



**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2026-013**

By-law No. 2026-013 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 29 – 45 Birch Street from the Mixed-Use Commercial (C4) Zone and Residential Second Density (R2) Zone to a Residential Third Density Exception Eighty-Five (R3-85) zone to permit an apartment building together with site-specific provisions.



**BY-LAW No. 2026-013
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



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

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 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 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 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 September 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 MIXED-USE COMMERCIAL (C4) ZONE and the RESIDENTIAL SECOND DENSITY (R2) ZONE to a RESIDENTIAL THIRD DENSITY EXCEPTION EIGHTY-FIVE (R3-85) ZONE.
2. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of RESIDENTIAL THIRD DENSITY EXCEPTION EIGHTY-FIVE (R3-85) ZONE with the provisions as follows:

RESIDENTIAL THIRD DENSITY EXCEPTION EIGHTY-FIVE – R3-85 ZONE

The following zoning exceptions shall apply:

Minimum interior side yard (south lot line):	3.0 m
Minimum landscaped open space:	35%

Notwithstanding provision 4.28.3:

The minimum interior side yard (south lot line) for an eave on a main building shall be 2.4 m.

The minimum front yard for an eave on a maximum of one (1) detached accessory building shall be 3 m.

The minimum front yard for an eave on a maximum of one (1) detached accessory building shall be 1.3 m.

Notwithstanding the provisions of 4.33.1, the minimum front yard shall be 3.6 m for a maximum of two (2) detached accessory buildings.

Notwithstanding the provisions of 4.33.1, the minimum front yard shall be 1.6 m for a maximum of one (1) detached accessory building.

Notwithstanding provision 4.33.4, an exterior wall for a maximum of three (3) detached accessory buildings may be closer to a front lot line than the closest exterior wall projection of the main building.

A minimum of 0.20 spaces per unit shall be required for visitor parking.

3. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law 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, 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 2ND DAY OF MARCH, 2026.

MAYOR

CLERK



Legend



Lands to be rezoned from Mixed-Use Commercial (C4) Zone and Residential Second Density (R2) Zone to Residential Third Density Exception Eighty-Five (R3-85) Zone

Mayor

Clerk

This is Schedule 1 to By-law Number 2026-013 approved on the 2nd day of March, 2026.

**TOWN OF COLLINGWOOD
 Planning Services**

DWG Date: February 2026
 FILE NUMBER:
 PLZAMA2025311 (SW)