



**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2026-0XX**

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.

Background:

- Recent changes to provincial planning legislation require municipalities to protect Employment Areas for industrial activities and employment-related uses:
 - On June 8, 2023, the operative amendments to the Planning Act came into effect.
 - On October 20, 2024, the Provincial Planning Statement (2024) came into effect to align policy with the Planning Act amendments.
- Together, these changes prohibit stand-alone commercial, recreational, institutional, office, public facility, and similar uses within designated Employment Areas. These areas are intended to support employment-generating uses such as manufacturing, research and development, warehousing, and goods movement. Accessory uses, such as small-scale offices or retail spaces that support a permitted industrial business, are still permitted.
- The Town of Collingwood Official Plan, approved on September 24, 2024, reflects these provincial requirements. While portions of the Official Plan are under site-specific appeal, the pertinent policies have been deemed by the Ontario Land Tribunal to be in force and effect for general application.
- Due to appeal-related delays in the comprehensive Zoning By-law Update Project, this municipally initiated Zoning By-law Amendment is being advanced separately in order to cease the further erosion of designated Employment Areas through the establishment of uses more suited to mixed use corridors or commercial areas, particularly in recognition of the Employment Land deficit facing the Town of Collingwood over the long-term.

The **purpose** of the Zoning By-law Amendment is to update Industrial zone permissions to remove uses that are no longer permitted under the Town's Official Plan and provincial planning legislation, specifically the Provincial Planning Statement (2024), and the Planning Act. These zones implement the designated Employment Areas in the Town's Official Plan and are intended to be reserved for industrial and employment-related uses.

The **effect** of the Zoning By-law Amendment is to:

- Prohibit new stand-alone commercial, institutional, recreational, office, and similar uses, while allowing some small-scale accessory uses in the following Industrial zones,:
 - Light Industrial (M1)
 - General Industrial (M2)
 - Business Park Industrial (M4)
 - Industrial Park (M5)
- Amend the Public Uses provisions to prohibit stand-alone public service facility uses within Industrial zones that are designated as Employment Areas.
- Include transition provisions such that:
 - Complete Site Plan Control applications already in progress can continue under the existing zoning permissions, provided that the application proposes uses that would no longer be permitted by this By-law, and
 - Established legal non-conforming uses may continue to exist, and may be reconstructed, extended, and re-leased as permitted by Town planning instruments.

BY-LAW No. 2026-0XX
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 Section 34(6) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law to provide for the issuance of 'zoning' certificates of occupancy without which no change may be made in the type of use of any land covered by the by-law or of any building or structure on any such land, but no such certificate shall be refused if the proposed use is not prohibited by the by-law.

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, along with the Provincial Planning Statement, 2024 and Section 1 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 on August 10, 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** Table 8.1.1.1, Industrial Permitted Uses, be deleted and replaced with the following (NOTE: strikethrough text shown for illustrative purposes to clarify text to be deleted):

Uses	Zones				
	M1	M2	M3	M4	M5
Accessory Sales Outlet	✓ (a)	✓ (a)	✓ (a)	✓ (a)	✓ (a)
Adult Entertainment Establishment		✓			
Adventure Game	✓				✓
Ambulance Service	✓	✓		✓	✓
Animal Boarding Establishment	✓ (e)				
Arena	✓			✓	✓
Assembly Hall	✓			✓	✓
Broadcasting	✓			✓	✓
Bulk Storage		✓			
Business Office, Accessory	✓ (a)			✓ (a)	✓ (a)
Business Service Establishment	✓			✓	✓
Business Type Hotel or Motel	✓			✓	✓
Brewery		✓ (i)			
Call Centre	✓			✓	✓
Catering Service	✓			✓	✓
Commercial Parking Lot	✓	✓		✓	✓
Commercial School	✓			✓	✓
Community Garden	✓	✓	✓	✓	✓
Composting Facility		✓	✓		
Concrete Plant		✓			
Crematorium		✓			
Crematorium, pet		✓			
Custom Workshop	✓	✓		✓	✓
Distillery		✓			
Dry Cleaner's Establishment	✓			✓	✓
Dry Cleaning Plant	✓	✓			✓
Equipment Rental	✓				✓
Financial & Insurance Service Office	✓ (f)			✓ (f)	✓ (f)
Freight Depot		✓			
Garden Supply Outlet	✓			✓	✓
Health Club	✓			✓	✓
Heavy Contractor Yard		✓			
Incinerator Plant			✓		
Kennel	✓ (e)	✓ (e)			✓ (e)
Landfill			✓		
Life Skills Centre	✓			✓	✓
Machine Shop	✓	✓			✓
Machinery Dealership	✓				✓
Manufacturing, Processing, Assembly, or Fabrication Plant	✓	✓		✓	✓
Material Recovery Facility		✓	✓		
Motor Vehicle Gasoline Station	✓	✓		✓	✓
Motor Vehicle Repair Garage	✓	✓			✓
Motor Vehicle Supply Outlet	✓	✓			✓
Motor Vehicle Towing	✓	✓			

