

**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2025-XXX**

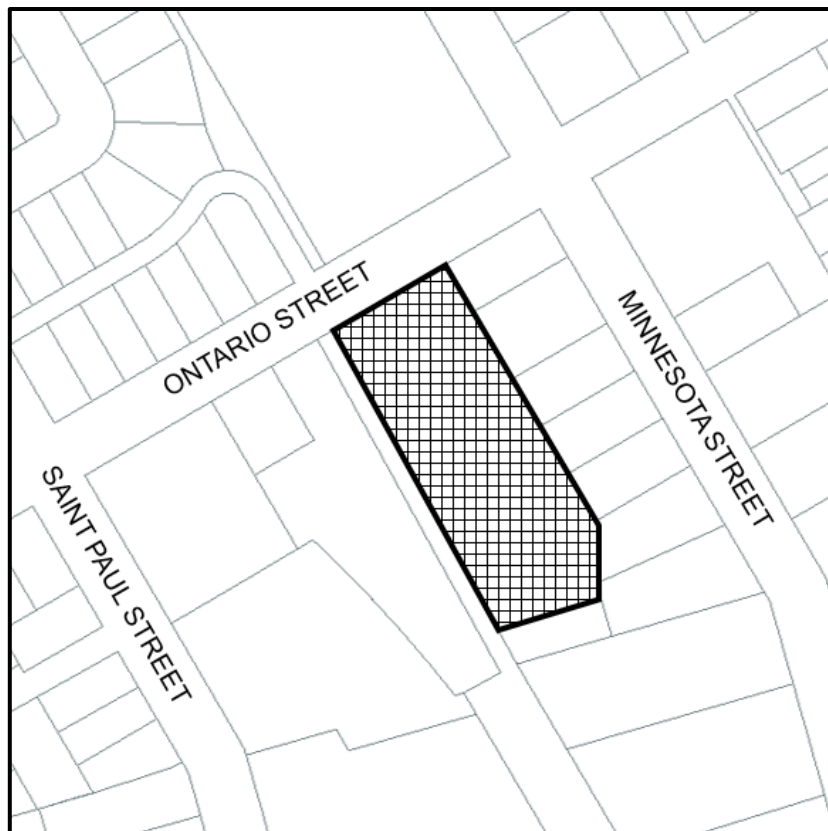
By-law No. 2025-XXX is a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, for prohibiting the use of land for or except for such purposes as may be set out in the By-law.

The purpose and effect of the proposed Zoning By-law Amendment is to amend the zoning provisions applicable to the subject lands municipally addressed as 180 Ontario Street. The Zoning By-law Amendment will rezone the subject lands from Deferred Residential (DR) to Residential Fourth Density Exception Nine [R4-9]. The effect of the R4-9 Zone is to reduce the western interior side yard setback to 5.0 m, reduce the front yard setback to 5.0 m, reduce the maximum entrance width to 8.0 m, and reduce the minimum landscaped open space to 25%.

The rezoning of the subject lands is to permit the development of an apartment building.

This By-law will be in conformity with the Official Plan of the Town of Collingwood, as amended, when the new 2023 Official Plan for the Town of Collingwood comes into effect.

Key Map



**BY-LAW No. 2025-XXX 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 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;

NOW THEREFORE 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 Deferred Residential (DR) Zone to Residential Fourth Density Exception Nine [R4-9] Zone.

2. THAT Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of Residential Fourth Density Exception Nine (R4-9) Zone with the provisions as follows;

“RESIDENTIAL FOURTH DENSITY EXCEPTION NINE (R4-9) ZONE

The following zoning exceptions shall apply:

Min. Interior Side Yard (West):	5.0 m
Min. Front Yard	5.0 m
Min. Landscaped Open Space:	25%
Max. Entrance Width	8.0 m

Parking spaces are not permitted to be located closer to the front lot line than the front elevation of the main building”

3. **THAT** 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 Holding Zone 28 (H28) with the conditions as follows:

H28	• Confirmation and commitment of water and wastewater servicing capacity and allocation to the satisfaction of the Town, including the execution of any required agreement(s); • The completion and acceptance of an archaeological assessment of the undisturbed portion of the property, to the satisfaction of the Town; • The execution of a site plan agreement to address technical matters, to the satisfaction of the Town.
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4. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No. 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, subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 543/06, and if required as a result of such circulation the obtaining of the approval of the Ontario Land Tribunal.

