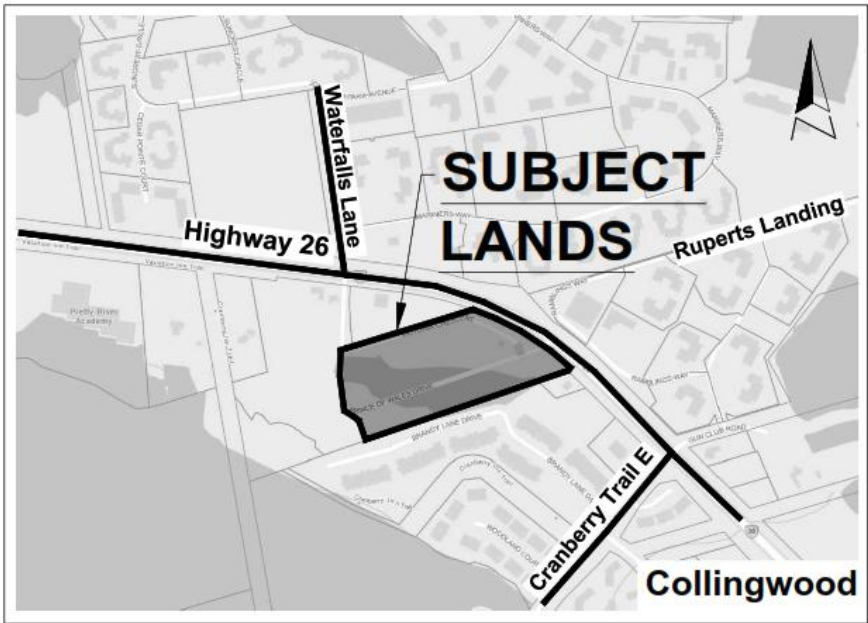




**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2026-XX**

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.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone 11403 Highway 26 from the Residential Third Density (R3-33) zone to Residential Third Density Exception XX (R3-XX) zone to permit residential stacked townhouse dwellings with site-specific parking requirements, maximum building height and a reduced interior side yard.



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



BEING A BY-LAW UNDER THE PROVISION 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 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 month X, 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 said lands from the RESIDENTIAL THIRD DENSITY EXCEPTION 33 (R3-33) ZONE to RESIDENTIAL THIRD DENSITY EXCEPTION XX (R3-XX) ZONE.
2. **THAT** Section 6.3 titled Residential Provisions of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of RESIDENTIAL THIRD DENSITY EXCEPTION XX (R3-XX) ZONE with the provisions as follows:

RESIDENTIAL THIRD DENSITY EXCEPTION XX – R3-XX

The following uses shall also be permitted:

- Stacked Townhouse Dwelling

The following zoning exceptions shall apply:

- Notwithstanding Provision 5.15.1, the Stacked Townhouse Dwelling development shall require 1.4 parking spaces per unit (1.2 residential spaces per unit and 0.2 visitor spaces per unit).
 - Notwithstanding Table 6.3.1.2 Residential Third Density, the interior side yard on the north property line will be 2.0m.
 - Notwithstanding Provision 6.4.4, Stacked Townhouse Dwellings, the maximum height of 12 m
 - For the purposes of determining zoning conformity, lands within this zone shall be considered to be one contiguous lot.
3. **THAT** Collingwood 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.

4. **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 xxst DAY OF xxx, 2026.

MAYOR

CLERK

Schedule ‘1’ to By-law No. 2026-XX

11403 Highway 26
Town of Collingwood