unaffected
 - Existing houses
 - Previous permissions did not permit dwellings
 - Properties held for development which would require ZBA anyway
- Impacts to vacant properties
 - Construction of a dwelling will require additional approvals from the Town
- How onerous of a process should be required?
- Would pre-zoning for future development be a better solution?
- Should existing/former permissions be maintained?



Thank you for your time

Project Website:

www.thebluemountains.ca/dzonezba



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