

The attached pertinent pages are from The Collingwood Zoning By-Law. These pages are the definition of a legal Bed and Breakfast and short-term accommodation within Collingwood.

Also included are the provisions (regulations) which shall be followed to create a legal Bed and Breakfast (Section 4.25) and Home Occupation (Section 4.39).

Important: Potential Bed and Breakfast operators must contact the Building Department for a Change of Use. Here is the explanation.

Dated: Aug 16 2019

Comments: The comments above are made to the best of our knowledge using all of the information and resources available at the posting time. The information contained herein is believed to be correct, however, the Town assumes no liability for negligence, inaccuracies or omissions. You are welcome to make a personal examination of the applicable information at Planning Services located at 55 Ste. Marie Street, Unit 302, Collingwood, Ontario.

Planning Act: Individuals who make written submissions with respect to a Planning Act application should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

Collingwood Zoning By-law

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
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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.



Collingwood Zoning By-law

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.



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.

Collingwood Zoning By-law

- 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.

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

- 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.