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Section 1.0 Administration

1.1 Title

- 1.1.1 This Zoning By-law is and shall be known as the “Collingwood Zoning By-law”.

1.2 Application

- 1.2.1 This Zoning By-law shall apply to all lands that are located within the geographic and municipal boundaries of the Town of Collingwood, and without limiting the foregoing, includes any land located under water.

1.3 Scope

- 1.3.1 No land shall be used and no building shall be erected, located, altered, or used within the Town of Collingwood except in conformity with the provisions of this Zoning By-law.

1.4 Validity

- 1.4.1 Should any section, clause, provision or schedule of this Zoning By-law be held by a court of competent jurisdiction to be invalid, it is intended that the remainder of the Zoning By-law shall be considered as remaining in full force and effect.

1.5 Effective Date

- 1.5.1 This Zoning By-law shall take effect and shall come into force on the date it is passed subject to the provisions of the *Planning Act*.

1.6 Conformity to Official Plans

- 1.6.1 This Zoning By-law and any amendments thereto, shall be in conformity with the Official Plans of the County of Simcoe and the Town of Collingwood.

1.7 Compliance with other Restrictions

- 1.7.1 Nothing in this Zoning By-law shall relieve any person from the obligation to conform to the requirements of any other municipal or county by-law, or a provincial or federal law, or the requirement of obtaining any permit, licence, or permission that may be required from an authority having jurisdiction in a particular matter.

1.8 Administration

- 1.8.1 This Zoning By-law shall be administered and interpreted by the Director of Planning Services of the Town of Collingwood or his/her designated delegate.

1.9 Inspection

- 1.9.1 A municipal law enforcement officer, or any person acting under his or her instruction, shall have all the powers of entry and inspection as provided for under Section 49 of the *Planning Act*.

1.10 Contravention and Penalties

- 1.10.1 Every person or corporation who contravenes any provision of this Zoning By-law, or who permits a contravention of this Zoning By-law, shall be guilty of an offence and upon conviction is liable to a penalty as may be assessed by any court of competent jurisdiction as provided for under Section 67 of the *Planning Act*.
- 1.10.2 Where a conviction is entered under the provision above, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted as provided for under Section 67 of the *Planning Act*.
- 1.10.3 If this Zoning By-law is contravened, in addition to any other remedy and to any penalty imposed by the by-law, the contravention may be restrained by application at the instance of a taxpayer, or the Town as provided for under Section 440 of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended.

1.11 Fees

- 1.11.1 The Council of the Town of Collingwood may, by by-law, establish fees for the processing of any application, permit, licence, variance or amendment sought or required by this Zoning By-law as provided under Section 69 of the *Planning Act*.

1.12 Planning Act

- 1.12.1 Reference in this Zoning By-Law to the *Planning Act* is to the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

1.13 Subsequent Legislation

- 1.13.1 Where any act or section thereof a regulation or guideline is referred to in this Zoning By-law, it is intended that such reference be interpreted to include any subsequent legislation, or section or regulation or guideline that may replace such specific act or section or regulation or guideline.

- 1.13.2 Where reference is made to a federal or provincial ministry or the county or other agency, it is intended that such reference be intended to include any federal or provincial ministry, county, agency or other government branch who may assume responsibility for a particular policy or regulation currently administered by the referenced organization.

1.14 Singular and Plural Words, etc.

- 1.14.1 Words used in the present tense include the future; words in the singular include the plural; words in the plural include the singular; the word “used” includes “intended to be used”; and the word “shall” is mandatory; not permissive.

1.15 Tables

- 1.15.1 Subject to the provision below, a use is permitted where a check mark (✓) appears in the row listing the use and under the zone column in Table Nos. 6.1.2.1, 7.1.2.1, 8.1.1.1 and 9.1.1.1 herein.
- 1.15.2 Where a check mark (✓) is followed by a letter in brackets, which is a footnote, the only use that is permitted is one that conforms with the applicable footnoted provision.

1.16 Units of Measurement

- 1.16.1 Any calculation required by this Zoning By-law for a length, a height, an area, a weight, a volume or a similar measurement or dimension shall be in metric unless the context of the Zoning By-law provision would suggest otherwise, such as the calculating of a percentage.

1.17 Technical Revisions

- 1.17.1 Where an error is discovered in the text or a schedule of this Zoning By-law, such as a typographical, grammatical, spelling, or other similar type mistake, the error may be corrected by the Director of Planning Services without obtaining a variance or amendment to this Zoning By-law provided that the general intent, purpose and substance of this Zoning By-law is maintained.

1.18 Appendices, Illustrations and Notations

- 1.18.1 The use of an appendix, an example, an illustration, a notation, a map colour, a page number, a table of contents or any other similar type of notation used for the purpose of organizing this Zoning By-law shall not form a part of this Zoning By-law, unless specifically provided otherwise.

1.19 Rounding of Numbers

- 1.19.1 For determining conformity with an identified unit of measurement or dimension or other zone provision of this Zoning By-law, the following four principles shall apply:

1.19.2 First Principle

- 1.19.2.1 Unless provided otherwise, the numbers used to express a zone provision of the Zoning By-law are to be either a whole number or a number to the first decimal place. Examples of the application of the first principle are provided in Table 1.19.2.1, entitled First Principle of Rounding Numbers.

Table 1.19.2.1 First Principle of Rounding Numbers

Typical Zoning Provision	Requirement	Type of Number
Minimum Lot Area	550 m ²	A whole number
Minimum Front Yard Setback	6.0 m	A number to the first decimal place

1.19.3 Second Principle

- 1.19.3.1 Where a number is identified to the third decimal place or more on a submitted drawing, including but not limited to a survey, site plan or building plan, the number in the third or more decimal place shall be not counted and is eliminated from any rounding out calculations. Examples of the application of the second principle are provided in Table 1.19.3.1, entitled Second Principle of Rounding Numbers.

Table 1.19.3.1 Second Principle of Rounding Numbers

If a Number is identified on a drawing to the Third Decimal Place or more	The Number in the Third Decimal Place or more is Eliminated
549.443 m ²	549.44 m ² (the 3 is eliminated)
549.4487 m ²	549.44 m ² (the 8 and 7 are eliminated)
5.948 m	5.94 m (the 8 is eliminated)

1.19.4 Third Principle

- 1.19.4.1 Zone provisions, when shown as a whole number, shall be rounded upwards or downwards to the nearest whole number and the standard mathematical rules for rounding out numbers shall apply. Examples of the application of the third principle are provided in Table 1.19.4.1, entitled Third Principle of Rounding Numbers.

Table 1.19.4.1 Third Principle of Rounding Numbers

Zoning Provision is a Whole Number	Rounding Whole Numbers (≥ 5)	Rounding Whole Numbers (≤ 4)
Minimum Lot Area = 550m ²	549. <u>5</u> m ² = 550 m ² (✓ Conformity)	549. <u>4</u> m ² = 549 m ² (✗ Non conformity)
Minimum Lot Area = 550m ²	549.45 m ² = 549.5 m ² = 550 m ² (✓ Conformity)	549.44 m ² = 549.4 m ² = 549 m ² (✗ Non conformity)

1.19.5 Fourth Principle

- 1.19.5.1 Zone provisions, when shown to the first decimal place, shall be rounded upwards or downwards to the nearest one decimal place and the standard mathematical rules for rounding out numbers shall apply. Examples of the application of the fourth principle are provided in Table 1.19.5.1, entitled Fourth Principle of Rounding Numbers.

Table 1.19.5.1 Fourth Principle of Rounding Numbers

Zoning Provision to the First Decimal Place	Rounding to the First Decimal Place (≥ 5)	Rounding to the First Decimal Place (≤ 4)
Minimum Front Yard Setback = 6.0 m	5.9 <u>5</u> m = 6.0 m (✓ Conformity)	5.9 <u>4</u> m = 5.9 m (✗ Non conformity)
Maximum Building Height = 11.0 m	11.0 <u>5</u> m = 11.1 m (✗ Non conformity)	11.0 <u>4</u> m = 11.0 m (✓ Conformity)

1.20 Transition

- 1.20.1 A minor variance under Section 45(1) of the *Planning Act* that has been approved by the Town's Committee of Adjustment and which is final and binding shall have its permission recognized and continue for a period of not more than one year from the date of passing of this Zoning By-law.
- 1.20.2 The above provision only applies to a minor variance to the Town of Collingwood Zoning By-law No. 87-61, as amended, and the Township of Nottawasaga Zoning By-law Nos. 10-93 and 10-80, as amended.

1.21 Repeal of Zoning By-laws

- 1.21.1 The Town of Collingwood Zoning By-law No. 87-61 and the Township of Nottawasaga Zoning By-law Nos. 10-93 and 10-80, and all amendments thereto, are hereby repealed, and such repeal shall come into effect upon the date of this Zoning By-law coming into force.

Section 2.0 Zones and Schedules

2.1 Zone Classifications

- 2.1.1 Unless provided otherwise, all lands have been placed within zone classifications which may be referred to by either their name or corresponding zone symbol. The name of these zone classifications and their corresponding zone symbols are identified in Table 2.1.1.1, entitled Zone Classifications.

Table 2.1.1.1 Zone Classifications

<u>Residential Zones</u>	<u>Symbols</u>
Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Fourth Density	R4
<u>Commercial Zones</u>	<u>Symbols</u>
Downtown Core Commercial	C1
Regional Commercial	C2
Resort Commercial	BC3
Mixed-Use Commercial	C4
Highway Commercial	C5
Local Convenience Commercial	C6
Restrictive Commercial	C7
<u>Industrial Zones</u>	<u>Symbols</u>
Light Industrial	M1
General Industrial	M2
Waste Disposal Industrial	M3
Business Park Industrial	M4
Industrial Park	M5
<u>Community Service Zones</u>	<u>Symbols</u>
Community Services	CS
<u>Greenbelt Zones</u>	<u>Symbols</u>
Environmental Protection	EP
Recreation	REC
Rural	RU
<u>Other Zones</u>	<u>Symbols</u>
Public Roadway	PR
Deferred Zone	D

2.2 Zoning By-law Schedule “A”

- 2.2.1 The location and boundaries of all zones are shown on Zoning By-law Schedule “A” attached to and forming a part of this Zoning By-law. For the purposes of clarity and convenience, Schedule “A” may be presented as separate maps or inserts for detail and precision.

2.3 Interpretation of Zone Boundaries

- 2.3.1 The boundaries of all zone classifications as delineated on Zoning By-law Schedule “A” shall be construed to be following lot lines and the boundaries of registered plans, shorelines, rivers, canals, and water lots, whether or not such boundaries are actually delineated on Schedule “A”. Where a street is a boundary between two or more zones, and the street is closed, the centreline of the former street shall become the zone boundary.
- 2.3.2 Where the extent and boundary of any zone as delineated on Schedule “A” are uncertain, the following interpretation rules shall apply.
- 2.3.3 Where a zone boundary is indicated as passing through undeveloped land, then the location of such boundary shall be determined in accordance with the scale of Schedule “A” drawn electronically, unless dimensions shown on the aforementioned Schedule provides greater accuracy.
- 2.3.4 Where a zone boundary is indicated as following the corporate limits of the Town of Collingwood, then such corporate limits shall be the boundary of such zone.
- 2.3.5 Where a zone boundary is indicated as following a shoreline, the top of bank of a river or a canal, or a boundary of a water lot, then such zone boundary shall follow the shoreline, river or canal bank or water lot. In the event of a permanent change in the shoreline, the top of bank of a river or canal or boundary of a water lot, the limit of such zone shall be construed as changing to the boundary of the actual shoreline, river or canal bank, or water lot.
- 2.3.6 Unless provided otherwise, the limit of Environmental Protection (EP) zone shall be deemed to follow a shoreline, the boundary of natural heritage area, hazard area or environmental buffer area and the land contour of 178.0 metres Canadian Geodetic Datum or below.

2.4 Exceptions

- 2.4.1 A zone classification and/or its corresponding zone symbol followed by a hyphen and a number indicate an area-specific exception zone. All provisions of this Zoning By-law and the provisions of the zone classification apply to the exception zone, except to the extent to which these provisions have been specifically amended or exempted by the exception zone provisions.

2.5 “H” symbol - Holding Zones

- 2.5.1 The symbol “H” preceding a zone classification signifies that a holding by-law is in force and that further development is being held until Council is satisfied that certain conditions are complete or have been otherwise satisfied. To remove a holding symbol “H”, it is necessary to amend this Zoning By-law.
- 2.5.2 Unless provided otherwise, during the time leading up to the removal of a holding symbol “H”, the uses permitted on such lands are limited to those that lawfully existed at the date of this Zoning By-law coming into force, or as the case may be, those lawfully existing prior to the holding by-law coming into force and effect.
- 2.5.3 Where an existing dwelling unit is located on lands that is subject to the holding symbol “H”, an addition or alteration to that dwelling unit is permitted while the holding symbol “H” is in effect. Such addition or alteration shall be undertaken in conformity with the zone provisions of the underlying parent zone.
- 2.5.4 Any land that is subject to a holding symbol “H” shall maintain its lot area and lot frontage as it existed on the day of passing of this Zoning By-law.
- 2.5.5 The symbol “H” shall be followed by a number. This number represents a holding zone with specific conditions to be completed to Council’s satisfaction prior to development proceeding. These holding zones and the specific conditions are outlined on Table 2.5.5.1, entitled Holding Zone Conditions.

Table 2.5.5.1 Holding Zone Conditions

Holding Zone	Conditions
H1	The completion of a D4 study acceptable to the appropriate approval authority prior to development occurring. This study will be completed pursuant to the D4 Guidelines of the Ministry of the Environment or any additional or replacement guidelines instituted by the Ministry for such lands and an agreement with the appropriate authority to assure the implementation of any recommendations in the study. For the purposes of this provision the term “development” shall mean the creation of a new lot, a change in land use, or the construction of buildings requiring approval under the <i>Planning Act</i>, except for those applications that require only a minor variance.
H2	RESERVED
H3	Development beyond a first phase of 14,445 m² gross leasable area shall require the completion and acceptance of further market studies and traffic impact studies.

Holding Zone	Conditions
H4	• No establishment of a permitted commercial use on the land without meeting the minimum required lot frontage for the zone.
H5	• The remediation of the gravel pit.
H6	• The acceptance of a draft approved plan of subdivision. • Confirmation of adequate and functional municipal services.
H7	• The granting of an easement for access over part of the NVCA lands (39 Oliver Crescent). • Legal access has been secured over Block "Q". • The granting of an easement for utilities over the NVCA land and Block "Q".
H8	• Confirmation of adequate and functional municipal services. • The adoption of an authorization by-law for a site plan control agreement. • Confirmation that all of the lands are legally merged in title and cannot be conveyed separately. • Ownership of any lands currently owned by the Town or any other public authority. • The completion and acceptance of an environmental impact study. • The completion and acceptance of a golf spray analysis.
H9	• The completion and acceptance of a traffic impact study.
H10	• The completion and acceptance of an archaeological study. • The completion and acceptance of a storm water analysis that includes an integrated review of the subject lands and the abutting lands to the east, the purpose of which is to demonstrate no deleterious impacts on the lands abutting to the east. • The completion and acceptance of phase 2 environmental audit. • The adoption of an authorization by-law for a site plan control agreement that includes details of the landscaping, fencing and buffering required to address the abutting lands to the east and an integrated approach to storm water management between the subject lands and the lands abutting to the east. • The completion and acceptance of a traffic study including the determination of an appropriate motor vehicle access onto the property and the operational impact of future traffic generated by the proposed residential development on the lands abutting to the east.
H11	RESERVED
H12	• Confirmation of adequate and functional municipal services.
H13	• No sensitive land use is permitted until the completion and acceptance of a record of site condition confirming that the land is appropriate for such use.

Holding Zone	Conditions
	• Confirmation of water and wastewater servicing capacity and allocation to the satisfaction of the Town through the execution of a subdivision or other development agreement. • All other uses permitted by the underlying parent zone, or the exception zone, are lawfully permitted while the H13 symbol is in place.
H14	• The adoption of an authorization by-law for a site plan control agreement.
H15	RESERVED
H16	• That it be demonstrated through appropriate soil tests that the land is suitable for residential development, if required. • That a 1.8 metre high fence be erected for screening purposes from the existing motor vehicle repair garage. This fence is to be located along the entire length of the zone boundary that separates the RU-6 zone from the RU-7 zone.
H17	• The completion and acceptance of the necessary Taylor's Creek channelization improvements.
H18	• The completion and acceptance of a parking study. • The completion and acceptance of an urban design brief. • The completion and acceptance of a market study in accordance with Section 4.4.3.7 of the Official Plan prior to the establishment of the commercial uses in the R4-3 zone.
H19	• Confirmation of adequate and functional municipal water services.
H20	• Confirmation of municipal water and wastewater servicing capacity and allocation to the satisfaction of the Town. • The adoption of an authorization by-law for the subdivision agreement.
H21	• No sensitive land use is permitted until the completion and acceptance of a risk assessment, record of site condition and certificate of property use confirming that the land is appropriate for such use.
H22	• Confirmation of adequate servicing and access to the satisfaction of the Town.
H23	• Confirmation and commitment of water and wastewater servicing capacity and allocation to the satisfaction of the Town, including the execution of any required agreement(s); and • The execution of a site plan agreement to address technical matters, to the satisfaction of the Town.
H24	• The implementation of a D4 study to the satisfaction of the County of Simcoe prior to development occurring and pursuant to any relevant Guidelines of the Ministry of the Environment, Conservation and Parks, including an agreement addressing any recommendations in the study and any County of Simcoe

Holding Zone	Conditions
	peer review comments, if required. For the purposes of this provision the term “development” shall mean the creation of a new lot, a change in land use, or the construction of buildings or structures requiring approval under the Planning Act, except for those applications that require only a minor variance. • No sensitive land use is permitted until the lands are demonstrated to meet Provincial standards related to contamination and/or remediation actions are identified and implemented, to the satisfaction of the Town and any other authority with jurisdiction, including any required amendments to conditions of draft approval for Plan of Subdivision File D1201318 and/or execution of an agreement(s). • Allocation and timing of water and wastewater servicing capacity to the satisfaction of the Town, including the execution of any required agreement(s).
H25	• All of the conditions of the H24 Holding Zone. • No residential uses are permitted until documentation, in the form of a letter from the Simcoe County District School Board or an expired option agreement, has been provided indicating that the Simcoe County District School Board no longer requires the lands for a school site.
H26	Additional habitable space on the property, including the establishment of an accessory dwelling unit, is prohibited until: • The implementation of a two-zone approach for the Oak Street Canal floodplain demonstrates that the property and/or proposed building envelope are within the flood fringe or outside of the hazard area. • Confirmation from the Nottawasaga Valley Conservation Authority (NVCA) that a NVCA permit can be approved.
H27	• The adoption of an authorization by-law for a site plan control agreement. • Confirmation of water and wastewater servicing capacity and allocation to the satisfaction of the Town.

2.6 “T” symbol – Temporary Use Zones

- 2.6.1 The symbol “T” following a zone classification signifies that a temporary use by-law is in force. When the temporary use by-law expires, the special permission granted by the temporary use by-law shall cease and desist, and such temporary use shall not then enjoy any protection as a legal, non-conforming use.

- 2.6.2 Unless the lands have been subsequently rezoned, the zone classification of the lands that were subject to the temporary use by-law shall revert back, without the need to amend this Zoning By-law, to the identical zoning classification that existed on the lands prior to the date of the passing of the temporary use by-law.

2.7 “D” symbol – Deferred Development Zones

- 2.7.1 Deferred development zones may be utilized and are indicated with appropriate symbols (e.g., “DR”, “DC”, “DM”, etc.) and signify that a deferred development zone is in force. The development of land so zoned is being deferred until Council is satisfied what the final zone classification of the lands should be and pending the enactment of an amendment to this Zoning By-law.
- 2.7.2 Unless provided elsewhere in the Zoning By-law, the uses permitted for lands subject to a deferred development zone are limited to those that lawfully existed at the date of this Zoning By-law coming into force, or as the case may be, those lawfully existing prior to the deferred development zone coming into force and effect.
- 2.7.3 Any land that is subject to a deferred development zoning shall maintain its lot area and lot frontage as it existed on the day of passing of this by-law. The zone provisions for an existing building located on lands subject to a deferred zone shall be those existing on the day of passing of this Zoning By-law.

2.8 Interim Control By-laws

- 2.8.1 Interim control by-laws that are in force from time to time may be identified in the office consolidation of this Zoning By-law for convenience purposes only in such a manner as is determined to be appropriate. Such by-laws are not zoning by-laws or amendments to this Zoning By-law.

Section 3.0 Defined Terms

3.1 Definitions

3.1.1 Unless provided otherwise, for the purpose of this Zoning By-law the definitions and interpretations given in this section shall govern and mean the following.

TERM	DEFINITION
A	
Abandoned	To have not initiated or to have suspended the construction or demolition of a building or the use of land for a period of more than one year.
Abattoir	The use of land or building for establishments primarily engaged in slaughtering animals, including poultry; preparing processed meats and meat by-products; or rendering animal fat, bones, and meat scraps.
Abut	Generally, to share a common lot line or to physically touch.
Accessory	Any use or building that is customarily incidental, subordinate and exclusively devoted to the main building or main use occupying the land.
Accessory Apartment	An independent and accessory secondary dwelling unit that is located within a dwelling unit.
Accessory Sales Outlet	An area within an individual business premises not otherwise permitted to engage in retailing; not exceeding the lesser of 25% or 280 m ² of the gross leasable area of the premises, in which goods, wares or merchandise manufactured, assembled, processed, or stored on the premises may be offered for sale to the public at retail.
Adult Entertainment Establishment	The use of land or building, in the pursuance of a business, where: 1. Goods, entertainment, or services that are designed to appeal to erotic or sexual appetites or inclinations are provided in the premises or part of the premises; or 2. Body-rubs, including the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body, are performed, offered or solicited in the premises or part of the premises, but does not include premises or part of them where body-rubs performed, offered or solicited are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

TERM	DEFINITION
Adventure Game	The use of land or building where participants attempt to capture a flag or some other object and return it to their home base, or where they attempt to eliminate from play opponents on opposing teams. Uses that are equipped with play facilities for use by children are included.
Agricultural Activity	The use of land for growing crops or engaging in general crop farming or combination crop farming including fruit, vegetable, and silviculture farming, but shall not include the raising, breeding, keeping or the intensive feeding of livestock. The accessory retail sale of farm products grown or raised on the land is also permitted.
Alter	The following meanings will apply: 1. When used in reference to a lot or block, it shall mean to change the area, frontage, depth, required yard, landscaped open space or parking area, or to change the location of any boundary of such lot or block with respect to a street, whether such alteration is made by conveyance or alienation of any portion of such lot or block or otherwise. 2. When used in reference to a use, shall mean to discontinue and replace a use with another use which is defined herein as being distinct from the discontinued or replaced use.
Ambulance Service	The use of land or building for establishments primarily engaged in the ground or air transportation of patients and the provision of emergency medical care. The motor vehicles are equipped with life-saving equipment operated by trained personnel.

TERM	DEFINITION
Animal Boarding Establishment	The use of land or building, where dogs, cats, and other domesticated animals, excluding livestock, are bred, raised, groomed, trained or kept for a fee on a temporary basis and may include outdoor runs.
Animal Shelter	The use of land or building used for the care of lost, abandoned, or neglected domesticated animals.
Antenna	Any system of wires, poles, rods, reflecting discs or similar devices and its supporting structure used for the transmission or reception of radio waves or microwaves and which is either free standing or is attached to the exterior of a building.
Arcade	The use of land or building for establishments primarily engaged in operating amusement games or systems.
Arena	The use of land or building for establishments primarily engaged in operating sports stadiums and other sports facilities, and organizing and promoting sports events and, or in addition to, similar events held in these facilities. Establishments primarily engaged in promoting and presenting sports tournaments, in their own facilities, are included.
Art Gallery	The use of land or building for establishments primarily engaged in displaying and retailing original and limited-edition art works and prints, and may also include a space for the purpose of creating art works.
Art Studio, Live-In	The use of land or building where an artist creates displays and sells his or her artwork, and that also includes an accessory dwelling unit occupied by the artist.
Asphalt Plant	The use of land or building for establishments primarily engaged in manufacturing asphalt paving mixtures and blocks from purchased asphalt, bituminous materials or coal tar.
Assembly Hall	The use of land or building in which facilities are provided for such purposes as meetings for civic, educational, political, religious, business or social purposes and includes a banquet hall, private club or a fraternal organization.
Attached	Any building, otherwise complete in itself, which depends on structural support below grade and a roof above grade or enclosure upon a common wall shared with an adjacent building.

TERM	DEFINITION
Attic	The space between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof.

TERM	DEFINITION
B	
Balcony	A platform located above the first storey of a building that is intended as an outdoor amenity space.
Basement	One or more storeys of a building located below the first storey.
Bay Window	A window projecting more than 0.3 m from the exterior wall of the building that is wholly above the level of the interior floor surface, but does not otherwise add gross floor area to the building.
Bed and Breakfast	A type of home occupation engaged in providing short-term accommodation.
Bicycle Space	That portion of a lot used exclusively for the temporary parking of bicycles.
Boarding Home	The use of land or building for establishments primarily engaged in operating rooming and boarding homes. These establishments provide rooms, which are not separate dwelling units, for residential accommodation and serve as a principal residence of the occupants. These establishments may also provide complementary services, such as housekeeping, meals, and laundry services. A boarding home shall consist of a minimum of three rooms for rent to a maximum of ten rooms for rent.
Boat	Any personal watercraft or similar vessel that is designed and intended to permit the operator the ability to travel upon the surface of water.
Boat House	An accessory building for the storage of a boat and associated marine equipment.
Boat Slip	An area for the mooring or berthing of a boat and may form a part of a dock, boat house or other mooring facilities.
Brewery	The use of land or building for establishments primarily engaged in brewing beer, ale, malt liquors and non-alcoholic beer.

TERM	DEFINITION
Broadcasting	The use of land or building for establishments primarily engaged in operating broadcasting studios and facilities for the production and transmission of television or radio programs to its affiliates or the public. The broadcasts may include entertainment, news, talk shows and other programs.
Buffer Area	An area on a lot required as a naturalized area or landscaped space for plants, trees, shrubs, fences and privacy screens, retaining walls, berms or similar features that are intended to visually screen the lot from adjacent lots.
Building	A structure occupying an area consisting of a wall, roof and floor or any of them or a structural system serving the function thereof.
Bulk Storage	The use of land or building for the mass storage of shipping containers, chemicals, petroleum products or other materials in above-ground or below-ground bulk storage tanks.
Bulk Storage Tank	An accessory tank for the mass storage of chemicals, petroleum products or other materials.
Bungalow	A dwelling unit that, in its entirety, has a maximum of one storey above grade, and that may have space for habitation in the attic.
Business Office	The use of land or building in which one or more persons are employed in the management, direction or conducting of a business or where professionally-qualified persons and their staff serve clients who seek advice or consultation and includes supportive offices and a non-profit or charitable organization.
Business Service Establishment	The use of land or building for an establishment known as a copy shop, primarily engaged in providing mailbox rental and other postal and mailing services (except direct-mail advertising), and establishments that provide a range of office support services, such as mailing services, copying and promoting services, facsimile services, word processing services, on-site personal computer (PC) rental services and office product retailing.
Business Type Hotel or Motel	The use of land or building for a hotel or motel primarily designed to provide basic short-term overnight accommodation with limited accessory facilities and services.

TERM	DEFINITION
C	
Call Centre	The use of land or building for establishments primarily engaged in receiving and, or in addition to, making telephone calls for others. These establishments are engaged in activities such as soliciting or providing information, promoting products or services, taking orders, and raising funds. This also includes establishments primarily engaged in answering telephone calls and relaying messages to clients, and establishments primarily engaged in providing voice mailbox services.
Canopy	Any roof-like structure, including an awning projecting more than 0.3 m from the exterior face of the building, that provides protection from the weather.
Catalogue Store	The use of land or building for a retail commercial establishment in which orders are accepted for the purchase of goods listed in a catalogue provided by the establishment, and in which some or all of the goods so listed may also be available within the establishment for sale at retail.
Catering Service	The use of land or building for establishments primarily engaged in providing food services for events, such as graduation parties, wedding receptions and trade shows. Caterers who own or manage permanent facilities in which they provide event-based food services are also included.
Cemetery	The use of land or building that is to be used for the internment of human remains and includes a mausoleum, columbarium or other building intended for the internment of human remains.
Cemetery, Pet	The use of land or building by a person for a fee, whether or not for profit, to veterinarians or members of the general public for the use for the permanent interment or inurnment above or below ground of pet remains.
Chimney	A shaft that is primarily vertical and that encloses at least one flue for conducting flue gases to the outdoors.
Coach House	A type of second unit, consisting of one storey, located either above or attached to a detached accessory garage.
Community Centre	The use of land or building for community activities, whether used for commercial purposes or not, the control of which is vested in a public authority.
Community Garden	An outdoor space used to grow and care for vegetables, flowers or annual plantings for personal consumption but shall not include the growing of ornamental shrubs, trees or other vegetation for landscape purposes, and it shall not mean any other use defined.

TERM	DEFINITION
Commercial Parking Lot	The use of land or building for establishments primarily engaged in operating parking lots and parking garages. These establishments provide temporary parking services for motor vehicles, usually on an hourly, daily, or monthly basis.
Commercial Vehicle	A motor vehicle including a tractor, used or intended to be used for commercial purposes, with a gross vehicle weight of more than 4,500 kg or a tractor with an engine rating of more than 30 horsepower, and having permanently attached thereto a truck or delivery body and may include, without limited the foregoing, catering or canteen trucks, buses, cube vans, tow trucks, tilt and load trucks, dump trucks, transport tractors, hearses, fire apparatus, taxis and limousines, tractors, backhoes and skid steers.
Common Floor	A horizontal floor system that separates the storeys of a building.
Common Wall	A vertical wall system that separates two or more suites in a building.
Composting Facility	The use of land or building for composting food waste or other organic materials.
Computer and Software Store	The use of land or building for establishments primarily engaged in retailing new computers, computer peripherals, pre-packaged software, game software and related products. These establishments may also retail used computer equipment and replacement parts and accessories, and provide repair or support services.
Concrete Plant	The use of land or building for establishments primarily engaged in mixing together water, cement, sand, gravel, or crushed stone to make concrete, and delivering it to a purchaser in a plastic, or unhardened, state.
Conference Centre	The use of land or building for establishments primarily engaged in providing large meeting rooms for business, civic, educational, political, religious or social group or similar special functions.
Conforming	One or more of the following: 1. The use of land or building for a purpose that is identified as a permitted use within the zone classification in which the land or building is located. 2. Land or buildings that meet the lot provisions of the zone classification in which the land and building are located.
Conservation	The preservation, protection and improvement of the natural environment through a comprehensive management and maintenance program, administered by a public authority.

TERM	DEFINITION
Construct	To do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere; and “construction” has a corresponding meaning.
Convenience Store	The use of land or building for establishments primarily engaged in retailing a limited line of convenience items that generally includes milk, bread, soft drinks, snacks, tobacco products, newspapers and magazines. These establishments may retail a limited line of canned goods, dairy products, household paper and cleaning products and provide related services, such as lottery ticket sales and video rental.
Converted Building	Any existing building that is on land zoned downtown core commercial but that was not used for commercial purposes prior to the date of passing of the Zoning By-law, and that is lawfully converted for commercial uses after the date of passing of the Zoning By-law.
Council	The Council of the Corporation of the Town of Collingwood.
Crematorium	The use of land or building for the purposes of the cremation of human remains.
Crematorium, Pet	The use of land or building provided by a person for a fee, whether or not for profit, to veterinarians or members of the general public for the cremation of pets.
Curling Rink	The use of land or building for the purpose of playing or practicing the sport of curling.
Custom Workshop	The use of land or building for a trade, craft or guild, where fabrication or manufacturing is performed in small quantities requiring manual or mechanical skills and may include a light contracting business, a carpenter’s shop, a locksmith’s shop, a gunsmith’s shop, a tinsmith’s shop or similar uses.

TERM	DEFINITION
D	
Day Care Centre	The use of land or building as a premises that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four (24) hours, where the children are: 1. Under eighteen (18) years of age in the case of a day nursery for children with a developmental disability; or 2. Under ten (10) years of age in all other cases; 3. But does not include part of a public school, separate school or private school under the <i>Education Act</i>, R.S.O. 1990, c. E.2, as amended.
Deck	A structure, other than a patio, porch or balcony that is used as an outdoor amenity space and is at or greater than 0.6 m above grade.
Delivery Space	That portion of a parking area exclusively used for the unobstructed temporary parking of delivery vehicles.
Demolish	To do anything in the removal of a building or any material part thereof; and “demolition” has a corresponding meaning.
Department Store	The use of land or building for establishments, known as department stores, primarily engaged in retailing a wide range of products, with each merchandise line constituting a separate department within the store. Selected departments may be operated by separate establishments, on a concession basis.
Deposit Taking Institution	The use of land or building where a facility such as a bank, trust company, or credit union providing a limited range of retail banking services, staffed to provide service at least each weekday during normal banking hours.
Distillery	The use of land or building for establishments primarily engaged in distilling liquor, blending liquor, or blending and mixing liquor and other ingredients.
Drive-In Use	The accessory use of land or building for establishments that by design, physical facilities, service or by packing procedures encourages or permits customers to receive services, obtain goods or be entertained while remaining in their motor vehicles.
Driveway	That portion of a lot that has been developed for a single detached dwelling, semi-detached dwelling, duplex dwelling or townhouse dwelling, which is intended to be used exclusively for the parking of motor vehicles.

TERM	DEFINITION
Dry Cleaner's Establishment	The use of land or building where establishments primarily engaged in laundering, dry cleaning, and pressing apparel and linens of all types, including leather. These establishments may also provide accessory clothing repair and alteration services. Laundry pick-up and delivery stations, operated independently from power laundries and dry-cleaning plants, and establishments primarily engaged in cleaning, repairing, and storing fur garments are also included.
Dry Cleaning Plant	The use of land or building where establishments primarily engaged in processing large volumes of laundering, dry cleaning, and pressing apparel, fabrics and linens of all types, including leather.
Dwelling, Accessory	A dwelling unit that is incidental, subordinate and exclusively devoted to a non-residential, main use.
Dwelling, Apartment	The whole of a building divided by common walls and common floors, or any combination of common walls and common floors, into four (4) or more separate dwelling units. Each dwelling unit shall have a separate and independent doorway directly to the exterior of the building by a combination of shared hallways, stairwells, passenger elevators and vestibules.
Dwelling, Duplex	The whole of a building divided horizontally by common floors into two (2) separate dwelling units, and each of which having a separate and independent doorways directly to the exterior of the building.
Dwelling, Group or Cluster	Two (2) or more permitted detached residential buildings on the same lot.
Dwelling, Portion of Non-Residential Building	An independent and separate dwelling unit that is located within a portion of a non-residential building.
Dwelling, Semi-Detached	A building divided vertically by a common wall into two (2) individual dwelling units, and each of which having a separate and independent doorway directly to the exterior of the building.
Dwelling, Single Detached	A detached building used as a dwelling unit, but that is not occupied as more than one housekeeping unit.
Dwelling, Stacked Townhouse	A stacked townhouse dwelling is the whole of a building divided by common walls or common floors but sharing a single roof into three (3) to thirty-two (32) separate dwelling units, each of which has a separate and independent doorway directly to the exterior of the building or in combination with a hallway, stairwell and/or vestibule specific to the dwelling unit.

TERM	DEFINITION
Dwelling, Townhouse	The whole of a building divided by common walls or common floors but sharing a single roof into three (3) or more separate dwelling units, each of which having a separate and independent doorway directly to the exterior of the building.
Dwelling Unit	A suite within a building that is permanently affixed to a foundation used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities, but shall not include any motor vehicle, recreational vehicle, a retirement home, a tent or short term accommodation.

TERM	DEFINITION
E	
Eave	The projecting edge of a roof that overhangs the exterior walls or exterior supporting columns of a building.
Electronics and Appliance Store	The use of land or building for establishments primarily engaged in the retailing of household appliances, home audio and video equipment, cameras, computers and related goods. These establishments may also retail replacement parts and provide repair services.
Emergency Housing	The use of land or building for establishments primarily engaged in providing extended residential care to persons who have been victims of violence. These establishments provide room, board, protective supervision, counselling services and other social services.
Entrance	That portion of a parking area, driveway or private road exclusively used as an unobstructed access for motor vehicles to ingress and egress a lot from a street or highway.
Entrance Width	The width of an entrance measured along the lot line that separates a lot from a street or highway.
Environmental Buffer Area	Lands that are not suitable for development, as the land either supports or is adjacent to fragile ecosystems susceptible, prone, or vulnerable to human impact or development pressures.
Equipment Rental	The use of land or building where machinery or equipment are offered and kept for rent, lease or hire to the public.
Existing	Unless specifically indicated otherwise, a lot, building or use lawfully established prior to the date of passing of this Zoning By-law.

TERM	DEFINITION
F	
Fabric & Textile Sales Outlet	The use of land or building for establishments primarily engaged in the sale of household linens, draperies, and other textile home furnishings, including bedding.
Fairground	The use of land or building for establishments primarily engaged in operating sports stadiums and other sports facilities, and organizing and promoting sports events or similar events held in these facilities. Establishments primarily engaged in promoting and presenting sports tournaments, in their own facilities, and agricultural fairs are also included.
Financial Institution	The use of land or building for establishments primarily engaged in accepting deposits and issuing loans such as chartered banks, trust companies, credit unions and deposit-accepting mortgage companies.
Financial & Insurance Service Office	The use of land or building in which one or more persons are primarily engaged in providing specialized services in financial intermediation, facilitate or support financial intermediation and employee benefit programs, and engage in the pooling of risk by underwriting annuities and insurance but exclude banks. They include investment products and services such as asset management and custody services, intermediate and advisory services (stock brokers and discount brokers), securities brokerage, insurance brokerage, insurance underwriting, and reinsurance, and claims adjusters, including all related activities.
Fire Escape	A structure attached to the exterior of a building intended to provide an emergency egress in the case of a fire.
Flood Control Works	Any structure used to control or regulate overland water drainage.
Food Supermarket	The use of land or building for establishments primarily engaged in retailing a general line of food, such as canned, dry and frozen foods; fresh fruits and vegetables; fresh and prepared meats, fish, poultry, dairy products, baked products and snack foods. These establishments also typically retail a range of non-food household products, such as household paper products, toiletries and non-prescription drugs. Supermarkets may also include a dispensing pharmacy and limited lines of other non-food retail merchandise including a wine kiosk.
Foundation	A system or arrangement of foundation units through which the loads from a building are transferred to supporting soil or rock.

