



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

Take notice that the Town of Collingwood Council passed [By-law 2025-048](#) on **June 9, 2025** under Section 34 of the *Planning Act*.



Location: 35 Elgin Street, Collingwood

The subject property is located on the east side of Elgin Street and the west side of Tremont Lane. The property presently contains a legal, non-conforming single-detached dwelling with an associated legal, non-conforming detached accessory building.

Legal description: Lt 36 E/S Elgin Street, PI 55 AKA PI 282; Town of Collingwood; County of Simcoe

Area: 0.065 hectares

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

- 1) To rezone the subject property from the Downtown Core Commercial (C1) Zone to a Downtown Core Commercial Exception Thirteen (C1-13) Zone to permit an Additional Residential Unit (ARU) in an expanded legal, non-conforming detached accessory building; and
- 2) Establish site-specific lot provisions for the expanded detached accessory building in the C1-13 Zone by recognizing the existing south interior side yard setback and establish new provisions for reduced north interior side yard setback and increased building height.

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 P2025-15](#).

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 **July 3, 2025**. 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](#).

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.

Please note that the rights of third parties to appeal Zoning By-law Amendment decisions to the Ontario Land Tribunal have been restricted under the *Planning Act*.