Motor Vehicle Wash	✓	✓		✓	✓
Newspaper	✓			✓	✓
Open Market	✓				
Pet Day Care Centre	✓ (e)			✓	✓
Petroleum Wholesaler		✓			
Place of Entertainment				✓	
Place of Worship	✓			✓	
Pool and Spa Store	✓			✓	✓
Professional Service Office	✓ (f)			✓ (f)	✓ (f)
Real Estate Service Office	✓ (f)			✓ (f)	✓ (f)
Recreational Vehicle Dealership	✓				
Refreshment Vehicle	✓ (h)			✓ (h)	✓ (h)
Repair Shop	✓			✓	✓
Self Brewery	✓	✓		✓	✓
Storage, concealed outside	✓ (c)				✓ (c)
Storage, outside		✓ (b)	✓ (b)		
Storage, outside display and sale	✓ (d)	✓ (d)	✓ (d)	✓ (d)	✓ (d)
Taxi Establishment	✓				
Veterinarian Clinic	✓ (e)			✓	✓ (e)
Warehouse	✓	✓		✓	✓
Wholesale Outlet	✓	✓		✓	✓
Other Provisions	(g)	(g)	(g)	(g)	(g)

2. **THAT** Section 8.2, Industrial Footnotes, Section 8.2.1.1, Footnote (a) – Accessory Wholesale or Retail Space, be deleted and replaced as follows:

“Footnote (a) - Accessory Business Office, Wholesale or Retail Space, or Public Use - The maximum amount of area used as accessory Business Office, Wholesale or Retail Space, or Public Use, shall be 25% of the gross floor area of the main use.”

3. **THAT** Section 8.2, Industrial Footnotes, Section 8.2.1.5, Footnote (e) is deleted and replaced with the words “Intentionally Left Blank”.
4. **THAT** Section 8.2, Industrial Footnotes, Section 8.2.1.6, Footnote (f) is deleted and replaced with the words “Intentionally Left Blank”.

5. **THAT** Section 4.2.1, entitled “Public Uses”, be deleted and replaced with the following:

“4.2.1 Unless provided elsewhere in this Zoning-By-law, a stand-alone public use or government office under the jurisdiction of a public authority shall be permitted in any zone, with the exception of Industrial Zones (M1, M2, M4, M5). Only a use under the jurisdiction of a public authority or a utility is permitted in the PR zone classification and the applicable zone provisions of the PR zone shall be at the discretion of the Town.”

6. **THAT** the following transition provision is in effect for Major and Minor Site Plan Control, Amendment to Site Plan Control Agreement, and Minor Adjustment to Site Plan Control Agreement Applications that are in process:
- Nothing in this By-law shall prevent the erection or use of a building or structure for which an application for Major and Minor Site Plan Control, Amendment to Site Plan Control Agreement, and Minor Adjustment to Site Plan Control Agreement was deemed complete under the Planning Act on or before (insert date of passing of this ZBL by Council), 2026, only if:
 - the application proposes uses that would no longer be permitted by this Zoning By-law Amendment, and

- ii. the application complies with the provisions of Zoning By-law 2010-040 as it read on the date that it was deemed complete.

7. **THAT** the following transition provision is in effect for legal non-conforming uses:
- a. Nothing in this By-law shall prevent the use of an existing building or structure for an established legal non-conforming use, and a Zoning Certificate of Occupancy may be available for reconstruction, extensions, re-leasing, and/or the construction of accessory buildings on existing lots of record.
8. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, with all other provisions of the Collingwood Zoning By-law No. 2010-040 remaining in full force and effect.
9. **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 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 __ DAY OF _____, 2026.

MAYOR

CLERK