TERM	DEFINITION
Freight Depot	The use of land or building where establishments primarily engaged in long distance, general freight trucking of complete truck-loads. A truck-load shipment is generally devoted to the goods of a single shipper, taken directly from a point of origin to one or more destination points.
Funeral Home	The use of land or building for establishments primarily engaged in preparing the dead for burial or interment and conducting funerals.
Furniture Store	The use of land or building for establishments primarily engaged in retailing household and office furniture. These establishments may also retail major appliances, home electronics, home furnishings and floor coverings, and may provide interior decorating services.

TERM	DEFINITION
G	
Garage	A building intended to be used for the parking of motor vehicles.
Garden Suites	A type of second unit, consisting of one storey, located within, and occupying wholly, a detached accessory building.
Garden Supply Outlet	The use of land or building for establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs and sod that are predominantly grown elsewhere and also includes ornamental rock, stone, gravel and mulch. These establishments may provide landscaping services.
General Merchandise Store	The use of land or building for establishments for the retail of general merchandise not otherwise classified such as catalogue stores, agricultural co-op stores, variety stores and country general stores. This shall not include department stores, warehouse membership clubs, or home and auto supply stores.
Golf Course	The use of land or building for establishments primarily engaged in operating golf courses and country clubs that operate golf courses along with dining and banquet facilities and other recreational facilities. These establishments may provide accessory food and beverage services, equipment rental services and golf instruction services.
Golf Driving Range	The use of land or building other than a golf course, operating for the purpose of developing or practicing golfing techniques, and may include an accessory miniature golf course or putting green.
Government Office	The use of land or building operated by a public authority for the conducting of public services.

TERM	DEFINITION
Grade	The average level of proposed or finished ground adjoining a building at all exterior walls.
Gravel Pit	The use of land where sand, gravels and rock fragments are mined or excavated for sale.
Gross Floor Area	In the case of a dwelling unit, the aggregate sum of the areas of all habitable space measured from the exterior faces of the exterior walls, or from the centre of common walls, but shall not include any space used for storage, heating, laundry, attached garage or carports, porch or unfinished attic. In the case of all other buildings, the aggregate sum of all floor areas and mezzanines, measured from the exterior faces of the exterior walls, or from the centre of common walls, but shall not include any space used for storage, mechanical rooms, common halls, stairwells, private kitchens, washrooms and garages.
Gross Leasable Area	The total floor area of a building or complex of buildings, or of a particular use or component of such building or buildings, including all levels, measured from the outside face of outside walls and the centreline of common walls, excluding the area of any floor area used for vehicular parking, mechanical facilities or access thereto, public washrooms, and public circulation facilities such as indoor malls and concourses.
Gross Vehicle Weight	The registered combined weight of a commercial vehicle and its load.
Ground Floor	A main floor surface located not more than 0.6 m above grade.
Ground Floor Area	The area of a lot occupied by the ground floor of a building.
Group Home	A dwelling unit licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision as a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

TERM	DEFINITION
H	
Hardware Store	The use of land or building for establishments primarily engaged in retailing a general line of basic hardware items, such as tools and builders' hardware. These establishments may sell additional product lines, such as paint, wallpaper, housewares, and garden supplies that are not normally arranged in separate departments.

TERM	DEFINITION
Hazard Area	Hazardous lands as defined within the Provincial Policy Statement.
Health Club	The use of land or building where establishments primarily engaged in operating health clubs and similar facilities featuring exercise and other physical fitness activities and conditioning, or recreational sports activities, such as but not limited to swimming, skating or racquet sports.
Heavy Contractor Yard	The use of land or building by a contractor to conduct their business and to store construction equipment, vehicles and materials.
Height	The vertical distance of a building measured from grade, and 1. In the case of a flat roof, the highest point of the roof deck surface, and 2. In the case of a gable, hip, gambrel or mansard roof the highest point of any roof ridge.
Highway	A highway under the jurisdiction of the Province of Ontario.
Home and Auto Supply Store	The use of land or building for establishments primarily engaged in retailing a general line of auto supplies, such as tires, batteries, parts and accessories along with a line of home supplies such as hardware, housewares, small appliances, sporting goods, lawn and garden equipment and supplies, and shall include stores such as Canadian Tire.
Home Centre	The use of land or building for establishments primarily engaged in retailing a general line of home repair and improvement materials and supplies, such as lumber, doors and windows, plumbing goods, electrical goods, floor coverings, tools, housewares, hardware, paint and wallpaper, and lawn and garden equipment and supplies. The merchandise lines are normally arranged in separate sections. These establishments may provide installation and repair services for the merchandise they retail.
Home for the Aged or Rest Home	The use of land or building as a home for the aged or a rest home established or maintained under the <i>Homes or the Aged and Rest Homes Act</i> , R.S.O. 1990, c. H. 13, as amended.
Home for Special Care	The use of land or buildings as a home for the care of persons requiring nursing, residential or sheltered care.
Home Improvement Store	The use of land or building for establishments in retailing home furnishings, such as floor coverings, window treatments, kitchen and tableware, bedding and linens, lamps and shades, bathroom accessories, and pictures and picture frames.

TERM	DEFINITION
Home Occupation	A business which is carried on for gain or profit as an accessory use only by those persons residing within a dwelling unit.
Hospice	The use of land or building for establishments designed to accommodate beds which will provide a caring environment for attending the physical and emotional needs of the terminally ill.
Hospital	The use of land or building for establishments, licensed as hospitals, primarily engaged in providing diagnostic and medical treatment to in-patients with any of a wide variety of diseases or medical conditions. These establishments usually provide other services, such as out-patient services, diagnostic X-ray services, clinical laboratory services, pharmacy services and restaurants and gift shops.
Hotel	The use of land or building for establishments primarily engaged in providing short-term lodging in facilities known as hotels. These establishments provide suites or guest rooms, accessible from the interior only, and they may offer guests a range of complementary services and amenities, such as food and beverage services, parking, laundry services, swimming pools and exercise rooms, and conference, convention or banquet facilities.
HVAC Equipment (Heating, Ventilation, Air Conditioning)	Any equipment used in the process of treating air in a space to control simultaneously its temperature, humidity, cleanliness and distribution to meet the comfort requirements of the occupants of the space.

TERM	DEFINITION
I	
Incinerator Plant	The use of land or building for the burning of waste substances and where the combustion factors of temperature, retention time, turbulence and combustion air can be controlled, and which is operated by a public authority.
Infill Lot	The new lot severed from an underutilized property.

TERM	DEFINITION
K	
Kennel	The use of land or building for establishments where more than three (3) dogs are kept for the purpose of show, training, keeping, breeding and raising for profit or gain, but shall not apply to the keeping of animals in a veterinary clinic for the purpose of observation or recovery necessary to veterinary treatment.

TERM	DEFINITION
L	
Landfill	The use of land or building where refuse and earth or other suitable cover material are deposited in alternating layers of specific depth in accordance with a definite plan on a specific portion or land, with each layer being compacted by force applied by mechanical equipment, and is under the jurisdiction of a public authority. A waste transfer station and a sewage evaporation pond under the jurisdiction of a public authority is included.
Landscaped Open Space	The open unobstructed space on a lot from the ground to the sky reserved for the growth and maintenance of grass, flowers, bushes or other landscaping features including, but not limited to, walkways, patios, retaining walls, unenclosed swimming pools, but does not include any entrance or parking areas, a ramp or lift for the disabled, or any open space beneath or within any building.
Lane	A public way that provides only a secondary means of access to a lot and which is not intended for general traffic circulation. For the purposes of this by-law, a lane shall not be considered a street or highway.
Laundromat	The use of land or building for establishments primarily engaged in providing self-service, coin-operated laundry and dry-cleaning facilities.
Library	The use of land or building for establishments primarily engaged in maintaining document collections, and facilitating the use of such documents, regardless of their physical form and characteristics, as are required to meet the informational, research, educational or recreational needs of the public.
Life Skills Centre	The use of land or building for establishments primarily engaged in providing basic life learning counselling, assistance or instruction to clients, and that are operated under the jurisdiction of a public authority or a non-profit organization.
Livestock	Dairy or beef cattle, swine, poultry, horses, goats, sheep, birds, fur-bearing animals, deer and elk, game animals and fish.
Loading Space	That portion of a parking area exclusively used for the unobstructed temporary parking of vehicles during the loading or unloading of equipment, goods or materials.

TERM	DEFINITION
Lot	A parcel or tract of land described in a deed or other legal document which is legally capable of conveying title, and 1. Is a whole lot or block described in accordance with and is within a registered plan of subdivision, which has not been deemed by the Town not to be a registered plan of subdivision under a by-law passed pursuant to the <i>Planning Act</i>; or 2. Is a legally-separated parcel of land without any adjoining or abutting land being owned by the same owner or owners; or 3. The description of which is the same as in a deed which has been given consent pursuant to the <i>Planning Act</i>; or 4. Is the whole remnant remaining to an owner or owners after a conveyance is made with consent pursuant to the <i>Planning Act</i>, but for the purposes of this paragraph, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by the Town, County of Simcoe, Province of Ontario, Dominion of Canada, public authority; or 5. Is ordered by the municipality to have not been created by a contravention of the <i>Planning Act</i> or any predecessor thereof, pursuant to the authority of the <i>Planning Act</i>.
Lot, Area	The total horizontal area of a lot bounded by its lot lines.
Lot, Corner	A lot situated at the intersection of two or more streets or highways, or any combination thereof, in which the interior angle between the front and exterior side lot lines is less than one hundred and thirty-five (135) degrees.
Lot Coverage	The percentage of lot area covered by buildings or decks above grade.
Lot Frontage	The horizontal length measured along a front lot line.
Lot, Interior	A lot other than a corner lot or a through lot.
Lot, Through	A lot, other than a corner lot, that is bounded on opposite sides by not more than two streets or highways, or any combination thereof.
Lot Line	The legal boundary of a lot.
Lot Line, Exterior	A lot line, other than a front lot line, dividing the lot from a street or highway.

TERM	DEFINITION
Lot line, Front	In the case of an interior lot, the lot line dividing the lot from a street or highway. In the case of a corner lot, the shortest lot line dividing the lot from a street or highway. In the case of a through lot, the lot line where the main entrance for the lot is located. In the case of a lot that does not front on a street or highway, the front lot line shall be deemed to be the lot line dividing the lot from the private right-of-way or easement.
Lot Line, Interior	A lot line other than a front, exterior or rear lot line.
Lot line, Rear	A lot line opposite to a front lot line. For the purpose of this Zoning By-law, where a lot has a front lot line and two interior side lot lines resulting in a three sided lot, such a lot shall be deemed not to have a rear lot line.

TERM	DEFINITION
M	
Machine Shop	The use of land or building for establishments primarily engaged in metal cutting or welding for the manufacturing of machine tools, dies, jigs and fixtures; machine tool accessories and attachments and related products.
Machinery Dealership	The use of land or building for establishments primarily engaged in retailing and servicing new or used agricultural, commercial, industrial, lawn and garden machinery, equipment and parts.
Main Building	The principal building on the lot.
Main Use	The principal use of the lot.
Manufacturing, Processing, Assembly or Fabrication Plant	The use of land or building where the process of producing any product by hand or mechanical power or machinery is carried on.
Marina	The use of land or building for establishments primarily engaged in operating boat slips and storage facilities for boat owners, with or without related activities, such as retailing fuel and marine supplies, and boat repair and maintenance, and rental services. Sailing clubs and yacht clubs that operate marinas are included.

TERM	DEFINITION
Material Recovery Facility	The use of land or building for establishments primarily engaged in operating facilities in which recyclable materials are removed from waste, or mixed recyclable materials are sorted into distinct categories and prepared for shipment. These operations must be conducted internal of a building.
Mechanical Room	Any room, vault or penthouse where HVAC equipment, water supply, drainage, electrical, telecommunication or similar services of a building is located.
Medical Clinic	The use of land or building for establishments of more than one medical office for members of the medical profession including physicians, dentists, chiropractors, or therapists primarily engaged in a private or group practice of general or specialized medicine or surgery, and as accessory thereto may include laboratories, facilities for medical, diagnostic and dental purposes, a drug or optical dispensary.
Medical Office	The use of land or building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve patients who seek advice, consultation, or treatment. The number of medical doctors, including physicians, dentists, chiropractors, and therapists practicing in any one medical office shall be limited to two (2).
Mezzanine	An intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.
Mini-Golf Course	The use of land or building as a place of amusement for the purpose of simulating the sport of golf on a micro scale.
Mini-Storage Warehouse	The use of land or building for the renting or leasing of individual self-storage warehouse units that are divided by a common wall, or in addition to, a common floor.
Model Home	A building that is used temporarily as a display model but that will eventually be occupied as a dwelling unit.
Motel	The use of land or building for establishments primarily engaged in providing short-term lodging in facilities known as motels. These establishments accommodate clients travelling by motor vehicle, and provide short-stay suites or guest rooms with direct exterior access to rooms and parking areas adjacent to the room entrances. Limited complementary services and amenities may also be provided.
Motor Vehicle	Any vehicle that is propelled, driven or drawn by any kind of power, other than muscular power, but does not include a lawn tractor, lawn mower, or snow blower.

TERM	DEFINITION
Motor Vehicle Gasoline Station	The use of land or building for establishments primarily engaged in retailing motor vehicle fuels combined with the retail sale of a limited line of merchandise, such as milk, bread, soft drinks and snacks in a convenience store setting.
Motor Vehicle Repair Garage	The use of land or building for establishments primarily engaged in providing a range of mechanical and electrical repair and maintenance services for motor vehicles, such as engine repair and maintenance, exhaust system replacement, transmission repair, electrical system repair and body work.
Motor Vehicle Sales Establishment	The use of land or building for establishments primarily engaged in retailing of new or used motor vehicles such as automobiles, light duty trucks and vans, including mini-vans, to final consumers or to motor vehicle lessors. These establishments also typically retail replacement parts and accessories, and provide repair services.
Motor Vehicle Supply Outlet	The use of land or building for establishments primarily engaged in retailing new, rebuilt, and used automotive parts and accessories that generally require installation.
Motor Vehicle Towing	The use of land or building for establishments engaged in light and heavy towing services, both local and long distance, to the general public, commercial, transportation and other sectors. These establishments may offer incidental services, such as tire repair, battery boosting and other emergency road services.
Motor Vehicle Wash	The use of land or building for establishments primarily engaged in washing and cleaning motor vehicles.
Museum	The use of land or building for establishments primarily engaged in acquiring, researching, conserving, interpreting, and exhibiting items of interest to the public. Accessory retail is also permitted. Art museums with permanent collections are included.

TERM	DEFINITION
N	
Natural Heritage Area	A natural heritage feature and area as defined by the Provincial Policy Statement.
New Building	Any building that is on land in a C1 zone classification that is constructed after the date of passing of the Zoning By-law, and that is not an addition to an existing building, or a replacement of a demolished building that had existed prior to the date of passing of the Zoning By-law.

TERM	DEFINITION
Newspaper	The use of land or building for establishments primarily engaged in carrying out operations necessary for printing, producing and distributing newspapers, including gathering news; writing news columns, feature stories and editorials; and selling and preparing advertisements.
Non-Conforming	One or more of the following: 1. The use of land or building for a purpose that is not identified as a permitted use within the zone classification in which the land or building is located; 2. Land or buildings that do not meet the lot provisions of the zone classification for which the land or building is located, or do not meet any other applicable provision of the Zoning By-law.
Noxious	Any use of land or building that creates, or is likely to create, destructive, offensive or unhealthy gas or fumes, dust, odour, noise, vibrations; or the unsightly storage of goods, wares, salvage or machinery parts, junk, waste or other material in such a manner that such may become hazardous or injurious with respect to the health and safety; or otherwise prejudices the character of the surrounding area or interferes with the normal enjoyment or any use of activity in respect of land or building.
Nursing Facility	The use of land or building for establishments primarily engaged in providing in-patient nursing and rehabilitative services, and continuous personal care services.

TERM	DEFINITION
O	
Open Market	The use of land or building for the occasional or periodic activity of holding a market where food and/or new or used goods are offered for sale to the public.
Outside Display and Sale	That portion of a lot used for outside accessory display and sale of goods, materials and equipment.
Outside Storage	That area of a lot used for outside accessory storage of goods, materials and equipment.
Outside Storage, Concealed	That area of a lot used for outside accessory storage of goods, materials, and equipment but that is required to be blocked visually on all sides with solid screening of fencing, landscaping or any combination thereof.

TERM	DEFINITION
P	
Park, Private	An open space or recreational area or building, other than a public park, operated on a commercial and/or private member basis, which is devoted to one or more of the following uses or activities or to a similar type of use or activity: i) A golf course, yacht club, hockey or curling rink, health club, marina; ii) Areas for walking, riding and cross-country skiing, but does not include the racing of animals, motor vehicles, motorcycles or snowmobiles; iii) Accessory recreational or playground uses such as picnic areas, tennis courts, lawn-bowling greens, outdoor skating rinks, athletic fields, swimming pools and similar uses; iv) Buildings accessory to the foregoing such as a refreshment booth or pavilion, a marina, dining and recreation facilities and administrative offices to service the clients or members utilizing the principal private recreation use; v) A clubhouse, only where accessory to a golf course, which may include dining and recreational facilities to service the clients or members utilizing the golf course; and vi) Parking lots accessory to the foregoing.

TERM	DEFINITION
Park, Public	The use of land or building owned or controlled by the Town or by any board, commission or other authority established under any statute of the Province of Ontario, and may include therein neighbourhood, community, regional and special parks or areas, and may include one or more athletic fields, field houses, community centres, bleachers, swimming pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, hockey and curling rinks, refreshment rooms, fairgrounds, arenas, health clubs, marinas, yacht clubs, golf courses or similar uses. A public park also encompasses accessory buildings and uses to the foregoing, including a refreshment booth or pavilion, administrative offices, an outlet for the sale of products associated with a principal public recreational use (golf pro shop/hockey equipment sales), dining facilities to service those members of the general public utilizing a principal recreational use, a public marina, an accessory parking lot and similar uses.
Parking Aisle	That portion of a parking area exclusively used as an unobstructed internal space for motor vehicle circulation.
Parking Area	That portion of a lot exclusively used for the parking of motor vehicles and includes, without limiting the foregoing, the entrances, the parking and queuing aisles, the parking spaces, delivery and loading spaces, but shall not include any part of a street, highway or private road.
Parking Space	That portion of a parking area exclusively used as an unobstructed space for the parking of a motor vehicle and may include spaces within a building.
Parking Space, Tandem	A parking space that is located immediately behind another parking space.
Patio	A structure, other than a deck, that is used as an outdoor amenity area and that is, in its entirety, less than 0.6 m above grade.
Person	Any human being, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

TERM	DEFINITION
Personal Service Shop	The use of land or building for establishments primarily engaged in providing personal care services, such as but not limited to, hair care and aesthetic services, hair replacement and scalp treatment services, spa and massage services, diet counselling services, opticians, denturists, piercing and tattoo services.
Pet Day Care Centre	The use of land or building in which the day care for more than three (3) pets is permitted, but shall not include over-night boarding or outside runs.
Pet Store	The use of land or building where animals or birds as pets are sold, kept for sale or groomed, but does not include the breeding or overnight boarding of pets.
Petroleum Wholesaler	The use of land or building where establishments primarily engaged in wholesaling crude oil, liquefied petroleum gases, gasoline and diesel, heating oil and other refined petroleum products.
Pharmacy	The use of land or building for establishments primarily engaged in retailing prescription or non-prescription drugs and medicines. These establishments also typically retail snacks, cosmetics, personal hygiene products, greeting cards and stationery, and health aids, and may also include as additional retail uses confectionery, novelties and giftware, cameras and photographic supplies.
Place of Entertainment	The use of land or building for a motion picture or other theatre, auditorium, public hall, bowling alley, ice or roller skating rink, a billiard, dance, or music hall, but shall not include an arcade as a main use. An accessory food concession shall also be permitted.
Place of Worship	The use of land or building for establishments primarily engaged in operating religious organizations for religious worship, training or study, administering an organized religion, or promoting religious activities.
Porch	A portion of a building, extending beyond the exterior wall of the building, that has a roof system but is otherwise unenclosed except for insect screening, handrails, glass or plastic but is not designed for habitable space.
Portable Asphalt Plant	The use of land or building for equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process, and is dismantled at the completion of the construction project.

TERM	DEFINITION
Portable Concrete Plant	The use of land or building for equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and is dismantled at the completion of the construction project.
Pool and Spa Store	The use of land or building for establishments primarily engaged in retailing of pool, hot tub, sauna and spa supplies, and may also include the installation and maintenance of these products.
Private Home Day Care	The temporary care for reward or compensation of five (5) children or less who are under ten (10) years of age, where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four (24) hours.
Private Road	A private and legal right-of-way or easement over private property which allows access to a street or highway.
Private Zoo	The use of land or building for the collection or display of either exotic animals or livestock.
Professional Service Office	The use of land or building in which one or more persons are primarily engaged in the legal services industries, accounting and related services industries. Professional services offices include law offices and paralegal offices. They do not include establishments such as architectural and engineering services, specialized design services, computer system design, environmental consulting, scientific and technical consulting services, scientific research and development services, photographic services and all related activities that provide supportive services to various industrial uses.
Prohibited Animal	Any animal listed in the Town by-laws that prohibit a specific animal species.
Public Authority	The Town of Collingwood, including its commissions or boards and COLLUS, any federal or provincial ministry, a court of law, a local conservation authority, and any corporation established under the <i>Municipal Act</i> , S.O. 2001, c. 25, as amended, including its commissions or boards.

TERM	DEFINITION
Q	
Queuing Aisle	That portion of a parking area exclusively used as an unobstructed internal space for queuing motor vehicles utilizing a drive-in use.

TERM	DEFINITION
R	
Ramp	The use of a portion of land or a structure used to join and provide a smooth transition between two levels of different grades.
Recreational Vehicle	Any vehicle used for recreational purposes such as motor homes or camping trailers, motorcycles, boats, snowmobiles, trailers, off-road all-terrain vehicles and aircraft, and includes any trailer designed to transport the above.
Real Estate Service Office	The use of land or building in which one or more persons are primarily engaged in selling, buying, renting, leasing, or appraising of real estate for others including allowing the use of real estate assets. Real estate service offices include lessors of real estate, real estate agents and brokers, and real estate appraisers.
Recreational Vehicle Dealership	The use of land or building for establishments primarily engaged in retailing new and used recreational vehicles, such as without limiting the foregoing, motor homes or camping trailers, motorcycles, watercraft, snowmobiles, trailers, off-road all-terrain vehicles, trailers, aircraft and includes any trailer designed to transport the above. These establishments also typically retail replacement parts and accessories, and provide repair services.
Refreshment Vehicle	Any motor vehicle, trailer, cart or similar vehicle or device used to serve food for consumption.
Repair Shop	The use of land or building for establishments primarily engaged in repairing and maintaining household appliances, without retail sales of new equipment.
Restaurant	The use of land or building where establishments primarily engaged in providing food and beverage services to patrons, and also includes the serving of alcoholic beverages.

TERM	DEFINTION
Retirement Home	The use of land or building for providing living accommodations, other than a dwelling unit, for retired persons, and where common facilities for the preparation and consumption of food are provided, and common lounges, recreational rooms and medical care facilities may also be provided.
Retail Commercial Establishment	A building or part of a building used for the purpose of selling or offering for sale goods or services on an item-by-item basis directly to the public, and the incidental storage of those goods in limited quantities sufficient only to service such store, but shall not include a department store, a food supermarket, a home and auto supply store, a home centre, a warehouse membership club, a motor vehicle dealership, recreation vehicle sales, light equipment sales and rental, and retail outlet for the sale of alcoholic beverages.
Retail Outlet for the Sale of Alcoholic Beverages	A store primarily devoted to the retail sale of alcoholic beverages, but shall not include the accessory selling of wine for off-site consumption.
Roof	The exterior top covering of a building.

TERM	DEFINITION
S	
Salvage Yard	The use of land or building for establishments primarily engaged in collecting and hauling non-hazardous or hazardous waste within a local area. A private waste transfer station is also included.
School	The use of land or building as a public, separate or private establishment where an academic curriculum is taught to a group of students.
School, Commercial	The use of land or building as a teaching and learning facility where instruction in dance, music, art, drama, athletics, business trade, vocations, community college or any other specialized instruction is provided, for a fee (tuition/registration), or gain or profit, but shall not include any other use otherwise identified herein.
Second Unit	An independent , self contained and accessory secondary dwelling unit that is located within a detached structure accessory to a single detached dwelling unit.
Self Brewery	The use of land or building for establishments primarily engaged in providing public access to on-premise beer, liquor and wine making equipment and may include the retailing of beer, liquor and wine-making supplies and equipment.

TERM	DEFINITION
Senior Citizen Housing	The use of land or building for senior citizens sponsored and administered by any public agency or service club, church or other non-profit organization, which obtains its financing from federal, provincial, county or municipal governments, or agencies, or by public subscription or donation, or by any combination thereof.
Sensitive Land Use	The use of land or building for an agricultural use or other use, an institutional use, a parkland use or a residential use within the meaning of the <i>Environmental Protection Act</i> , R.S.O. 1990, Chapter E. 19, Ontario Regulation 153/04, as amended.
Separation Distance	The shortest linear distance measured between the foundation of more than one building, or where the building has no foundation, to the exterior walls of the building.
Setback	The horizontal distance, uncovered and unoccupied from the ground to the sky, as may be required by the provisions of this Zoning By-law.
Shopping Centre	The use of land or building where a group of commercial establishments conceived, designed, developed, operated and managed as an interdependent and inter-related unit by a single owner or tenant, in which access by the general public is obtained from the outside through a common entrance or entrances to an internal, covered, common, climate-controlled mall or corridors onto which each individual commercial establishment shall front.
Short Term Accommodation	The use of dwelling unit, or any part thereof, that is operating or offering a place of temporary residence, lodging or occupancy by way of concession, permit, lease, licence, rental agreement or similar commercial arrangement for any period of 30 consecutive calendar days or less, throughout all or any part of a calendar year.
Sight Triangle	A theoretical triangular area that is clear of any visual obstruction and is formed between points measured along a lot line a prescribed distance from the intersection of a street or highway.
Silviculture	The use of land or building for the development, maintenance or harvesting of a wooded area.
Similar Use	A use of land or building for a purpose which is not specifically mentioned within this Zoning By-law as a permitted use, but which is determined to be similar to the permitted use.
Solar Equipment	Any device used for the collection of solar radiation for heating, cooling or electric power generation purposes.

TERM	DEFINITION
Specialty Food Store	The use of land or building where establishments are primarily engaged in retailing specialized lines of food products. These include meat, fish and seafood, fruit and vegetables, baked goods, confectionary, cheese, dietary foods and ice cream.
Sporting Equipment Sales	The use of land or building where establishments are primarily engaged in retailing new sporting goods. These establishments may also retail used sporting goods, and provide repair services.
Storey	The portion of a building that is situated between the top of any floor and the top of the floor next above it, or that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.
Storey, First	The storey that has its floor closest to grade and its ceiling more than 1.8 m above grade.
Street	A common and public street and includes any bridge, trestle, viaduct or other structure forming part of the street and, except as otherwise provided, includes a portion of a street.
Suite	A single room or series of rooms of complementary use operated under a single tenancy.
Suite, Lock-off	A suite that is used as a guest room in a hotel, motel or business type hotel or motel with a private, separate access into a hallway and an access door into another suite through a common shared wall.
Supportive	Uses that would, in the ordinary course of business, provide services directly to uses, or for the management, design and/or creation of the uses, which are permitted within industrial areas such as business or professional consulting service providing the management, architectural, engineering, town planning, land surveying, industrial design and/or interior design services.
Swimming Pool	Any artificially enclosed body of water, including a hot tub, not less than 0.4 m deep, that is intended for recreational or competitive swimming, diving, or other bathing activities.

TERM	DEFINITION
T	
Taxi Establishment	The use of land or building for establishments primarily engaged in providing passenger transportation by taxi. Taxicab fleet owners and organizations that provide dispatch services are included, regardless of whether drivers are hired, rent their cabs, or are otherwise compensated. Owner-operated taxicabs are included.

TERM	DEFINITION
Temporary Sales Office	The use of a temporary building for the purpose of marketing a land development proposal.
Tent	A building made of canvas, plastic or similar material intended to provide temporary for a period of months for the shelter or storage of materials but is not intended for habitation.
Top of Bank	The theoretical point which is the beginning of a significant change in the topography of land.
Tourist Camp	The use of land as a recreational vehicle camp, or land equipped with cabins, used for the accommodation of the public and any land used as a camping ground for the public whether or not a fee is charged for the use.
Town	The Corporation of the Town of Collingwood.
Trailer	A vehicle constructed to be attached and propelled by a motor vehicle. This includes any trailer that is capable of being used by persons for living, sleeping or eating, or a trailer that is jacked-up or has the running gear removed.

TERM	DEFINITION
U	
Use	When used as a noun, the purpose for which a lot, building, or any combination therefore, is designed, arranged, occupied or maintained and when used as a verb, to use shall have a corresponding meaning.
Utility	The use of land or building for any hard service such as, but not limited to, water and sewer, storm water management, electric, natural gas and communication/telecommunication services, owned or operated by the Town, Collingwood Public Utilities, COLLUS, County of Simcoe, Nottawasaga Valley Conservation Authority, Ontario Hydro, Enbridge Consumers Gas, Bell Canada, Roger's Cable, any agency department or ministry of the Government of Ontario or Canada, or other similar public or non-public authorities.

TERM	DEFINITION
V	
Veterinarian Clinic	The use of land or building for establishments of licenced veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals. This industry also includes veterinary laboratories.
Video Outlet	The use of land or building for the sale or renting of video games, movies, video players, video recorders or similar merchandise. An accessory food concession shall also be permitted.

TERM	DEFINITION
W	
Warehouse	The use of land or building for establishments primarily engaged in operating public and contract general merchandise warehousing and storage facilities including handling goods in containers, such as boxes, barrels and drums, and using equipment such as forklifts, pallets and racks.
Warehouse Membership Club	The use of land or building for establishments primarily engaged in retailing a general line of grocery items in combination with a general line of non-grocery items, and typically selling grocery items in larger formats or quantities.
Water body	Any lake, bay, river, stream, canal or water course other than a drain, ditch or irrigation channel.
Wayside Pit	The use of land or building for a temporary gravel pit opened and used by or for a public authority solely for the purpose of a particular project.
Wholesale Outlet	The use of land or building for the purpose of selling or offering for sale goods, wares or merchandise on a wholesale basis, but that does not sell directly to the general public, and includes the storage or warehousing of those goods, wares or merchandise.
Wind Turbine	A device used to generate a supplementary source of electric power from the wind.

TERM	DEFINITION
Y	
Yard	The space, on the same lot as a building, that is uncovered and unoccupied from the ground to the sky, except for any permitted encroachments.
Yard, Exterior Side	The yard of a lot located between a required front yard and a required rear yard commencing at an exterior side lot line and extending to the building.

Yard, Front	The yard extending across the full width of a lot between the front lot line and the building.
Yard, Interior Side	The yard of a lot located between a required front yard and a required rear yard commencing at an interior side lot line and extending to the building.
Yard, Rear	A yard extending across the full width of a lot between the rear lot line and the building.
Yard, Required	The horizontal distance required by the provisions of this Zoning By-law measured from a lot line to the foundation of a building, or where there is no foundation, to the exterior wall of the building.

TERM	DEFINITION
Z	
Zone	The zone classification of lands or buildings permitted by this Zoning By-law.
Zoning By-law	This Zoning By-law including any amendments thereto.
Zoning Certificate	A zoning occupancy certificate issued by the Town.

Section 4.0 General Provisions

4.1 General Provisions

- 4.1.1 Unless provided elsewhere in this Zoning By-law, no person shall use any land or erect or use any building except in conformity with the general provisions of this section, in addition with all other applicable sections and provisions of this Zoning By-law.

4.2 Public Uses

- 4.2.1 Unless provided elsewhere in this Zoning-By-law, a use or government office under the jurisdiction of a public authority shall be permitted in any zone. Only a use under the jurisdiction of a public authority or a utility is permitted in the PR zone classification and the applicable zone provisions of the PR zone shall be at the discretion of the Town.
- 4.2.2 Public streets, lanes or highways are hereby zoned Public Roadway (PR), and are so zoned whether or not the public roadway (PR) zone symbol is indicated on Schedule "A".
- 4.2.3 The temporary storage of construction equipment used for public works, a portable asphalt or a portable concrete plant, a wayside pit or any other work under the jurisdiction of a public authority or a utility is permitted in any zone.
- 4.2.4 Any building or use constructed or established under the jurisdiction of a public authority or a utility that is to be located on the natural heritage area, hazard area or an environmental buffer area shall first be the subject of the review of an environmental impact study (EIS).

4.3 Sign By-law

- 4.3.1 This Zoning By-law shall not apply to prevent signs lawfully erected in accordance with the sign by-laws of the Town of Collingwood.

4.4 Fence By-law

- 4.4.1 This Zoning By-law shall not apply to prevent fences lawfully erected in accordance with the fence by-laws of the Town of Collingwood.

4.5 Heritage By-law

- 4.5.1 Where there is a conflict between the provisions of this Zoning By-law and the provisions of a heritage by-law of the Town of Collingwood, the provisions of the heritage by-law shall prevail to the extent of the conflict but in all other respects the provisions of this Zoning By-law shall remain in effect.

4.6 Construction Equipment

- 4.6.1 The temporary parking of a commercial vehicle, or the storage of construction equipment, such as but not limited to a trailer, a tool shed, building material or scaffolding needed to undertake work on a lot may be permitted in any zone.
- 4.6.2 The placement of any construction equipment or material on the lot shall only be permitted upon the issuance of the requisite building or development permit, if required, by the public authority of appropriate jurisdiction.
- 4.6.3 The temporary parking of commercial vehicles or the storage of construction equipment or material on the lot permitted under this general provision shall cease once the construction work has either been finished or has been abandoned.

4.7 Prohibited Uses

- 4.7.1 Unless provided elsewhere in this Zoning By-law, the following uses shall be prohibited:
- i. A parking or security booth accessory to a residential use, or a gate into a residential condominium corporation,
 - ii. The use of a lot for a gravel pit established after the date of passing of this Zoning By-law,
 - iii. The use of a lot for a salvage yard established after the date of passing of this Zoning By-law,
 - iv. The use of a lot for a tourist camp,
 - v. The use of a lot for a track for the racing of motor vehicles or the holding of motor vehicle racing events,
 - vi. The use of a lot for the raising, breeding, keeping or intensive feeding of livestock or any prohibited animal or private zoo,
 - vii. The use of a lot for any noxious trade, business or manufacturing use,
 - viii. The use of a lot for an abattoir,
 - ix. The use of a lot for an asphalt plant,
 - x. The use of a lot for the manufacture of any explosive as defined under the Explosives Act (Canada), and
 - xi. Any bus coach used for the purpose of accessory storage.

4.8 Restoration to a Safe Condition

- 4.8.1 Nothing in this Zoning By-law shall prevent the exterior or interior alteration, strengthening, or restoration to a safe condition any legal, non-conforming building or use provided that:
- i. The use is not further intensified or expanded without first obtaining the appropriate *Planning Act* approvals, and
 - ii. The buildings external dimensions, gross floor area or height is not increased.

4.9 Reconstruction of Damaged Uses or Buildings

- 4.9.1 Nothing in this Zoning By-law shall prevent the reconstruction of any legal, non-conforming building or use damaged by forces beyond the control of the owner provided that:
- i. The use shall only be reconstructed to the extent of its pre-damaged state; and
 - ii. The building shall only be reconstructed to the extent of its pre-damaged external dimensions, gross floor area or height.

4.10 Change in Use or Lot Size

- 4.10.1 No person shall change the use of any lot or building or change the size of any lot or building or use, if the effect of such action is to cause the original or resultant lot, building, or use to become non-conforming with respect to the provisions of this Zoning By-law.

4.11 Conveyance to a Public Authority

- 4.11.1 Despite General Provision 4.10 and General Provision 4.19, a lot or any portion thereof, or a building, shall be deemed to conform with the Zoning By-law where land has been conveyed to a public authority.
- 4.11.2 Any land conveyed to a public authority does not need to conform to any minimum lot area or lot frontage provision of this Zoning By-law or to General Provision 4.19.

4.12 Collingwood Floodplain Provisions

- 4.12.1 The minimum opening elevation of all buildings shall be 0.5 m above the centreline of an abutting street, highway, private road or lane. Conformity to this provision shall be at the discretion of the Town in consultation with the local Conservation Authority. Where appropriate the minimum opening elevation for a building may also be established through a site specific floodplain analysis prepared by a qualified professional. This provision shall not apply to a boat house.

- 4.12.2 In addition to the provision above, where a property abuts Nottawasaga Bay and is affected by the one in one hundred year high lake level of 178.0 m Canadian Geodetic Datum, any opening of a building shall be a minimum elevation of 178.3 m Canadian Geodetic Datum. Furthermore, the required yard or setback from the 178.0 m Canadian Geodetic Datum elevation to a main building shall be increased to a minimum of 15.0 m. This provision shall not apply to a boat house or boat slip.

4.13 Environmental Protection

- 4.13.1 Unless provided otherwise, a natural heritage area, a hazard area, an environmental buffer area, or any lands below the land contour of 178.0 metres Canadian Geodetic Datum are hereby zoned Environmental Protection (EP), and are so zoned whether or not the Environmental Protection (EP) zone symbol is indicated on Schedule "A".

4.14 Multiple Zones on a Lot

- 4.14.1 Where a lot is separated into more than one zone, or exception zone, each separately zoned portion of the lot shall be used in accordance to the zone provisions applicable to that portion.
- 4.14.2 The boundaries between multiple zones, or exception zones, shall be considered to be lot lines for the purpose of determining conformity with the Zoning By-law.

4.15 Municipal Services

- 4.15.1 Unless provided elsewhere, a main building or main use shall have connection to both a municipal water supply system and a municipal sanitary sewer.
- 4.15.2 Unless provided elsewhere in this Zoning By-law, if water or sanitary services are proposed for an accessory building, such services shall be provided by a connection to the municipal water supply system and the municipal sanitary sewer that services the main building or use. This provision shall not apply to portable toilets used during construction or to tents.