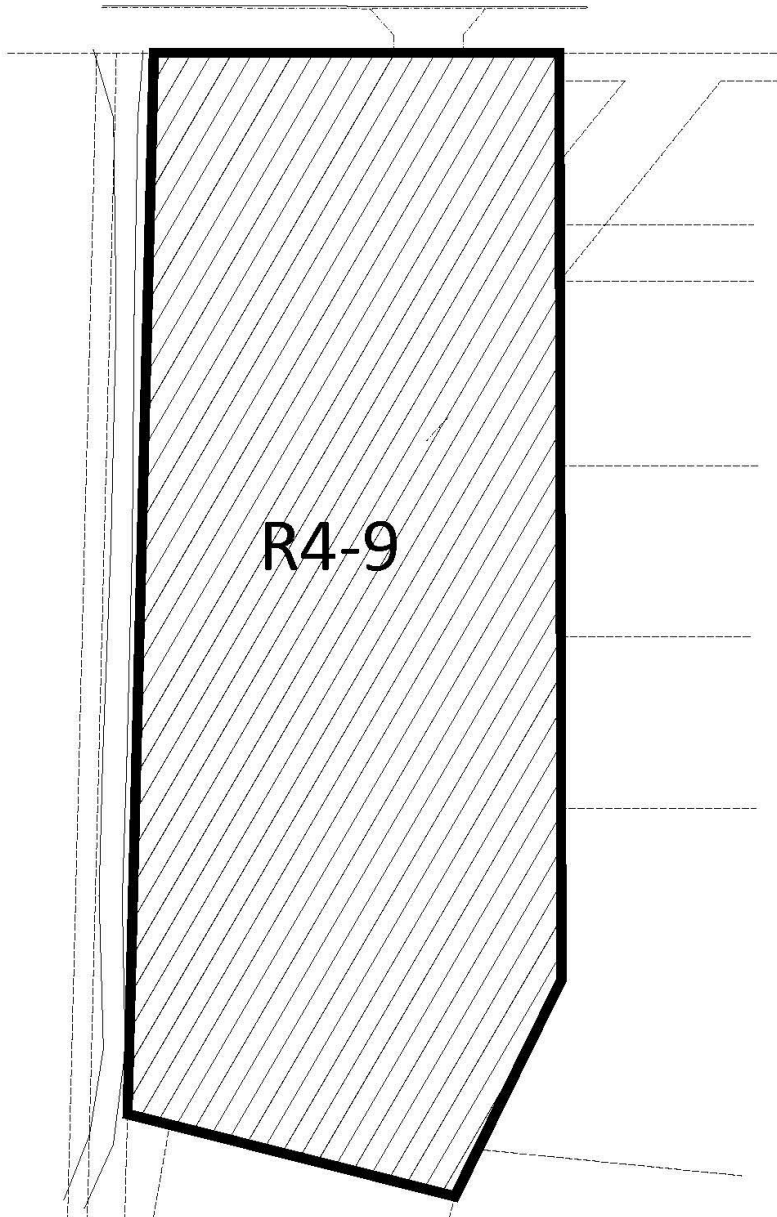
ENACTED AND PASSED this _____ day of _____, 2025.

MAYOR

CLERK



ONTARIO STREET



LEGEND



Subject Lands



Lands zoned Residential Fourth Density
Exception 9 (R4-9)

MAYOR _____

CLERK _____

This is Schedule "1" to By-law No. ____ enacted and passed the ____ day of _____ 2024

TOWN OF COLLINGWOOD
Planning Service
DWG DATE:
FILE NO.: