

**BY-LAW NO. 2025-XX**  
**OF THE**  
**CORPORATION OF THE TOWN OF COLLINGWOOD**



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BEING A BY-LAW UNDER THE PROVISIONS OF SECTION 34 AND 36  
OF THE *PLANNING ACT*, R.S.O. 1990, c. p.13, AS AMENDED.

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**WHEREAS** Section 34 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** 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 April 12<sup>th</sup>, 2010;

**AND WHEREAS** the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend 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 on October 7, 2024, 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 – Map 9" to 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 this by-law, by rezoning said lands from the RESIDENTIAL THIRD DENSITY EXCEPTION FORTY (R3-40) ZONE, RESIDENTIAL FOURTH DENSITY EXCEPTION SIX (R4-6) ZONE, COMMUNITY SERVICES EXCEPTION TWO (CS-2) ZONE, RECREATION (REC) ZONE, and ENVIRONMENTAL PROTECTION (EP) ZONE to the RESIDENTIAL THIRD DENSITY EXCEPTION FORTY (R3-40) ZONE, RESIDENTIAL FOURTH DENSITY EXCEPTION SIX (R4-6) ZONE, COMMUNITY SERVICES EXCEPTION TWO (CS-2) ZONE, RECREATION (REC) ZONE, and ENVIRONMENTAL PROTECTION (EP) ZONE.
2. **THAT** Section 6.5 Residential Exception Zones of By-law No. 2010-040, as amended, is hereby further amended by replacing the existing R3-40 zone with the following:

*RESIDENTIAL THIRD DENSITY EXCEPTION FORTY – R3-40 ZONE*

*Uses shall be limited to the following:*

- *Single-detached dwelling,*
- *Semi-detached dwelling,*
- *Townhouse dwellings.*

*The following zoning exceptions shall apply for the Residential Third Density Exception Forty (R3-40) Zone:*

*Provisions for all Lots:*

*Lot Frontage shall be measured 6.0m back from and parallel to the chord of the Front Lot Line.*

*In the case of corner lots, any part of a Building is permitted to project into a required yard towards a Daylight Triangle, so long as it is set back at least 1.2m to a lot line associated with a Daylight Triangle.*

*Minimum Sight Triangle of 3.0m x 3.0m*

*Maximum Lot Coverage for Decks or Detached Accessory Buildings: 5% (over and above dwelling coverage)*

*Provisions for Single Detached Dwellings:*

*Maximum Lot Coverage for Dwelling: 47%*

*Maximum Front Yard Coverage for Driveways: 60.0%*

*Provisions for Townhouse Dwellings:*

*Maximum Lot Coverage for Dwelling: 55%*

*Maximum Front Yard Coverage for Driveways: 71.0%*

*Maximum Driveway Width: 61% of the Lot Frontage*

3. **THAT** Collingwood Zoning By-law 2010-040 is hereby amended to give effect to the foregoing, but that 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 543/06 and 545/06, and if required as a result of such circulation the obtaining of the approval of the Ontario Municipal Board.

**ENACTED AND PASSED** this XX day of XXXX, 2025.

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MAYOR

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CLERK

DRAFT