4.16 Sight Triangles

- 4.16.1 Without limiting the foregoing, no building, motor vehicle, fence, sign, landscaping feature or any other object shall be located within the boundaries of a sight triangle if it is more than 1.0 m in height, measured above grade. Conformity to this general provision shall be at the discretion of the Town.
- 4.16.2 When determining the size of a sight triangle, the length of measurement from the point of intersection of a street or highway shall be a minimum of 6.0 m.

4.17 Site Illumination

- 4.17.1 Where any lot, building, use or parking area has site illumination, the maximum height of a light fixture providing the site illumination shall be 13.0 m above grade. This provision shall not apply to any lot, building, use or parking area under the jurisdiction of a public authority.
- 4.17.2 All site illumination, including site illumination under the jurisdiction of a public authority, shall be directed downward and inside the lot or parking area.

4.18 Use of Lots without Buildings

- 4.18.1 Where a main use is established on a lot without the construction of a main building, the main use or any accessory building shall be subject to all the provisions of the Zoning By-law as would be applicable to a main building. This general provision shall not apply to a park under the jurisdiction of a public authority.

4.19 Frontage onto a Street, Highway or Private Road

- 4.19.1 No main building or main use shall be constructed on a lot unless the lot has lot frontage onto a street or highway assumed and maintained by a public authority.
- 4.19.2 Despite the provision above, a main building or a main use may be constructed on a lot that has lot frontage onto a street or highway in a plan of subdivision not yet assumed by a public authority, provided that the Town and the developer have an approved subdivision agreement.
- 4.19.3 Despite the provision above, a main building or a main use may be constructed on a lot that has lot frontage onto a private road in a plan of condominium, provided that the Town and the developer have an approved site plan control agreement.

4.20 Road Reserve

- 4.20.1 Where a lot is separated from a street or highway by a 0.3 m road reserve, any required yard or setback shall be measured to the boundary of the original road allowance of the street or highway.
- 4.20.2 No lot shall be deemed not to have lot frontage onto a street or highway as a result of a 0.3 m road reserve.

4.21 Phased Condominiums

- 4.21.1 Unless provided elsewhere, where a plan of condominium is proposed to be developed as a phased condominium as defined and set out in the *Condominium Act*, S.O. 1998, Chapter 19 the lands shall be considered as one singular property for the purpose of determining conformity with the provisions of the Zoning By-law and temporary lot lines created as a result of the phasing shall not be considered.

4.22 Dwelling Units

- 4.22.1 Unless provided elsewhere, the number of detached dwelling units permitted on a lot shall be a maximum of one (1).
- 4.22.2 Except for a bed and breakfast, no dwelling unit shall be used as short-term accommodation.

4.23 Existing Undersized Lots

- 4.23.1 Unless provided elsewhere in this Zoning By-law, an existing lot having less lot area or lot frontage than required in a zone may have a main building constructed, or a main use established, subject to conformity with all other applicable provisions of the Zoning By-law.

4.24 Height Exemptions

- 4.24.1 Unless provided elsewhere in this Zoning By-law, and without limiting the foregoing, a steeple, a flag pole, a clock tower, an antenna or telecommunication tower, a chimney, a parapet, decorative architectural features, a water tank or traffic signal or exterior lighting under the jurisdiction of a public authority, a grain elevator, a storage bin, a bulk storage tank, a hydro pole or pylon, a crane, a mechanical room, a wind turbine, HVAC equipment or solar equipment or similar structures shall be exempt from the height provision applicable in the zone.

4.25 Bed and Breakfast

- 4.25.1 A bed and breakfast shall be permitted subject to compliance with the following provisions.
- 4.25.2 The bed and breakfast shall only be located in a single detached dwelling.
- 4.25.3 The number of guest rooms available for occupancy shall be a maximum of three (3).
- 4.25.4 The bed and breakfast shall not occupy the entire gross floor area of the single detached dwelling.
- 4.25.5 The proprietor of the bed and breakfast shall reside in the single detached dwelling. A minimum of one (1) bedroom in the single detached dwelling shall be for the exclusive use of the proprietor.

- 4.25.6 In addition to the proprietor, one (1) additional person who is not an occupant of the single detached dwelling may be employed by the bed breakfast.
- 4.25.7 A bed and breakfast generally includes the serving of prepared food to guests.
- 4.25.8 When there is two or more guest rooms offered for rent, a buffer area shall be required where the driveway abuts a mutual lot line. No buffer area is required where the driveway abuts a highway, street or lane.
- 4.25.9 A bed and breakfast shall only be permitted in a single detached dwelling that is connected to both a municipal water supply system and a municipal sanitary sewer.
- 4.25.10 A bed and breakfast may be permitted in a single detached dwelling where a municipal water supply system and/or a municipal sanitary sewer is unavailable, provided that it can be demonstrated to the satisfaction of the Town of Collingwood that the applicable provisions of the Ontario Building Code are met.

4.26 Lots abutting County Roads or Provincial Highways

- 4.26.1 In addition to those setbacks required under this Zoning By-law, where a lot abuts a street under the jurisdiction of the County of Simcoe or the County of Grey, the setbacks required by the County of Simcoe or the County of Grey shall also apply.
- 4.26.2 All development located in proximity of the existing Highway No. 26 or the realigned Highway No. 26 is within the Ministry of Transportation permit control area and, is subject to the approval of the Ministry.
- 4.26.3 Any owner of a lot located in proximity of the existing Highway No. 26 or the realigned Highway No. 26 is advised that Ministry permits must be obtained prior to any construction being undertaken within the Ministry's permit control area.
- 4.26.4 In addition to those setbacks required under this Zoning By-law, where a lot abuts a provincial highway, the setbacks required by the Ministry of Transportation shall also apply.
- 4.26.5 Where there is a conflict between the provisions of this Zoning By-law and the required setback provisions of the Ministry, the provisions of the Ministry shall prevail to the extent of the conflict.

4.27 Increased Yards abutting Arterial and Collector Roads

- 4.27.1 The streets or highways outlined in Table 4.27.3.1, entitled Arterial and Collector Roads, are subject to a road widening. Any lot abutting an arterial or collector road that is the subject of a road widening shall have an enhanced required yard or setback.

- 4.27.2 Any enhanced required yard or setback shall be measured from the centerline of the original road allowance of the street or highway.

Table 4.27.3.1 Arterial and Collector Roads

Arterial/ Collector Road	Area of Road Widening	Proposed R-O-W Width	Centreline Setback
Highway No. 26 West	From Long Point Road to Cranberry Trail East	40.0 m	20.0 m
Mountain Road	From Cambridge Street to Tenth Line	36.0 m	18.0 m
Mountain Road	From Tenth Line to Grey Road No. 19	30.0 m	15.0 m
Sixth Street	From Tenth Line to Stewart Road	30.0 m	15.0 m
Poplar Sideroad	From Tenth Line to Highway No. 26 East	36.0 m	18.0 m
Tenth Line	From Poplar Sideroad to Sixth Street	36.0 m	18.0 m
Tenth Line	From Sixth Street to north of Mountain Road	26.0 m	13.0 m
High Street	From First Street to Poplar Sideroad	30.0 m	Determined site specifically by Engineering Department
Hurontario Street	From Hume Street to Poplar Sideroad	30.0 m	15.0 m
Sixth Line	From Highway No. 26 East to Poplar Sideroad	26.0 m	13.0 m
Raglan Street	From Hume Street to Poplar Sideroad	26.0 m	13.0 m

- 4.27.3 The sum of the enhanced required yard or setback shall be the required yard or setback of the Zone plus the centreline setback as described in Table 4.27.3.1, entitled Arterial and Collector Roads.

4.28 Special Yard Encroachments

- 4.28.1 Unless provided elsewhere in this Zoning By-law, amenities such as but not limited to an entrance feature, public art, bicycle racks, bus shelters, an unenclosed fire escape, a ramp or lift for disabled persons, a sidewalk, a clothes line, a flag pole, a garden trellis, a play structure, a utility vault or telecommunication system, a retaining wall, a fence, a sign or lawn ornamentation may be permitted in any required yard.
- 4.28.2 An accessory air conditioner, heat pump, solar equipment or wind turbine may project into any required yard, but its location shall not interfere with the surface drainage of water.
- 4.28.3 Unless provided elsewhere, architectural features, such as but not limited to, a sill, a chimney, a cornice, a bay window, an eave, a roof gutter, a downspout, a parapet, or a pilaster may project into a required yard a maximum of 0.6 m.
- 4.28.4 An unenclosed porch, an unenclosed step or set of stairs or an unenclosed deck may project into any required yard or required setback a maximum of 1.5 m, but not closer than 1.2 m to any lot line. In a required rear yard setback this projection may increase to a maximum of 3.0 m. An enclosed balcony may project into any required yard or required setback a maximum of 1.5 m, but not closer than 1.2 m to any lot line. The above provisions shall not apply where there required yard or required setback is nil.
- 4.28.5 Unless provided elsewhere, within a Residential zone the first 10 m² of area of an unenclosed deck shall be excluded when calculating lot coverage.
- 4.28.6 A parking booth or a security booth, accessory to a non-residential main use, may be erected in any required yard provided that the parking booth or security booth does not exceed a maximum height of 4.5 m and a maximum ground floor area of 4.5 m².
- 4.28.7 A canopy may project halfway into a required yard or required setback. This provision shall not apply where the required yard or required setback is nil.

4.29 Emergency Housing or Group Homes

- 4.29.1 Emergency housing or group homes may be established in any zone where a dwelling unit is permitted as a main use.

4.30 Trailers and Shipping Containers as Storage

- 4.30.1 No trailer or shipping container shall be used for permanent storage in a Residential zone, a Local Convenience Commercial zone or an Environmental Protection zone.
- 4.30.2 In any other zone, a trailer or shipping container used for permanent storage shall be subject to the provisions of General Provision 4.33.

4.31 Accessory Buildings and Uses

- 4.31.1 Where this Zoning By-law provides that a main building or main use is permitted on a lot, then any accessory building or use may also be permitted. Unless provided elsewhere, no accessory building or use shall be established on a lot without a main building or main use having been first established.
- 4.31.2 A plan of condominium may have its accessory uses or buildings permitted on a lot that is not the same lot as the condominium corporation.

4.32 Attached Accessory Buildings

- 4.32.1 Where an accessory building is attached to a main building, it shall be constructed in compliance with the zone provisions applicable to the main building.
- 4.32.2 Despite the above provision, an attached garage that is accessory to a dwelling unit shall be setback from a street line so as to provide a minimum driveway length of 6.0 m.
- 4.32.3 For any lot with less than 15.0 m of lot frontage, the exterior wall of an attached garage that is accessory to a dwelling unit shall not project closer to a street line than 3.0 m beyond the exterior wall of the habitable space of the dwelling unit. This provision shall not apply if;
- (i) Habitable living space is provided above the attached garage. The minimum amount of habitable space required shall be 50% of the floor space of the attached garage, or
- (ii) Where vehicle access into the attached garage is perpendicular to a street.

4.33 Detached Accessory Buildings

- 4.33.1 Where a detached accessory building is constructed, it shall be constructed in accordance with Table 4.33.1.1, entitled Detached Accessory Building Yards.

Table 4.33.1.1 Detached Accessory Building Yard Requirements

Zone Classification	Required Minimum Yard
All Residential Zones	
Front Yard	Same as that required for a main building
Exterior Side Yard	Same as that required for a main building
Interior Side Yard	1.0 m
Rear Yard	1.0 m
Any other Zone	
Front Yard	Same as that required for a main building
Exterior Side Yard	Same as that required for a main building
Interior Side Yard	3.0 m
Rear Yard	3.0 m

4.33.2 Despite the Table above, a detached building that is accessory to a dwelling unit shall be setback from a street line so as to provide a minimum driveway length of 6.0 m.

4.33.3 Where a detached accessory building is constructed it shall have a separation distance to any other building in accordance with Table 4.33.3.1, entitled Detached Accessory Building Separation Distance.

Table 4.33.3.1 Detached Accessory Building Separation Distance

Zone Classification	Required Separation Distance
All Residential Zones	2.0 m
Any other Zone	4.0 m

4.33.4 Within a Residential zone, no exterior wall of a detached accessory building shall be closer to a front lot line than the closest exterior wall projection of the dwelling unit. This provision shall not apply to a lot abutting Nottawasaga Bay.

4.33.5 Within a Residential zone, the total sum of the lot coverage of all detached accessory buildings shall be a maximum of 15% of the lot area, provided that the maximum lot coverage permitted in the zone is not exceeded.

4.33.6 Within a Residential zone, the maximum ground floor area of any detached accessory building shall be 75 m².

For a detached accessory building in a plan of condominium the maximum ground floor area shall be 200 m².

- 4.33.7 When a detached accessory building is constructed, it shall have a maximum building height in accordance with Table 4.33.7.1, entitled Maximum Height of Detached Accessory Buildings.

Table 4.33.7.1 Maximum Height of Detached Accessory Building

Zone Classifications	Maximum Height
Residential Zones	7.0 m
A detached accessory building for a legal, non-conforming dwelling in the C1 Zone	7.0 m
All other Zones	Same maximum height as permitted for main building or main use.

- 4.33.8 Unless provided elsewhere in this Zoning By-law, within a Residential zone no detached accessory building may be used as a dwelling unit, but it may have its interior areas finished as private recreational space.
- 4.33.9 Unless provided elsewhere in this Zoning By-law, within a Residential zone a maximum of one (1) detached accessory building with a ground floor area of 10 m² or less shall be excluded when calculating lot coverage.
- 4.33.10 Where a detached accessory building is constructed abutting a lane, it shall also have a required setback of a minimum of 7.5 m from the opposite boundary of the lane.
- 4.33.11 Where a legal, non-conforming single detached dwelling is located in a Downtown Core Commercial zone, the construction of a detached building accessory to the legal, non-conforming single detached dwelling may proceed without the requirement of a *Planning Act* application to expand a legal, non-conforming use.

4.34 Boat Houses

- 4.34.1 Where a lot abuts Nottawasaga Bay, any boat house shall be constructed in accordance to the applicable provisions of General Provision 4.33, except that the minimum required yard that is abutting Nottawasaga Bay is nil.

4.35 Model Homes

- 4.35.1 Model homes may be constructed in advance of the construction of the main building or main use, subject to the following provisions
- 4.35.2 All model homes must be located within a Residential zone.
- 4.35.3 Model homes must be located on lands that are subject to a draft approved or a registered plan of subdivision, plan of condominium or an approved site plan control agreement under the *Planning Act*.
- 4.35.4 Model homes may be constructed temporarily without connection to a municipal sanitary system and a municipal water supply system.
- 4.35.5 No model home shall be constructed on a lot until Council or its delegate has passed an authorization by-law to enter into a model homes agreement for the model homes, or must otherwise approve the model home agreement. The number of model homes permitted and the time period for the removal of the model homes, if removal is required, shall be set out in the model home agreement.

4.36 Temporary Sales Office

- 4.36.1 A temporary sales office may be constructed in advance of the construction of the main building or main use, subject to the following provisions.
- 4.36.2 The temporary sales office must be located on lands that are subject to either a draft approved or a registered plan of subdivision, plan of condominium or an approved site plan control agreement under the *Planning Act*.
- 4.36.3 At any given time the number of temporary sales offices on a lot shall be a maximum of one (1).
- 4.36.4 A temporary sales office shall be constructed on a lot with required yards in accordance with Table 4.36.4.1, entitled Temporary Sales Office Required Yards.

Table 4.36.4.1 Temporary Sales Office Required Yards

Type of Yard	Required Minimum Yards
Front Yard	6.0 m
Exterior Side Yard	6.0 m
Interior Side Yard	1.2 m
Rear Yard	7.5 m

- 4.36.5 The height of a temporary sales office shall be a maximum of 7.0 m.

- 4.36.6 The maximum ground floor area of a temporary sales office shall be 200 m².
- 4.36.7 A temporary sales office may be constructed without connection to a municipal sanitary system and a municipal water supply system.
- 4.36.8 No temporary sales office shall be constructed on a lot until Council or its delegate has passed an authorization by-law to enter into a temporary sales office agreement for the temporary sales office, or must otherwise approve the temporary sales office agreement. The removal of the temporary sales office shall be set out in the temporary sales office agreement.

4.37 Reserved

4.38 Storage of Recreational Vehicles

- 4.38.1 In a Residential zone, the storage of recreational vehicles shall be in accordance with the following provisions.
- 4.38.2 No storage of any recreational vehicle shall be permitted unless a main building has been constructed.
- 4.38.3 The number of recreational vehicles permitted to be stored outside on a lot shall be a maximum of two (2).
- 4.38.4 Where a recreational vehicle is kept on a trailer, the recreational vehicle and the trailer together shall be counted as one (1) recreational vehicle.
- 4.38.5 The height of any stored recreational vehicle on a lot shall be a maximum of 3.2 m measured from the ground to the highest fixed point of the recreational vehicle. The overall length of any stored recreational vehicle on a lot shall be a maximum of 7.5 m. A recreational vehicle in excess of the maximum height and length may be stored on a lot for maintenance purposes a maximum of seven days in a calendar year.
- 4.38.6 Where the recreational vehicle being stored on a lot is a boat, the length of the boat permitted to be stored on the lot shall be measured from the bow to the stern. The length of the trailer, stern drive, rudder or bowsprit shall not be included in the calculation of the boat length.
- 4.38.7 When stored outside recreational vehicles shall be located on the lot in accordance with Table 4.38.7.1, entitled Recreational Vehicle Setbacks.

Table 4.38.7.1 Recreational Vehicle Setbacks

All Residential Zones	Required Minimum Setback
Front Yard	Same as that required for a main building
Exterior Side Yard	Same as that required for a main building
Interior Side Yard	1.0 m
Rear Yard	1.0 m

4.38.8 Despite the Table above, a recreational vehicle, other than a snowmobile, may be stored in a required front yard or exterior side yard from April 1 to October 31, provided that the recreational vehicle is stored on a driveway.

4.38.9 Despite the Table above, the only recreational vehicle that may be stored in a required front yard or exterior side yard from November 1 to March 31 is a snowmobile, provided that the snowmobile is stored on a driveway.

4.39 Home Occupation

4.39.1 A home occupation shall be a permitted use in any zone where a dwelling unit is a permitted use, subject to compliance with the following provisions. Where the home occupation is a bed and breakfast the provisions of General Provision 4.25 shall apply.

4.39.2 A home occupation may include, without limiting the foregoing, the practice of domestic arts, the private teaching of music or academics, and the conducting of a business or trade or manufacturing use, an artist, a private home day care or pet grooming.

4.39.3 A home occupation shall not include any noxious trade, business or manufacturing use.

4.39.4 The number of home occupations permitted per dwelling unit shall be a maximum of one (1).

4.39.5 The proprietor of the home occupation must reside within the same dwelling unit as where their home occupation is being conducted.

4.39.6 In addition to the occupant of the dwelling unit, one (1) additional person who is not an occupant of the dwelling unit may be employed by the home occupation.

4.39.7 If the home occupation includes the giving of instruction or teaching of any kind, the number of students or clients being instructed or taught at any given time shall be a maximum of three (3).

4.39.8 Home occupations are not permitted outside storage or outside display and sale. One (1) trailer used as part of the home occupation is permitted subject to the provisions of General Provision 4.38.

- 4.39.9 Any internal display and sale of goods and materials accessory to the home occupation shall not be more than a maximum of 10 m² of the area used by the home occupation.
- 4.39.10 The home occupation shall be conducted within any part of the dwelling unit, or within a fully enclosed detached accessory building on the same lot as the dwelling unit, but may not be carried on in both at any given time.
- 4.39.11 A home occupation shall be a maximum of 25% of the gross floor area of the dwelling unit.
- 4.39.12 A home occupation conducted within a detached accessory building shall be a maximum of 20 m² of the floor area of the detached accessory building.

4.40 Accessory Apartments

Accessory Apartments (some provisions not applicable due to Bill 23. Accessory apartments are now permitted in most single, semi-detached, and townhouse dwellings.)

- 4.40.1 An accessory apartment may be constructed on a lot in compliance with the following provisions.
- 4.40.2 An accessory dwelling unit shall only be constructed inside of a single detached or a semi-detached dwelling on a lot with a minimum lot frontage of 10.0 m on a public street.
- 4.40.3 The number of accessory apartments permitted inside of a single detached or semi-detached dwelling shall be a maximum of one (1).
- 4.40.4 An accessory apartment shall not be permitted where a second unit already exists on the lot.
- 4.40.5 The maximum floor area of an accessory apartment shall be 40% of the gross floor area of the single detached dwelling or semi-detached dwelling.
- 4.40.6 An accessory apartment shall have an independent and direct access to the exterior of the dwelling but may have a shared hallway with dwelling.
- 4.40.7 An accessory apartment shall only be permitted within a dwelling that is connected to both a municipal water supply and municipal sanitary sewer.
- 4.40.8 An accessory apartment may be permitted within a dwelling where a municipal water supply system and/or a municipal sanitary sewer are unavailable, provided that it can be demonstrated to the satisfaction of the Town that the applicable provisions of the Ontario Building Code are met.

- 4.40.9 An accessory apartment shall not cause the total number of dwelling units built on a lot to exceed the density limits set out on Schedule "C" of the Town's Official Plan entitled Residential Density Plan, or as may be otherwise permitted.

Second Units (some provisions not applicable due to Bill 23. Second units are now permitted on lots with most single, semi-detached, and townhouse dwellings.)

- 4.40.10 A second unit, such as coach house or a garden suite, may be constructed on a lot in compliance with the following provisions.
- 4.40.11 A second unit shall only be constructed inside of a detached accessory building on a lot with a minimum lot frontage of 15.0 m on a public street and a minimum lot area of 550 m²
- 4.40.12 The number of second units permitted in association with a single detached dwelling shall be a maximum of one (1).
- 4.40.13 A second unit shall not be permitted where an accessory apartment already exists on the lot.
- 4.40.14 A second unit shall range in size from a minimum gross floor area of 35 m² to a maximum of 75 m² but shall not exceed 40% of the gross floor area of the single detached dwelling nor any other applicable lot coverage provisions for single detached dwelling and detached accessory buildings.
- 4.40.15 A second unit shall have an independent and direct access to the exterior of the accessory building but may have a shared hallway with the accessory building.
- 4.40.16 The entrance for a second unit and any associated encroachments shall not be located adjacent to any yard that is less than 4.0 m.
- 4.40.17 A minimum 1.2 m unobstructed hard surfaced walkway shall be provided from required parking to the entrance to the second unit.
- 4.40.18 A second unit shall only be permitted where the associated dwelling is connected to both a municipal water supply and a municipal sanitary sewer.
- 4.40.19 A second unit may be permitted where a municipal water supply system and/or a municipal sanitary sewer are unavailable, provided that it can be demonstrated to the satisfaction of the Town that the applicable provisions of the Ontario Building Code are met.
- 4.40.20 A second unit shall not cause the total number of dwelling units built on a lot to exceed the density limits set out on Schedule "C" of the Town's Official Plan entitled Residential Density Plan, or as may be otherwise permitted.

4.41 Outdoor Swimming Pools

- 4.41.1 Where an outdoor swimming pool is constructed in a Residential zone, it shall be constructed in accordance with Table 4.41.1.1, entitled Residential Outdoor Swimming Pool Yards.

Table 4.41.1.1 Residential Outdoor Swimming Pool Yards

All Residential Zones	Required Minimum Yard
Front Yard	Same as that required for a main building
Exterior Side Yard	Same as that required for a main building
Interior Side Yard	1.5 m
Rear Yard	1.5 m

- 4.41.2 Where an outdoor swimming pool is constructed in any zone, other than a Residential zone, it shall be constructed in accordance with Table 4.41.2.1, entitled Non-Residential Outdoor Swimming Pool Yards.

Table 4.41.2.1 Non-Residential Outdoor Swimming Pool Yards

Any Non-Residential Zone	Required Minimum Yard
Front Yard	Same as that required for a main building
Exterior Side Yard	Same as that required for a main building
Interior Side Yard	3.0 m
Rear Yard	3.0 m

- 4.41.3 The height above grade of any outdoor swimming pool shall be a maximum of 2.0 m.
- 4.41.4 No outdoor swimming pool shall be constructed closer to a front or exterior lot line than the main building. This provision shall not apply to a lot abutting Nottawasaga Bay.

4.42 Temporary Tents and Stages

- 4.42.1 A tent may be constructed on a lot, as an accessory building, in accordance with Table 4.42.1.1, entitled Temporary Tents.

Table 4.42.1.1 Temporary Tents

Tent	Maximum Number of Days in a calendar Year Permitted on a Lot
Residential zones or uses	180
Non-Residential zones or uses	120

4.42.2 A temporary tent shall be subject to the provisions as set out in General Provision 4.33, entitled Detached Accessory Buildings.

4.42.3 A stage may be constructed on a lot, as an accessory structure, in accordance with Table 4.42.3.1, entitled Temporary Stages.

Table 4.42.3.1 Temporary Stages

Stage	Maximum Number of Days in a calendar Year Permitted on a Lot
Residential zones or uses	Not permitted
Non-Residential zones or uses	14

4.42.4 Despite the Tables above, a tent or stage located on any of the required parking spaces of a lot shall only be permitted for a maximum of five (5) consecutive days.

4.43 Underground Parking Garage

4.43.1 An underground parking garage shall be located in accordance with Table 4.43.1.1, entitled Underground Parking Garage Yard Requirements.

Table 4.43.1.1 Underground Parking Garage Yard Requirements

Yard	Required Setback
Front Yard	Half of that required for the main building or main use
Exterior Side Yard	Half of that required for the main building or main use
Interior Side Yard	Nil
Rear Yard	Nil

4.43.2 Despite the Table above, where a zone has a front yard or an exterior side yard of nil, then the required setback for the underground parking garage to the front yard or the exterior side yard may also be nil.

- 4.43.3 .An underground parking garage, or any portion thereof, that is not located under a building shall have its roof a minimum of 0.6 m below existing grade. This provision shall not apply to a single detached dwelling, semi-detached dwelling, duplex dwelling or townhouse dwelling.

Section 5.0 Parking and Loading Provisions

5.1 Parking and Loading Provisions

- 5.1.1 Unless provided elsewhere in this Zoning By-law, no person shall use any land or erect or use any building except in conformity with the provisions of this section, in addition with all other applicable sections and provisions of this Zoning By-law. In this section, the abbreviation “GFA” shall mean gross floor area and “GLA” shall mean gross leasable area.

5.2 General Parking Requirements

- 5.2.1 If a lot or building accommodates more than one main permitted use, the required parking spaces or bicycle spaces shall be the sum of the requirements for each main use.
- 5.2.2 If, when calculating required parking spaces or bicycle spaces, the number of parking spaces results in a fraction, the required parking spaces or bicycle spaces shall always be rounded upward to the next whole number.
- 5.2.3 Unless provided elsewhere in this Zoning By-law, where any lot, building or use is altered or constructed resulting in the requirement for additional parking spaces or bicycle spaces, then such additional required parking spaces or bicycle spaces shall be provided.
- 5.2.4 Unless provided elsewhere in this Zoning By-law, all required parking spaces or bicycle spaces shall be provided on the same lot that the main permitted use is located.
- 5.2.5 In all zones, except a Residential zone classification, any portion of a parking area, excluding an entrance, shall have a required setback to a street or highway of a minimum of 3.0 m that shall be reserved for a buffer area.
- 5.2.6 Any area used for the outside display and sale of motor vehicles or recreational vehicles shall not be considered part of the required parking spaces for a main use. An area used for any type of outside display and sale shall be separated from those areas needed as required parking.
- 5.2.7 Any parking area shall be designed so that motor vehicles do not travel in a backwards motion when entering or exiting a lot directly onto a street or highway. This provision shall not apply to entrances for a single detached dwelling, semi-detached dwelling, duplex dwelling or street townhouse dwelling.
- 5.2.8 The interior angle of intersection between any entrance, or a private road, and a street or highway shall be a minimum of seventy (70) degrees.

5.3 Entrance Widths

5.3.1 Residential Entrance Widths

- 5.3.1.1 The entrance width for a single detached dwelling, semi-detached dwelling, duplex dwellings, street townhouse dwelling, or a boarding home shall not exceed a maximum width of 6.5 m or 50% of the lot frontage, whichever is the lesser.
- 5.3.1.2 The entrance width for group or cluster dwellings, including a private road for a plan of condominium, shall be a minimum of 7.5 m.
- 5.3.1.3 The entrance width for a residential unit containing an accessory apartment or accommodating a second unit on the lot shall not exceed a maximum width of 6.5 m or 56% of the lot frontage whichever is lesser.

5.3.2 Non-Residential Entrance Widths

- 5.3.2.1 Lands zoned EP or RU shall have an entrance width of a minimum of 3.0 m to a maximum of 7.5 m.
- 5.3.2.2 Lands in any other zone shall have an entrance width of a minimum of 7.5 m to a maximum of 15.0 m.

5.4 Entrance Setbacks

- 5.4.1 The required setback of any entrance, including a private road for a plan of condominium, to the intersection of a street shall be a minimum of 6.0 m.
- 5.4.2 The required setback of any entrance, including a private road for a plan of condominium, to the intersection of a highway shall be a minimum of 15.0 m.
- 5.4.3 The provisions above shall not apply to entrances for a single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling or boarding home that are not part of a group or cluster dwelling.
- 5.4.4 The required setback of a non-residential entrance abutting any Residential zone shall be a minimum of 9.0 m.
- 5.4.5 The required setback of an entrance in a C6 zone abutting any Residential zone shall be a minimum of 2.0 m.

5.5 Number of Entrances

- 5.5.1 Every lot shall be limited to the following number of entrances in accordance with Table 5.5.1.1, entitled Number of Entrances.

Table 5.5.1.1 Number of Entrances

Lot Frontage	Number of Entrances
20.0 m or less	A maximum of one (1) entrance.
More than 20.0 m but less than 100.0 m	A maximum of two (2) entrances provided that the combined entrance width of the two (2) entrances is not greater than 30% of the lot frontage, or the lot frontage and exterior side lot line combined if the lot is a corner lot or through lot.
Greater than 100.0 m	Two (2) entrances are permitted, plus one (1) additional entrance for every additional 100.0 m of lot frontage thereafter.

- 5.5.2 Where a lot is a corner lot or a through lot, the length of an exterior lot line may be included as lot frontage for the purposes of determining the number of entrances permitted.

5.6 Residential Driveways

- 5.6.1 For a single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling or boarding home the parking of a motor vehicle shall be restricted to the driveway only, and the minimum length of the driveway shall be 6.0 m.
- 5.6.2 For a single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling or boarding home a maximum of 50% of the yard may be used for a driveway. The balance of the yard shall be used as landscaped open space and no more than an additional 20% shall be covered with any hard ground surfacing material.
- 5.6.3 For a dwelling with an accessory apartment a maximum of 56% of the front yard may be used for a driveway. The balance of the yard shall be used for landscaped open space and no more than an additional 14% shall be covered with any hard ground surfacing material.

5.7 Parking Aisles

- 5.7.1 Parking aisles shall have minimum widths in accordance with Table 5.7.1.1, entitled Parking Aisle Width.

Table 5.7.1.1 Parking Aisle Width

Interior Angle of Parking Space	Minimum Aisle Width
Less than or equal to 50 degrees	4.0 m
Greater than 50 degrees but less than or equal to 70 degrees	5.5 m
Greater than 70 degrees	6.0 m

5.8 Parking Space Sizes

- 5.8.1 Parking spaces, other than delivery or loading spaces, shall have minimum sizes in accordance with Table 5.8.1.1, entitled Parking Space Size.

Table 5.8.1.1 Parking Space Sizes

Type of Parking Space	Minimum Width	Minimum Length
Perpendicular	2.8 m	6.0 m
Parallel	2.8 m	7.0 m
Angled	2.8 m	7.0 m
Queuing	2.8 m	6.0 m
Accessible, Perpendicular	4.5 m	6.0 m
Accessible, Parallel or Angled	4.5 m	7.0 m

5.9 Delivery Space Regulations

- 5.9.1 The minimum number of required delivery spaces shall be in accordance with Table 5.9.1.1, entitled Required Number of Delivery Spaces.
- 1.

Table 5.9.1.1 Required Number of Delivery Spaces

Uses	Number of Delivery Spaces Required
Hotel or Motel	1 space per 150 suites
Hospital or School	1 space
Any other main building in a Commercial, Industrial or Community Services Zone	1 space for any building between 460 m ² of GFA and 2500 m ² of GFA.
	Any building larger than 2500 m ² of GFA is automatically subject to Section 5.10 entitled Loading Space Regulations

5.9.2 A delivery space shall be a minimum of 3.5 m in width, 7.5 m in length, and a minimum vertical clearance of 3.0 m.

5.9.3 A delivery space shall have a required setback to any street or highway of a minimum of 6.0 m.

5.10 Loading Space Regulations

5.10.1 The minimum number of required loading spaces for any non-residential use shall be in accordance with Table 5.10.1.1, entitled Required Number of Loading Spaces.

Table 5.10.1.1 Required Number of Loading Spaces

Gross Floor Area	Number of Loading Spaces Required
From 2,501 m ² GFA to 7,000 m ² GFA	1 space
From 7,001 m ² GFA to 10,000 m ² GFA	2 spaces
For every additional 2,500 m ² GFA beyond 10,000 m ² GFA	1 additional space

5.10.2 A loading space shall be at least 3.5 m in width, 20.0 m in length, with a minimum vertical clearance of 4.5 m.

5.10.3 Loading spaces shall have a required setback to a street or highway of a minimum of 15.0 m.

5.11 Accessible Parking

5.11.1 The minimum number of required accessible parking spaces shall be in accordance with Table 5.11.1.1 entitled Required Number of Accessible Spaces.

Table 5.11.1.1 Required Number of Accessible Parking Spaces

Total Number of Parking Spaces Required	Number of Accessible Parking Spaces Required
1 to 25 spaces	Minimum of 1 space
26 to 50 spaces	Minimum of 2 spaces
51 to 100 spaces	Minimum of 3 spaces
Over 100 spaces	2% of the total required parking spaces

5.11.2 Parking spaces for the disabled shall be included as part of the total calculation of required parking spaces for any lot, building or use.

5.12 Queuing Aisle Regulations

- 5.12.1 Where a drive-in use is provided on a lot, a queuing aisle shall also be required. Where there is more than one drive-in use on a lot, each separate drive-in use shall provide the required queuing aisle.
- 5.12.2 The minimum number of required vehicle spaces in a queuing aisle for a drive-in use shall be in accordance with Table 5.12.2.1, entitled Required Queuing Aisle Spaces.

Table 5.12.2.1 Required Queuing Aisle Spaces

Type of Use	Minimum Number of Queuing Spaces Required
Restaurant	10 spaces
Financial institution	4 spaces
Motor vehicle wash	2 space per wash bay
Motor vehicle gasoline station	1 space per gas pump
All other uses not otherwise listed	3 spaces

- 5.12.3 The required vehicle spaces of a drive-in use are in addition to the parking spaces required for any lot, building or use.

5.13 Bicycle Space Requirements

- 5.13.1 The minimum number of required bicycle spaces for residential and non-residential uses shall be in accordance with Table 5.13.1.1, entitled Required Number of Bicycle Spaces.

Table 5.13.1.1 Required Number of Bicycle Spaces

Type of Use	Number of Bicycle Spaces required
Non-residential building that contains 5 dwelling units or more	0.7 bicycle spaces per dwelling unit to a total maximum of 15 bicycle spaces
All other non-residential buildings	10 % of the required parking spaces for motor vehicles but in no case shall the required bicycle spaces be less than 4
Any group or cluster dwelling in excess of 5 dwelling units	0.5 bicycle spaces per dwelling unit to a total maximum of 20 bicycle spaces

5.14 Commercial Vehicles in Residential Zones

- 5.14.1 In a residential zone, the parking of commercial vehicles shall be in accordance with the following provisions. The provisions below shall not apply to a commercial or emergency vehicle owned and operated by a public authority or an ambulance service.
- 5.14.2 No parking of any commercial vehicle shall be permitted unless a main building has been constructed.
- 5.14.3 A commercial vehicle shall be located entirely within the legal boundaries of the lot.
- 5.14.4 The number of commercial vehicles permitted to be parked on a lot shall be a maximum of one (1).
- 5.14.5 The gross vehicle weight of the commercial vehicle parked on a lot shall be a maximum of 7,258 kilograms, or in the case of a tractor, a maximum engine rating of 60 horsepower.
- 5.14.6 The length of a commercial vehicle shall be a maximum of 7.5 m measured from bumper to bumper. The height of a commercial vehicle shall be a maximum of 3.2 m measured from the ground to the highest part of the driver cab or the delivery body. In the case of a tractor, the length shall be measured from the front of the tractor to the rear of the chassis and height shall be measured from the ground to the highest part of the engine cowling or the driver cab.
- 5.14.7 A rack on the top of a commercial vehicle shall not be included in the calculation of the height of the commercial vehicle provided that the height of the rack is 0.5 metres or less. Any implement that may be attached to the front or the rear of a tractor shall not be included in the calculation of length or height.
- 5.14.8 A commercial vehicle shall be located on the lot in accordance with Table 5.14.8.1, entitled Commercial Vehicle Location.

Table 5.14.8.1 Commercial Vehicle Location

Vehicle Size	Required Location
A length of up to 6.7 m	Permitted in any yard provided that it is located on a driveway only
A height of up to 2.2 m	
A length or height greater than the above	In the rear yard only and no closer than 1.0 m to any lot line and on a driveway only; or alternatively fully enclosed in a building.

5.15 Parking Space Requirements

- 5.15.1 Unless provided elsewhere in this Zoning By-law, the minimum number of required parking spaces for uses, other than those on lands in a C1 zone classification, shall be in accordance with Table 5.15.1.1, entitled Required Parking Spaces.

Table 5.15.1.1 Required Parking Spaces

Type of Use	Parking Space Ratio
Accessory apartment/second unit	1 space
Adult Entertainment Establishment	8 spaces per 100 m ² GFA
Arena	1 space per 4 seats of fixed seating
Ambulance service	1 space per staff on duty, with no less than 2 spaces
Assembly hall, theatre	1 space per 4 seats of fixed seating, or 1 space per 4 persons of building occupancy where fixed seating is not provided
Dwelling unit in a portion of a non-residential building	1 space per unit
Boarding Home	3 spaces
Community centre	1 space per every 4 person of building occupancy
Composting facility	1 space per 100 m ² GFA
Dwelling, apartment	1 space per unit, plus an additional 0.25 spaces per unit for visitor parking
Day care centre	2 spaces per 100 m ² GFA
Dwelling, single detached Dwelling, semi-detached Dwelling, duplex Dwelling, townhouse	2 spaces per unit

Type of Use	Parking Space Ratio
Dwelling, group or cluster	As required per dwelling unit type, plus an additional 0.25 spaces per unit for visitor parking for those dwelling unit types that are not otherwise required to provide visitor parking.
Funeral home	5 spaces per 100 m ² GFA
Freight depot	1 space per 100 m ² GFA
Golf course	8 spaces per hole
Home for the aged, hospice, rest home, retirement home, and nursing facility	0.5 spaces per bed or suite
Home occupation	1 space in addition to spaces required for the main dwelling unit or 1 space per guest room in addition to the spaces required for the main dwelling unit in the case of a bed and breakfast
Hospital	3 spaces per bed
Hotel or motel	1 space per guest room; plus 1.5 spaces per lock-off suite, plus 2 spaces per 100 m ² GFA for those areas open for use by the public or guests
Laundromat	1 space for every 2 machines
Library	3 spaces per 100 m ² GFA open or used by the public
Marina	0.75 spaces per boat slip
Museum	3 spaces per 100 m ² GFA open or used by the public
Manufacturing, processing, assembly or fabrication plant	1 space per 100 m ² GFA
Medical building Medical clinic Medical office	5 spaces per 100 m ² GFA
Mini-golf course	1 space per hole
Mini-storage warehouse	2 spaces per 100 m ² GFA for the accessory office space, if any
Motor vehicle wash	1 space per wash bay
Pet day care centre	2 spaces per 100 m ² GFA
Place of worship	1 space per every 4 persons of building occupancy

Type of Use	Parking Space Ratio
Restaurant	8 spaces per 100 m ² GFA
School	3 spaces per classroom (elementary school), or 4 spaces per classroom (secondary school)
School, commercial	2 spaces per 100 m ² GFA
Shopping centre	4 spaces per 100 m ² GLA
Warehouse	1 space per 100 m ² GFA
All other non-residential uses not specified above	3 spaces per 100 m ² GFA

5.16 Downtown Core Commercial Parking

5.16.1 Unless provided elsewhere in this Zoning By-law, the following required parking space provisions shall apply to all lands in a C1 zone classification.

5.16.2 Parking Ratios

Significant Heritage Building

5.16.2.1 The parking space ratio for any residential use in a significant heritage building or any additional dwelling unit thereto, shall be 0.25 spaces per unit. This parking space ratio shall include a home for the aged, a rest home, a retirement home or a nursing facility.

5.16.2.2 The parking space ratio for all non-residential uses in a significant heritage building, or an addition thereto, shall be 1.5 spaces per 100 m² GFA.

All Other Buildings

5.16.2.3 The parking space ratio for all non-residential uses for any other existing building, a converted building or a new building, or an addition thereto, shall be 3 spaces per 100 m² GFA.

5.16.2.4 The parking space ratio for any residential use for any other existing building, a converted building or a new building, or any additional dwelling unit thereto, shall be 0.5 spaces per unit. This parking space ratio includes a home for the aged, a rest home, a retirement home or a nursing facility.

5.16.3 No Additional Parking Required

5.16.3.1 No additional parking is required for any change in a main use, or for any additional dwelling unit, where an existing building was used for commercial purposes prior to the passing of the Zoning By-law, and where there is no increase to the gross floor area of the building.

5.16.4 Converted Buildings

- 5.16.4.1 Parking is required for any change in a main use, or for any additional dwelling unit, where a building is a converted building. This includes the conversion of a building for a home for the aged, a rest home, a retirement home or a nursing facility.
- 5.16.4.2 If the converted building is located on lands identified on Table 5.16.7.2.1 entitled Significant Heritage Buildings, the parking ratios set out in Sections 5.16.2.1 and 5.16.2.2 shall apply.
- 5.16.4.3 If the converted building is not on lands identified on Table 5.16.7.2.1 entitled Significant Heritage Buildings, the parking ratios set out in Sections 5.16.2.3 and 5.16.2.4 shall apply.
- 5.16.4.4 Once lawfully established, Section 5.16.3.1 shall apply with necessary modifications to any subsequent change in a main use, or for any additional dwelling unit, with respect to a converted building.

5.16.5 Addition to a Building

- 5.16.5.1 Where any existing building, converted building or new building is proposed to have an increase of gross floor area, then additional parking spaces shall be required based on the increased gross floor area added after the date of passing of the Zoning By-law.

5.16.6 Demolishing Buildings

Significant Heritage Buildings

- 5.16.6.1 Where an existing significant heritage building is demolished, in whole or in part, the required parking spaces for any replacement building shall be 100% of the gross floor area and/or the number of dwelling units. The gross floor area or dwelling units of the demolished building, or part thereof, shall not be used to determine any credit towards required parking spaces for any replacement building.
- 5.16.6.2 A building constructed as a replacement to a demolished significant heritage building shall be subject to the parking ratio set out in Sections 5.16.2.3 and 5.16.2.4.

Other Buildings

- 5.16.6.3 Where any other existing building, converted building or new building is demolished, in part or in whole, the required parking shall be based on the following;
- i. If the gross floor area or the number of dwelling units of the replacement building is equal or less than the gross floor area or number of dwelling units of the demolished building, no additional parking is required.

- ii. If the gross floor area or the number of dwelling units of the replacement building is greater than the gross floor area or the number of dwelling units of the demolished building, then additional required parking spaces shall only be required on the amount of added gross floor area or dwelling units.

5.16.6.4 A building constructed as a replacement under this provision shall be subject to the parking ratio set out in Sections 5.16.2.3 and 5.16.2.4.

5.16.7 Location of Significant Heritage Buildings

5.16.7.1 The term significant heritage building used in this section is based on an existing building located on a lot identified in the study entitled Collingwood Downtown Heritage Conservation District Inventory of Buildings, 2002.

5.16.7.2 The lots with significant heritage buildings are identified on Table 5.16.7.2.1 entitled Significant Heritage Buildings. In the event that a significant heritage building is demolished from a lot that is identified on the Table, that lot shall be deleted from the Table without the need for an amendment to the Zoning By-law.

Table 5.16.7.2.1 Significant Heritage Buildings

Number	Street Name	Number	Street Name
HURONTARIO STREET		68	Hurontario
5	Hurontario	69	Hurontario
15, 19 & 21	Hurontario	70	Hurontario
23 & 25	Hurontario	72	Hurontario
41 & 43A	Hurontario	73	Hurontario
43	Hurontario	74	Hurontario
44	Hurontario	75	Hurontario
45, 47 & 49	Hurontario	76	Hurontario
50	Hurontario	77	Hurontario
51	Hurontario	78	Hurontario
52	Hurontario	79	Hurontario
54	Hurontario	81	Hurontario
56	Hurontario	83	Hurontario
57	Hurontario	85	Hurontario
58	Hurontario	92 & 93	Hurontario
59	Hurontario	97	Hurontario
61	Hurontario	108	Hurontario
62	Hurontario	120 & 122	Hurontario
63	Hurontario	124	Hurontario
64	Hurontario	127, 129, 133 & 135	Hurontario
65	Hurontario	137	Hurontario
66	Hurontario	138	Hurontario
67	Hurontario		

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Number	Street Name
139	Hurontario
140	Hurontario
141	Hurontario
142 & 142A	Hurontario
143	Hurontario
145	Hurontario
147 & 149	Hurontario
150	Hurontario
151 & 153	Hurontario
155	Hurontario
161	Hurontario
162	Hurontario
163	Hurontario
164	Hurontario
165	Hurontario
166	Hurontario
167	Hurontario
169	Hurontario
171	Hurontario
174	Hurontario
175 & 179	Hurontario
199	Hurontario
210	Hurontario
202	Hurontario
203	Hurontario
204	Hurontario
206	Hurontario
210	Hurontario
219	Hurontario
221	Hurontario
227 & 231	Hurontario
239	Hurontario
243	Hurontario
252	Hurontario
308	Hurontario
311	Hurontario
312	Hurontario
313	Hurontario
315	Hurontario
SCHOOL HOUSE LANE	
2	School House Lane
8	School House Lane
12	School House Lane
PINE STREET	
30	Pine
38	Pine

Number	Street Name
48	Pine
60	Pine
72	Pine
82	Pine
94	Pine
110	Pine
141 (rear)	Pine
143	Pine
144	Pine
148	Pine
151	Pine
152	Pine
160	Pine
167 – Thurso House	Pine
STE. MARIE STREET	
33	Ste. Marie
36-44	Ste. Marie
94	Ste. Marie
152	Ste. Marie
173	Ste. Marie
189	Ste. Marie
195	Ste. Marie
201 & 203	Ste. Marie
205	Ste. Marie
215	Ste. Marie
222 & 224	Ste. Marie
234	Ste. Marie
240 & 242	Ste. Marie
243	Ste. Marie
249	Ste. Marie
259	Ste. Marie
271	Ste. Marie
272	Ste. Marie
276	Ste. Marie
285	Ste. Marie
297	Ste. Marie
ELGIN STREET	
25	Elgin
31	Elgin
32 – Anglican Church	Elgin
35	Elgin
43	Elgin
57	Elgin

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Number	Street Name
63 – Rectory & Roman Catholic Church	Elgin
ST. PAUL STREET	
22 & 24	St. Paul
58	St. Paul
62 & 68	St. Paul
108	St. Paul
114	St. Paul
128	St. Paul
136	St. Paul
HURON STREET	
16	Huron
18, 20 & 22	Huron
28	Huron
SECOND STREET	
22	Second
SIMCOE STREET	
9 & 11	Simcoe
27 & 29	Simcoe
31	Simcoe
33	Simcoe
40	Simcoe
77 & 79	Simcoe
80	Simcoe
THIRD STREET	
7	Third
27	Third
30	Third

Number	Street Name
37 – Thurso House	Third
54	Third
64	Third
67	Third
69	Third
71	Third
ONTARIO STREET	
9, 11 & 13	Ontario
64	Ontario
70	Ontario
74 & 76	Ontario
75 – Anglican Church Rectory	Ontario
84	Ontario
88 & 90	Ontario
98 & 100	Ontario
106	Ontario
114	Ontario
124	Ontario
FOURTH STREET	
12	Fourth St. West
20	Fourth St. East
21 & 27	Fourth St. East
45 & 47	Fourth St. East
57	Fourth St. East
65	Fourth St. East
69	Fourth St. East
HUME STREET	
60	Hume
64	Hume

Section 6.0 Residential Zones

6.1 Residential Permitted Uses and Density

- 6.1.1 No person shall use any land or construct or use any building or structure in any Residential zone except in accordance with Table 6.1.2.1., entitled Residential Permitted Uses.
- 6.1.2 No person shall use any land or construct or use any building unless the total number of dwelling units built on a lot is in conformity with the density limits set out on Schedule 'C' of the Town's Official Plan entitled Residential Density Plan, or as may be otherwise permitted.

Table 6.1.2.1 Residential Permitted Uses

	Zones			
Uses	R1	R2	R3	R4
Apartment			✓(b)	✓(b)
Duplex		✓	✓	
Group or Cluster			✓	✓
Single-Detached	✓(a)	✓	✓	
Semi-Detached		✓	✓	
Townhouse			✓	
Senior Citizen Housing			✓(b)	✓(b)
Retirement Home			✓(b)	✓(b)
Boarding Home		✓(c)	✓(c)	
Nursing Facility			✓(b)	✓(b)
Community Garden	✓	✓	✓	✓

6.2 Residential Footnotes

- 6.2.1 Where the permitted uses in Table 6.1.2.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnotes shall also apply.
- 6.2.2 **Footnote (a) – Private Services**
- 6.2.2.1 A single detached dwelling may be serviced without connection to a municipal sanitary system and a municipal water supply system.

6.2.3 Footnote (b) – Accessory Commercial Uses

- 6.2.3.1 Accessory commercial uses shall be limited to a convenience store, a day-care centre, a dry-cleaner's establishment, a laundromat and a personal service shop. These uses shall only be located on the first storey of the main building and shall not occupy an area greater than 25% of the gross floor area of the first storey.

6.2.4 Footnote (c) - Boarding Home

- 6.2.4.1 The Zone provisions for a single-detached dwelling shall also apply to a boarding home.

6.3 Residential Provisions

- 6.3.1 No person shall use any land or construct or use any building or structure in any Residential zone except in accordance with provisions of Tables 6.3.1.1 or 6.3.1.2 or 6.3.1.3.

Table 6.3.1.1 Residential First Density (R1) and Residential Second Density (R2) Zone Provisions

Lot Provisions	R1	R2		
	Single Detached	Single Detached	Duplex	Semi-Detached
Minimum Lot Area (m ²)	1,400	450	550	275
Minimum Lot Frontage (m)	20.0	15.0 (a)	15.0	9.0
Minimum Front Yard (m)	6.0	4.5	4.5	4.5
Minimum Exterior Side Yard (m)	4.5	4.5	4.5	4.5
Minimum Interior Side Yard (m)	2.0	1.2	1.2	1.2 & 0.0
Minimum Rear Yard (m)	7.5	7.5	7.5	7.5
Maximum Height (m)	12.0	12.0	12.0	12.0
Maximum Lot Coverage (bungalow)	20%	45%	Not applicable	45%
Maximum Lot Coverage (other than bungalow)	20%	40%	40%	40%
Minimum Landscaped Open Space	30%	35%	35%	35%
Other provisions				

Table 6.3.1.2 Residential Third Density (R3) Provisions

Lot Provisions	Single detached	Duplex	Semi-detached	Townhouse	Apartment, nursing facility, senior citizen housing & retirement home	Group or cluster
Minimum Lot Area (m ²)	325	550	275	Nil (d)	Nil	Nil
Minimum Lot Frontage (m)	10.0	15.0	9.0	Nil (d)	30.0	Nil
Minimum Front Yard (m)	4.5	4.5	4.5	4.5	7.5	6.0
Minimum Exterior Side Yard (m)	4.5	4.5	4.5	4.5	7.5	6.0
Minimum Interior Side Yard (m)	1.2	1.2	1.2 & 0.0	0.0 (b)	7.5	6.0
Minimum Rear Yard (m)	7.5	7.5	7.5	7.5	7.5	7.5
Maximum Height (m)	12.0	12.0	12.0	12.0	15.0	(c)
Maximum Lot Coverage (bungalow)	45%	Not applicable	45%	Not applicable	Not applicable	Not applicable
Maximum Lot Coverage (other than a bungalow)	40%	40%	40%	45%	40%	40%
Minimum Landscaped Open Space	35%	35%	35%	35%	40%	40%
Other provisions						

Table 6.3.1.3 Residential Fourth Density (R4) Provisions

Lot Provisions	Apartment, Nursing Facility, Senior Citizen Housing & Retirement Home	Group or Cluster Dwelling
Minimum Lot Area (m ²)	Nil	Nil
Minimum Lot Frontage (m)	30.0	Nil
Minimum Front Yard (m)	7.5	6.0
Minimum Exterior Side Yard (m)	7.5	6.0
Minimum Interior Side Yard (m)	7.5	6.0
Minimum Rear Yard (m)	7.5	7.5
Maximum Height (m)	18.0	18.0
Maximum Lot Coverage	40%	40%
Minimum Landscaped Open Space	40%	40%
Other provisions		

6.4 Residential Provision Footnotes

6.4.1 Where the provisions in Tables 6.3.1.1 or 6.3.1.2 or 6.3.1.3 are also followed by a letter in brackets, which indicates a footnote; then the additional provision associated with the footnote, shall also apply.

6.4.2 Footnote (a) – Infill Lot

An infill lot within the R2 zone may have a minimum lot frontage of 12.0 m.

6.4.3 Footnote (b) – Interior Yard Setback for a Street Townhouse

An end unit of a townhouse shall have a minimum interior side yard of 1.8 m.

6.4.4 Footnote (c) – Height for Group or Cluster Dwellings

The maximum height of group or cluster dwellings shall be the maximum height applicable for the individual dwelling type.

6.4.5 Footnote (d) – Street Townhouse

For a street townhouse the minimum lot area shall be 225 m² and the minimum lot frontage shall be 7.5 m.

6.5 Residential Exception Zones

DEFERRED RESIDENTIAL EXCEPTION ONE – DR-1 ZONE

Uses shall be limited to the following;

- Conservation,
- Private roads,
- Private servicing and utilities,
- Private trails.

No direct vehicular access shall be permitted onto Highway No. 26 West.

The minimum lot area shall be 0.4 ha. The minimum lot frontage shall be 100.0 m.

The maximum height of a temporary accessory sales office shall be 11.0 m.

A minimum of 10 parking spaces shall be provided for the temporary accessory sales office.

DEFERRED RESIDENTIAL EXCEPTION TWO – DR-2 ZONE

Uses shall be limited to conservation, private servicing and utilities and private trails.

DEFERRED RESIDENTIAL EXCEPTION THREE – DR-3 ZONE

RESERVED

DEFERRED RESIDENTIAL EXCEPTION FOUR – DR-4 ZONE

RESERVED

DEFERRED RESIDENTIAL EXCEPTION FIVE – DR-5 ZONE

RESERVED

DEFERRED RESIDENTIAL EXCEPTION SIX – DR-6 ZONE

Uses shall be limited to the following;

- Apartment dwellings
- Townhouse dwellings
- Group or cluster dwellings
- Veterinarian clinic

- Medical clinic within an existing building

The following zone exceptions shall apply;

Maximum height:	12.0 m
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Maximum gross floor area for a veterinarian clinic:	372 m ²
--	--------------------

RESIDENTIAL FIRST DENSITY EXCEPTION ONE – R1-1 ZONE

The following zoning exceptions shall apply:

Minimum lot frontage:	nil
-----------------------	-----

The minimum yard setbacks for main building and accessory buildings are set out in the Illustration 1 below.

In the event of the creation of an infill lot the minimum main building and accessory building setback from the new lot line shall be 6.0 m.

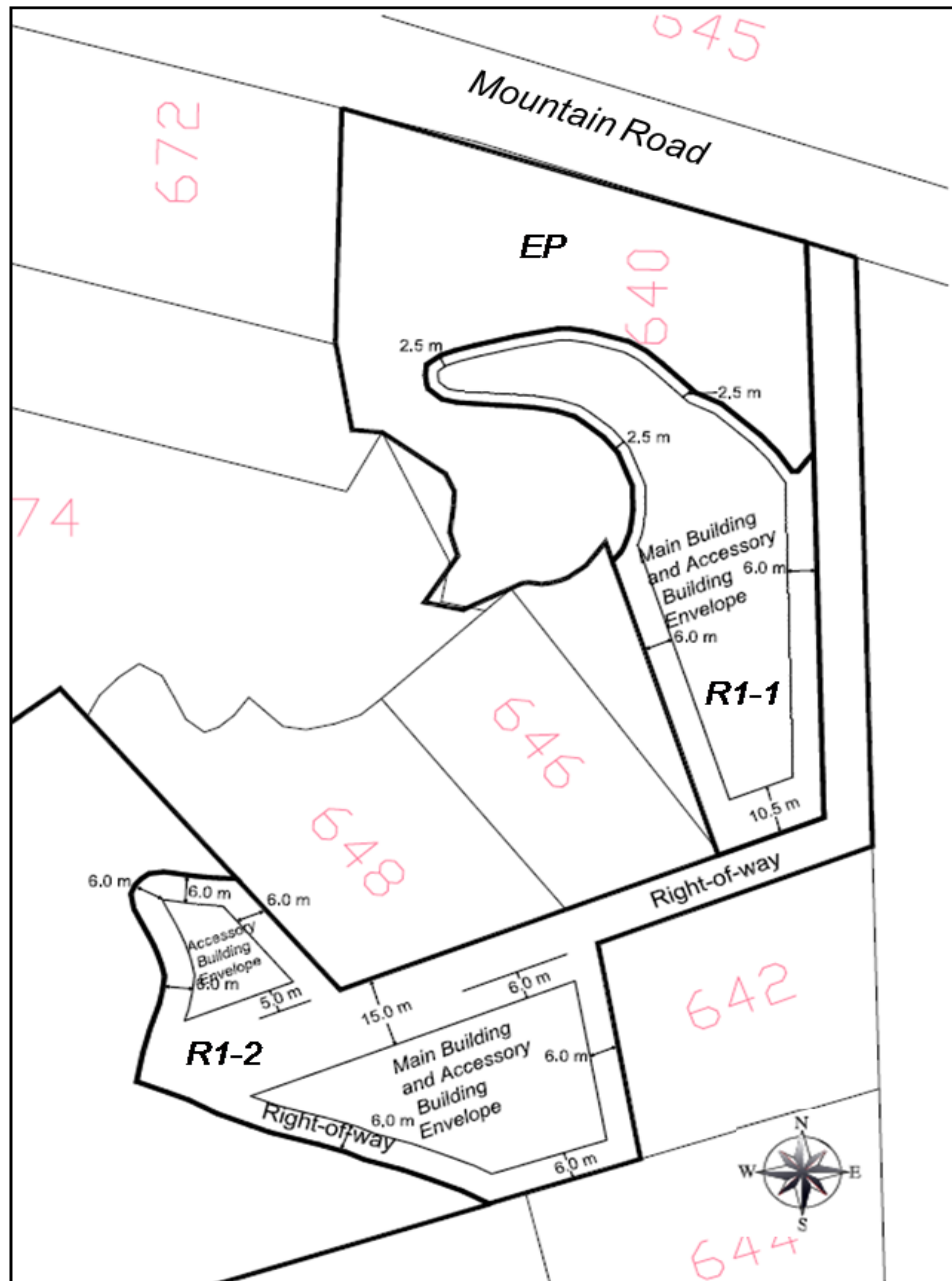


Illustration 1: R1-1 Zone setback requirements

RESIDENTIAL FIRST DENSITY EXCEPTION TWO – R1-2 ZONE

The following zoning exceptions shall apply;

Minimum lot frontage: 9.8 m

The minimum yard setbacks for main building and accessory buildings are set out in the Illustration 2 below.

No main building or accessory building shall be located on any portion of the lands that is the subject of a registered right-of-way or easement.

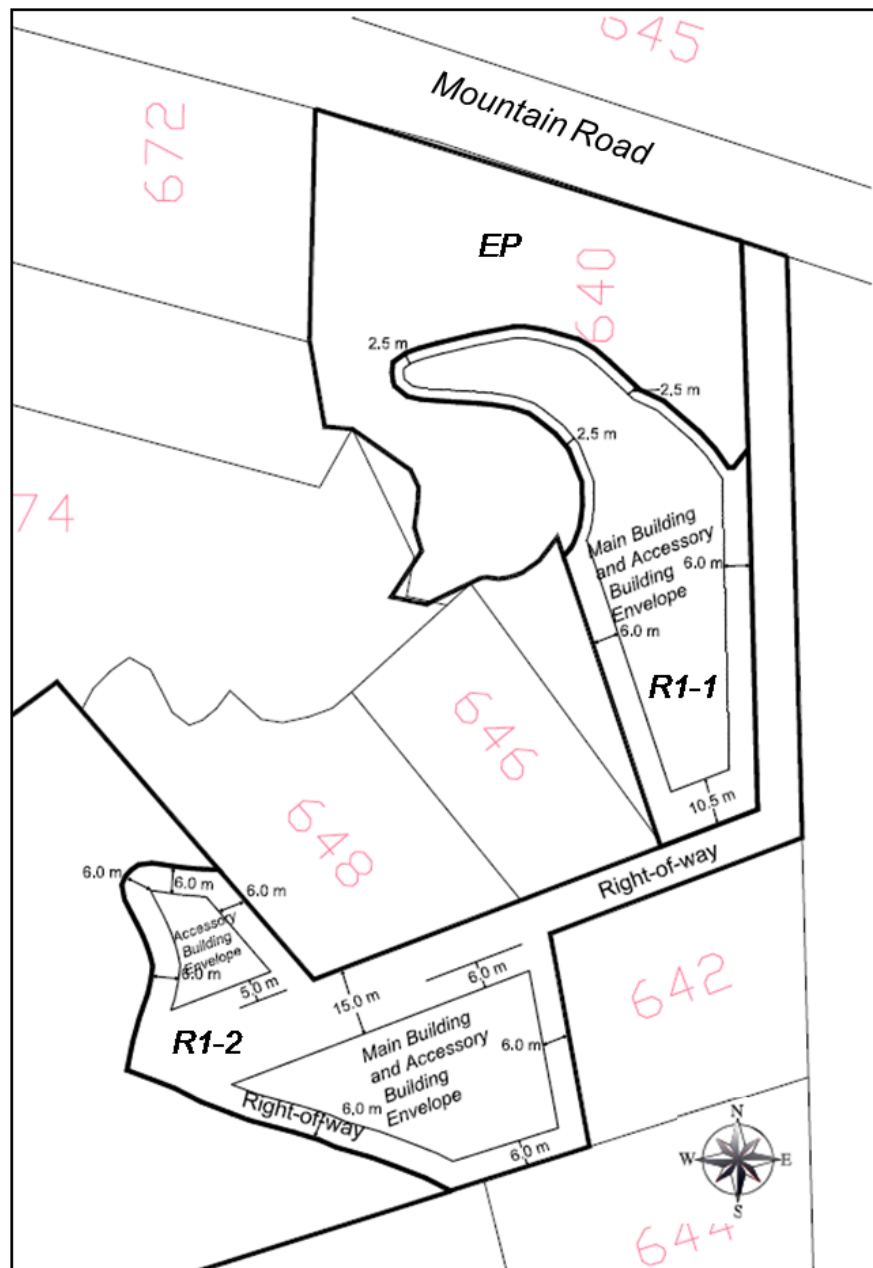


Illustration 2: R1-2 Zone setback requirements

RESIDENTIAL FIRST DENSITY EXCEPTION THREE – R1-3 ZONE

The minimum opening elevation of all buildings shall be 178.52 m Canadian Geodetic Datum.

RESIDENTIAL FIRST DENSITY EXCEPTION FOUR – R1-4 ZONE

The following zoning exception shall apply;

Minimum rear yard: 15.0 m

When a lot is divided into an R1-4 zone and a R1-5 zone, the minimum lot area, minimum lot frontage, maximum lot coverage and minimum landscaped open space shall be calculated using both portions of the lot.

Where a R1-4 zone abuts a R1-5 zone, the minimum required yard dimension within the R1-4 zone is nil.

A detached accessory building may be located closer to the street line than the main building on the lot.

The minimum opening elevation for any habitable building shall be a minimum of 178.4 m Canadian Geodetic Datum.

RESIDENTIAL FIRST DENSITY EXCEPTION FIVE – R1-5 ZONE

Uses shall be limited to the following;

- Walking trails;
- Conservation;
- Private driveway; and
- Private recreational uses which shall mean an area reserved for recreational uses which are typically accessory to a single detached dwelling; not requiring buildings and not altering the topography without a permit being issued by the Conservation Authority.

General Provision 4.14 entitled Multiple Zones on a Lot shall not apply.

RESIDENTIAL FIRST DENSITY EXCEPTION SIX – R1-6 ZONE

A single detached dwelling and detached accessory buildings shall be located within the building envelope as set out in the Illustration 3 below.

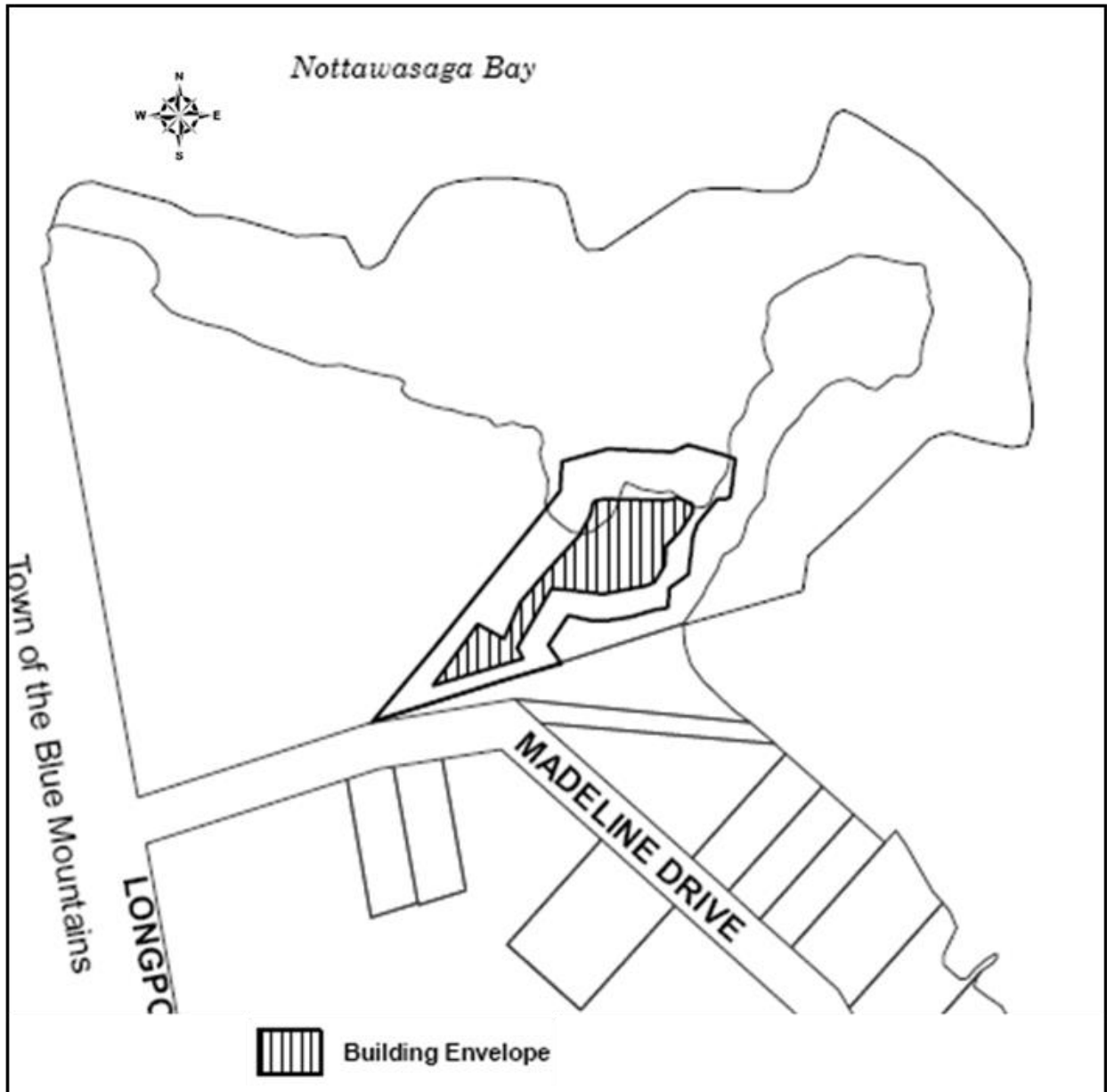


Illustration 3: R1-6 Zone building envelope requirements

RESIDENTIAL FIRST DENSITY EXCEPTION SEVEN – R1-7 ZONE

An existing lot is exempt from the requirement of frontage onto a street, highway or private road.

RESIDENTIAL FIRST DENSITY EXCEPTION EIGHT – R1-8 ZONE

An existing, non-accessory garage shall also be permitted.

RESIDENTIAL FIRST DENSITY EXCEPTION NINE – R1-9 ZONE

The following zoning exceptions shall apply;

Minimum lot area:	3858 m ²
Minimum lot frontage:	92.0 m

RESIDENTIAL FIRST DENSITY EXCEPTION TEN – R1-10 ZONE

The following zoning exceptions shall apply;

Minimum lot area:	1,700 m ²
Minimum lot frontage:	65.0 m

RESIDENTIAL FIRST DENSITY EXCEPTION ELEVEN – R1-11 ZONE

The following zoning exceptions shall apply;

Minimum lot area:	1,680 m ²
Minimum lot frontage:	60.0 m

Any opening of a building shall have a minimum elevation of 178.5 m Canadian Geodetic Datum.

RESIDENTIAL FIRST DENSITY EXCEPTION TWELVE – R1-12 ZONE

Uses shall be serviced with a municipal water supply system.

RESIDENTIAL FIRST DENSITY EXCEPTION THIRTEEN – R1-13 ZONE

A bed and breakfast shall also be permitted.

The following zoning exceptions shall apply;

Minimum Landscape Open Space: 50%

Uses shall be serviced with a municipal water supply system. The existing buffering as generally shown per Illustration 9 below shall be maintained substantially in its current configuration.

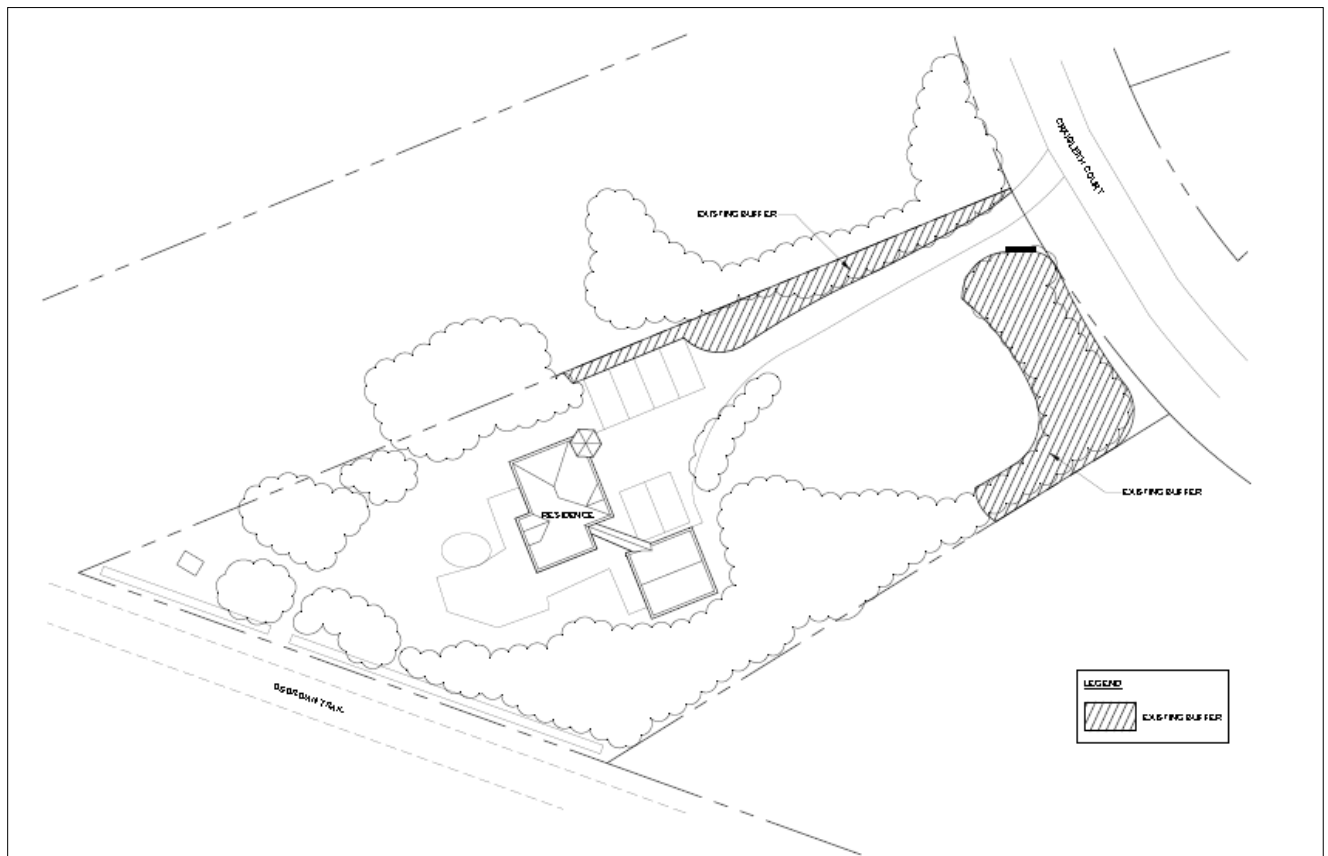


Illustration 4: R1-13 Zone, Existing Buffering

RESIDENTIAL FIRST DENSITY EXCEPTION FOURTEEN – R1-14 ZONE

Notwithstanding the provisions of Section 4.40.14, a second unit shall not exceed 76% of the gross floor area of the single detached dwelling nor any other applicable lot coverage provisions for single detached dwelling and detached accessory buildings.

RESIDENTIAL SECOND DENSITY EXCEPTION ONE – R2-1 ZONE

Uses shall be limited to single detached dwellings and may be serviced with a municipal piped water supply system and, where there is no other means available, an individual septic disposal system.

The following zoning exceptions shall apply;

Minimum lot area:	1,400 m ²
Minimum lot frontage:	20.0 m

RESIDENTIAL SECOND DENSITY EXCEPTION TWO – R2-2 ZONE

The following zoning exceptions shall apply:

Minimum front yard:	9.0 m
Minimum separation distance:	3.0 m
Minimum rear yard:	5.0 m

The front yard shall be defined as the horizontal distance between the centre line of pavement of a private road having a width of 7.0 m and the nearest wall of a building.

The rear yard shall be defined as the distance between the top of the revetment and the nearest wall of a building.

The required setback between a building and the top of a revetment shall be no less than 5.0 m.

For this zone, the top of a revetment shall be defined as the highest point of the face of a slope constructed of rip rap.

RESIDENTIAL SECOND DENSITY EXCEPTION THREE – R2-3 ZONE

The following zoning exceptions shall apply;

Minimum lot frontage:	13.0 m
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RESIDENTIAL SECOND DENSITY EXCEPTION FOUR – R2-4 ZONE

The following zoning exception shall apply;

Maximum lot coverage:	50%
-----------------------	-----

RESIDENTIAL SECOND DENSITY EXCEPTION FIVE – R2-5 ZONE

The following zoning exceptions shall apply to a single detached dwelling;

Minimum lot area:	370 m ²
Minimum lot frontage:	10.0 m

The following zoning exception shall apply to a semi-detached dwelling;

Maximum lot coverage: (bungalow)	50%
Maximum lot coverage: (other than bungalow)	45%

RESIDENTIAL SECOND DENSITY EXCEPTION SIX– R2-6 ZONE

The following zoning exceptions shall apply;

Minimum lot area:	445 m ²
Minimum lot frontage:	12.0 m

RESIDENTIAL SECOND DENSITY EXCEPTION SEVEN – R2-7 ZONE

The following zoning exception shall apply;

Minimum interior side yard:	0.6 m & 1.5 m for an existing dwelling
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RESIDENTIAL SECOND DENSITY EXCEPTION EIGHT – R2-8 ZONE

The following zoning exceptions apply;

Minimum lot frontage:	18.0 m
Minimum front yard:	10.0 m
Minimum interior side yard:	4.0 m and 2.0 m
Minimum rear yard (Lots abutting the golf course):	15.0 m

RESIDENTIAL SECOND DENSITY EXCEPTION NINE– R2-9 ZONE

Uses shall be limited to a single detached dwelling.

The following zoning exception shall apply;

Minimum exterior side yard:	4.0 m
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RESIDENTIAL SECOND DENSITY EXCEPTION TEN- R2-10 ZONE

The existing, accessory building to the west of the existing, single detached dwelling shall be permitted to be located with no separation distance to the dwelling.

RESIDENTIAL SECOND DENSITY EXCEPTION ELEVEN – R2-11 ZONE

RESERVED

RESIDENTIAL SECOND DENSITY EXCEPTION TWELVE – R2-12 ZONE

The following zoning exceptions shall apply;

Minimum interior side yard:	16.5 m to the north lot line 10.7 m to the south lot line 4.8 m to the east lot line
Minimum rear yard:	Nil to the EP zone boundary 10.0 m to the west lot line
Maximum height:	10.0 m

RESIDENTIAL SECOND DENSITY EXCEPTION THIRTEEN – R2-13 ZONE

Existing lots of record may be serviced with an existing, individual private water supply system and an existing, individual private sanitary system until such time as these systems fail, expire or otherwise require replacement.

At that point the lot or main building shall be connected to a municipal water supply system and a municipal sanitary sewer.

RESIDENTIAL SECOND DENSITY EXCEPTION FOURTEEN – R2-14 ZONE

The following zoning exception shall apply;

Minimum lot area:	374 m ²
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RESIDENTIAL SECOND DENSITY EXCEPTION FIFTEEN – R2-15 ZONE

The following zoning exceptions shall apply to a semi-detached dwelling;

Minimum rear yard:	nil
Maximum lot coverage:	55%

RESIDENTIAL SECOND DENSITY EXCEPTION SIXTEEN – R2-16 ZONE

The following zoning exception shall apply to a semi-detached dwelling;

Minimum front yard: 1.3 m

RESIDENTIAL SECOND DENSITY EXCEPTION SEVENTEEN – R2-17 ZONE

The following zoning provision shall apply to a semi-detached dwelling;

Minimum front yard: 2.5 m

The minimum front yard setback of an existing unenclosed porch, balcony, step or deck shall be 1.0 m.

RESIDENTIAL SECOND DENSITY EXCEPTION EIGHTEEN – R2-18 ZONE

A maximum of one (1) detached, accessory building (semi-detached garage) shall be permitted with an interior side yard setback of nil.

RESIDENTIAL SECOND DENSITY EXCEPTION NINETEEN – R2-19 ZONE

Development shall occur as per the Illustration 5 below;



Illustration 5: R2-19 Zone development requirements

RESIDENTIAL SECOND DENSITY EXCEPTION TWENTY – R2-20 ZONE

The following uses shall also be permitted;

- Ambulance service,
- Hospital,
- Hospice,
- Medical building,
- Medical clinic,
- Medical office,
- Pharmacy,
- Life skills centre,
- Home for the aged or rest home,
- Retirement home, and
- Nursing facility.

RESIDENTIAL SECOND DENSITY EXCEPTION TWENTY-ONE – R2-21 ZONE

Uses shall be limited to a single detached dwelling.

The following zoning exceptions shall apply;

Minimum lot areas:	420 m ²
Minimum lot frontage:	13.5 m
Minimum exterior side yard:	4.0 m

RESIDENTIAL SECOND DENSITY EXCEPTION TWENTY-TWO – R2-22 ZONE

Uses shall be limited to a semi-detached dwelling.

The following zoning exceptions shall apply;

Minimum exterior side yard:	4.0 m
-----------------------------	-------

RESIDENTIAL SECOND DENSITY EXCEPTION TWENTY-THREE – R2-23 ZONE

The following zoning exceptions shall apply to a single detached dwelling;

Minimum lot area:	325 m ²
Minimum lot frontage:	9.9 m
Minimum exterior side yard:	3.7 m

RESIDENTIAL SECOND DENSITY EXCEPTION TWENTY-FOUR – R2-24 ZONE

The following zoning exceptions shall apply;

Minimum front yard: 3.0 m

**RESIDENTIAL SECOND DENSITY EXCEPTION TWENTY-FIVE – R2-25 “T” ZONE
(TEMPORARY)**

One (1) additional dwelling unit on a lot and within in a portion of a detached accessory building for a maximum period of ten (10) years from December 17, 2012. If a dwelling unit is located in the detached accessory building then an accessory apartment is not permitted in the single detached dwelling.

RESIDENTIAL SECOND DENSITY EXCEPTION TWENTY-SIX– R2-26 ZONE

The following zoning exceptions shall apply;

Minimum lot frontage: 11.5 m

RESIDENTIAL SECOND DENSITY EXCEPTION TWENTY-SEVEN – R2-27 ZONE

Uses shall be limited to Single Detached Dwellings.

The following zone exception shall apply:

Minimum rear yard: 10 m

RESIDENTIAL SECOND DENSITY EXCEPTION TWENTY-EIGHT – R2-28 ZONE

Uses shall be limited to Single Detached Dwellings.

The following zone exceptions shall apply:

Minimum rear yard: 10 m
Minimum lot frontage: 12.5 m

RESIDENTIAL SECOND DENSITY EXCEPTION TWENTY-NINE – R2-29 ZONE

Uses shall be limited to Single Detached Dwellings.

RESIDENTIAL SECOND DENSITY EXCEPTION THIRTY – R2-30 ZONE

Uses shall be limited to Single Detached Dwellings.

The following zone exception shall apply:

Minimum lot frontage: 12.5 m

RESIDENTIAL SECOND DENSITY EXCEPTION THIRTY-ONE – R2-31 ZONE

The following zoning exceptions shall apply for one (1) detached accessory building:

Maximum ground floor area: 111 m²
Maximum height: 8.3 m

A maximum of one (1) detached accessory building may be located closer to a front lot line than the closest exterior wall projection of the dwelling unit.

The following zoning exception shall apply for one (1) accessory dwelling unit:

Maximum gross floor area: 88 m²

RESIDENTIAL SECOND DENSITY EXCEPTION THIRTY-TWO – R2-32 ZONE

The following zoning exceptions shall apply to a detached accessory building:

Minimum rear yard: 0.8 m

Notwithstanding the provisions of 4.33.7, the maximum height for a detached accessory building which does not conform with the rear yard provisions of 4.33.1 shall be 5.0 m.

The following zoning exceptions shall apply to a residential dwelling:

Minimum rear yard: 1.1 m

Notwithstanding the provisions of 6.3.1, the maximum height for any portion of a residential dwelling that is located within 7.5 m of the rear lot line shall be 6.0 m.

RESIDENTIAL SECOND DENSITY EXCEPTION THIRTY-THREE – R2-33 ZONE

The following additional use shall be permitted:

- Groups or clusters of single detached dwelling units

The following zone exceptions shall apply to groups or clusters of single detached dwelling units:

Collingwood Zoning By-law

- That the Group or Cluster dwelling zone provisions of Table 6.3.1.2 entitled Residential Third Density (R3) Provisions, shall apply to Groups or Clusters of Single Detached Dwellings.
- Notwithstanding the foregoing, all main buildings shall comply with the site specific setbacks and be located only within the building envelope as depicted on Illustration 15 below.
- Notwithstanding Section 5.5.1 of By-law No. 2010-040, two entrances with a combined width greater than 30% of the lot frontage, to a maximum of 15 metres, shall be permitted with the Campbell Street entrance functioning as the primary entrance and the Hurontario entrance functioning only for emergency access purposes.

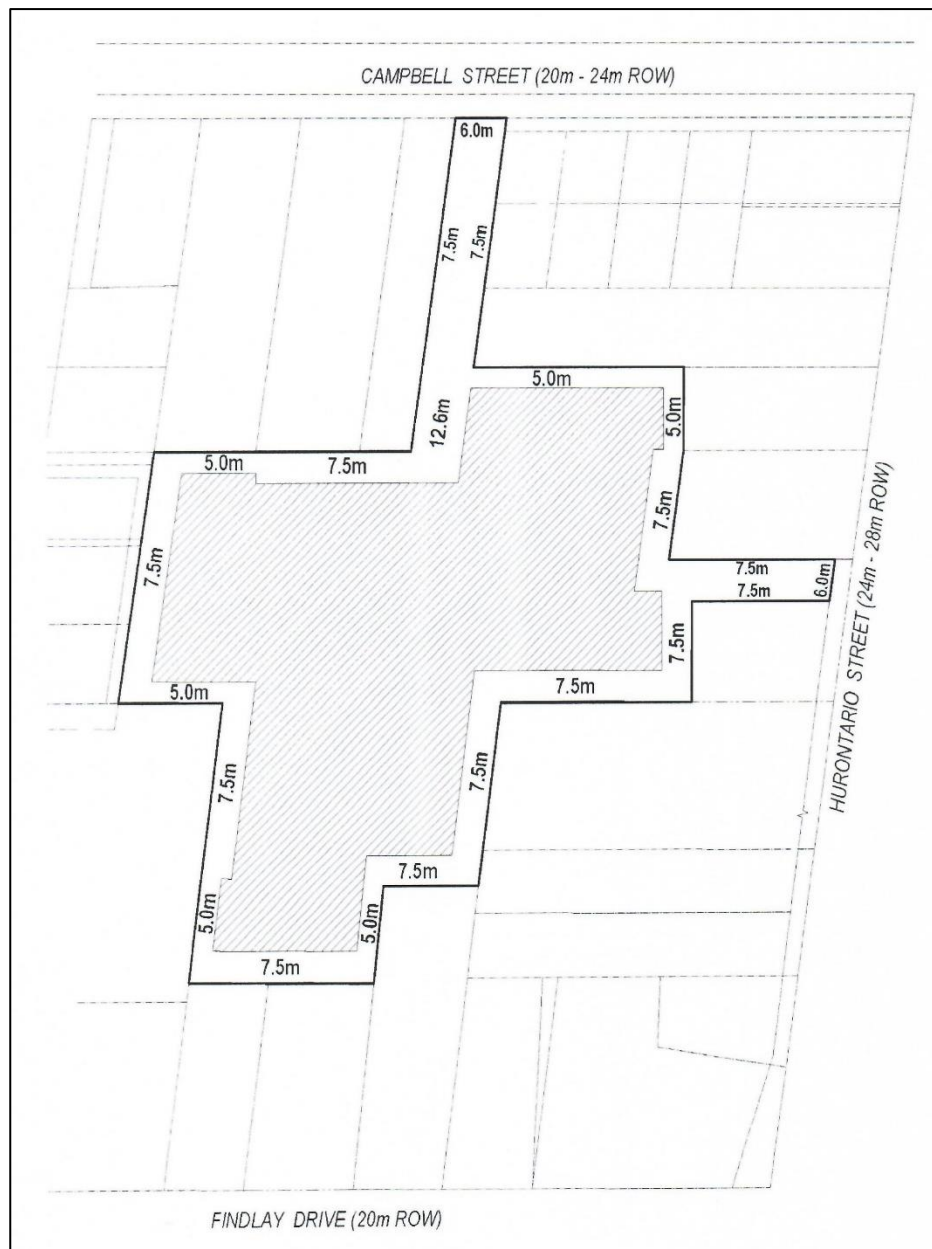


Illustration 15: R2-33 zone setback requirements for groups or clusters of single detached dwelling units

RESIDENTIAL THIRD DENSITY EXCEPTION ONE – R3-1 ZONE

The following zoning exception shall apply:

Minimum lot frontage: 10.9 m

Detached accessory buildings and outdoor swimming pools in a rear yard abutting Sixth Street or the Tenth Line road allowance shall have a required setback of 3.0 m, which is reserved for landscaped open space.

RESIDENTIAL THIRD DENSITY EXCEPTION TWO – R3-2 ZONE

Uses shall be limited to a semi-detached dwelling.

The following zone exception shall apply;

Minimum rear yard: 9.0 m

RESIDENTIAL THIRD DENSITY EXCEPTION THREE– R3-3 ZONE

Uses shall be limited to single detached dwellings.

The following zoning exception shall apply;

Minimum rear yard: 9.0 m

RESIDENTIAL THIRD DENSITY EXCEPTION FOUR – R3-4 ZONE

Uses shall be limited to single detached dwellings.

The following zoning exception shall apply;

Minimum lot frontage: 10.9 m
Maximum lot coverage: 50%

RESIDENTIAL THIRD DENSITY EXCEPTION FIVE– R3-5 ZONE

RESERVED

RESIDENTIAL THIRD DENSITY EXCEPTION SIX – R3-6 ZONE

Uses shall be limited to townhouse dwellings.

The following zoning exceptions shall apply:

Minimum lot area:	200 m ²
Minimum landscaped open space:	45%

RESIDENTIAL THIRD DENSITY EXCEPTION SEVEN – R3-7 ZONE

Uses shall be limited to townhouse dwellings.

The following zoning exceptions shall apply:

Minimum lot area:	200 m ²
Minimum rear yard:	9.0 m
Minimum landscaped open space:	45%

RESIDENTIAL THIRD DENSITY EXCEPTION EIGHT – R3-8 ZONE

No portion of a dwelling unit that forms habitable space shall be located closer than 30.0 m from the top of bank of the Pretty River, and 25.0 m from the boundary of the former Barrie-Collingwood Railway.

RESIDENTIAL THIRD DENSITY EXCEPTION NINE – R3-9 ZONE

Uses shall be limited to a single detached dwelling.

The following zoning exceptions shall apply:

Minimum exterior side yard:	4.0 m
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RESIDENTIAL THIRD DENSITY EXCEPTION TEN – R3-10 ZONE

Uses shall be limited to semi-detached dwellings.

The following zoning exception shall apply:

Minimum exterior side yard	4.0 m
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RESIDENTIAL THIRD DENSITY EXCEPTION ELEVEN – R3-11 ZONE

One semi-detached dwelling comprising of two dwelling units shall also be permitted.

The following zoning exceptions shall apply:

Minimum interior side yard:	3.0 m
Minimum exterior side yard (North of laneway in northeast corner of site):	3.0 m
Minimum rear yard:	6.0 m
Minimum landscaped open space:	36%
Maximum lot coverage:	42%

Parking areas located in the front or exterior side yard shall be separated from any adjacent street line by a strip of land not less than 2.5 m wide.

RESIDENTIAL THIRD DENSITY EXCEPTION TWELVE– R3-12 ZONE

RESERVED

RESIDENTIAL THIRD DENSITY EXCEPTION THIRTEEN– R3-13 ZONE

Uses shall be limited to townhouse dwellings and group or cluster dwellings. The following zoning exceptions shall apply:

Minimum lot area:	13,730 m ²
Minimum lot frontage:	105.0 m
Minimum front and exterior side yard:	2.0 m
Minimum interior side yard:	2.0 m
Minimum rear yard:	3.0 m
Maximum height:	12.0 m or 3 storeys
Maximum lot coverage:	47%

As an enhanced setback to the Town of Collingwood Waste Water Treatment facility, no portion of a habitable room in a dwelling unit shall be closer than 1.0 m to the North Maple Street road allowance.

A building used as access to a stairwell shall be located no closer than 0.3 m to any lot line or main building.

An enclosed or unenclosed porch shall be located no closer than 1.5 m to a lot line and a step shall not be located any closer than 1.0 m to a lot line.

A sill, belt course, cornice, eave or gutter, chimney breast, pilaster, roof overhang, a window bay with or without a foundation structure, and similar architectural features or ornamental structures may project into any required yard a maximum of 1.0 m. In this zone, a retaining wall is not a structure.

A sight triangle shall be a minimum of 3.0 m.

Any entrance to a required parking area shall be provided by means of unobstructed aisle with a perpendicular width of no less than 3.0 m. Any entrance to a parking area may pass through zones other than those in which the parking facility is located.

Required parking areas may be located within a private individual garage, adjacent to the lot, at grade or in an underground parking garage.

A parking area shall have a required setback of a minimum 2.0 m from any lot line provided that the parking area is located in an underground parking garage.

RESIDENTIAL THIRD DENSITY EXCEPTION FOURTEEN– R3-14 ZONE

Uses shall be limited to townhouse dwellings and group or cluster dwellings

The following zoning exceptions shall apply:

Minimum lot area:	7,123 m ²
Minimum lot frontage:	57.0 m
Minimum front and exterior side yard:	2.0 m
Minimum interior side yard:	2.0 m
Minimum rear yard:	3.0 m
Maximum height:	8.0 m or 3 storeys
Maximum lot coverage:	43%

As an enhanced setback to the Town of Collingwood Waste Water Treatment facility, no portion of a habitable room in a dwelling unit shall be closer than 1.0 m to the North Maple Street road allowance.

A building used as access to a stairwell shall be located no closer than 0.3 m from any lot line or main building.

An enclosed or unenclosed porch shall be located no closer than 1.5 m to a lot line and a step shall not be located any closer than 1.0 m to a lot line.

A sill, belt course, cornice, eave or gutter, chimney breast, pilaster, roof overhang, a window bay with or without a foundation structure, and similar architectural features or ornamental structures may project into any required yard a maximum distance of 1.0 m. In this zone, a retaining wall is not defined as a structure.

A sight triangle shall be a minimum of 3.0 m.

Any entrance to a required parking space shall be provided by means of unobstructed aisle with a perpendicular width of no less than 3.0 m.

Any entrance to a parking area may pass through other zones other than those in which the parking area is located.

Required parking areas may be located within a private individual garage, adjacent to the lot, at grade or in an underground parking garage.

A parking area shall have required setback a minimum of 2.0 m from any lot line provided that the parking area is located in an underground parking garage.

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTEEN– R3-15 ZONE

Uses shall be limited to a townhouse dwellings and group or cluster dwellings

The following zoning exceptions shall apply;

Minimum lot area:	4,992 m ²
Minimum lot frontage:	100.0 m
Minimum front and exterior side yard:	2.0 m
Minimum interior side yard:	2.0 m
Minimum rear yard:	3.0 m
Maximum height:	10.0 m or three (3) storeys
Maximum lot coverage:	38%

As an enhanced setback to the Town of Collingwood Waste Water Treatment facility, no portion of a habitable room in a dwelling unit shall be closer than 1.0 m to the North Maple Street road allowance.

A building used as access to a stairwell shall be located no closer than 0.3 m to any lot line or main building.

An enclosed or unenclosed porch shall be located no closer than 1.5 m to a lot line and a step shall not be located any closer than 1.0 m to a lot line.

A sill, belt course, cornice, eave or gutter, chimney breast, pilaster, roof overhang, a window bay with or without a foundation structure, and similar architectural features or ornamental structures may project into any required yard a maximum distance of 1.0 m. In this zone, a retaining wall is not defined as a structure.

A sight triangle shall be a minimum of 3.0 m.

Any entrance to a required parking area shall be provided by means of unobstructed aisle with a perpendicular width of no less than 3.0 m.

Any entrance to a parking area may pass through other zones other than those in which the parking facility is located.

Required parking areas may be located within a private individual garage, adjacent to the lot, at grade or in an underground parking garage.

A parking area may be setback a minimum distance of 2.0 m from any lot line provided that the parking area is located in an underground parking garage.

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTEEN– R3-16 ZONE

Uses shall be limited to a townhouse dwellings and group or cluster dwellings.

The following zoning exceptions shall apply:

Minimum lot area:	4,992 m ²
Minimum lot frontage:	100.0 m
Minimum front and exterior side yard:	2.0 m
Minimum interior side yard:	2.0 m
Minimum rear yard:	3.0 m
Maximum height:	10.0 m or three (3) storeys
Maximum lot coverage:	38%

As an enhanced setback to the Town of Collingwood Waste Water Treatment facility, no portion of a habitable room in a dwelling unit shall be closer than 1.0 m to the North Maple Street road allowance.

A building used as access to a stairwell shall be located no closer than 0.3 m from any lot line or main building.

An enclosed or unenclosed porch shall be located no closer than 1.5 m from a lot line and a step shall not be located any closer than 1.0 m to a lot line.

A sill, belt course, cornice, eave or gutter, chimney breast, pilaster, roof overhang, a window bay with or without a foundation structure, and similar architectural features or ornamental structures may project into any required yard a maximum distance of 1.0 m. In this zone, a retaining wall is not defined as a structure.

A sight triangle shall be a minimum of 3.0 m.

Any entrance to a required parking area shall be provided by means of unobstructed aisle with a perpendicular width of no less than 3.0 m.

Any entrance to a parking area may pass through other zones other than those in which the parking facility is located.

Required parking areas may be located within a private individual garage, adjacent to the lot, at grade or in an underground parking garage.

A parking area may be setback a minimum distance of 2.0 m from any lot line provided that the parking area is located in an underground parking garage.

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTEEN- R3-17 ZONE

Uses shall be limited to an apartment dwelling.

The following zoning exceptions shall apply;

Minimum front yard:	1.4 m
Minimum interior side yard (east side):	2.1 m
Minimum landscaped open space:	37%

The number of residential dwelling units permitted in an existing apartment dwelling shall be a maximum of fourteen (14).

The number of parking spaces provided for an existing apartment dwelling shall be a minimum of nineteen (19).

RESIDENTIAL THIRD DENSITY EXCEPTION EIGHTEEN- R3-18 ZONE

For the purposes of determining zoning conformity, lands within this zone shall be considered to be one contiguous lot.

RESIDENTIAL THIRD DENSITY EXCEPTION NINETEEN – R3-19 ZONE

Uses shall be limited to a townhouse dwellings and a group or cluster dwellings.

The following zoning exceptions shall apply;

Minimum interior side yard:

West Lot Line	
Retaining Wall	1.2 m
All other buildings	6.0 m
East Lot Line	6.0 m
Survey stake northeast corner	
Part 1, Reference Plan 51R-31969	9.8 m
Rear yard	
First Storey	9.0 m
Second and Third Storey	17.0 m

An accessory detached building may be located closer to the street line than the main building, but shall be no closer than 6.0 m to a street line.

The lot coverage of all accessory buildings shall be a maximum of 10%.

The maximum ground floor area of any accessory building shall be 100 m².

RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY – R3-20 ZONE

Uses shall be limited to a ten (10) unit apartment dwelling.

The following zoning exceptions shall apply:

Minimum lot frontage:	25.0 m
Minimum front yard:	4.0 m
Minimum interior side yard:	2.5 m on the north side 5.0 m on the south side
Minimum landscaped open space:	30%

The ground floor area of any accessory detached building shall be a maximum of 85 m².

RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY-ONE – R3-21 ZONE

Uses shall be limited to townhouse dwellings and group or cluster dwellings.

For the purposes of determining zoning conformity, lands within this zone shall be considered to be one contiguous lot.

The following zoning exception shall apply;

Minimum lot frontage:	20.0 m
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The minimum required yards for the accessory private recreational facility shall be in accordance with the Illustration 6 below.

The interior side yard for an accessory sales office shall be a minimum of 2.6 m.

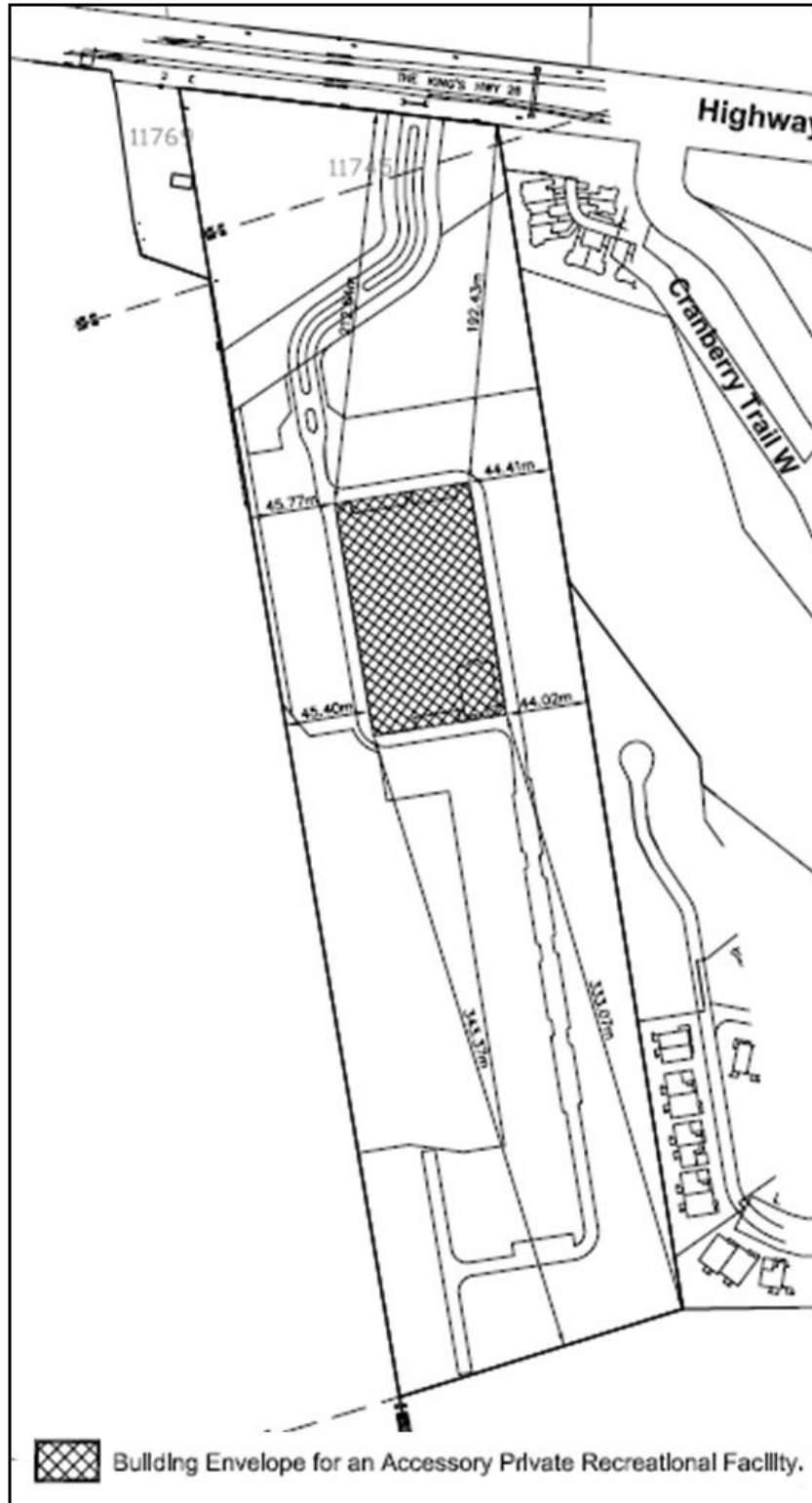


Illustration 6: R3-21 zone requirements for the accessory private recreational facility

RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY-TWO – R3-22 ZONE

Uses shall be limited to a retirement home with a maximum of one hundred and six (106) bed suites.

The following zoning exceptions shall apply;

Minimum lot frontage:	27.0 m
Minimum front and exterior side yard:	6.0 m
Minimum interior side yard:	6.0 m

RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY-THREE –R3-23 ZONE

RESERVED

RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY-FOUR – R3-24 ZONE

RESERVED

RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY-FIVE – R3-25 ZONE

Uses shall be limited to an apartment dwelling.

The following zoning exceptions shall apply:

Minimum lot area:	3,500 m ²
Minimum lot frontage:	nil
Maximum height:	13.5 m & 4 storeys

All main buildings shall be located only within the building envelopes as depicted on the Illustration 7 below.

Accessory buildings may be located outside these building envelopes, but shall be located a minimum of 0.6 m to any lot line.

General Provision 4.14 entitled Multiple Zones on a Lot shall not apply.

Unenclosed porches, balconies, covered patios, decks and solar equipment may project into any required yard a maximum of 3.0 m, but no closer than 1.0 m to any lot line.

A delivery space shall be a minimum of 8.0 m long and 4.0 m wide.

Entrances to parking areas may pass through zones other than those in which the parking area is located.

Required off-street parking for any main use or main building may be located on an abutting lot, at grade, in a private individual garage or in an underground parking garage.

Collingwood Zoning By-law

Parking areas may be setback a distance of nil from any lot line, provided that they are located in an underground parking garage.



Illustration 7: R3-25 Zone requirements for building envelopes

RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY-SIX- R3-26 ZONE

The following zoning exceptions shall apply for single detached dwellings;

Minimum lot frontage:	11.0 m
Minimum exterior side yard	
Adjacent to a local road:	4.4 m
Adjacent to all other roads:	6.0 m

RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY-SEVEN- R3-27 ZONE

Uses shall be limited to townhouse dwellings and group or cluster dwellings.

The following zoning exceptions shall apply;

Minimum lot frontage:	13.6 m
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RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY-EIGHT- R3-28 ZONE

Uses shall be limited to an apartment dwelling and group or cluster dwellings with a maximum density of 100 units per hectare.

The following zoning exceptions shall apply:

Minimum lot area:	12,500 m ²
Minimum lot frontage:	13.5 m
Maximum height:	14.0 m and 4 storeys

Required parking areas may be located within an above-ground parking structure or private garage.

RESIDENTIAL THIRD DENSITY EXCEPTION TWENTY-NINE – R3-29 ZONE

Uses shall be limited to townhouse dwellings.

The following zoning exceptions shall apply;

Minimum lot frontage:	7.5 m per dwelling unit
Minimum exterior side yard:	4.5 m

RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY – R3-30 ZONE

Uses shall be limited to an apartment dwelling.

RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY-ONE – R3-31 ZONE

Uses shall be limited to an apartment dwelling of a maximum of thirty-six (36) dwelling units.

The following zoning exceptions shall apply;

Minimum lot area:	4,690 m ²
Minimum lot frontage:	62.0 m
Minimum front and exterior side yard:	6.0 m
Minimum interior side yard:	6.0 m
Minimum rear yard:	12.0 m
Maximum lot coverage:	30%

The parking spaces required for a thirty-six (36) unit apartment dwelling shall be forty-seven (47).

The required setback between a parking area and the adjacent street line shall be a minimum of 6.0 m.

RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY-TWO – R3-32 ZONE

Uses shall be limited to the following;

- Single detached dwellings,
- Semi-detached dwellings,
- Townhouse dwellings,
- Apartment dwellings, and
- Group or cluster dwellings.

RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY-THREE – R3-33 ZONE

Uses shall be limited to the following;

- Single detached dwellings,
- Townhouse dwellings,
- Apartment dwellings, and
- Group or cluster dwellings.

RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY-FOUR – R3-34 ZONE

Uses shall be limited to townhouse dwellings and group or cluster dwellings.

The following zoning exceptions shall apply;

Minimum lot area:	140 m ² per unit
Minimum lot frontage:	6.0 m
Minimum front yard:	7.5 m
Minimum interior side yard – end unit:	3.0 m
Minimum landscape strip width (Eastern property boundary):	5.0 m

A landscaped strip shall be a landscaped open space and shall also include storm water management facilities (if necessary) and a 1.8 metre high acoustical privacy fence abutting the eastern property line.

RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY- FIVE - R3-35 ZONE

Residential uses shall be limited to the following;

- Single detached dwellings,
- Townhouse dwellings,
- Apartment dwellings, and
- Group or cluster dwellings.

In addition, an existing, one-storey real estate service office shall be permitted to continue only in the existing building on the property municipally known as 11352 Highway 26 West. The maximum ground floor area of the existing building, including decks, and the real estate service office use shall be 280 m².

RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY- SIX - R3-36 ZONE

The following zoning exception shall apply to a single detached dwelling;

Minimum lot frontage:	10.6 m
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RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY- SEVEN - R3-37 ZONE

The following zoning exception shall apply;

Minimum interior side yard abutting an EP zone: 1.2 m

RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY- EIGHT - R3-38 ZONE

RESERVED

RESIDENTIAL THIRD DENISTY EXCEPTION THIRTY-NINE – R3-39 ZONE

The following zoning exception shall apply to a street townhouse dwelling:

- Minimum interior side yard: 1.2 m
- Minimum lot frontage: 6.0 m
- Minimum lot area: 180 sq.m
- Minimum exterior side yard: 3.7 m

RESIDENTIAL THIRD DENISTY EXCEPTION FORTY – R3-40 ZONE

Uses shall be limited to the following:

- Single detached dwelling,
- Semi-detached dwelling,
- Townhouse dwellings.

RESIDENTIAL THIRD DENISTY EXCEPTION FORTY-ONE – R3-41 ZONE

Uses shall be limited to the following:

- Duplex dwelling,
- Single detached dwelling,
- Semi-detached dwelling,
- Townhouse dwellings, and,
- Boarding home.

The following zone exceptions shall apply to a single detached dwelling:

Minimum lot area:	300 m ²
Minimum lot frontage:	11.0 m

The following zone exceptions shall apply to a street townhouse dwelling:

Minimum lot frontage:	7.0 m
Minimum interior side yard (end unit):	1.2 m

RESIDENTIAL THIRD DENSITY EXCEPTION FORTY-TWO – R3-42 ZONE

The following zoning exception shall apply:

- Minimum rear yard: 15.0 m

The following zoning exceptions shall also apply to **a townhouse dwelling**:

Minimum lot area:	180 m ²
Minimum lot frontage:	6.0 m
Minimum interior side yard (end unit):	1.5 m

RESIDENTIAL THIRD DENSITY EXCEPTION FORTY-THREE – R3-43 ZONE

The following zoning exception shall apply to an apartment dwelling:

- Minimum lot frontage 22.8 m
- Minimum front yard 6.0 m
- Minimum interior side yard: 2.5 m

The whole of a building divided by common walls and common floors, or many combination of common walls and common floors, into four (4) or more separate dwelling units. Each dwelling unit shall have a separate and independent doorway directly to the exterior of the building.

RESIDENTIAL THIRD DENSITY EXCEPTION FORTY-FOUR – R3-44 ZONE

The following zoning exception shall apply:

- Minimum rear 6.0 m
- Minimum lot coverage 45%
(Not a bungalow)

RESIDENTIAL THIRD DENSITY EXCEPTION FORTY-FIVE – R3-45 ZONE

Uses shall be limited to the following:

- Duplex dwelling,
- Single detached dwelling,
- Semi-detached dwelling, and
- Boarding home.

The following zone exceptions shall apply to a single detached dwelling:

Minimum lot area:	300 m ²
Minimum lot frontage:	11.0 m

RESIDENTIAL THIRD DENSITY EXCEPTION FORTY-SIX – R3-46 ZONE

For the purposes of determining zoning conformity lands within this zone shall be considered to be one contiguous lot.

RESIDENTIAL THIRD DENSITY EXCEPTION FORTY-SEVEN – R3-47 ZONE

The following zoning exception shall also apply for a single detached dwelling:

Maximum lot coverage: (bungalow)	50%
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The following zoning exception shall also apply for a street townhouse:

Minimum lot area:	214 m ²
Minimum lot frontage:	6.7 m

RESIDENTIAL THIRD DENSITY EXCEPTION FORTY-EIGHT – R3-48 ZONE

The following zoning exception shall also apply for a single detached dwelling:

Maximum lot coverage: (bungalow)	50%
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Detached accessory buildings and outdoor swimming pools in a rear yard abutting the Tenth Line Road Allowance shall have a required setback of 3.0 m, which is reserved for landscaped open space.

RESIDENTIAL THIRD DENSITY EXCEPTION FORTY-NINE – R3-49 ZONE

The following zoning exceptions shall apply;

Minimum front yard:	4.0 m
Minimum required setback of a detached accessory building to a street:	2.0 m to Maple Street and Second Street
Minimum interior side yard and rear yard setback of a detached accessory building:	0.5 m for an eave or wall
Maximum number of entrances:	3

The exterior wall of a detached accessory building may be closer to the front lot line than the exterior wall of the main building.

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTY - R3-50 ZONE

Uses shall be limited to the following:

- Single detached dwellings,
- Semi-detached dwellings,
- Townhouse dwellings,
- Apartment dwellings, and
- Group or cluster dwellings.

For the purposes of determining zoning conformity lands within this zone shall be considered to be one contiguous lot.

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTY-ONE – R3-51 ZONE

The following zoning exceptions shall apply to a street townhouse dwelling;

Minimum lot area:	180 m ²
Minimum lot frontage:	6.0 m
Maximum lot coverage: (bungalow)	50%
Maximum lot coverage: (other than bungalow)	45%

The following zoning exception shall apply to a semi-detached dwelling;

Maximum lot coverage: (bungalow)	50%
Maximum lot coverage: (other than bungalow)	45%

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTY-TWO – R3-52 ZONE

The following zoning exceptions shall apply to a group or cluster dwelling;

Minimum front yard:	1.9 m
Minimum interior side yard:	2.9 m
Minimum rear yard:	1.7 m
Maximum lot coverage:	48%
Minimum landscaped open space:	21%

An unenclosed porch or a step shall not be located closer than 0.8 m to a lot line.

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTY-THREE – R3-53 ZONE

The following zoning exceptions shall apply to a group or cluster dwelling;

Minimum front yard:	2.9 m
Minimum exterior side yard:	1.9 m
Minimum interior side yard:	1.8 m
Maximum lot coverage:	41%
Minimum landscaped open space:	21%

An unenclosed porch or a step shall not be located closer than 0.7 m to a lot line.

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTY-FOUR - R3-54 ZONE

The following zoning exceptions shall also apply to **a townhouse dwelling**:

Minimum lot area:	180 m ²
Minimum lot frontage:	6.0 m
Minimum interior side yard (end unit):	1.5 m

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTY-FIVE - R3-55 ZONE

Permitted uses shall also include:

- Townhouse dwellings on a private road, and,
- Stacked townhouse dwellings,

The following zoning exceptions shall also apply to **a townhouse dwelling on a private road**:

Minimum lot area:	180 m ²
Minimum lot frontage:	6.0 m
Minimum interior side yard (end unit):	1.5 m

A minimum visitor parking requirement of 0.25 spaces per townhouse dwelling on a private road which may be provided in conjunction with a private road.

