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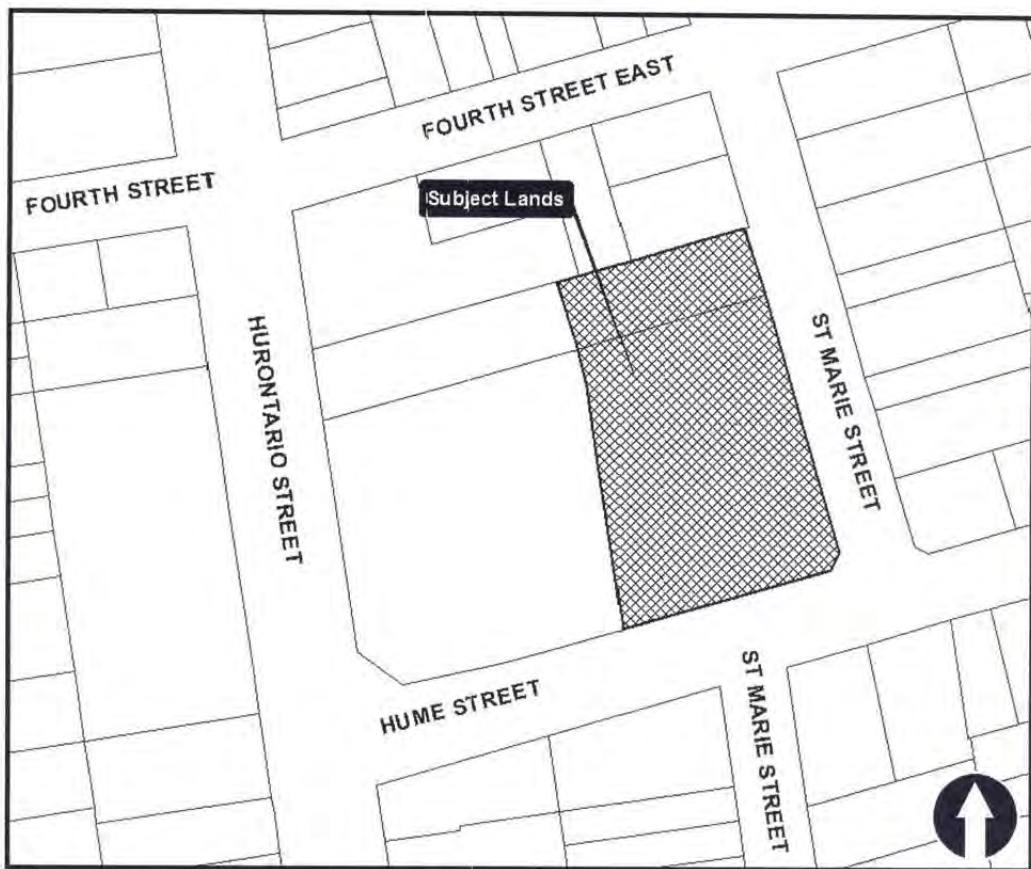
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**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2012-020**

By-law No. 2012-020 is a by-law passed under the provisions of Section 41.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, to amend the Collingwood Downtown Heritage Conservation District Plan 2008 as approved by Collingwood By-law No. 2009-020.

This by-law outlines amendments to said District Plan, creating Special Policy Area No. 2 and policies applicable to that area thereby enabling the proposed development on the Admiral's Village Incorporated ("AVI") property.



