

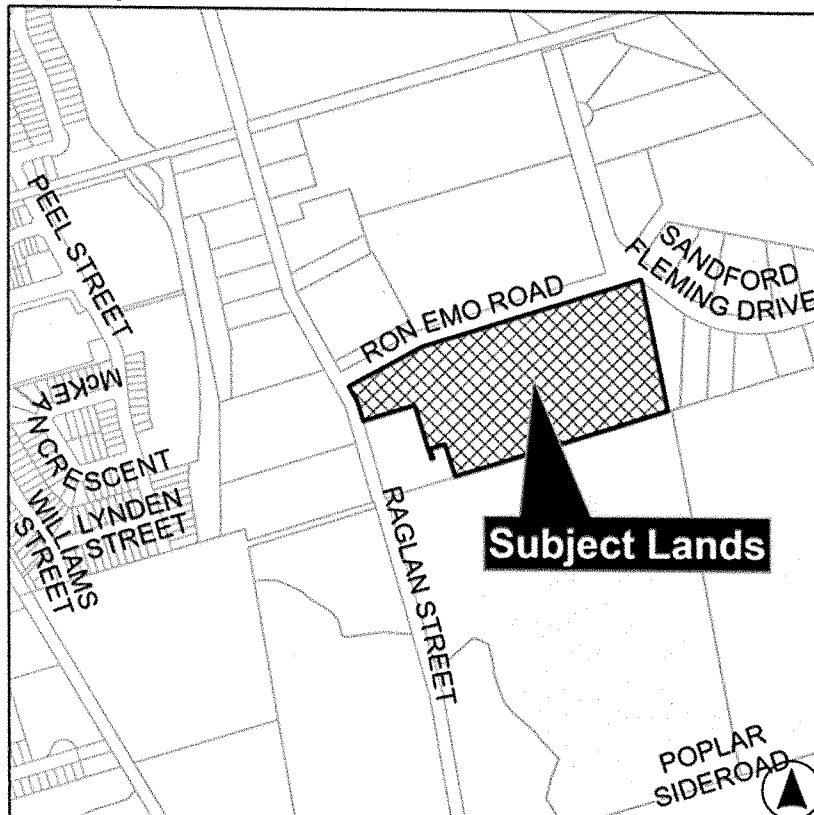
**EXPLANATORY NOTE  
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD  
BY-LAW No. 2026-007**

By-law No. 2026-007 is a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, for prohibiting the use of land for or except for such purposes as may be set out in the By-law.

The purpose and effect of the Zoning By-law Amendment is to rezone approximately 5.08 hectares of the eastern portion of the subject property at 401 Raglan Street from Community Services (CS) to a Holding Twenty-Three General Industrial Exception Five [(H23) M2-5] Zone to facilitate a concurrent Consent application to establish one (1) new lot for future employment-related development.

The By-law will be in conformity with the 2024 Official Plan of the Town of Collingwood, as amended, when the applicable policies are no longer subject to appeal and come into effect. Section 24(2) of the *Planning Act* allows a council to pass a by-law that does not conform with the official plan but will conform once the amendments come into effect.

**Key Map**



BY-LAW No. 2026-007

OF THE  
CORPORATION OF THE TOWN OF COLLINGWOOD



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BEING A BY-LAW UNDER THE PROVISIONS OF SECTION 34 OF  
THE *PLANNING ACT*, R.S.O. 1990, C. P.13, AS AMENDED

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**WHEREAS** Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures for or except for such purposes as may be set out in the by-law within the municipality or within a defined area or areas;

**AND WHEREAS** Section 24(2) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law that does not conform with the Official Plan but will conform with it when an amendment to the Official Plan comes into effect, in this case a newly approved Official Plan;

**AND WHEREAS** Collingwood Zoning By-law No. 2010-040 is the governing By-law of the Corporation of the Town of Collingwood and such was finally passed by the Council of the Town of Collingwood on April 12, 2010;

**AND WHEREAS** the Council of the County of Simcoe approved a new 2024 Official Plan on September 24, 2024;

**AND WHEREAS** the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-040, and thus implement the 2024 Official Plan of the Town of Collingwood;

**AND WHEREAS** this by-law will come into effect once the applicable 2024 Official Plan policies are no longer subject to appeal and come into effect in accordance with Section 24(2) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held December 15, 2025, and that a further meeting is not considered necessary in order to proceed with this Amendment;

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

1. **THAT** Schedule "A" of Collingwood Zoning By-law No. 2010-040, as amended, is hereby further amended in accordance with Schedule "1" attached hereto by rezoning said lands from the Community Services (CS) Zone to a Holding Twenty-Three General Industrial Exception Five (H23) M2-5 Zone.
2. **THAT** Section 8.5 titled Industrial Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of GENERAL INDUSTRIAL EXCEPTION FIVE – M2-5 ZONE with the provisions as follows:

## GENERAL INDUSTRIAL EXCEPTION FIVE – M2-5 ZONE

Uses shall be limited to the following:


- Accessory sales outlet
- Brewery
- Community garden
- Concrete plant
- Crematorium
- Crematorium, pet
- Custom workshop
- Distillery
- Machine shop
- Manufacturing, processing, assembly, or fabrication plant
- Material recovery facility
- Motor vehicle repair shop
- Motor vehicle towing
- Self-brewery
- Storage, concealed outside
- Warehouse

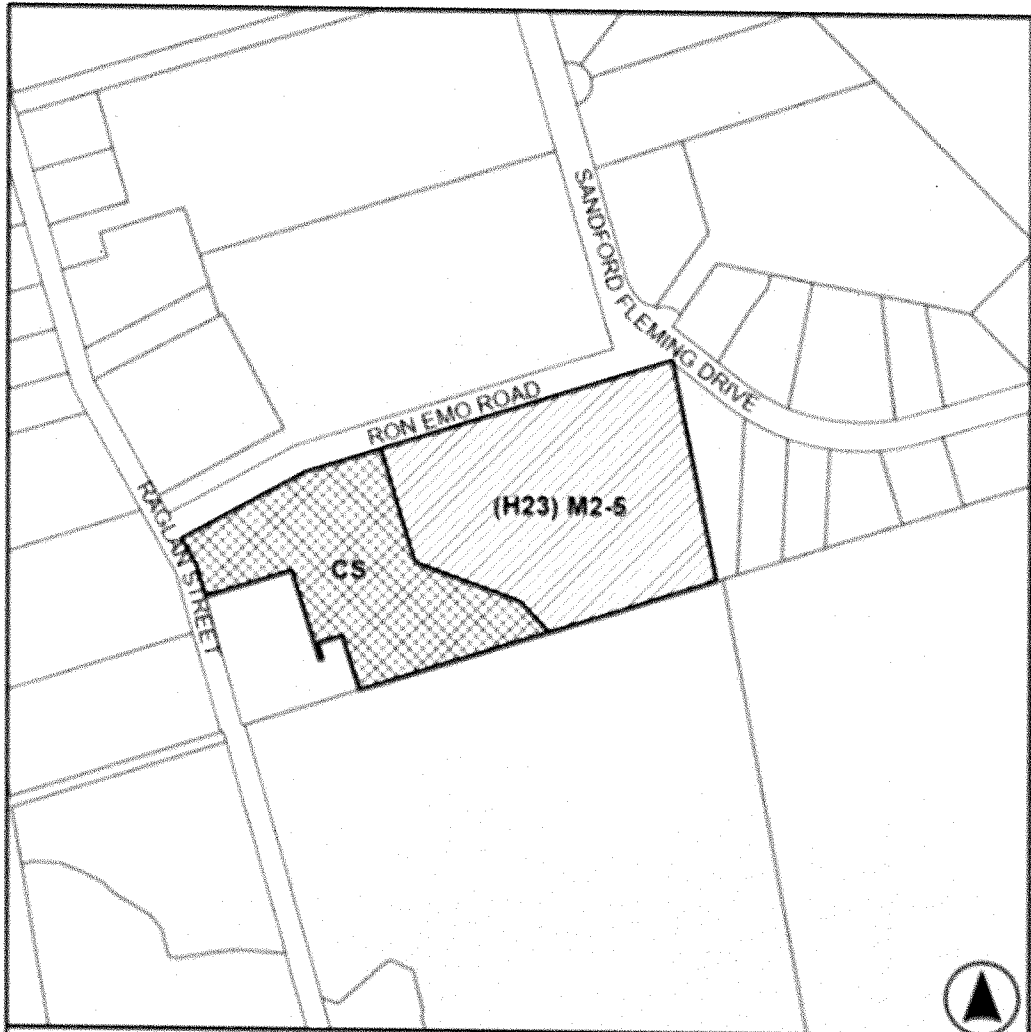
Any of the permitted uses noted above that are subject to a footnote per Table 8.1.1.1 will continue to be subject to the applicable footnote per Section 8.2.

3. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No. 2010-040 shall in all other respects remain in full force and effect.
4. **THAT** this By-law shall come into force and effect on the date it is enacted and passed by the Council of the Corporation of the Town of Collingwood, subject to the 2024 Official Plan for the Town of Collingwood coming into force and subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 545/06, and if required as a result of such circulation the obtaining of the approval of the Ontario Land Tribunal.



**ENACTED AND PASSED THIS 18TH DAY OF FEBRUARY, 2026.**


  
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MAYOR

  
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CLERK



**Legend**

-  Lands to be rezoned from Community Services (CS) Zone to Holding Twenty-Three General Industrial Exception Five ((H23) M2-5) Zone
-  Lands to remain zoned Community Services (CS) Zone

  
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 Mayor

  
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 Clerk

This is Schedule A to By-law Number 2026-007 approved on the 18th day of February, 2026.

**TOWN OF COLLINGWOOD  
 Planning Services**  
 DWG Date: January 2026  
 FILE NUMBER:  
 PLZAMA2025427 (SW)