Parking and driveways for individual units shall not be permitted in a yard adjacent to a street for a townhouse dwelling on a private road.

All other provisions applicable to townhouse dwellings shall continue to apply to townhouse dwellings on a private road.

The following zoning exceptions shall also apply to **a stacked townhouse dwelling**:

Minimum lot frontage	Nil
Minimum lot area	Nil
Minimum yard adjacent to a lot line on a street:	4.5 m
Minimum yard adjacent to all other lot lines:	7.5 m

Collingwood Zoning By-law

Maximum building height:	15.0 m
Maximum lot coverage:	40%
Minimum landscaped open space:	40%

Parking and individual driveways shall not be permitted in a required yard adjacent to a street for a stacked townhouse dwelling

All other provisions applicable to townhouse dwellings shall continue to apply to stacked townhouse dwellings. Where groups or clusters of stacked townhouse dwelling units are proposed the above noted zone provisions shall prevail.

For the purposes of this zone a **stacked townhouse dwelling** is the whole of a building divided by common walls or common floors but sharing a single roof into three (3) to eight (8) separate dwelling units, each of which has a separate and independent doorway either directly to the exterior of the building or through a combination of shared hallways, stairwells, and vestibules.”

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTY-SIX - R3-56 ZONE

The following additional uses are permitted:

- stormwater management facilities, and,
- a public park.

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTY-SEVEN – R3-57 ZONE

RESERVED

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTY EIGHT – R3-58 ZONE

The townhouse dwellings shall be subject to the provisions of a group or cluster dwelling with the following zoning exceptions;

Minimum front yard:	2.9 m
Minimum landscaped open space:	33%

RESIDENTIAL THIRD DENSITY EXCEPTION FIFTY-NINE – R3-59 ZONE

The following zoning exceptions shall apply to a group or cluster dwelling;

Minimum front yard:	2.0 m
Minimum interior yard:	2.0 m
Minimum rear yard:	3.0
Minimum landscaped open space:	38%

An unenclosed porch or a step shall not be located closer then 1.0m to a lot line.

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY – R3-60 ZONE

Uses shall be limited to the following:

- Single detached dwellings
- Semi-detached dwellings
- Townhouse dwellings
- Group or cluster dwellings

The following zone exception shall apply;

Minimum yard abutting the rear lot line of a Residential Second Density Nine (R2-9) Zone: 7.5 m

Minimum yard for any building or structure abutting under the jurisdiction of Simcoe County: 10.0m

For the purposes of determining zoning conformity for dwelling units which do not directly front onto a public road, lands within this zone shall be considered to be one contiguous lot.

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-ONE – R3-61 ZONE

Uses shall be limited to the following:

- Single detached dwellings
- Semi-detached dwellings
- Townhouse dwellings
- Group or cluster dwellings

The following zone exception shall apply;

Minimum yard abutting the rear lot line of a Residential Second Density Forty-Five (R2-45) Zone: 7.0 m

For the purposes of determining zoning conformity for dwelling units which do not directly front onto a public road, lands within this zone shall be considered to be one contiguous lot.

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-TWO – R3-62 ZONE

Uses shall be limited to Single Detached Dwellings.

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-THREE – R3-63 ZONE

Uses shall be limited to Single Detached Dwellings and Semi-Detached Dwellings.

The boundary between the Environmental Protection (EP) zone and the R3-63 zone shall be deemed to follow the applicable lot and block lines on the registered plan of subdivision.

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-FOUR - R3-64 ZONE

The maximum number of dwelling units permitted on lands in this zone shall be fourteen (14).

Uses shall be limited to single detached dwellings and semi-detached dwellings.

The following zoning exceptions shall apply for a single detached dwelling:

- Minimum lot area: 365 m²
- Minimum lot frontage (inclusive of sight triangles): 13.0m
- Maximum front yard 7.5 m
- Minimum rear yard 7.4 m
- Maximum lot coverage: 45%
- Minimum landscape open space: 40%

The following zoning exceptions shall apply for a semi-detached dwelling:

- Minimum lot area: 263 m²
- Minimum lot frontage 9.6 m
- Maximum front yard 7.0 m
- Minimum rear yard 7.2 m
- Maximum lot coverage 49%
- Minimum landscape open space 40%

Notwithstanding the provisions of 4.16.2, the minimum required sight triangle at the southwest corner of Fifth Street and Maple Street shall be 3.0 m and the minimum sight triangle at the northwest corner of Sixth Street and Maple Street shall be 5.0 m.

Notwithstanding the provisions of 4.28.4, an unenclosed step or set of stairs shall not be located closer than 2.7 m to a lot line for a single detached dwelling and shall not be located closer than 2.3 m to a lot line for a semi-detached dwelling.

Notwithstanding the provisions of 4.33.1, the minimum rear yard for a detached accessory building (garage) on a lot containing a single detached dwelling shall be 1.8 m.

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-FIVE - R3-65 ZONE

The maximum number of dwelling units permitted on lands in this zone shall be five (5).

Uses shall be limited to semi-detached dwellings, townhouse dwellings, and group or cluster dwellings.

The following zoning exceptions shall apply:

- Minimum lot area: 1,830 m²
- Minimum lot frontage: 13.0 m
- Minimum interior side yard
(North side of heritage building): 4.4 m
- Minimum front yard
(East side of townhouse dwellings): 1.9 m
- Minimum interior side yard
(South side of townhouse dwellings): 2.5 m
- Minimum rear yard
(West side of townhouse dwellings): 10.0 m
- Minimum rear yard
(West side of semi-detached dwellings): 0.02 m
- Maximum height (townhouse dwellings): 11.0 m
- Maximum height
(Semi-detached dwellings in heritage building): 15.0 m
- Maximum lot coverage: 34%
- Minimum landscape open space: 32%

Notwithstanding the provisions of 4.33.1, the minimum front yard shall be 0.6 m and the maximum interior side yard (north side) shall be 1.2 m for a detached accessory building (garage).

Notwithstanding provision 4.33.4, an exterior wall of a detached accessory building (garage) may be closer to a front lot line than the closest exterior wall projection of the dwelling unit.

Semi-detached dwellings, townhouse dwellings and group or cluster dwellings shall have access off a private road.

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-SIX – R3-66 ZONE

Uses shall be limited to single detached dwellings.

The minimum number of dwelling units permitted in this zone shall be one hundred (100) and the maximum number of dwelling units shall be one hundred and twenty-six (126).

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-SEVEN – R3-67 ZONE

Uses shall be limited to townhouse dwellings and group or cluster dwellings.

The minimum number of dwelling units permitted in this zone shall be thirty-four (34) and the maximum number of dwelling units shall be forty (40).

Notwithstanding any provisions to the contrary, parking and driveways shall not be permitted in a yard abutting a public street external to this zone.

Notwithstanding any provisions to the contrary, yards abutting a public street external to this zone shall be a minimum of 4.5 metres and a maximum of 6.0 metres.

Notwithstanding any provisions to the contrary, yards abutting the rear lot lines of lots within the Residential Third Density Exception Sixty-Six (R3-66) Zone shall be a minimum of 7.5 m.

The maximum number of townhouse dwelling units permitted in a building containing townhouses or groups or clusters of townhouses shall be six (6).

The following zoning exceptions shall apply for a townhouse dwelling:

Minimum lot area:	180 m ²
Minimum lot frontage:	6.0 m
Minimum interior side yard (end unit):	1.5 m
Minimum exterior side yard (if lot fronts a private road):	4.0 m

Where a lot for a townhouse dwelling unit has frontage on a private road:

- The front lot line shall be the lot line dividing it from the private road;
- Visitor parking shall be provided at a rate of 0.25 spaces per unit, which shall be provided in conjunction with, but not on the traveled portion of, the private road.

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-EIGHT – R3-68 ZONE

Uses shall be limited to:

- Townhouse dwellings;
- Stacked townhouse dwellings;
- Apartment dwellings;
- Group or cluster dwellings; and,
- A hydro substation at the southeast corner of the zone.

The minimum number of dwelling units permitted in this zone shall be one hundred and twenty-four (124) and the maximum number of dwelling units shall be one hundred and forty-four (144).

Notwithstanding any provisions to the contrary, parking and driveways shall not be permitted in a yard abutting a public street external to this zone.

Collingwood Zoning By-law

Stacked townhouse dwellings, apartment dwellings and group or clusters of stacked townhouses and apartments shall not be permitted abutting a public street external to this zone, with the exception of the southeastern frontage along Mountain Road.

Notwithstanding any provisions to the contrary, yards for townhouse dwellings and groups or clusters of townhouse dwellings, where they abut a public street external to this zone, shall be a minimum of 4.5 metres and a maximum of 6.0 metres.

Notwithstanding any provisions to the contrary, yards abutting the rear lot lines of lots within the Residential Third Density Exception Sixty-Six (R3-66) Zone shall be a minimum of 7.5 m.

The maximum number of townhouse dwelling units permitted in a building containing townhouses or groups or clusters of townhouses shall be six (6).

For the purposes of determining zoning conformity for stacked townhouse dwellings, apartment dwellings, and groups or clusters of townhouses, stacked townhouses or apartments, lands within this zone shall be considered to be one contiguous lot.

The following zoning exceptions shall apply for a townhouse dwelling:

Minimum lot area:	180 m ²
Minimum lot frontage:	6.0 m
Minimum interior side yard (end unit):	1.5 m
Minimum exterior side yard (if lot fronts a private road):	4.0 m

Where a lot for a townhouse dwelling unit has frontage on a private road:

- The front lot line shall be the lot line dividing it from the private road;
- Visitor parking shall be provided at a rate of 0.25 spaces per unit, which shall be provided in conjunction with, but not on the traveled portion of, the private road.

The following zoning exceptions shall apply for a stacked townhouse dwelling:

Minimum lot frontage:	Nil
Minimum lot area:	Nil
Minimum yard adjacent to all lot lines:	7.5 m
Maximum building height:	15 m and 4 storeys
Maximum building width:	40 m
Maximum building width where building is internal to this zone and not fronting on a public street:	52 m
Maximum lot coverage:	40%
Minimum landscaped open space:	40%

Except as otherwise provided for in this zone, all other provisions applicable to townhouse dwellings shall apply for stacked townhouse dwellings. Where group or clusters of stacked townhouse dwelling units are proposed the above noted zone provisions shall prevail.

The following zoning exceptions shall apply for apartment dwellings:

Minimum yard adjacent to all lot lines:	7.5 metres
Maximum building height:	15 m and 4 storeys

Collingwood Zoning By-law

Maximum building width where building is adjacent to a public street external to the zone:	40 metres
Maximum building width where building is internal to this zone and not fronting on a public street:	52 m

Where group or clusters of apartment dwellings are proposed the above noted zone provisions shall prevail.

RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-NINE – R3-69 ZONE

Within this zone the use permissions and provisions of the Residential Third Density Exception Sixty-Eight (R3-68) Zone are applicable except where modified by the following:

A hydro substation is not a permitted use.

The minimum number of dwelling units permitted in this zone shall be one hundred and fifty (150) and the maximum number of dwelling units shall be one hundred and ninety (190).

Stacked townhouse dwellings, apartment dwellings and group or clusters of stacked townhouses and apartments shall be permitted abutting public street external to this zone. Where a stacked townhouse dwelling is located internal to this zone and is not abutting a public street, the maximum number of dwelling units per building shall be thirty-two (32).

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY – R3-70 ZONE

Uses shall be limited to apartment dwellings.

The minimum number of dwelling units permitted in this zone shall be forty-one (41) and the maximum number of dwelling units shall be fifty (50).

The following zoning exceptions shall apply:

Minimum yard adjacent to all lot lines:	7.5 metres
Maximum building height:	15 m and 4 storeys

Where group or clusters of apartment dwellings are proposed the above noted zone provisions shall prevail.

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-ONE – R3-71 ZONE

Uses shall be limited to single detached dwellings.

The minimum lot frontage shall be 12.0 metres.

The following zoning exception shall apply;

Minimum rear yard:	9.0 metres
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All other provisions of the R3 Zone shall apply.

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-TWO – R3-72 ZONE

Uses shall be limited to single detached dwellings.

The minimum lot frontage shall be 12.0 metres.

All other provisions of the R3 Zone shall apply.

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-THREE – R3-73 ZONE

Uses shall be limited to single detached, semi-detached, townhouse, including back-to-back townhouse and stacked townhouse, group or cluster dwellings and apartment dwellings.

The number of dwelling units in the entire area within this zone shall not exceed six hundred and fifty-five (655).

For the purposes of this by-law, a back-to-back townhouse dwelling type means a building with four or more dwelling units divided vertically, including a common rear wall, each with an independent entrance and has a yard abutting at least one exterior wall of each dwelling unit.

For the purposes of this by-law, a stacked townhouse dwelling type means a building with four or more dwelling units divided horizontally and vertically, each with an entrance that is independent or through a shared landing and/or external stairwell.

The following zoning exceptions shall apply:

For an apartment dwelling:

- | | |
|---|--------------------|
| • Minimum front yard | 6.0 m |
| • Minimum interior and exterior side yard | 6.0 m |
| • Minimum rear yard | 6.0 m |
| • Maximum height | 15.0 m & 4 storeys |
| • Minimum setback from the EP zone | 55 m |

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-FOUR – R3-74 ZONE

Uses shall be limited to townhouse dwellings.

The following zoning exceptions shall apply:

Minimum lot frontage for interior lots:	6.0 m
Minimum lot area for interior lots:	170 m ²
Minimum outdoor private amenity space:	33 m ²

For the purposes of this zone, an **outdoor private amenity space** shall be defined as an area of a lot abutting a dwelling used primarily for the enjoyment and recreation of the residents of the dwelling and may include a patio, deck, or landscaped areas and permitted accessory buildings or structures.

Notwithstanding the provisions of Section 4.16.2, when determining the size of a required sight triangle, the length of measurement from the point of intersection of a street or highway shall be a minimum of 3.0 m.

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-FIVE – R3-75 ZONE

Uses shall be limited to single detached dwellings.

RESIDENTIAL THIRD DENSITY EXCEPTION SEVENTY-SIX – R3-76 ZONE

The following zoning exceptions shall apply to a street townhouse;

Minimum lot frontage:	6.0 m
Minimum lot area:	180 m ²
Minimum exterior side yard:	2.75 m
Minimum interior side yard:	1.25 m (end unit)

RESIDENTIAL FOURTH DENSITY EXCEPTION ONE – R4-1 ZONE

The following zoning exception shall apply;

Maximum height:	12.0 m
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RESIDENTIAL FOURTH DENSITY EXCEPTION TWO – R4-2 ZONE

The following zoning exceptions shall apply;

Maximum height:	14.0 m
-----------------	--------

The parking ratio for an apartment dwelling shall be 1.0 space per unit, plus an additional 0.25 space per unit for visitor parking.

RESIDENTIAL FOURTH DENSITY EXCEPTION THREE – R4-3 ZONE

The following uses shall also be permitted;

- Accessory sales outlet,
- Art studio, live-in,
- Business office,
- Business service establishment,
- Convenience store,
- Dry cleaning distribution outlet,
- Financial & insurance service office,
- Health club,
- Laundromat,
- Life skills centre,
- Medical building,
- Medical clinic,
- Medical office,
- Personal service shop,
- Pharmacy,
- Professional service office,
- Real estate service office,
- Restaurant,
- Specialty food store, and
- Video outlet.

The following zoning exceptions shall also apply:

Maximum commercial gross leasable area: 2,800 m²

Minimum landscaped open space: 30%

The required parking may be located on an abutting lot. The minimum parking space required for any commercial use shall be 2.7 spaces per 100 m² GFA.

The minimum front yard setback for an underground parking garage is nil.

RESIDENTIAL FOURTH DENSITY EXCEPTION FOUR – R4-4 ZONE

The following parking exceptions shall apply:

Apartment dwelling: 1 space per unit, plus an additional 0.25 spaces per unit for visitor parking

The required parking may be located on an abutting lot. The minimum front yard setback for an underground parking garage is nil.

RESIDENTIAL FOURTH DENSITY EXCEPTION FIVE – R4-5 ZONE

The following parking exceptions shall apply:

Apartment dwelling:	1 space per unit, plus an additional 0.25 spaces per unit for visitor parking.
Health Club:	1 space per 8 persons of building occupancy.

The required parking may be located on an abutting lot. The minimum front yard setback for an underground parking garage is nil.

RESIDENTIAL FOURTH DENSITY EXCEPTION SIX - R4-6 ZONE

The following zoning exception shall apply:

Maximum height:	15 m
-----------------	------

RESIDENTIAL FOURTH DENSITY EXCEPTION SEVEN - R4-7 ZONE

Residential uses shall be limited to the following:

- Apartments provided by public authority,

The following uses shall also be permitted on the ground floor of the building municipally addressed as 485 Second Street (building at corner of High Street and Second Street):

- Life skills centre,
- School,

The following zoning exception shall apply;

Minimum exterior side yard abutting High Street:	5.0 m
Maximum height for a building adjacent to Elm Street:	19.0 m
Minimum landscaped open space:	37%

The parking ratio for an apartment dwelling shall be 0.9 spaces per unit, inclusive of visitor parking.

RESIDENTIAL FOURTH DENSITY EXCEPTION EIGHT - R4-8 ZONE

The maximum number of dwelling units permitted on lands in this zone shall be one hundred and sixty-five (165).

General Provision 4.14.2 titled Multiple Zones on a Lot shall not apply to the Interior Side Yard along the eastern boundary of this zone.

Section 7.0 Commercial Zones

7.1 Commercial Permitted Uses

7.1.1 No person shall use any land or construct or use any building or structure in any Commercial zone except in accordance with Table 7.1.2.1, entitled Commercial Permitted Uses.

7.1.2 Permitted uses for lands zoned Restrictive Commercial (C7) are found in Section 7.5, entitled Commercial Exception Zones.

Table 7.1.2.1 Commercial Permitted Uses

Uses	Zones					
	C1	C2	C3	C4	C5	C6
Accessory sales outlet	✓	✓	✓	✓	✓	✓
Adventure game	✓	✓	✓(f)	✓	✓	
Ambulance service	✓	✓	✓	✓	✓	
Arcade	✓	✓	✓(f)	✓	✓	
Arena	✓		✓(f)			
Art gallery	✓	✓(l)		✓		
Art studio, live-in	✓			✓		✓
Assembly hall	✓	✓	✓(f)	✓		
Broadcasting	✓			✓	✓	
Business office	✓			✓	✓	
Business service establishment	✓	✓		✓	✓	✓
Business type hotel/motel	✓		✓	✓	✓	
Catalogue store	✓	✓(l)				
Catering service	✓	✓				
Commercial parking lot	✓	✓	✓(f)	✓	✓	
Commercial school	✓	✓		✓	✓	
Community garden	✓	✓	✓	✓	✓	✓
Computer and software store	✓	✓(l)		✓	✓	
Convenience store	✓	✓(l)	✓(f)	✓	✓	✓
Conference centre	✓	✓	✓	✓	✓	
Custom workshop	✓	✓		✓	✓	
Day care centre	✓	✓	✓(f)	✓	✓	✓
Department store		✓(l)				
Deposit taking institution	✓					

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Uses	Zones					
	C1	C2	C3	C4	C5	C6
Dry cleaner's establishment	✓	✓	✓(f)	✓	✓	✓
Dry cleaning distribution Outlet	✓	✓	✓(f)	✓	✓	✓
Dwelling, portion of a non-residential building	✓(a)(h)			✓(h)(k)		✓(h)
Electronics & appliance store	✓	✓(l)		✓	✓	
Equipment rental	✓	✓		✓	✓	
Fabric & textile sales outlet	✓	✓(l)		✓	✓	
Financial & insurance service office	✓			✓	✓	
Financial institution	✓					
Food supermarket		✓(l)				
Funeral home	✓			✓		
Furniture store	✓	✓(l)		✓	✓	
Garden supply outlet	✓	✓(l)		✓	✓	
General merchandise store	✓	✓(l)		✓	✓	
Hardware store	✓	✓(l)		✓	✓	
Health club	✓	✓	✓(f)	✓	✓	✓
Home & auto supply		✓(l)				
Home centre		✓			✓	
Home for the aged or rest home	✓		✓	✓		
Home improvement store	✓	✓(l)		✓	✓	
Hospice	✓					
Hotel	✓		✓	✓	✓	
Laundromat	✓	✓	✓(f)	✓	✓	✓
Life skills centre	✓	✓		✓	✓	✓
Machinery dealership					✓	
Medical clinic	✓			✓		
Medical office	✓			✓	✓	
Mini-golf course			✓(f)		✓	
Motel	✓		✓	✓	✓	
Motor vehicle gasoline station				✓(i)	✓(i)	
Motor vehicle repair garage				✓	✓	
Motor vehicle sales establishment					✓	
Motor vehicle supply outlet	✓	✓(l)		✓	✓	
Motor vehicle towing					✓	
Motor vehicle wash				✓	✓	
Museum	✓	✓		✓		

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Uses	Zones					
	C1	C2	C3	C4	C5	C6
Newspaper	✓			✓	✓	
Nursing facility	✓		✓	✓		
Open market	✓	✓				
Personal service shop	✓	✓	✓(f)	✓	✓	✓
Pet day care centre	✓(e)			✓(e)	✓(e)	
Pet store	✓(e)			✓	✓	
Pharmacy	✓	✓(l)				
Place of entertainment	✓	✓	✓(f)	✓(g)	✓	
Place of worship	✓			✓		
Pool and spa store	✓	✓(l)		✓	✓	
Professional service office	✓			✓	✓	
Real estate services office	✓			✓	✓	
Recreational vehicle dealership					✓	
Refreshment Vehicle	✓(j)	✓(j)	✓(j)	✓(j)	✓(j)	✓(j)
Repair shop	✓	✓		✓		
Restaurant	✓	✓	✓(f)	✓	✓	✓
Retail commercial establishment	✓	✓				
Retail outlet for the sale of alcoholic beverages	✓					
Retirement home	✓		✓	✓		
Senior citizen housing	✓		✓	✓		
Self Brewery	✓	✓		✓	✓	
Shopping centre	✓	✓(l)				
Specialty food store	✓	✓(l)		✓		✓
Sporting equipment sales	✓	✓(l)		✓(g)		
Storage, concealed outside	✓(c)			✓(c)	✓(c)	
Storage, outside					✓(b)	
Storage, outside display and sale	✓(d)	✓(d)	✓(d)	✓(d)	✓(d)	✓(d)
Taxi establishment	✓			✓	✓	
Veterinarian clinic	✓(e)			✓(e)	✓(e)	
Video outlet	✓	✓(l)	✓(f)	✓	✓	✓
Warehouse membership club		✓(l)				
Wholesale outlet	✓	✓		✓	✓	
Other provisions						

7.2 Commercial Footnotes

7.2.1 Where the permitted uses in Table 7.1.2.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnote shall also apply.

7.2.1.1 Footnote (a) – Dwelling unit in a Non-Residential building

A dwelling unit in a portion of a non-residential building is subject to the following provisions:

- i. The dwelling unit shall be constructed entirely above the first storey,
- ii. The dwelling unit shall have separated access from the commercial portion of the non-residential building. A dwelling unit and the commercial portion may share a common hallway, vestibule or similar space, and
- iii. If the entrance is directly onto Hurontario Street, the maximum width of the first storey entrance to the dwelling unit shall be a maximum of 3.0 m.

7.2.1.2 Footnote (b) – Outside Storage

Accessory outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:

- i. Minimum required setback for an interior side yard shall be 1.5 m,
- ii. Minimum required setback for a rear yard shall be 1.5 m,
- iii. Minimum required setback for a front yard or an exterior side yard shall be the same as that required for a main building, and
- iv. The maximum height of the stored goods shall be 6.0 m.

7.2.1.3 Footnote (c) – Concealed Outside Storage

Accessory concealed outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:

- i. Minimum required setback for an interior side yard shall be 1.5 m,
- ii. Minimum required setback for a rear yard shall be 1.5 m,
- iii. Minimum required setback for a front yard or an exterior side yard shall be the same as that required for a main building or structure, and
- iv. The maximum height of the stored goods shall be 6.0 m.

7.2.1.4 Footnote (d) – Outside Display and Sale of Goods

The outside display and sale of goods and materials is permitted on a portion of a lot in conformity with the following provisions;

- i. Where a front or exterior yard is required, the area used for outside display and sales in these yards shall be separated from any adjacent street line by a buffer area of a minimum width of 3.0 m, and
- ii. The maximum height of outside display and sale of goods and materials shall be 6.0 m.
- iii. No outside display and sale of goods and materials shall be permitted in any yard abutting a Residential zone.

7.2.1.5 Footnote (e) – Veterinarian Clinic or Pet Day Care Centre

A veterinarian clinic, pet store or pet day care centre shall not include any outside runs or open exercise areas.

7.2.1.6 Footnote (f) – Additional Commercial Uses

This commercial use shall only be permitted as an accessory use to a hotel, motel, conference centre or business type hotel or motel that is established on the lot.

7.2.1.7 Footnote (g) – First Street Uses

This commercial use shall only be permitted on the lands zoned C4 located along the First Street Corridor.

7.2.1.8 Footnote (h) – Residential Density in Commercial Zones

The total number of dwelling units permitted in a commercial building shall be in conformity with the density limits set out in the Town's Official Plan, or as may be otherwise permitted.

7.2.1.9 Footnote (i) – Fuel Pump Island

The minimum required setback between a fuel pump island and a Residential zone boundary, or any lot line, shall be in accordance with the applicable provincial standards.

7.2.1.10 Footnote (j) – Refreshment Vehicle

The maximum number of refreshment vehicles permitted shall be one (1) per lot.

7.2.1.11 Footnote (k) – Separation Distance to the Waste Water Treatment Plant

The minimum required setback between a dwelling unit and the open air clarifier tanks and the open air aeration basin tanks of the Collingwood Waste Water Treatment Plant shall be 150 m.

7.2.1.12 Footnote (l) – Minimum Gross Leasable Area

This shall have a minimum gross area of leasable of 370 m².

7.3 Commercial Provisions

- 7.3.1 No person shall use any land or construct or use any building or structure in any commercial zone except in accordance with Table 7.3.1.1, entitled Commercial Provisions.

Table 7.3.1.1 Commercial Provisions

Lot Provisions	Zones						
	C1	C2	C3	C4	C5	C6	C7
Minimum Lot Area (m ²)	Nil	20,000	10,000	1,000	1,000	850	(g)
Minimum Lot Frontage (m)	Nil	100.0	50.0	30.0	30.0	20.0	(g)
Minimum Front Yard (m)	Nil (h)	10.0	10.0	6.0	6.0	6.0	6.0
Minimum Exterior Side Yard (m)	Nil (h)	10.0	10.0	6.0	6.0	6.0	6.0
Minimum Interior Side Yard (m)	Nil (a)(i)	10.0	10.0	Nil (d)	3.0 (d)	3.0 (a)	3.0 (d)
Minimum Rear Yard (m)	7.5 (e)	10.0	10.0	7.5 (e)	7.5 (e)	7.5	7.5 (e)
Maximum Height (m)	12.0 (j)	15.0	15.0	15.0	15.0	12.0	12.0
Maximum Lot Coverage	Nil	50%	50%	40%	40%	40%	20%
Minimum Landscaped Open Space	Nil (p)	10%	10% (n)	10%	10%	20%	10%
Other provisions	(k) (l)			(f)		(b)	(m) (o)

7.4 Commercial Provision Footnotes

- 7.4.1.1 Where the provisions in Table 7.3.1.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnote shall also apply.

7.4.1.2 Footnote (a) – Reduction to Interior Side Yard

No minimum interior side yard shall be required where the lot line or a portion thereof abuts a Commercial zone.

7.4.1.3 Footnote (b) – Maximum Floor Area

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The maximum gross leasable area of a main building shall be 465 m².

The maximum gross leasable area of any individual commercial unit in a main building shall be 230 m².

7.4.1.4 **Footnote (c)**

RESERVED

7.4.1.5 **Footnote (d) – Enhanced Interior Side Yard**

An interior side yard abutting a Residential zone shall be a minimum of 9.0 m, and a strip of land not less than 3.0 m wide shall be reserved for landscaping.

7.4.1.6 **Footnote (e) – Enhanced Rear Yard**

A rear yard abutting a Residential zone shall be a minimum of 9.0 m, and a strip of land not less than 3.0 m wide shall be reserved for landscaping

7.4.1.7 **Footnote (f) – Parking Areas**

No parking area shall be permitted within 6.0 m from a front lot line or within 3.0 m from an exterior lot line.

Entrances to parking areas on corner lots shall be via side streets rather than directly from First Street, and such entrances shall not be located closer than 9.0 m from the intersection.

7.4.1.8 **Footnote (g) – Minimum Lot Area and Frontage**

The minimum lot area and lot frontage requirement of the zone shall be the individual respective lot area and lot frontage existing as of the date of the passing of this by-law.

7.4.1.9 **Footnote (h) – Maximum Front and Exterior Side Yard**

There is no minimum front yard or exterior side yard requirement, but the maximum front and exterior side yard shall be 3.0 m.

7.4.1.10 **Footnote (i) – Maximum Interior Side Yard on Hurontario Street**

There is no minimum interior side yard requirement but the maximum interior side yard of a main building on a lot that has lot frontage onto Hurontario Street shall be 0.3 m, with the exception of an entrance which may have a maximum width of 6.0 m.

7.4.1.11 **Footnote (j) – Minimum Height of Main Building**

The minimum height of a main building shall be 6.0 m.

7.4.1.12 Footnote (k) – Parking Areas

Any parking area, except an entrance, shall not be permitted within 15.0 m of a lot line that abuts Hurontario Street for a lot located from First Street to Fourth Street.

This 15.0 m strip of land adjacent to the street line shall be reserved for buildings, existing walkways and public recreation spaces. The maximum width of an entrance shall be the lesser of what is existing or 6.0 m. The maximum width of a walkway shall be 3.0 m.

7.4.1.13 Footnote (l) – Minimum Building Depth

The minimum depth for any main building shall be 15.0 m.

7.4.1.14 Footnote (m) – Private Services

A main building may be serviced without connection to a municipal sanitary system and a municipal water supply system.

7.4.1.15 Footnote (n) – Increased landscaping

A home for the aged or rest home, a nursing facility, a retirement home or senior citizen housing shall have its minimum landscaped open space increased to 20%.

7.4.1.16 Footnote (o) – Outside Storage or Outside Display and Sale of Goods

Outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:

- i. Minimum required setback for an interior side yard shall be 1.5 m,
- ii. Minimum required setback for a rear yard shall be 1.5 m,
- iii. Minimum required setback for a front yard or an exterior side yard shall be the same as that required for a main building, and
- iv. The maximum height of the stored goods shall be 6.0 m.

The outside display and sale of goods and materials is permitted on a portion of a lot in conformity with the following provisions;

- i. Where a front or exterior yard is required, the area used for outside display and sales in these yards shall be separated from any adjacent street line by a delineated buffer area of a minimum of 3.0 m, and
- ii. The maximum height of the outside display and sale of goods and materials shall be 6.0 m.

7.4.1.17 Footnote (p) – Increased Landscaping

Any land that was in a Residential zone prior to the passing of this by-law, and that is in a Downtown Core Commercial zone after the passing of this by-law, shall provide a minimum landscaped open space of 10%.

7.5 Commercial Exception Zones

DOWNTOWN CORE COMMERCIAL EXCEPTION ONE – C1-1 ZONE

A food supermarket shall also be a permitted use.

The following zoning exceptions shall apply;

Minimum rear yard:	nil
Maximum setback abutting Hurontario Street:	3.0 m
Minimum setback abutting First Street:	3.0 m

Loading spaces and garbage disposal facilities shall be permitted in the yard abutting Pine Street with a minimum required setback of nil.

Loading spaces and garbage disposal facilities in the yard abutting First Street a minimum required setback of 9.0 m.

Parking areas shall be separated from any adjacent street line by a strip of land not less than 2.0 m wide.

Parking areas shall be separated from the rear yards of the buildings fronting on Hurontario Street by a strip of land not less than 1.0 m wide.

The only permitted uses of all required yards and any strip of land abutting a street line shall be landscaped open space and entrances.

No more than one entrance shall be permitted onto Hurontario Street.

DOWNTOWN CORE COMMERCIAL EXCEPTION TWO – C1-2 ZONE

A minimum of one (1) loading space shall be required for the existing building located at 1 First Street.

DOWNTOWN CORE COMMERCIAL EXCEPTION THREE – C1-3 ZONE

A food supermarket shall also be a permitted use. The required setback of the parking area abutting Minnesota Street shall be a minimum of 0.9 m.

DOWNTOWN CORE COMMERCIAL EXCEPTION FOUR- C1-4 ZONE

For the purposes of determining zoning conformity, lands within this zone shall be considered to be one contiguous lot with those lands immediately abutting to the west.

For the purposes of determining zoning conformity, a zone boundary that divides these lands from those lands immediately abutting to the west shall not be considered a lot line.

Only mechanical penthouses and equipment, amenity spaces and stairwells are permitted on the rooftop of the building.

The building shall be located within the building envelope as depicted on the Illustration 9. The maximum height of the building shall be as depicted on the aforesaid Illustration 9.

The maximum width of entrances shall be 8.0 m.

The following parking provision shall apply:

All non-residential uses:	1 space per 31 m ² of GFA
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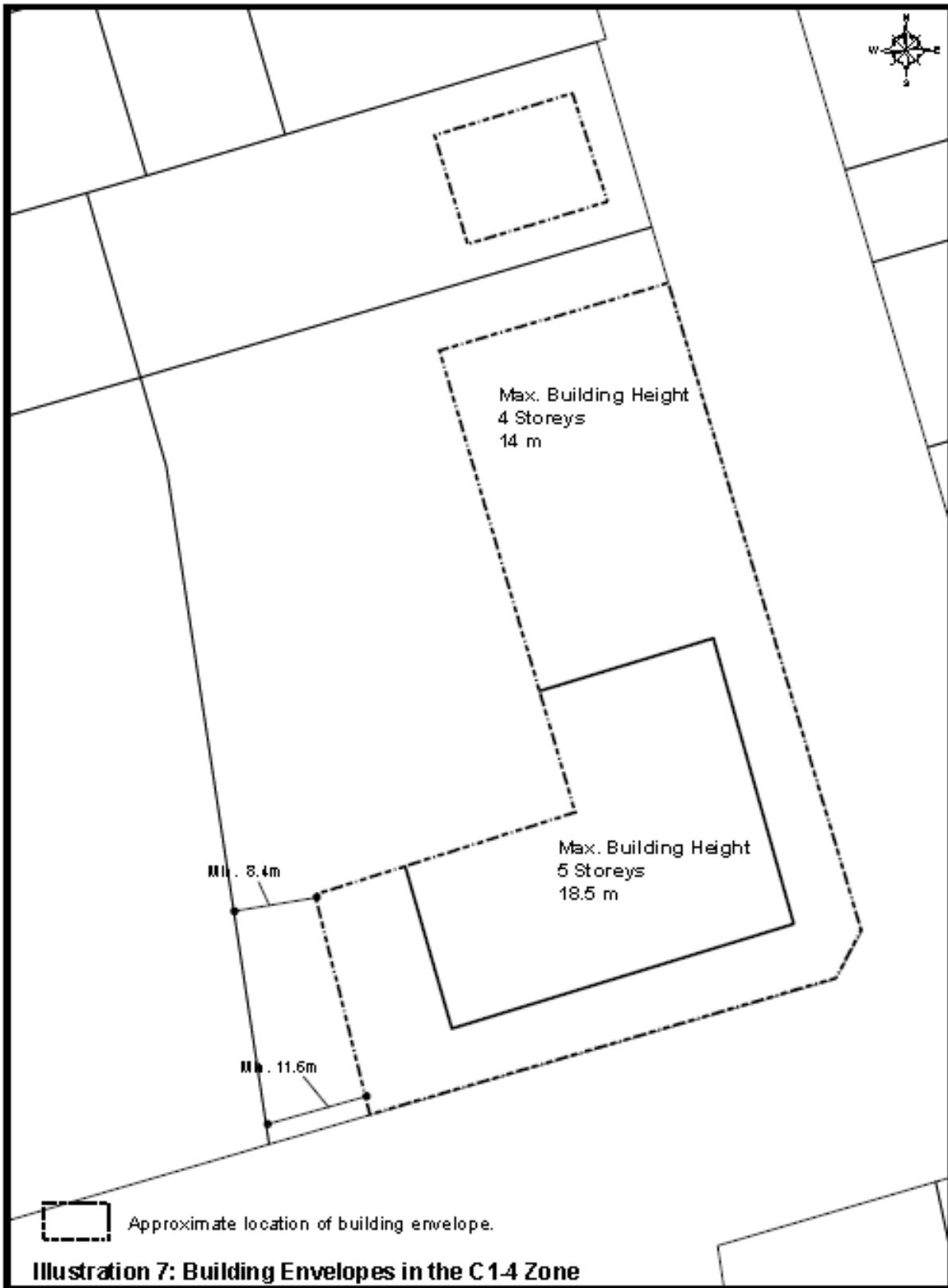


Illustration 9: Building Envelopes in the C1-4 Zone

DOWNTOWN CORE COMMERCIAL EXCEPTION FIVE – C1-5 ZONE

Uses shall be limited to business offices and uses accessory thereto.

Should the development of new uses or new buildings within the Waste Disposal Assessment Area, excluding the future 929 square metre addition, be proposed in the future, the completion and acceptance of a supplemental D4 study may be required. The requirement for a supplemental D4 study or any related study will be at the discretion of the Director of Planning and Building Services.

The following zoning exceptions shall also apply;

- | | |
|--|--------|
| • Maximum Front Yard | 6.0 m |
| • Minimum Interior Side Yard (East Side) | 15.0 m |
| • Minimum Interior Side Yard (West Side) | 25.0 m |
| • Minimum Rear Yard | 55.0 m |
| • Minimum Landscaped Open Space | 20% |
| • Minimum Height | 8.0 m |

DOWNTOWN CORE COMMERCIAL EXCEPTION SIX – C1-6 ZONE

Dwelling units are also permitted on the ground floor of the existing building.

The following zoning exception shall apply;

- Maximum front yard: 5.3 m

DOWNTOWN CORE COMMERCIAL EXCEPTION SEVEN - C1-7 ZONE

For the purposes of determining zoning conformity, lands within this zone shall be considered to be one contiguous lot with those lands immediately abutting to the east.

