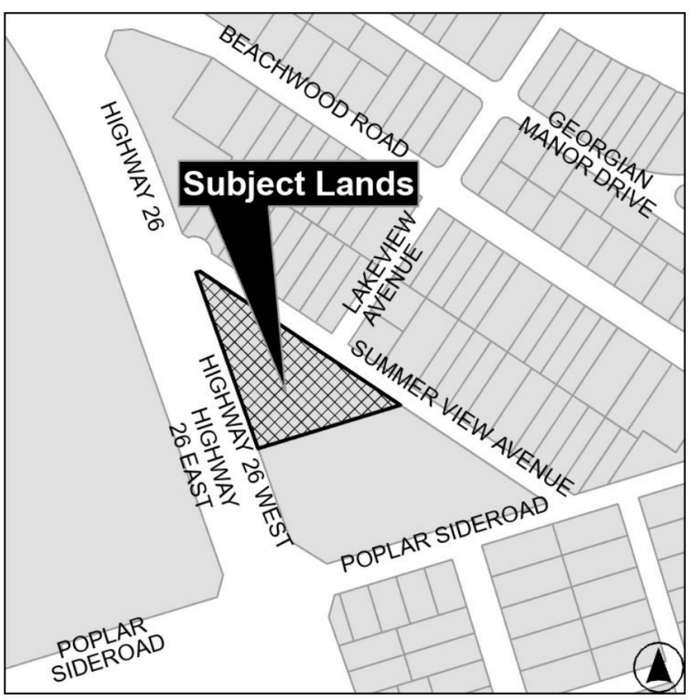
EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2026-071

By-law No. 2026-071 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 a portion of the subject property from Holding Sixteen Rural Exception Seven [(H16) RU-7] to Rural Exception Six (RU-6) to facilitate an expansion of the existing motor vehicle repair garage. The Zoning By-law Amendment would also amend the site-specific provisions of the RU-6 Zone to increase the maximum gross floor area permitted for a motor vehicle repair garage and amend the site-specific provisions of the (H16) RU-7 Zone to reduce the minimum lot area.

Key Map



BY-LAW No. 2026-071

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 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 July 20, 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 a portion of the subject lands from Holding Sixteen Rural Exception Seven [(H16) RU-7] to Rural Exception Six (RU-6).

2. ***THAT*** Section 9.5 titled Community Services, Environmental Protection, Recreation, and Rural Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by replacing the existing RU-6 Zone with an amended RU-6 Zone with the provisions as follows:

   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:	870 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

3. ***THAT*** Section 9.5 titled Community Services, Environmental Protection, Recreation, and Rural Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by replacing the existing RU-7 Zone with an amended RU-7 Zone with the provisions as follows:

RURAL EXCEPTION SEVEN – RU-7 ZONE

Uses shall be limited to a detached dwelling.

The following zoning exceptions shall apply:

Minimum lot area:	3,250 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.

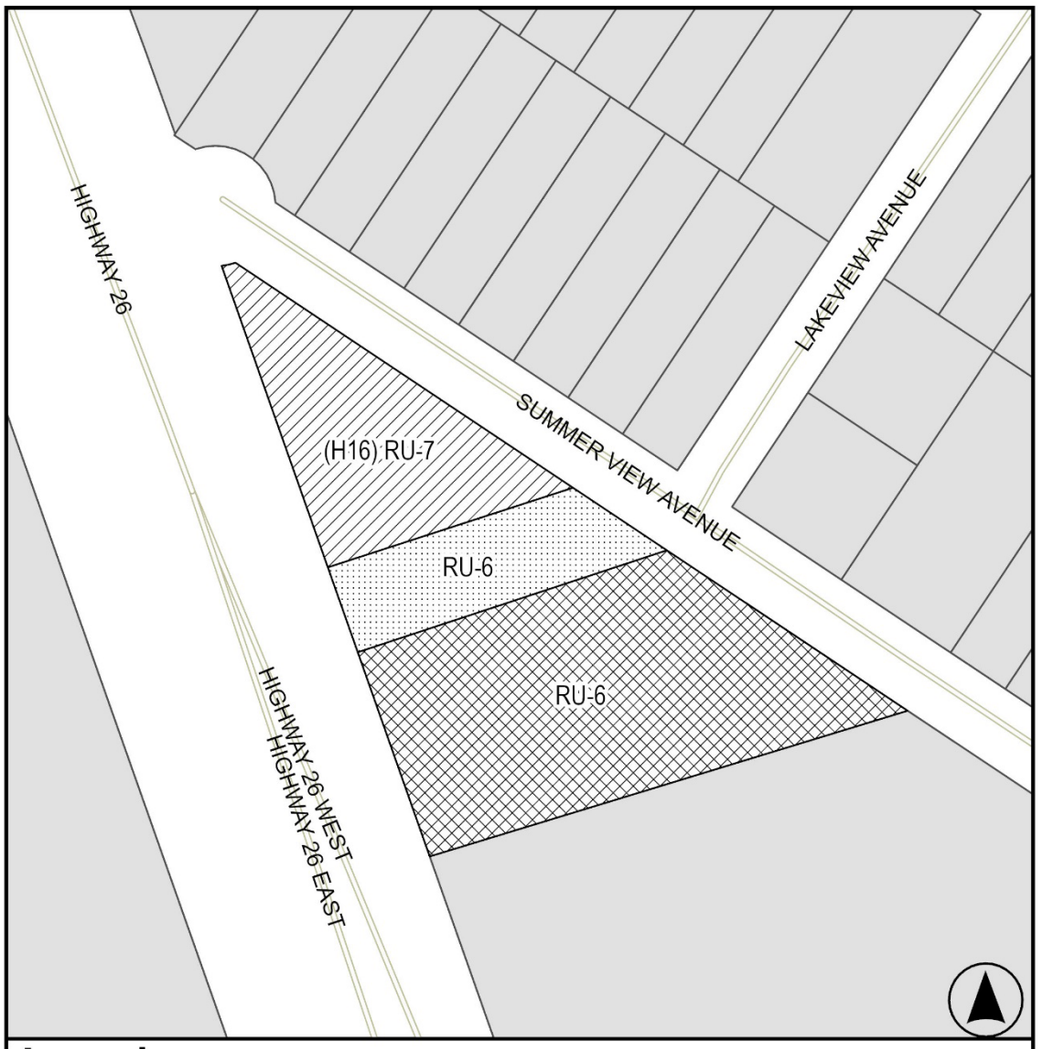
4. ***THAT*** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No.2010-040 shall in all other respects remain in full force and effect.

5. ***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 5th DAY OF OCTOBER 2026.

_____
MAYOR

_____
CLERK



Legend

- Lands to remain zoned Holding Zone Sixteen Rural Exception Seven [(H16) RU-7] Zone
- Lands to be rezoned from Holding Zone Sixteen Rural Exception Seven [(H16) RU-7] Zone to Rural Exception Six (RU-6) Zone
- Lands to remain zoned Rural Exception Six (RU-6) Zone

Mayor _____ **Clerk** _____

This is Schedule 1 to By-law Number 2026-071
approved on the 5th day of October, 2026.

TOWN OF COLLINGWOOD
Planning Services
DWG Date: September 2026
FILE NUMBER:
(PLZAMI2026206) (SW)