



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

By-law No. 2026-XX is a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, amended, for prohibiting the use of land for or except for such purposes as may be set out in this By-law.

**THE PURPOSE AND EFFECT** of the proposed Zoning By-law Amendment is to rezone the subject lands from Resort Commercial (C3) Zone to Holding Site Specific Residential Fourth Density [hxx(R4-XX)] Zone – Site Specific and Environmental Protection (EP) to permit a residential development.

The By-law will be in conformity with the Official Plan of the Town of Collingwood (2024).

## DRAFT OF PROPOSED ZONING BY-LAW AMENDMENT

BY-LAW No. 2026 – XX  
OF THE  
CORPORATION OF THE TOWN OF COLLINGWOOD



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BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE *PLANNING ACT*,  
R.S.O. 1990, C. P.13, AS AMENDED

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**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 deemed that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held June 19, 2023, and that a further public 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 the Town of Collingwood Zoning By-law No. 2010-040, as amended is hereby further amended as it pertains to lands shown more particularly on Schedule ‘A’ affixed hereto and forming part of the by-law, by rezoning said lands from the RESORT COMMERCIAL (C3) ZONE to the HOLDING SITE SPECIFIC RESIDENTIAL FOURTH DENSITY [HXX(R4-XX)] ZONE – SITE SPECIFIC and ENVIRONMENTAL PROTECTION (EP) zones.
2. Section 2.5 titled “H” symbol – Holding Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding a “HXX” Holding Zone and associated provisions to Table 2.5.5.1 as follows:
  - Confirmation and commitment of municipal water and wastewater servicing capacity and allocation to the satisfaction of the Town, including execution of any required agreement(s).
  - Execution of a site plan agreement to address technical matters, to the satisfaction of the Town.

3. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part as follows;

6.5. Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol \*XX on the Schedules of this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

**RESIDENTIAL FOURTH DENSITY (R4) EXCEPTION X – R4-XX ZONE**

Lands Subject to Exception XX:

- i. The maximum building height shall be 23.35 m.
  - ii. A minimum required parking of 234 parking spaces.
  - iii. A Building shall not project into a 45 degree angular plane measured from the centre line of a public street.
  - iv. A building shall not project into a 45 degree angular plane measured from any lot line that abuts a Residential Zone save and except Building B shall not project into a 45 degree angular plane measured from the adjacent existing built form to the east, as of the date of the date of passing of this by-law.
  - v. The underground parking garage shall be setback a minimum of 1.0 metre from the front lot line.
  - vi. The building façade at/or along the front lot line shall step back at the 6<sup>th</sup> storey and above a minimum of 2.8 metres from the 5<sup>th</sup> storey façade of the storeys below.
4. **THAT** Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-Law 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 \_\_\_\_ day of \_\_\_\_\_, 2026

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MAYOR

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CLERK