For the purposes of determining zoning conformity, a zone boundary that divides these lands from those lands immediately abutting to the east shall not be considered a lot line.

Only mechanical penthouses and other amenity spaces are permitted on the rooftop of the building.

The building shall be located within the building envelope as depicted on Illustration 10. The maximum height of the building shall be as depicted on the aforesaid Illustration 10.

The maximum width of entrances shall be 8.0 m.

The following parking provision shall apply:

All non-residential uses: 1 space per 31 m² of GFA

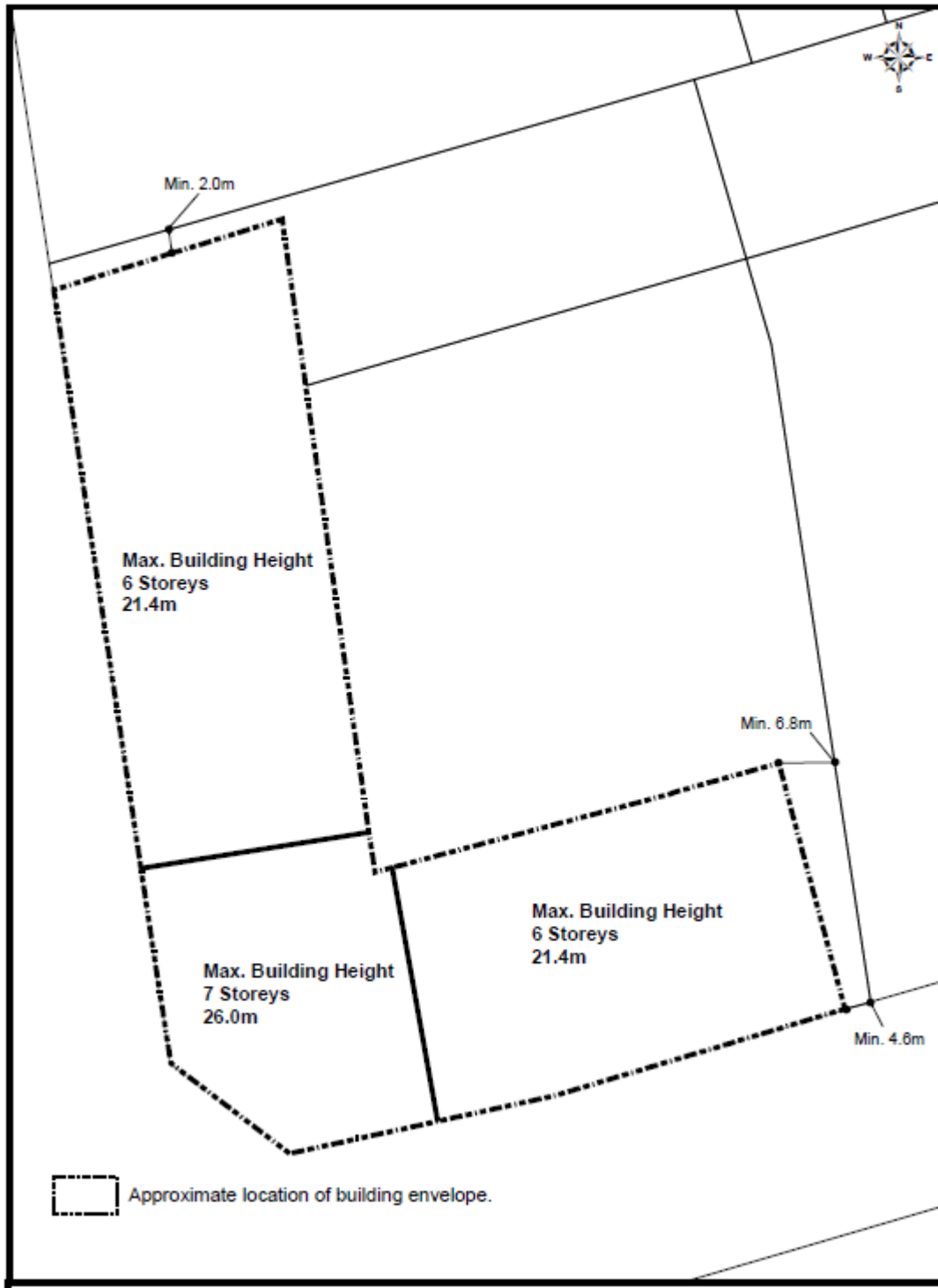


Illustration 10: Building envelope for the C1-7 Zone.

DOWNTOWN CORE COMMERCIAL EXCEPTION EIGHT - C1-8 ZONE

Despite General Provision 4.14.2 no setback shall be required to the boundary of the Holding Thirteen “H13” zone.

The following zoning exceptions shall also apply;

Maximum front yard: (Huron Street)	nil
Maximum exterior side yard: (Side Launch Way)	39.0 m
Maximum height:	13.0 m
Minimum height:	5.0 m

The minimum required setback of a parking area abutting Huron Street shall be 1.5 m.

The development shall also provide;

A minimum of one (1) delivery space, and
A minimum of 93 parking spaces for 3180 m² of gross floor area.

DOWNTOWN CORE COMMERCIAL EXCEPTION NINE - C1-9 ZONE

The maximum gross floor area of any single retail commercial establishment shall be 500 m² and the maximum gross floor area of all retail commercial establishments shall be 1,859 m².

The following zoning exceptions shall also apply;

Maximum front yard:	7.0 m
Maximum exterior side yard:	45.0 m
Maximum building height:	27.0 m

The buildings shall be located within the building envelope as depicted on the Illustration 12 attached hereto as Schedule “B”. The maximum height of the building shall be as depicted on the aforesaid Illustration 12.

The minimum front yard and exterior side yard setback for an underground parking garage is nil and the depth below grade of its roof structure is nil.

A minimum of 1 delivery space shall be required and may be accessed in a backwards motion from a street.

The parking required for a hotel shall be 1 space per suite plus 2 spaces per 100 m² GFA for those areas open for use by the public or guests.

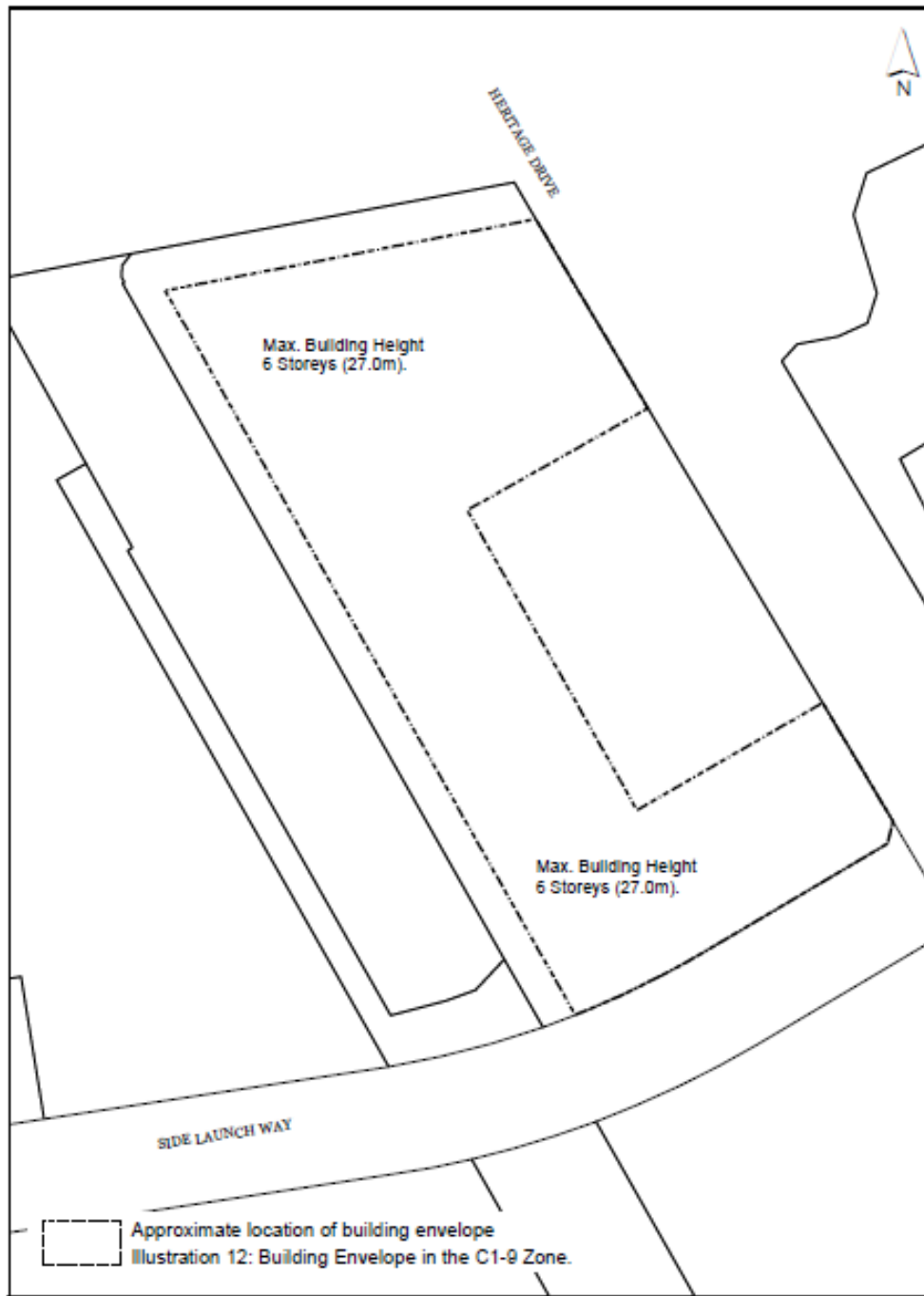


Illustration 12: Building envelope for the C1-9 Zone.

DOWNTOWN CORE COMMERCIAL EXCEPTION TEN - C1-10 ZONE

A minimum of 60% of the ground floor shall consist of commercial uses which shall also be the predominant uses fronting onto Huron Street and the Town Piazza.

The maximum gross floor area of any single retail commercial establishment shall be 465 m².

The following zoning exceptions shall apply:

Maximum number of dwelling units	130
Maximum number of storeys	6
Minimum Landscape Open Space	15%

The building shall be located within the building envelope as depicted on Illustration 13 attached hereto as Schedule "B". The maximum height of the building shall be as depicted on the aforesaid Illustration 13. (Height to be measured from the Canadian Geodetic Datum elevation of 179.47 meters)

Notwithstanding section 4.28.7, a canopy may project in its entirety into a yard or setback along the southern and western property lines and the eastern property line immediately adjacent to the eastern end of the building.

The minimum front yard and exterior side yard setback for an underground parking garage shall be nil and the depth below grade of its roof structure shall be nil.

The minimum parking requirements for the residential uses shall be 1 space per unit plus an additional 0.25 spaces per unit for visitor parking.

The minimum parking requirement for the commercial uses shall be 4 spaces per 100 m² of GFA.

Required visitor and commercial parking spaces may be permitted in a paid commercial parking lot.

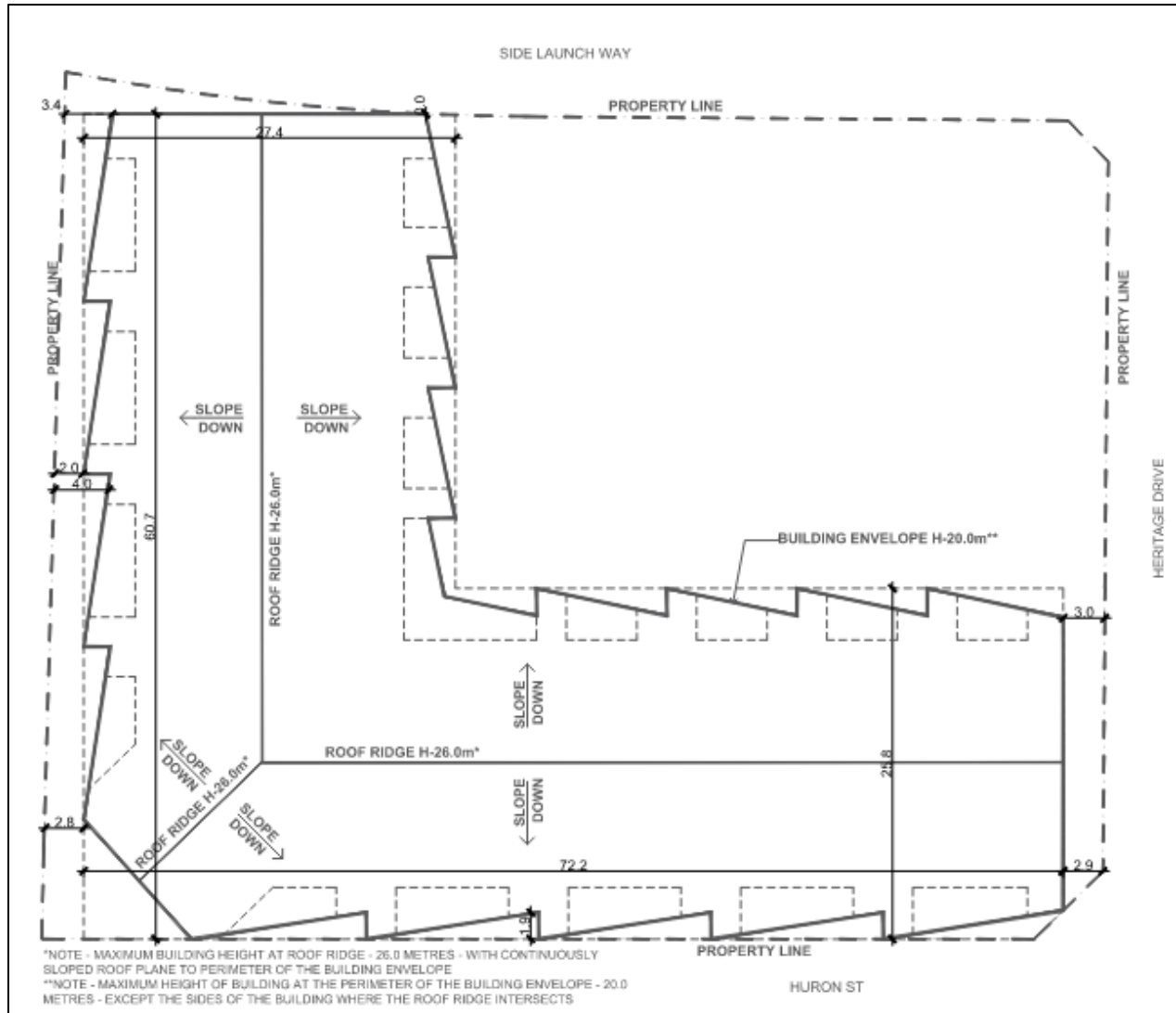


Illustration 13: Building envelope for the C1-10 Zone.

DOWNTOWN CORE COMMERCIAL EXCEPTION ELEVEN – C1-11 ZONE

Notwithstanding General Provision 4.43.3, the elevation of the top of the underground parking garage roof shall not exceed a maximum Canadian Geodetic Datum of 179.65 metres.

Notwithstanding Parking and Loading Provision 5.3.2.2, a minimum vehicular entrance width of 4.4 metres shall apply and shall be only for one-way access.

Notwithstanding Provision 7.1, the following uses are prohibited:

- Ambulance service;
- Arcade;
- Arena;
- Commercial Parking Lot;
- Conference Centre;

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- Deposit Taking Institution;
- Dry Cleaner's Establishment;
- Dry Cleaning Distribution Outlet;
- Financial and Insurance Service Office;
- Financial Institution;
- Funeral Home;
- Garden Supply Outlet;
- Home for the Aged or Rest Home;
- Hospice;
- Laundromat;
- Motel;
- Motor Vehicle Supply Outlet;
- Nursing Facility;
- Place of Worship;
- Pool and Spa Store;
- Repair Shop;
- Retirement Home;
- Senior Citizen Housing;
- Shopping Centre;
- Storage, Concealed Outside;
- Storage, Outside Display and Sale; and,
- Taxi Establishment

The maximum number of dwelling units shall be 101.

Notwithstanding Provision 7.2.1.1 (a)(i), dwelling units shall be permitted on the first storey, except along the Side Launch Way street frontage.

Notwithstanding Provision 7.3.1.1, the following zoning exceptions shall apply:

Maximum front yard	31 m
Minimum Landscaped Open Space	15%
Maximum Height	Six storeys (in accordance with Illustration 14. Height shall be measured from Canadian Geodetic Datum of 178.40 metres)

The building envelope above Canadian Geodetic Datum of 178.40 metres shall be in accordance with Illustration 14.

A minimum 300 m² of Gross Floor Area shall be for first storey commercial uses fronting onto Side Launch Way and the Town Plaza to the west of the C1-11 zone. Notwithstanding Provision 7.1, minimum of 150 m² of the first storey commercial uses shall be exclusively for use as a Restaurant. The maximum Gross Floor Area of any single retail commercial establishment shall be 465 m².

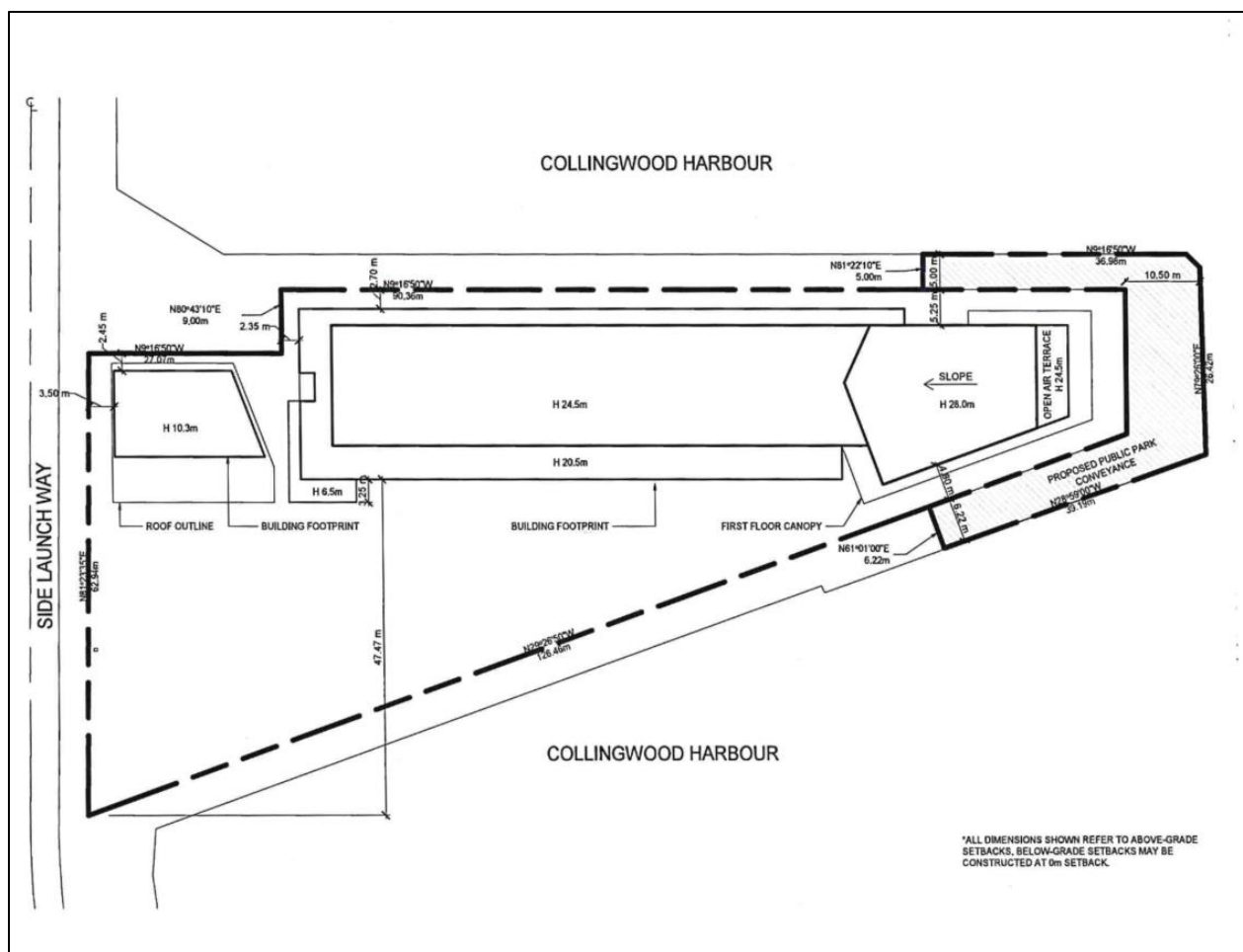


Illustration 14: Building envelope for the C1-11 zone.

REGIONAL COMMERCIAL EXCEPTION ONE – C2-1 ZONE

The following uses shall also be permitted:

- A motor vehicle repair garage accessory to a home and auto supply store,
- One (1) motor vehicle gasoline station to a maximum leasable area of 265 m²,
- Motor vehicle wash to a maximum gross leasable area of 120 m², and
- One (1) deposit taking institution to a maximum gross leasable area of 70 m².

The following uses shall not be permitted;

- Warehouse membership club, and
- Home centre.

The following maximum gross leasable floor areas shall also be permitted;

- Shopping centre: 24,640 m²
- One (1) home and auto supply store: 9,600 m²

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- Accessory unenclosed garden centre to the home and auto supply store: 1,500 m²,
- One (1) department store: 8,360 m²
- One (1) food supermarket: 2,970 m²

Maximum Unit Size

The maximum gross leasable area of any individual permitted use, except the one (1) permitted department store and the one (1) permitted home and auto supply store, shall not exceed a gross leasable area of 4,550 m².

Minimum Unit Size

Up to 930 m² of gross leasable area may be used for retail commercial establishments with less than 280 m² gross leasable area. A maximum of one (1) retail commercial establishment with a minimum gross leasable area of greater than or equal to 280 m² and less than 370 m² (a "Mid Size Unit") shall be permitted on a pro rata basis for each 1.45 ha of land zoned C2-1. All other retail commercial establishments shall have a minimum gross leasable area of 370 m².

In addition to the foregoing there shall be no minimum unit size requirement for any retail commercial unit within Building Pad "J" as shown on the registered Site Plan, and any retail commercial establishments in such building shall not be included in the number of permitted Mid Size Units.

The following zoning exceptions shall also apply;

Notwithstanding General Provision 4.14.2 titled Multiple Zones on a Lot, the minimum interior side yard for Building "D" as shown on the registered Site Plan shall be 0.8 m from the Environmental Protection (EP) zone to the west.

For the purposes of determining zoning conformity, lands within this zone shall be considered one contiguous lot.

REGIONAL COMMERCIAL EXCEPTION TWO – C2-2 ZONE

The following uses shall not be permitted;

- Department store,
- Home and auto supply,
- Home centre, and
- Warehouse membership club.

The following zoning exceptions shall also apply:

- One (1) food supermarket only,

Collingwood Zoning By-law

- Any pharmacy shall be located within the food supermarket and the pharmacy shall only be accessible from within the food supermarket,
- Retail commercial establishments shall have a minimum gross leasable area of 370 m², and
- No retail commercial establishment shall sell clothing or related apparel.

A food supermarket shall have a minimum gross leasable area of 2,415 m² to a maximum of 4,645 m².

For the purposes of determining zoning conformity, land within this zone shall be considered to be one contiguous lot.

All buildings shall be located within the area shown diagonally hatched on the Illustration 11 below. The lands shown dotted on the Illustration below shall be used for landscaped open space, entrances and signage only.

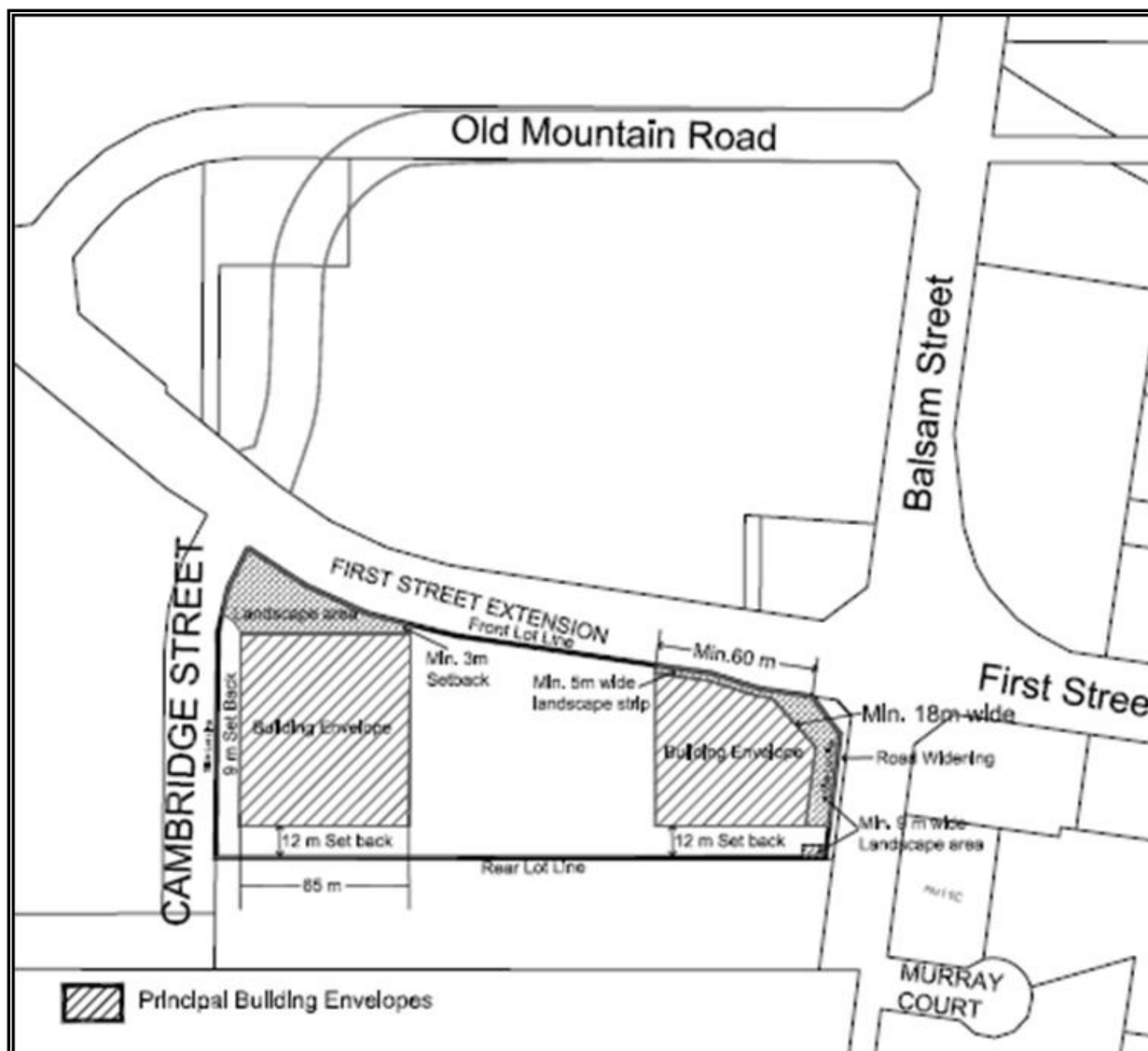


Illustration 11: Building envelopes in the C2-2 Zone

REGIONAL COMMERCIAL EXCEPTION THREE – C2-3 ZONE

Uses shall be limited to the following;

- One (1) department store,
- Pharmacy establishment only if located within a department store, and provided that the pharmacy is accessible only from within the department store,
- Garden supply outlet if accessory to the department store,
- Motor vehicle repair garage if accessory to the department store,
- Accessory business office only if located within a department store, and provided that the accessory business office is accessible only from within the department store, and
- Restaurant only if located within a department store, and provided that the restaurant is accessible only from within the department store.

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The following uses shall not be permitted;

- Food supermarket,
- Home and auto supply,
- Home centre, and
- Warehouse membership club.

The department store shall have a minimum gross leasable area of 5,575 m² and a maximum gross leasable area of 10,300 m².

The retail food and produce component of the department store shall not exceed a maximum of 1400 m².

REGIONAL COMMERCIAL EXCEPTION FOUR – C2-4 ZONE

The following uses shall not be permitted;

- Department store,
- Food supermarket,
- Home and auto supply store,
- Home centre, and
- Warehouse membership club

The following use shall also be permitted;

- Pet Store

Retail commercial establishments shall have a minimum gross leasable area of 370 m².

The maximum gross leasable area for all lands in this zone shall be 9,290 m².

No parking area shall be permitted within 9.0 m of the lot line abutting Balsam Street. This 9.0 m strip shall be reserved for landscaped open space, entrances and signage.

REGIONAL COMMERCIAL EXCEPTION FIVE – C2-5 ZONE

Uses shall be limited to a restaurant.

The following zoning exceptions shall apply;

Minimum lot area:	650 m ²
Minimum lot frontage:	6.0 m
Minimum required setbacks:	0.3 m

Required parking spaces may be provided on the same lot as the use or on abutting lots.

REGIONAL COMMERCIAL EXCEPTION SIX – C2-6 ZONE

Uses shall be limited to a hotel and restaurant.

The following zoning exceptions shall apply;

Maximum gross floor area of the hotel:	4,540 m ²
Maximum gross floor area of the restaurant:	460 m ²
Maximum height:	15.0 m

No loading spaces or delivery spaces shall be located within a front yard.

REGIONAL COMMERCIAL EXCEPTION SEVEN – C2-7 ZONE

Uses shall be limited to the following;

- Arcade,
- Business service establishment,
- Convenience store,
- Dry cleaning distribution outlet,
- Dry cleaning establishment,
- Health club,
- Laundromat,
- Place of entertainment,
- Personal service shop,
- Post office,
- Retail commercial establishments of the following types:
 - Fabric & textile sales outlet,
 - Computer and software store,
 - Electronic and appliance store,
 - Furniture store,
 - General merchandise store,
 - Hardware store,
 - Home improvement store,
 - Pharmacy,
 - Pool and spa store,
 - Sporting equipment sales,
 - and excluding stores primarily devoted to the sale of clothing
- Restaurant, and
- Travel agency.

A maximum of two (2) of the following retail commercial uses having a minimum gross leasable area of 140 m² shall be permitted:

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- Retail commercial establishment with the exception of stores primarily devoted to the sale of clothing,
- Fabric & textile sales outlet,
- Furniture store,
- General merchandise store,
- Hardware store,
- Home improvement store,
- Pharmacy,
- Pool and spa store, and
- Recreation equipment sales.

Aside from the two (2) retail commercial establishments of 140 m² gross leasable area, every additional retail commercial use shall have a minimum gross leasable area of 370 m².

A minimum 9.0 m wide landscape strip shall be required along the lot frontage abutting High Street, which shall be reserved for landscaping, entrance and signage.

REGIONAL COMMERCIAL EXCEPTION EIGHT – C2-8 ZONE

The following uses are prohibited;

- Department store,
- Home and auto supply store,
- Food supermarket, and
- Warehouse membership club.

The following zoning exceptions shall also apply;

- Minimum interior side yard: 9.0 m
- One (1) home centre only,

A maximum of one (1) retail unit with a minimum gross leasable area of greater than or equal to 280 m² and less than 370 m² shall be permitted on a pro rata basis for each 1.45 ha of land zoned C2-8, and

Every additional retail commercial establishment shall have a minimum gross leasable area of 370 m².

REGIONAL COMMERCIAL EXCEPTION NINE- C2-9

The following uses are prohibited;

- Department store,
- Home and auto supply,

Collingwood Zoning By-law

- Food supermarket, and
- Warehouse membership club.

The following zoning exceptions shall apply;

Minimum lot area: 10,100 m².

A maximum of one (1) retail unit with a minimum gross leasable area of greater than or equal to 280 m² shall be permitted on the pro rate bases for each 1.45 ha of land zoned C2-9, and

Every additional commercial establishment shall have a minimum gross leasable area of 370 m².

RESORT COMMERCIAL EXCEPTION ONE – C3-1 ZONE

Provision 7.2.1.6 Footnote (f) titled Additional Commercial Uses shall not be applicable.

For the purposes of determining conformity with lot provisions the boundary between the C3-1 zone and C5-7 zone shall not be considered to be a lot line.

In C3-1 zone the lot provisions of the C5 zone per Table 7.3.1.1 shall be applicable.

RESORT COMMERCIAL EXCEPTION TWO – C3-2 ZONE

A marina shall also be a permitted use.

The following zoning exceptions shall apply;

Minimum front, exterior and interior side yard:	9.0 m
Minimum interior side yard	
abutting an EP zone:	1.2 m
Minimum interior side abutting a REC zone:	4.0 m

An entrance may pass through a zone other than that which is located on the same lot, and the required parking may be provided in a different zone that is located on the same lot.

A landscape strip shall be maintained along the entire lot line abutting a Residential zone of a minimum of 3.0 m.

Accessory marina supply, sales and services are also permitted for the abutting marina.

RESORT COMMERCIAL EXCEPTION THREE – C3-3 ZONE

Uses shall be limited to the following:

- Adventure game,
- Arcade,
- Arena,
- Assembly hall,
- Commercial parking lot,
- Convenience store,
- Day care centre,
- Dry cleaner's establishment,
- Dry cleaning distribution outlet,
- Health club,
- Laundromat,
- Mini-golf course,
- Personal service shop,
- Place of entertainment,
- Restaurant,
- Retail commercial establishment, and
- Video outlet.

The gross leasable area for any individual retail commercial establishment shall be a maximum of 1,000 m².

RESORT COMMERCIAL EXCEPTION FOUR – C3-4 ZONE

For the purposes of determining zoning conformity, land within this zone shall be considered to be one contiguous lot.

RESORT COMMERCIAL EXCEPTION FIVE – C3-5 ZONE

A business office shall also be a permitted use in Unit 1, Level 1, Simcoe Condominium Corporation No. 207.

RESORT COMMERCIAL EXCEPTION SIX – C3-6 ZONE

Residential dwelling units shall be permitted.

For the purposes of determining zoning conformity, lands within this zone shall be considered to be one contiguous lot with those lands immediately abutting to the north.

RESORT COMMERCIAL EXCEPTION SEVEN – C3-7 ZONE

The lands in this zone shall only be used for accessory uses to the existing hotel located at 10 Vacation Inn Drive.

Where this zone abuts a Residential Third Density (R3) zone, a minimum 3.0 m wide landscaped buffer area shall be provided.

Notwithstanding General Provision 4.19 titled Frontage onto a Street, Highway or Private Road, an accessory building or accessory use may be constructed on a lot that has frontage onto a private road provided that the Town and the developer have an approved site plan control agreement.

MIXED-USE COMMERCIAL EXCEPTION ONE – C4-1 ZONE

A motor vehicle sales establishment and a recreational vehicle dealership shall also be permitted uses.

MIXED-USE COMMERCIAL EXCEPTION TWO – C4-2 ZONE

The following uses shall also be permitted;

- Motor vehicle sales establishment,
- Hospital,
- Hospice,
- Medical building, and
- Pharmacy.

MIXED-USE COMMERCIAL EXCEPTION THREE– C4-3 ZONE

A retail outlet for the sale of alcoholic beverages shall also be a permitted use.

MIXED-USE COMMERCIAL EXCEPTION FOUR – C4-4 ZONE

A pharmacy shall also be permitted but shall have a minimum gross leasable area of 930 m².

MIXED-USE COMMERCIAL EXCEPTION FIVE – C4-5 ZONE

The following uses shall also be permitted;

- Hospital,
- Hospice,
- Medical building, and
- Pharmacy

MIXED-USE COMMERCIAL EXCEPTION SIX – C4-6 ZONE

The following uses shall be prohibited:

- Motor vehicle gasoline station,
- Motor vehicle wash,
- Place of entertainment, and
- Restaurant

The following zoning exceptions shall apply:

- Minimum lot frontage: 18 m
- An interior side yard abutting a Residential zone shall be a minimum of 1.3 m and a strip of land not less than 0.5 m wide shall be reserved for landscaping.
- A rear yard abutting a Residential zone shall be a minimum of 9.0 m, and a strip of land not less than 0.5 m wide shall be reserved for landscaping.
- The required setback of a non-residential entrance abutting any Residential zone shall be a minimum of 4.8 m.

HIGHWAY COMMERCIAL EXCEPTION ONE – C5-1 ZONE

There shall be no entrances directly onto Highway 26 East.

HIGHWAY COMMERCIAL EXCEPTION TWO – C5-2 ZONE

Uses shall be limited to a garden supply outlet.

HIGHWAY COMMERCIAL EXCEPTION THREE – C5-3 ZONE

The following zoning exceptions shall apply;

Minimum front yard and exterior side yard:	3.0 m
Minimum required setback of a delivery space to a street:	3.0 m
Minimum required parking:	30 spaces

HIGHWAY COMMERCIAL EXCEPTION FOUR – C5-4 ZONE

The following uses shall also be permitted;

- Hospital,
- Hospice,
- Medical building,
- Medical clinic,
- Pharmacy,
- Home for the aged or rest home,
- Retirement home, and
- Nursing facility

The maximum height for a hospital shall be 36.0 m excluding a helipad.

HIGHWAY COMMERCIAL EXCEPTION FIVE – C5-5 ZONE

The following uses are prohibited;

- Motor vehicle gasoline station,
- Motor vehicle repair garage,
- Motor vehicle sales establishment,
- Motor vehicle supply outlet,
- Motor vehicle towing,
- Motor vehicle wash, and
- Recreational vehicle dealership

The following uses shall also be permitted;

- Food supermarket with a maximum gross leasable area of 600 m²,
- Pharmacy with a maximum gross leasable area of 370 m²,
- Sporting equipment sales with a maximum gross leasable area of 370 m², and
- Retail commercial establishment with a maximum gross leasable area for any individual retail commercial establishment of 370 m², and the aggregate sum of all retail commercial establishments shall be a maximum of 3,500 m² of gross leasable area.

HIGHWAY COMMERCIAL EXCEPTION SIX – C5-6 ZONE

The following uses are prohibited;

- Motor vehicle gasoline station,
- Motor vehicle repair garage,
- Motor vehicle sales establishment,
- Motor vehicle supply outlet,
- Motor vehicle towing,
- Motor vehicle wash, and
- Recreational vehicle dealership

The following use shall also be permitted;

- The retail sale of commercial pet food and accessories.
- The minimum required yard to the EP zone shall be 3.0m

HIGHWAY COMMERCIAL EXCEPTION SEVEN – C5-7 ZONE

The following uses are prohibited;

- Motor vehicle gasoline station,
- Motor vehicle repair garage,
- Motor vehicle sales establishment,
- Motor vehicle supply outlet,
- Motor vehicle towing,
- Motor vehicle wash, and
- Recreational vehicle dealership

The following use shall also be permitted;

- Marine retail establishment.

