



## Notice of Passing of a Zoning By-law Amendment By the Corporation of the Town of Collingwood

Take notice that the Town of Collingwood Council passed [By-law 2026-013](#) on **March 2, 2026** under Section 34 of the *Planning Act*.



### Location: 29 – 45 Birch Street, Collingwood

The subject property is located on the east side of Birch Street. The property is currently vacant, following the demolition of two apartment buildings with 9 dwelling units.

**Legal description:** Plan 73 Lots 14 to 16, Town of Collingwood; County of Simcoe

**Area:** 0.31 ha

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

- 1) Rezone the subject property from Mixed-Use Commercial (C4) and Residential Second Density (R2) to Residential Third Density Exception Eighty-Five (R3-85) to permit a three-storey apartment building with 30 dwelling units; and
- 2) Establish site-specific lot provisions for the Residential Third Density Exception Eighty-Five (R3-85) Zone to facilitate the proposed apartment building including:
  - a. minimum interior side yard (south) of 3 metres;
  - b. minimum landscaped open space of 35%;
  - c. minimum interior side yard for an eave on the main building of 2.4 metres;
  - d. minimum front yard for the eaves on one (1) detached accessory structure of 3 metres;
  - e. minimum front yard for the eaves on one (1) detached accessory structure of 1.3 metres;
  - f. minimum front yard for two (2) detached accessory structures of 3.6 metres;
  - g. minimum front yard for one (1) detached accessory building of 1.6 metres;
  - h. permit an accessory building closer to a front lot line than the main building; and
  - i. a minimum visitor parking ratio of 0.20 spaces per unit.

**Public and Agency comments received:** All written and oral submissions received in response to the application were considered in making an informed recommendation and decision as summarized in [Staff Report P2026-09](#).

**When and how to file an appeal:**

An appeal of the decision of the Town of Collingwood Council to the Ontario Land Tribunal (OLT) must be filed with the Town of Collingwood no later than 20 days after the date of this notice. The last date of appeal is **March 24, 2026**. The appeal package must be sent to the attention of the Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5. The appeal must set out the reasons for the appeal and be accompanied by the fee required by the Tribunal as prescribed under the *Ontario Land Tribunal Act*. A copy of the appeal form is available on the Tribunal's website: <https://olt.gov.on.ca/forms-submissions/>.

**Who can file an appeal:**

Any of the following may appeal the decision to the OLT: the applicant; a specified person\* or public body\*, who before the by-law was passed, made oral submissions at a public meeting or written submissions to Town of Collingwood Council; the registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to the Town of Collingwood Council; and the Minister.

\*As defined under Section 1(1) of the *Planning Act*.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.