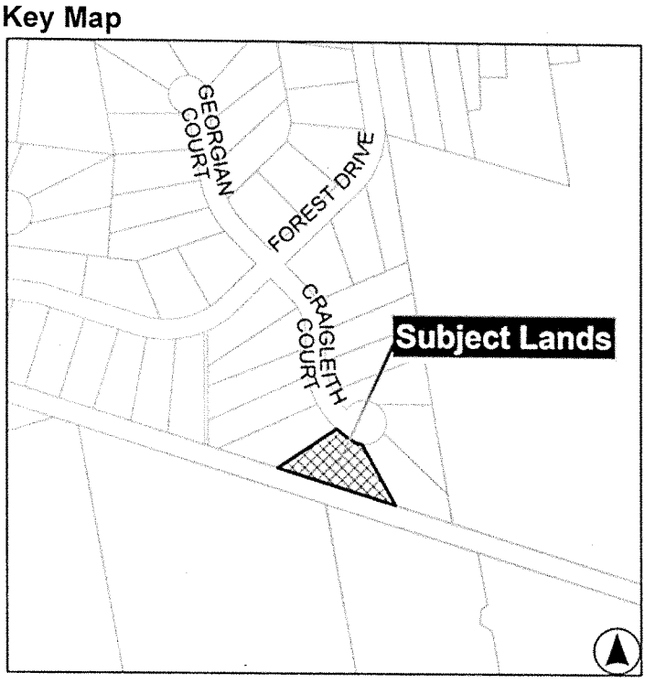
EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2026-057

By-law No. 2026-0XX 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.

This Zoning By-law Amendment is required as a condition of Consent (File PLBN2025295) to create one (1) new lot for a single-detached dwelling on the subject property, which must be fulfilled by the applicant in order for the lands to be severed.

The purpose and effect of the Zoning By-law Amendment is to rezone the southern portion of 11 Craigleith Court from the Residential First Density Exception Twelve (R1-12) Zone to the Environmental Protection (EP) Zone to recognize and protect an existing wooded wetland feature. The balance of the proposed lot to be severed would also be rezoned from the Residential First Density Exception Twelve (R1-12) Zone to a Residential First Density Exception Sixteen (R1-16) Zone to provide an ecological buffer from the existing wetland by establishing site-specific provisions for an enhanced minimum rear yard. The proposed lot to be retained would remain in the R1-12 Zone, save and except for the southern portion proposed to be rezoned Environmental Protection (EP).

Key Map



BY-LAW No. 2026-057

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 on March 23, 2026, 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 portions of the subject lands from the Residential First Density Exception Twelve (R1-12) Zone to the Environmental Protection (EP) Zone and the Residential First Density Exception Sixteen (R1-16) 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 FIRST DENSITY EXCEPTION SIXTEEN – R1-16 ZONE with the provisions as follows:

   The following zoning exceptions shall apply:

   Minimum rear yard: 10.0 m from the Environmental Protection Zone

   Notwithstanding Provision 4.33.1, the minimum rear yard of a detached accessory building shall be 10.0 m from the Environmental Protection Zone.

   Uses shall be serviced with a municipal water supply system.

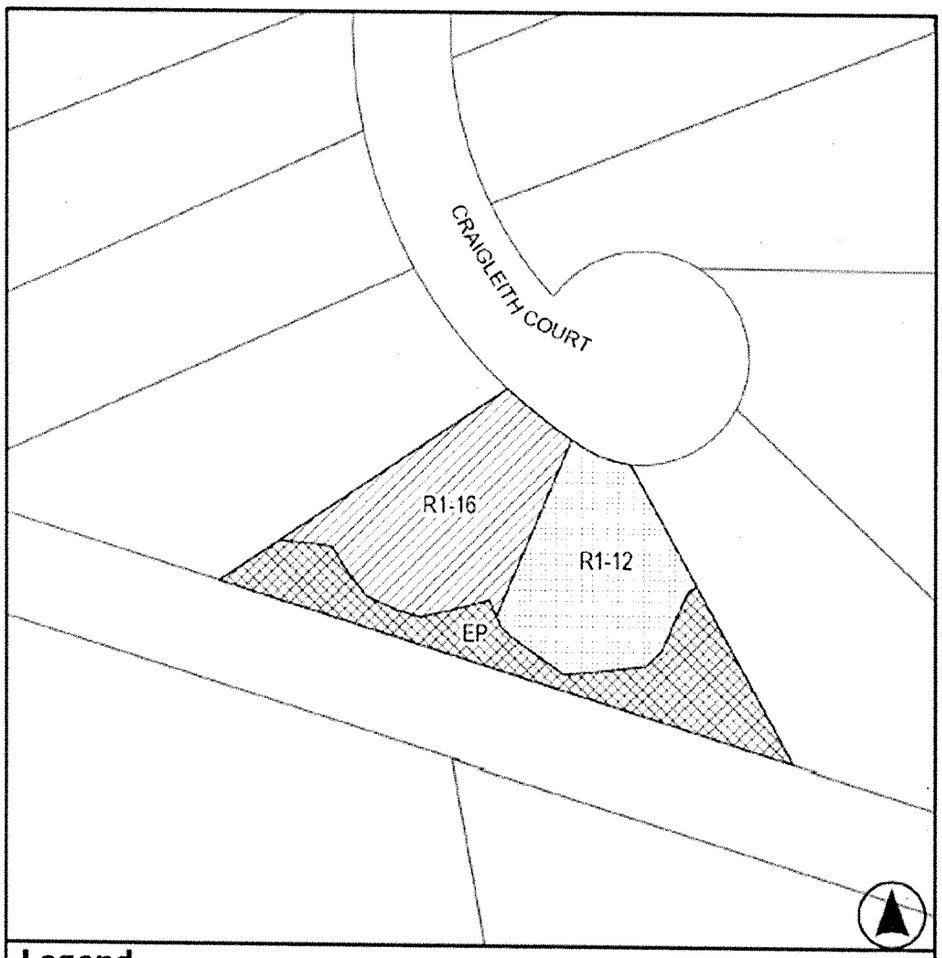
3. ***THAT*** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No. 2010-040 shall in all other respects remain in full force and effect.

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, 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 10TH DAY OF AUGUST, 2026.

MAYOR

CLERK



Legend

- Lands to be rezoned from Residential First Density Exception Twelve (R1-12) Zone to Residential First Density Exception Sixteen (R1-16) Zone
- Lands to remain zoned Residential First Density Exception Twelve (R1-12) Zone
- Lands to be rezoned from Residential First Density Exception Twelve (R1-12) Zone to Environmental Protection (EP) Zone

Mayor

Clerk

This is Schedule 1 to By-law Number 2026-057 approved on the 10th day of August, 2026.

TOWN OF COLLINGWOOD
Planning Services
DWG Date: July 2026
FILE NUMBER
(PLZAMA2026001) (SW)