In the C5-7 zone a marine retail establishment shall have the following definition:

The use of land or building for establishments primarily engaged in the retail sale of marine products and related nautical equipment. These establishments may also include a limited amount of boat repair and maintenance.

HIGHWAY COMMERCIAL EXCEPTION EIGHT – C5-8 ZONE

In the C5-8 zone a medical office shall have the following definition:

The use of land or building in which one or more persons are employed in the management, direction or conducting of a business or where professionally-qualified persons and their staff serve patients who seek advice, consultation or treatment. The number of medical doctors, including physicians, dentists, chiropractors and therapists practicing in any one medical office shall be limited to two (2).

LOCAL CONVENIENCE COMMERCIAL EXCEPTION ONE – C6-1 ZONE

The following zoning exception shall apply;

Minimum landscaped open space: 22%.

The setback between an entrance and a Residential zone shall be 1.0 m. The setback between a parking area and an adjacent street line shall be nil.

LOCAL CONVENIENCE COMMERCIAL EXCEPTION TWO - C6-2 ZONE

The following zone exception shall apply;

The maximum gross leasable area of a main building shall be 600 m².

RESTRICTIVE COMMERCIAL EXCEPTION ONE – C7-1 ZONE

Uses shall be limited to the following:

- One (1) accessory dwelling,
- Storage, concealed outside,
- Storage, outside display and sale,
- Pool and spa store, and
- Sporting equipment sales

RESTRICTIVE COMMERCIAL EXCEPTION TWO – C7-2 ZONE

Uses shall be limited to the following:

- One (1) accessory dwelling,
- Storage, concealed outside,
- Storage, outside display and sale,
- Custom workshop,
- Garden supply outlet,
- Pool and spa store, and
- Sporting equipment sales

RESTRICTIVE COMMERCIAL EXCEPTION THREE – C7-3 ZONE

On all the lands zoned C7-3 uses shall be limited to the following:

- One (1) motor vehicle gasoline station, and
- One (1) accessory convenience store with a maximum gross leasable area of 230 m².

RESTRICTIVE COMMERCIAL EXCEPTION FOUR – C7-4 ZONE

Uses shall be limited to the following:

- One (1) accessory dwelling,
- Storage, concealed outside,
- Storage, outside display and sale,
- Garden supply outlet, and
- Motel

RESTRICTIVE COMMERCIAL EXCEPTION FIVE – C7-5 ZONE

Uses shall be limited to the following:

- Automotive parts and accessories,
- Business office,
- Storage, concealed outside,
- Storage, outside display and sale,
- Custom workshop,
- Equipment sales,
- Garden supply outlet,
- Hardware store,
- Heavy contractor yard,
- Machine shop,
- Machinery dealership,

- Petroleum wholesaler,
- Pool and spa store,
- Recreational vehicle dealership, and
- Wholesale outlet.

RESTRICTIVE COMMERCIAL EXCEPTION SIX – C7-6 ZONE

Uses shall be limited to the following:

- One (1) accessory dwelling,
- Storage, concealed outside,
- Storage, Outside display and sale,
- Health club,
- Pool and spa store, and
- Sporting equipment sales

RESTRICTIVE COMMERCIAL EXCEPTION SEVEN – C7-7 ZONE

Uses shall be limited to the following:

- One (1) accessory dwelling,
- Automotive parts and accessories,
- Storage, concealed outside,
- Storage, outside display and sales,
- Custom workshop,
- Equipment rental,
- Garden supply outlet,
- Machine shop,
- Machinery dealership,
- Pool and spa store,
- Recreational vehicle dealership, and
- Wholesale outlet.

RESTRICTIVE COMMERCIAL EXCEPTION EIGHT – C7-8 ZONE

Uses shall be limited to the following:

- Convenience store,
- Storage, concealed outside,
- Storage, outside display and sale,
- Machine shop,
- Motel,
- Motor vehicle gasoline station,
- Motor vehicle repair garage,

- Motor vehicle supply outlet,
- Petroleum wholesaler, and
- Wholesale outlet.

RESTRICTIVE COMMERCIAL EXCEPTION NINE – C7-9 ZONE

Uses shall be limited to the following:

- One (1) accessory dwelling, and
- Motel.

RESTRICTIVE COMMERCIAL EXCEPTION TEN – C7-10 ZONE

Uses shall be limited to the following:

- One (1) accessory dwelling,
- Storage, concealed outside,
- Storage, outside display and sales,
- Motel,
- One (1) additional single detached dwelling, and
- Pool and spa store.

RESTRICTIVE COMMERCIAL EXCEPTION ELEVEN – C7-11 ZONE

Uses shall be limited to the following:

- One (1) accessory dwelling,
- Storage, concealed outside,
- Storage, outside display and sales,
- Custom workshop,
- Hardware store,
- Sporting equipment sales, and
- Wholesale outlet

RESTRICTIVE COMMERCIAL EXCEPTION TWELVE – C7-12 ZONE

Uses shall be limited to the following:

- One (1) accessory dwelling,
- Catering service, and
- Restaurant.

RESTRICTIVE COMMERCIAL EXCEPTION THIRTEEN – C7-13 ZONE

Uses shall be limited to the following:

- One (1) accessory dwelling,
- Catering service,
- Motel, and
- Restaurant.

RESTRICTIVE COMMERCIAL EXCEPTION FOURTEEN – C7-14 ZONE

Uses shall be limited to the following:

- Automotive parts and accessories,
- Storage, concealed outside,
- Storage, outside display and sales,
- Garden supply outlet,
- Machinery dealership,
- Motor vehicle repair garage,
- Petroleum wholesaler,
- Pool and spa store,
- Recreational vehicle dealership, and
- Wholesale outlet

RESTRICTIVE COMMERCIAL EXCEPTION FIFTEEN – C7-15 ZONE

Uses shall be limited to the following:

- Adventure game,
- Arcade,
- Golf driving range,
- Mini-golf course, and
- Place of entertainment.

Section 8.0 Industrial Zones

8.1 Industrial Permitted Uses

- 8.1.1 No person shall use any land or construct or use any building or structure in any Industrial zone except in accordance with Table 8.1.1.1, entitled Industrial Permitted Uses.

Table 8.1.1.1 Industrial Permitted Uses

Uses	Zones				
	M1	M2	M3	M4	M5
Accessory sales outlet	✓(a)	✓(a)	✓(a)	✓(a)	✓(a)
Adult entertainment establishment		✓			
Adventure game	✓				✓
Ambulance service	✓	✓		✓	✓
Animal boarding establishment	✓(e)				
Arena	✓			✓	✓
Assembly hall	✓			✓	✓
Broadcasting	✓			✓	✓
Bulk storage		✓			
Business office	✓			✓	✓
Business service establishment	✓			✓	✓
Business type hotel or motel				✓	
Brewery		✓(i)			
Call centre	✓			✓	✓
Catering service	✓			✓	✓
Commercial parking lot	✓	✓		✓	✓
Commercial school	✓			✓	✓
Community garden	✓	✓	✓	✓	✓
Composting facility		✓	✓		
Concrete plant		✓			
Crematorium		✓			
Crematorium, pet		✓			
Custom workshop	✓	✓		✓	✓
Distillery		✓			
Dry cleaner's establishment	✓			✓	✓
Dry cleaning plant	✓	✓			✓
Equipment Rental	✓				✓
Financial & insurance service office	✓(f)			✓(f)	✓(f)

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Uses	Zones				
	M1	M2	M3	M4	M5
Freight depot		✓			
Garden supply outlet	✓			✓	✓
Health club	✓			✓	✓
Heavy contractor yard		✓			
Incinerator plant			✓		
Kennel	✓(e)	✓(e)			✓(e)
Landfill			✓		
Life skills centre	✓			✓	✓
Machine shop	✓	✓			✓
Machinery dealership	✓				✓
Manufacturing, processing, assembly, or fabrication plant	✓	✓		✓	✓
Material recovery facility		✓	✓		
Motor vehicle gasoline station	✓	✓		✓	✓
Motor vehicle repair garage	✓	✓			✓
Motor vehicle supply outlet	✓	✓			✓
Motor vehicle towing	✓	✓			
Motor vehicle wash	✓	✓		✓	✓
Newspaper	✓			✓	✓
Open market	✓				
Pet day care centre	✓(e)			✓	✓
Petroleum wholesaler		✓			
Place of entertainment				✓	
Place of worship	✓			✓	
Pool and spa Store	✓			✓	✓
Professional service office	✓(f)			✓(f)	✓(f)
Real estate service Office	✓(f)			✓(f)	✓(f)
Recreational vehicle dealership	✓				
Refreshment vehicle	✓(h)			✓(h)	✓(h)
Repair shop	✓			✓	✓
Self brewery	✓	✓		✓	✓
Storage, concealed outside	✓(c)				✓(c)
Storage, outside		✓(b)	✓(b)		
Storage, outside display and sale	✓(d)	✓(d)	✓(d)	✓(d)	✓(d)
Taxi establishment	✓				
Veterinarian clinic	✓(e)			✓	✓(e)
Warehouse	✓	✓		✓	✓
Wholesale outlet	✓	✓		✓	✓
Other provisions	(g)	(g)	(g)	(g)	(g)

8.2 Industrial Footnotes

8.2.1 Where the permitted uses in Table 8.1.1.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnote shall also apply.

8.2.1.1 Footnote (a) – Accessory Wholesale or Retail Space

The maximum amount of area used as accessory wholesale or retail space shall be 25% of the gross floor area of the main use.

8.2.1.2 Footnote (b) – Outside Storage

Accessory outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:

- i. Minimum required setback for an interior side yard shall be 1.5 m,
- ii. Minimum required setback for a rear yard shall be 1.5 m,
- iii. Minimum required setback for a front yard or an exterior side yard shall be the same as that required for a main building or structure, and
- iv. The maximum height of the stored goods shall be 7.5 m.

8.2.1.3 Footnote (c) – Concealed Outside Storage

Accessory concealed outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:

- i. Minimum required setback for an interior side yard shall be 1.5m,
- ii. Minimum required setback for a rear yard shall be 1.5 m,
- iii. Minimum required setback for a front yard or an exterior side yard shall be the same as that required for a main building or structure, and
- iv. The maximum height of the stored goods shall be 6.0 m.

8.2.1.4 Footnote (d) – Outside Display and Sale of Goods

The outside display and sale of goods and materials is permitted on a portion of a lot in conformity with the following provisions;

- i. Where a front or exterior yard is required, the area used for outside display and sales in these yards shall be separated from any adjacent street line by a buffer area of a minimum width of 3.0 m, and
- ii. The maximum height of outside display and sale of goods and materials shall be 6.0 m.

8.2.1.5 Footnote (e) – Outside Runs

Outside runs for animals shall also be permitted.

8.2.1.6 Footnote (f) – Minimum Size of Office Uses

A Financial and Insurance Services office, Professional Services Office and Real Estate Service Office premises that is not accessory to a permitted main uses shall have a minimum gross floor area of 700 m².

8.2.1.7 Footnote (g) – Fuel Pump Island

The minimum required setback between a fuel pump island and a Residential zone boundary, or any lot line, shall be in accordance with the applicable provincial standards.

8.2.1.8 Footnote (h) – Refreshment Vehicle

The maximum number of refreshment vehicles permitted shall be one (1) per lot.

8.2.1.9 Footnote (i) – Confirmation of Municipal Services

Prior to the establishment of the use it shall be confirmed to the satisfaction of the Town that the municipal water supply system and the municipal sanitary sewer is adequate to service the brewery.

8.3 Industrial Provisions

- 8.3.1 No person shall use any land or construct or use any building or structure in any industrial zone except in accordance with Table 8.3.1.1, entitled Industrial Provisions.

Table 8.3.1.1 Industrial Provisions

Lot Provisions	Zones				
	M1	M2	M3	M4	M5
Minimum Lot Area (m ²)	2,000	3,000	6,000	2,000	2,000
Minimum Lot Frontage (m)	30.0	30.0	60.0	30.0	30.0
Minimum Front Yard (m)	9.0	12.0	30.0	9.0	12.0
Minimum Exterior Side Yard (m)	9.0	12.0	30.0	9.0	12.0
Minimum Interior Side Yard (m)	4.5 (a)	6.0 (a)	30.0	4.5 (a)	6.0 (a)
Minimum Rear Yard (m)	7.5 (a)	7.5 (a)	30.0	7.5 (a)	7.5 (a)
Maximum Height (m)	15.0	15.0	15.0	15.0	15.0
Maximum Lot Coverage	50%	50%	50%	50%	50%
Minimum Landscaped Open Space	15%	15%	15%	15%	15%
Other provisions	n/a	n/a	n/a	n/a	n/a

8.4 Industrial Provision Footnotes

- 8.4.1 Where the provisions in Table 8.3.1.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnote shall also apply.

8.4.1.1 Footnote (a) – Interior Side or Rear Yard

Where the interior side or rear lot line portion thereof abuts a Residential zone, the minimum interior side yard or rear yard shall be 9.0 m.

8.5 Industrial Exception Zones

LIGHT INDUSTRIAL EXCEPTION ONE – M1-1 ZONE

RESERVED

LIGHT INDUSTRIAL EXCEPTION TWO – M1-2 ZONE

A mini-storage warehouse shall also be a permitted use.

LIGHT INDUSTRIAL EXCEPTION THREE – M1-3 ZONE

RESERVED

LIGHT INDUSTRIAL EXCEPTION FOUR – M1-4 ZONE

A motor vehicle sales establishment shall also be permitted.

GENERAL INDUSTRIAL EXCEPTION ONE – M2-1 ZONE

There is no maximum height provision.

GENERAL INDUSTRIAL EXCEPTION TWO – M2-2 ZONE

RESERVED

GENERAL INDUSTRIAL EXCEPTION THREE- M2-3 ZONE

An animal shelter shall also be permitted.

The following zoning exception shall apply;

Minimum front yard:	6.0 m
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GENERAL INDUSTRIAL EXCEPTION FOUR – M2-4 ZONE

A health club shall also be a permitted use.

BUSINESS PARK INDUSTRIAL EXCEPTION ONE – M4-1 ZONE

Frontage on a public street or highway is not required.

Minimum lot frontage: 24.0

BUSINESS PARK INDUSTRIAL EXCEPTION TWO – M4-2 ZONE

A motor vehicle sales establishment shall also be a permitted use.

The following use shall also be permitted:

- One (1) restaurant with a maximum size equal to the lesser of 50% of the gross floor area of the building in which it is proposed or 475 square metres.

BUSINESS PARK INDUSTRIAL EXCEPTION THREE – M4-3 ZONE

A furniture store shall also be a permitted use.

BUSINESS PARK INDUSTRIAL EXCEPTION FOUR – M4-4 ZONE

A mini-storage warehouse shall also be a permitted use.

BUSINESS PARK INDUSTRIAL EXCEPTION FIVE – M4-5 ZONE

A mini-storage warehouse shall also be a permitted use. The use or temporary storage of portable storage containers for warehousing purposes shall also be permitted.

Portable storage containers shall maintain the minimum setbacks required for a main building in the M4 zone, save and except that the following special setbacks shall also apply;

Minimum setback from Hume Street:	35.0 m
Maximum setback from Hume Street:	140.0 m

The existing building may be serviced with an existing, individual private sanitary system until such time as this system fails, expires or otherwise requires replacement. At that point the existing building shall be connected to a municipal sanitary sewer.

BUSINESS PARK INDUSTRIAL EXCEPTION SIX – M4-6 ZONE

The following uses shall also be permitted:

- Motor vehicle sales establishment, and
- Taxi establishment.

A maximum of three (3) entrances shall be permitted.

BUSINESS PARK INDUSTRIAL EXCEPTION SEVEN – M4-7 ZONE

The following uses shall also be permitted:

- Motor vehicle sales establishment, and
- Restaurant.

BUSINESS PARK INDUSTRIAL EXCEPTION SEVEN – M4-8 ZONE

On all lands zoned M4-8 only a maximum of (1) motor vehicle sales establishment shall also be a permitted use. Concealed outside storage is also permitted.

INDUSTRIAL PARK EXCEPTION ONE– M5-1 ZONE

The following zoning exceptions shall apply;

Minimum front or exterior side yard:	9.0 m
Minimum interior side yard:	4.5 m

The following uses are also permitted:

- Bulk storage,
- Heavy equipment rental,
- Heavy manufacturing, processing, assembly or fabrication plant, and
- Heavy contractor yard.

The following uses shall **not be** permitted on any lot that abuts Raglan Street:

- Bulk storage,
- Heavy equipment rental,
- Heavy manufacturing, processing, assembly or fabrication plant,
- Light equipment rental, unless within a wholly enclosed building,
- Motor vehicle body shop,
- Motor vehicle repair garage,
- Motor vehicle supply outlet,
- Motor vehicle wash,

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- Storage, concealed outside, and
- Storage, outside display and sales.

A minimum 6.0 m landscape strip is required abutting all street lines except Poplar Sideroad, Raglan Street or the Sixth Line where a 9.0 m strip is required. The landscaping strip may be interrupted by entrances.

INDUSTRIAL PARK EXCEPTION TWO – M5-2 ZONE

The following zoning exceptions shall apply;

Minimum front or exterior side yard:	9.0 m
Minimum interior side yard:	4.5 m

The following uses shall not be permitted on any lot which abuts Poplar Sideroad, Raglan Street or the Sixth Line:

- Light equipment rental, unless within a wholly enclosed building,
- Motor vehicle body shop,
- Motor vehicle repair garage,
- Motor vehicle supply outlet,
- Motor vehicle wash,
- Storage, concealed outside, and
- Storage, outside display and sales.

A minimum 6.0 m landscape strip is required abutting all street lines except Poplar Sideroad, Raglan Street or the Sixth Line where a 9.0 m strip is required. The landscaping strip may be interrupted by entrances.

The following zone exceptions for any lot which abuts Poplar Sideroad, Raglan Street or the Sixth Line shall apply:

Minimum lot area:	6,000 m ²
Minimum lot frontage:	60.0 m

The following additional zone provisions shall apply to any lot which abuts Poplar Sideroad, Raglan Street or the Sixth Line:

- All permitted uses shall be located within enclosed buildings;
- A minimum 9.0 m landscape strip is required abutting Poplar Sideroad, Raglan Street and/or Sixth Line. The landscaping strip may be interrupted by entrances;
- Loading spaces are not permitted between a main building and any lot line abutting Poplar Sideroad, Raglan Street and/or Sixth Line;
- Only one row of parking spaces and associated parking aisles, with a maximum depth of 14.0 m from the building to landscape strip, is permitted between the building and Poplar Sideroad, Raglan Street and/or Sixth Line;

- Parking aisles and parking areas shall be paved.

A minimum 6.0 m strip of land, used for not other purpose except for landscaped open space, shall be provided abutting any lot used for residential purposes.

INDUSTRIAL PARK EXCEPTION THREE – M5-3 ZONE

A home centre shall also be a permitted use. The minimum interior and rear yard setback for a detached accessory building shall be 1.0 m.

INDUSTRIAL PARK EXCEPTION FOUR – M5-4 ZONE

A mini-storage warehouse shall also be a permitted use.

INDUSTRIAL PARK EXCEPTION FIVE – M5-5 ZONE

A brewery shall also be a permitted use. A restaurant and catering service accessory to the brewery shall also be permitted.

INDUSTRIAL PARK EXCEPTION SIX – M5-6 ZONE

The following use shall also be permitted:

- Animal Shelter with accessory Animal Boarding Establishment, Kennel, Pet Daycare, Veterinarian Clinic, and Business Office.

Section 9.0 Community Services, Environmental Protection, Recreation, & Rural Zones

9.1 Community Services, Environmental Protection, Recreation, and Rural Uses

9.1.1 No person shall use any land or construct or use any building or structure in any Community Services, Environmental Protection, Recreation, and Rural zone except in accordance with Table 9.1.1.1, entitled Community Services, Environmental Protection, Recreation and Rural permitted uses.

Table 9.1.1.1 Community Services, Environmental Protection, Recreation and Rural Permitted Uses

Uses	Zones			
	CS	EP	REC	RU
Adventure game			✓	
Agricultural activity			✓	✓
Ambulance service	✓		✓	✓
Arena	✓		✓	
Assembly hall	✓		✓	
Boat slip		✓	✓	
Cemetery	✓		✓	✓
Cemetery, Pet	✓		✓	✓
Community centre	✓		✓	✓
Community garden	✓		✓	✓
Conservation	✓	✓(b)	✓	✓
Curling rink	✓		✓	
Day care centre	✓		✓	
Dwelling, single detached				✓
Dwelling, portion of a non-residential building	✓(a)		✓(a)	✓(a)
Emergency housing	✓			
Environmental buffer area		✓		
Fairground			✓	
Flood control works	✓	✓(b)	✓	✓
Garden supply outlet				✓
Golf course			✓	
Golf driving range			✓	

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Uses	Zones			
	CS	EP	REC	RU
Group home	✓			
Hazard area		✓		
Home for the aged or rest home	✓			
Home for special care	✓			
Hospital	✓			
Hospice	✓			
Kennel				✓
Library	✓			
Life skills centre	✓			
Marina			✓	
Mini-golf course			✓	
Museum	✓		✓	
Natural heritage area		✓		
Nursing facility	✓			
Park, private			✓	✓
Place of worship	✓			
Retirement home	✓			
School	✓			
Senior citizen housing	✓			
Other provisions				

9.2 Community Services, Environmental Protection, Recreation and Rural Footnotes

9.2.1 Where the permitted uses in Table 9.1.1.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnote shall also apply.

9.2.1.1 Footnote (a) - Dwelling Unit in a Non-Residential Building

A maximum of one (1) dwelling unit shall be permitted in a portion of a non-residential building provided that it is an accessory dwelling.

9.2.1.2 Footnote (b) – Uses in an EP Zone

No building shall be permitted in the EP zone except for a building required for flood control works or a building that is under the jurisdiction of a public authority.

9.3 Community Services, Environmental Protection, Recreation and Rural Provisions

- 9.3.1 No person shall use any land or construct or use any building or structure in any community services, environmental protection, recreation, and rural zones except in accordance with Table 9.3.1.1, entitled Community Services, Environmental Protection, Recreation and Rural Provisions.

Table 9.3.1.1 Community Services, Environmental Protection, Recreation and Rural Provisions

Lot Provisions	Zones			
	CS	EP	REC	RU
Minimum Lot Area (m ²)	nil	nil	nil	20,000
Minimum Lot Frontage (m)	nil	nil	nil	20.0
Minimum Front Yard (m)	7.5	3.0	7.5	6.0
Minimum Exterior Side Yard (m)	7.5	3.0	7.5	6.0
Minimum Interior Side Yard (m)	7.5	3.0	7.5	3.0
Minimum Rear Yard (m)	7.5	3.0	7.5	7.5
Maximum Height (m)	12.0	12.0	12.0	12.0
Maximum Lot Coverage	40%	10%	40%	10%
Minimum Landscaped Open Space	20%	80%	20%	10%
Other provisions		(a)		(b)

9.4 Community Services, Environmental Protection, Recreation, and Rural Provisions Footnotes

- 9.4.1 Where the provisions in Table 9.3.1.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnote shall also apply.

9.4.1.1 Footnote (a) – Boat slips in an EP zone

The setbacks of the EP zone shall not apply to a boat slip, but construction and maintenance of a boat slip in an EP zone shall be subject to any permit required by the appropriate public authority.

9.4.1.2 Footnote (b) - Municipal Services

A single detached dwelling may be serviced without connection to a municipal sanitary system and a municipal water supply system.

9.5 Community Services, Environmental Protection, Recreation, and Rural Exception Zones

RECREATION EXCEPTION ONE – REC-1 ZONE

A private tennis teaching facility and four (4) temporary accommodation units for the facility's staff shall also be permitted.

All development shall be serviced with a municipal water supply system.

RECREATION EXCEPTION TWO – REC-2 ZONE

Uses shall be limited to a public or private park and no structures shall be permitted.

RECREATION EXCEPTION THREE – REC-3 ZONE

Uses shall be limited to conservation and environmental restoration.

RECREATION EXCEPTION FOUR - REC-4 ZONE

The permitted uses shall be limited to conservation and a public park.

Accessory buildings shall be limited to public park amenity structures and temporary structures.

The following zoning exceptions shall apply;

Minimum front and exterior side yard:	10.0 m
Minimum interior side yard:	5.0 m

RECREATION EXCEPTION FIVE - REC-5 ZONE

The permitted uses shall be limited to conservation, public park and an accessory parking lot.

The following zoning exceptions apply;

Minimum front and exterior side yard:	nil
Minimum interior side yard:	nil
Minimum rear yard:	nil

RECREATION EXCEPTION SIX – REC-6 ZONE

An equestrian facility shall also be permitted.

For the purpose of this zone, an equestrian facility shall have the following definition:

The use of land or building for the boarding of horses, the training of horses and riders and the staging of equestrian events, but shall not include the raising or breeding of horses.

RECREATION EXCEPTION SEVEN – REC-7 ZONE

These lands are an inactive waste disposal site. Permitted uses shall be limited to those recreational uses that are passive in nature and open to the natural environment. Uses shall be serviced with a municipal water supply system. The construction of a building may require the completion and acceptance of a D4 study. This study will be completed pursuant to the D4 Guidelines of the Ministry of the Environment or any additional or replacement guidelines instituted by the Ministry for such lands and an agreement with the appropriate authority to assure the implementation of any recommendations in the study.

RECREATION EXCEPTION EIGHT – REC-8 ZONE

Uses shall be limited to a soil containment berm, conservation and passive recreation within any limitations resulting from or imposed by a Risk Assessment, Record of Site Condition or Certificate of Property Use as approved by the Ministry of Environment Conservation and Parks.

RURAL EXCEPTION ONE – RU-1 ZONE

A custom workshop, a lumber supply outlet and concealed outside storage shall also be permitted.

For the purpose of this zone, a lumber supply outlet shall have the following definition:

The use of land or building for an establishment primarily engaged in the retail of lumber, wood products and similar goods.

No portion of the lot shall be used for the accessory storage of goods or materials unless such storage is either within a wholly enclosed building or if outside than it shall be concealed outside storage subject to the following:

- That such concealed outside storage is not permitted closer to the street line than the front wall of the principal or main permitted building on the lot;
- That such concealed outside storage is not permitted closer than 11.0 m to an interior or rear lot line; and,
- That such concealed outside storage does not cover more than 30% of the lot.

RURAL EXCEPTION TWO – RU-2 ZONE

A farm produce retail market with a maximum retail area of 400 m² is also a permitted use.

For the purpose of this zone, a farm produce retail market shall have the following definition:

The use of land or building for establishments primarily engaged in the retail sale of agricultural products.

RURAL EXCEPTION THREE – RU-3 ZONE

Uses shall be serviced with a municipal water supply system.

RURAL EXCEPTION FOUR – RU-4 ZONE

A golf course shall also be a permitted use.

RURAL EXCEPTION FIVE – RU-5 ZONE

An existing gravel pit is a permitted use while the holding zone is in effect. Other rural uses shall be permitted only when the holding zone is removed.

RURAL EXCEPTION SIX – RU-6 ZONE

Uses shall be limited to a motor vehicle repair garage.

The following zoning exceptions shall apply;

Minimum lot area:	4,000 m ²
Minimum lot frontage:	70.0 m
Maximum gross floor area:	447 m ²
Minimum front and exterior side yard:	12.0 m
Minimum interior side yard:	10.0 m
Required setback abutting	
Highway No. 26 Re-alignment:	14.0 m
Maximum lot coverage:	40%
Minimum landscaped open space:	10%
Maximum height:	10.0 m

RURAL EXCEPTION SEVEN – RU-7 ZONE

Uses shall be limited to a detached dwelling.

The following zoning exceptions shall apply;

Minimum lot area:	5,000 m ²
Minimum lot frontage:	100.0 m
Minimum front and exterior side yard:	8.0 m
Minimum interior side yard:	10.0 m
Required yard abutting	
Highway No. 26 Re-alignment:	14.0 m
Maximum lot coverage:	15%
Maximum height:	10.0 m

The minimum interior side yard for a detached accessory building shall be 1.2 m.

RURAL EXCEPTION EIGHT – RU-8 ZONE

The following uses shall not be permitted;

Dwelling, single-detached; and,
Dwelling, portion of a non-residential building.

RURAL EXCEPTION NINE – RU-9 ZONE

Development shall only occur in conformity with the wellhead protection policies as outlined in the Town's Official Plan.

RURAL EXCEPTION TEN – RU-10 ZONE

The following zoning exceptions shall apply;

Minimum lot area:	2,600 m ²
Minimum front yard (Tenth Line):	15.0 m
Minimum exterior side yard (Poplar Sideroad):	11.0 m
Minimum interior side yard:	12.5 m
Maximum lot coverage:	25%

The front yard and the exterior side yard setbacks shall be measured from the original road allowances of the Tenth Line and Poplar Sideroad.

The minimum required setback adjacent to the Pretty River shall be determined by the Nottawasaga Valley Conservation Authority.

RURAL EXCEPTION ELEVEN – RU-11 ZONE

Uses shall be limited to: one single detached dwelling, an accessory building having a maximum gross floor area of 325 m² and accessory uses, buildings and structures not requiring a building permit.

No minimum lot frontage is required and the permitted uses may have vehicular access through any other zone, via a private right-of-way to a street.

No minimum lot area is required and maximum lot coverage shall be limited to 20%.

The setbacks of all permitted buildings and structures shall be a minimum of 3.0 m from any zone boundary.

COMMUNITY SERVICES EXCEPTION ONE – CS-1 ZONE

A medical clinic and a pharmacy shall also be permitted uses.

The maximum height for a hospital shall be 36.0 m excluding a helipad.

COMMUNITY SERVICES EXCEPTION TWO – CS-2 ZONE

Uses shall be limited to a School or uses permitted under the Residential Fourth Density Exception Six (R4-6) Zone

The following zoning exception shall apply for uses permitted under the Residential Fourth Density Exception Six (R4-6) Zone

Maximum height:	15 m
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COMMUNITY SERVICES EXCEPTION THREE – CS-3 ZONE

A main building may be serviced by a municipal piped water supply system and an approved private septic disposal system.

COMMUNITY SERVICES EXCEPTION FOUR – CS-4 ZONE

Temporary air supported structure over the existing sports playing field may be permitted year round.

COMMUNITY SERVICES EXCEPTION FIVE – CS-5 ZONE

The following zoning exceptions shall apply:

Minimum interior side yard:	5.6 m
Minimum rear yard:	6.1 m
Minimum landscaped open space:	28%

A minimum of 50 parking spaces shall be required for the existing church only.

Parking areas shall be setback a minimum of 2.0 m from a Residential zone.

COMMUNITY SERVICES EXCEPTION SIX – CS-6 ZONE

Uses shall be limited to a medical clinic.

COMMUNITY SERVICES EXCEPTION SEVEN – CS-7 ZONE

The following zoning exceptions shall apply;

Minimum front yard:	5.4 m
Minimum interior side yard:	3.8 m & 5.9 m on the opposite side
Minimum landscaped open space:	11%

The minimum width of an entrance shall be 3.6 m. The combined width of the entrances may be 34% of the lot frontage. The required setback of an entrance to a Residential zone may be nil.

The minimum width of a perpendicular parking space shall be 2.7 m, the minimum width of a parallel parking space shall be 2.3 m and the minimum width of a disabled parking space shall be 3.5 m. The minimum amount of required parking spaces for a place of worship shall be 13.

COMMUNITY SERVICES EXCEPTION EIGHT – CS-8 ZONE

A medical clinic and a pharmacy shall also be permitted uses. For the purpose of this zone, a main building or main use is permitted on a lot without frontage onto a street or highway.

COMMUNITY SERVICES EXCEPTION NINE – CS-9 ZONE

Uses shall be limited to an Assembly Hall for youth-oriented programming in an existing building.

The minimum required parking for the use shall be three (3) spaces

COMMUNITY SERVICES EXCEPTION TEN – CS-10 ZONE

Uses shall be limited to:

- A school and accessory uses; and,
- Residential uses in accordance with the listed uses and provisions of the Residential Third Density Exception Sixty-Seven (R3-67) Zone with the addition of single detached dwellings, semi-detached dwellings, and duplex dwellings in accordance with the provisions of the Residential Third Density (R3) Zone.

The minimum number of dwelling units permitted in this zone shall be forty-five (45) and the maximum number of dwelling units shall be fifty (50).

Notwithstanding any provisions to the contrary, parking and driveways for residential uses shall not be permitted in a yard adjacent to a public street external to this zone.

COMMUNITY SERVICES EXCEPTION ELEVEN – CS-11 ZONE

The following zoning exceptions shall apply:

Minimum front yard:	5.9 m
Minimum exterior side yard:	4.9 m
Minimum interior side yard:	7.2 m
Minimum rear yard:	4.9 m

Notwithstanding the provisions of 4.28.4, an unenclosed step or set of stairs may project into the required front yard a maximum of 2.0 m, but not closer than 3.9 m to the front lot line.

Notwithstanding the provisions of 5.3.2.2, the minimum entrance width shall be 3.4 m.

Notwithstanding the provisions of 5.5.1, a maximum of three (3) entrances, representing portions of the parking area, shall be permitted.

ENVIRONMENTAL PROTECTION EXCEPTION ONE – EP-1 ZONE

A boat house shall also be a permitted use.

The boat house shall be located in accordance with the requirements of General Provisions 4.32 and 4.33, it shall not be used for human habitation and its maximum height shall be 7.0 m.

ENVIRONMENTAL PROTECTION EXCEPTION TWO – EP-2 ZONE

The purpose of this zone is to protect a provincially significant wetland. Uses shall be limited to conservation.

ENVIRONMENTAL PROTECTION EXCEPTION THREE – EP-3 ZONE

The purpose of this zone is to establish a buffer to a provincially significant wetland. Uses shall be limited to conservation, flood control works and environmental restoration.

ENVIRONMENTAL PROTECTION EXCEPTION FOUR – EP-4 ZONE

The purpose of this zone is to establish a buffer to a provincially significant wetland. Uses shall be limited to conservation and environmental restoration.

ENVIRONMENTAL PROTECTION EXCEPTION FIVE – EP-5 ZONE

The purpose of this zone is to establish a buffer to a provincially significant wetland. Uses shall be limited to conservation, nature trails and environmental restoration.

ENVIRONMENTAL PROTECTION EXCEPTION SIX – EP-6 ZONE

Uses shall be limited to the following;

- Conservation,
- Flood control works,
- Nature trails,
- Private servicing and utilities,
- Public uses, and
- Municipal utilities including a secondary access road for emergency vehicles and environmental restoration.

ENVIRONMENTAL PROTECTION EXCEPTION SEVEN – EP-7 ZONE

Uses shall be limited to the following;

- Conservation,
- Public or private roads,
- Private servicing and utilities,
- Public uses and municipal utilities,
- Flood control works, and
- Environmental restoration.

ENVIRONMENTAL PROTECTION EXCEPTION EIGHT – EP-8 ZONE

Uses shall be limited to an existing single family detached dwelling.

An existing single family detached dwelling or an accessory use thereto, shall be connected to a municipal water supply system, and where there is no other means available, an individual private septic system.

Frontage on a street or highway is not required.

The minimum lot area and the minimum lot frontage shall be that existing as of the day of the passing of the Zoning By-law.

The following zoning exceptions shall also apply;

Minimum front and exterior side yard:	6.0 m
Minimum interior side yard:	1.2 m
Minimum rear yard:	7.5 m
Gross floor area of dwelling unit:	Existing at the date of the passing of the Zoning By-law
Maximum height:	12.0 m
Maximum lot coverage:	30% or as approved by the Nottawasaga Valley Conservation Authority and the Town of Collingwood, whichever is the lesser
Minimum landscaped open space:	30%

Minor additions to the existing gross floor area are permitted and may consist of additional ground floor area or a second storey, but not both. Minor additions are permitted subject to the following additional criteria:

- The addition shall not result in an increase in the number of existing dwelling units;
- The addition shall not consist of any or additional below-grade or basement floor area;
- Any additional ground floor area permitted is limited to 30% of the original habitable ground floor area, existing as of the date of the passage of this by-law, to a maximum ground floor area of 100 square metres; or
- Any additional gross floor provided in a second storey shall not exceed the original habitable ground floor area existing as of the date of passage of this by-law.

No expansion to the gross floor area of an existing single detached dwelling may be considered until the removal of the Holding “H” symbol.

ENVIRONMENTAL PROTECTION EXCEPTION NINE – EP-9 ZONE

Uses shall be limited to conservation and fish and wildlife management.

ENVIRONMENTAL PROTECTION EXCEPTION TEN– EP-10 ZONE

Uses shall be limited to the following:

- Walking trails,
- Conservation,
- Private driveway,
- Private recreational uses which shall mean an area reserved for recreational uses which are typically accessory to a single detached dwelling; not requiring buildings and not altering the topography without a permit being issued by the Conservation Authority,
- Patio or deck not requiring a building permit, and
- Private dock.

ENVIRONMENTAL PROTECTION EXCEPTION ELEVEN– EP-11 ZONE

The following uses shall also be permitted;

- Walking trails,
- Conservation,
- Private road,
- Private recreational uses, and
- A patio or deck not requiring a building permit.

ENVIRONMENTAL PROTECTION EXCEPTION TWELVE – EP-12 ZONE

The permitted uses shall be limited to:

- An existing walking trail;
- Conservation uses;
- Fish and wildlife management;
- An existing boat channel and boat basin; and,
- Boat slip, not including a boat house, within an existing boat basin.

Maintenance of the west side of the existing boat channel shall be permitted on the adjacent land area to a depth of not more than 6.0 m back from the water's edge.

ENVIRONMENTAL PROTECTION EXCEPTION THIRTEEN – EP-13 ZONE

Uses shall be limited to the following:

- Walking trails;
- Conservation;
- Flood control works;
- Private road;
- Private recreational uses;
- Patio and/or deck not requiring a building permit under the building code; and,
- Boat Slip, not including a boat house.

For the purposes of this by-law Private Recreational Uses shall mean an area reserved for recreational uses which are typically accessory to a single detached dwelling; not requiring buildings and not altering the topography without a permit being issued by the Conservation Authority.