**BY-LAW No. 2012-020
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW UNDER THE PROVISION OF SECTION 41.1 OF THE
ONTARIO HERITAGE ACT, R.S.O. 1990, C. O.18, AS AMENDED

WHEREAS Section 41 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, permits the council of the municipality by by-law to designate the municipality or any defined area or areas thereof as a heritage conservation district;

AND WHEREAS Section 41.1 of the *Ontario Heritage Act*, as amended, requires that when designating one or more heritage conservation districts in a municipality the council shall adopt a heritage conservation district plan for each district that is designated in the by-law;

AND WHEREAS the "Collingwood Downtown Heritage Conservation District Plan 2008" is the Town's governing heritage conservation district plan, and such was adopted by the Council of the Town of Collingwood on February 17th, 2009 by Collingwood By-law No. 2009-020;

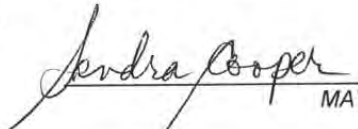
AND WHEREAS the Council of the Town of Collingwood has deemed it advisable to amend the Collingwood Downtown Heritage Conservation District Plan 2008, and thus enable the proposed development on the Admiral's Village Incorporated ("AVI") property;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided, and adequate information regarding this Amendment was presented at the public meeting held December 5th, 2011, and that a further public meeting is not considered necessary in order to proceed with this Amendment;

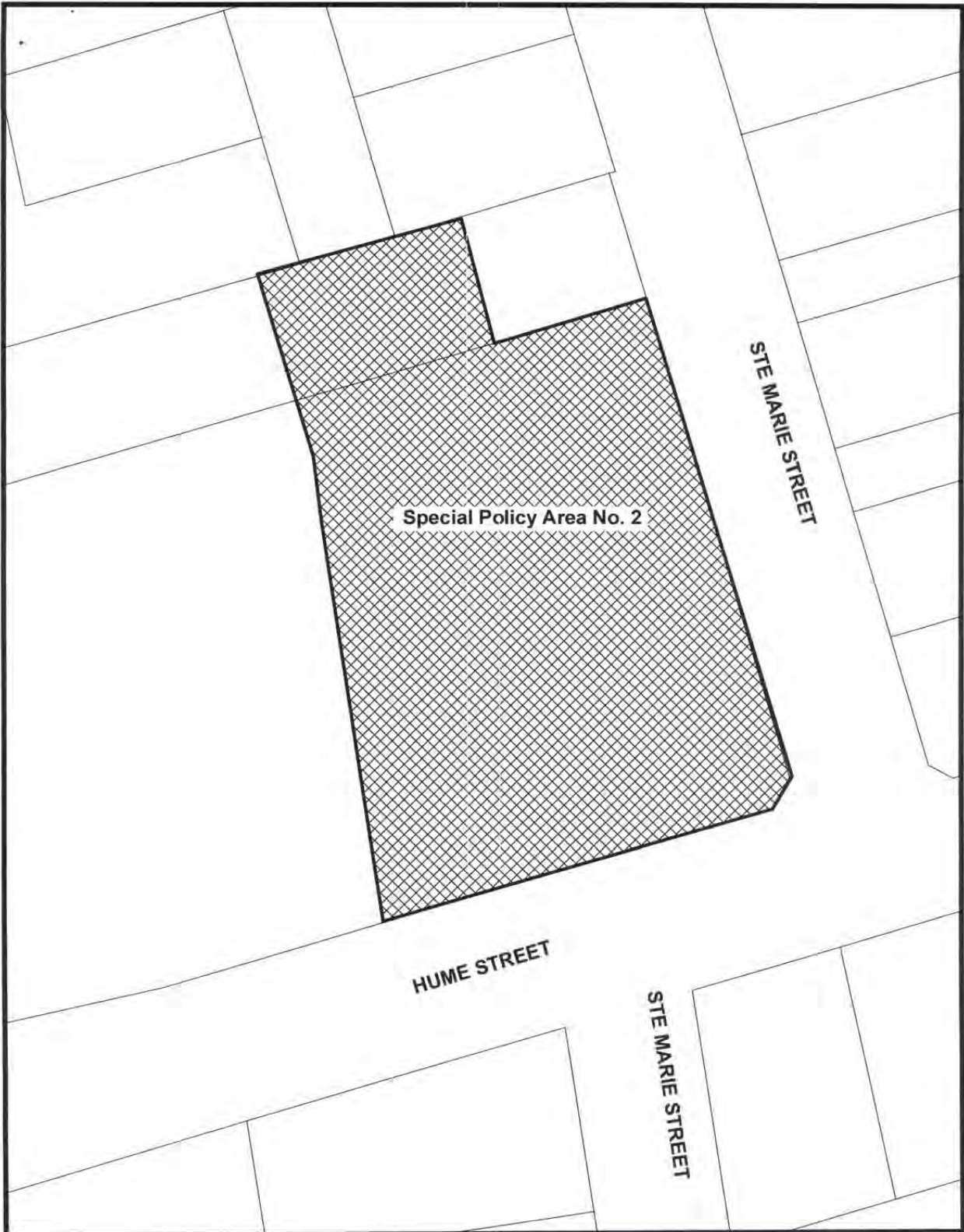
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:

1. **THAT** those portions of the lands subject to the provisions of this by-law are shown more particularly on Schedule 'A' affixed hereto and forming part of this by-law.
2. **THAT** Part III titled OBJECTIVES AND POLICIES of the Collingwood Downtown Heritage Conservation District Plan 2008 is hereby amended by adding a new Section 5.7 titled "Special Policy Areas" and a new Section 5.7.2 titled "Special Policy Area No. 2" with the policies as shown more particularly on Schedule "B" affixed hereto and forming part of this by-law.
3. **THAT** Part V titled DESIGN GUIDELINES of the Collingwood Downtown Heritage Conservation District Plan 2008 is hereby amended by adding a new Section 14.5 titled "Special Policy Areas" and a new Subsection 14.5.2 titled "Special Policy Area No. 2" with the policies shown more particularly on Schedule "C" affixed hereto and forming part of this by-law.
4. **THAT** the Collingwood Downtown Heritage Conservation District Plan 2008 is hereby amended to give effect to the foregoing, but that the Collingwood Downtown Heritage Conservation District Plan 2008 shall in all other respects remain in full force and effect.
5. **THAT** this By-law shall come into force and effect on the date it is enacted and passed by the Council of the Corporation of the Town of Collingwood, subject to notice hereof being circulated in accordance with the provisions of the *Ontario Heritage Act*, and if required, as a result of obtaining of the approval of the Ontario Municipal Board.

ENACTED AND PASSED this 6th day of February, 2012.


MAYOR


CLERK



LEGEND



Land subject to an amendment to the Collingwood Downtown Heritage Conservation District Plan 2008.



Sandra Cooper
MAYOR

[Signature]
CLERK

This is Schedule 'A' to By-law No. 2012-020 enacted and passed the 6th day of February 2012.

**TOWN OF COLLINGWOOD
Planning Services**

DWG DATE: January 30, 2012.
FILE NO: D084611 (RS)

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Schedule 'B'

Admiral's Village Incorporated ("AVI") Lands

Collingwood Downtown Heritage Conservation District Plan 2008

Heritage District Plan Amendments

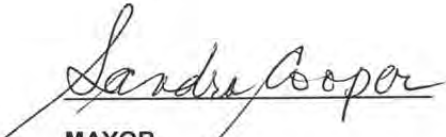
PART III – OBJECTIVES AND POLICIES

Section 5.7.2 – Special Policy Area No. 2

1. Special Policy Area No. 2 is hereby exempted from the following provisions of this District Plan;
 - Section 5.0, Paragraph 2;
 - Section 5.2, Bullet 3; and
 - Section 5.6, Bullets 1, 2 & 3.
2. The following provisions below shall apply to Special Policy Area No. 2 in substitution to the corresponding provisions identified above in Section 5.7.2.1 in proper sequence to read as follows;
 - The overall objective of this HCD Plan is to achieve the enhancement and stability of the District. The objectives, policies, design guidelines, and permit procedures of the HCD Plan ensure that construction within the District contributes to the District.
 - To ensure that new construction and development complement the District.
 - To maintain the commercial core of Collingwood as a progressive and competitive business environment by providing for development and supporting uses to meet contemporary needs,
 - To promote the District as a basis for economic development, particularly as generated by the tourism and recreational sectors of the region, and
 - To integrate the enhancement and promotion of the District into all policies and practices of the Town and civic groups, as they affect the integrity of the District.

This is Schedule 'B' to By-law No. 2012-020 enacted and passed the 6th day of

February 2012.


MAYOR


CLERK

Schedule 'C'

Admiral's Village Incorporated ("AVI") Lands

Collingwood Downtown Heritage Conservation District Plan 2008

Heritage District Plan Amendments

PART V – DESIGN GUIDELINES

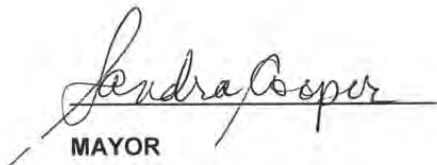
Section 14.5.2 – Special Policy Area No. 2

1. Special Policy Area No. 2 is hereby exempted from the following provisions of this District Plan;
 - Section 14.1, Bullet 1;
 - Section 14.1, Bullet 4;
 - Section 14.2, Appropriate Materials Subsection: Shopfronts (Street Level), Bullet 3;
 - Section 14.2, Appropriate Materials Subsection: Windows (Non Shopfront), Bullets 2 & 3;
 - Section 14.2, Inappropriate Materials Subsection: Exterior Finish, Bullets 3 & 5;
 - Section 14.2, Inappropriate Materials Subsection: Windows, Bullets 1 & 2;
 - Section 14.2, Rhythm, Bullets 1 & 2;
 - Section 14.2, Storefronts, Bullet 5; and
 - Section 14.2, Windows Above the Ground Floor, Bullet 3.

2. The following provisions below shall apply to Special Policy Area No. 2 in substitution to the corresponding provisions identified above in Section 14.5.2.1 in proper sequence to read as follows;
 - The design of a new building, or an addition, does not need to replicate historic design model to be compatible with the HCD. Attention to the form, alignment, setback, architectural features, colour schemes, and materials can result in a design that maintains the architectural rhythm of the neighbouring buildings and streetscape. On these lands the maximum building height permitted is four storeys plus an additional storey for mechanical penthouses and amenity spaces;
 - If adjacent buildings are not in keeping with the heritage character of the district, principals of materiality, setback, and form should be consistent with the overall streetscape;
 - Doorways with metal frames, paneled or glazed metal doors with transom windows are permitted provided that the metal surfaces are painted in appropriate heritage colours;

- Windows with metal frames painted in appropriate heritage colours are permitted, double hung sash or casement, real or true muntins (glazing bars dividing the glass panes), 1 over 1 with panes with transom;
- Square to horizontally oriented, vertical proportions of 3:3 to 3:3.6 (Ste. Marie Street) and 3:3 to 3:2 (Hume Street);
- Precast concrete panels or cast-in-place concrete is permitted on the 1st storey and some portions of the upper storeys at the corner of Hume Street and Ste. Marie Street;
- "Stock" precast concrete windowsills are permitted on portions of the upper storeys;
- Metal frames and sashes frames are permitted if painted in appropriate heritage colours;
- Casement windows and fixed sashes are permitted, but not awning, hopper, or sliding openers;
- New buildings must respect the pedestrian-friendly rhythm of the heritage streetscape. However, the traditional six metre average width of structural bays in commercial buildings may be increased in new designs;
- Large buildings are to be designed in bays that repeat their bay rhythm;
- Retractable canvas awnings or other shading devices or marquis are encouraged, fixed awnings are also allowed;
- Masonry openings may be square to horizontal orientation of 1:1 to 0.44 to 1

This is Schedule 'C' to By-law No. 2012-020 enacted and passed the 6th day of February 2012.


MAYOR


CLERK