

BY-LAW NO. 2026-XX

OF THE

CORPORATION OF THE TOWN OF COLLINGWOOD



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.

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 12th, 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:

Notwithstanding Table 6.3.1.2 (R3 Provisions) and Section 4.28.4 of By-law 2010-040, in the case of corner lots, any part of a Building is permitted to project a maximum of 3.3m into a required Front Yard towards a Daylight Triangle, so long as it is set back a minimum of 1.2m to the lot line associated with a Daylight Triangle.

Notwithstanding Section 4.28.4 of By-law 2010-040, in the case of corner lots, an unenclosed step or set of stairs is permitted to project an additional 1.5m into a required Exterior Side Yard, so long as it is set back a minimum of 1.2m to the lot line.

Notwithstanding Section 4.16.2 of By-law 2010-040, when determining the size of a Sight Triangle, the length of measurement from the point of intersection of a street shall be a minimum of 3.0m.

Provisions for Single Detached Dwellings:

Notwithstanding Table 6.3.1.2 (R3 Provisions) of By-law 2010-040, a Maximum Lot Coverage for Dwelling: 46% is permitted for bungalow units on interior lots with or without an ARU.

Notwithstanding Table 6.3.1.2 (R3 Provisions) of By-law 2010-040, a Maximum Lot Coverage for Dwelling: 41% is permitted for 2-storey units on interior lots without an ARU and 45% is permitted for 2-storey units on interior lots with an ARU.

Notwithstanding Sections 5.6.2 and 5.6.3 of By-law 2010-040, a Maximum Front Yard Coverage for Driveways of 61% is permitted for pie-shaped lots.

Notwithstanding Sections 5.6.2 and 5.6.3 of By-law 2010-040, a maximum Front Yard non-driveway hard ground surface coverage of 11% is permitted for pie-shaped lots.

Provisions for Townhouse Dwellings:

Notwithstanding Table 6.3.1.2 (R3 Provisions) of By-law 2010-040, a Minimum Landscaped Open Space for interior unit bungalow Townhouse Dwellings of 29% is permitted.

Notwithstanding Sections 5.6.2 and 5.6.3 of By-law 2010-040, the Maximum Front Yard Coverage for Driveways is as follows: 70% for interior units, 64% for end units, and 62% for corner units.

Notwithstanding Sections 5.6.2 and 5.6.3 of By-law 2010-040, a maximum Front Yard non-driveway hard ground surface coverage of 5% for interior unit townhouse lots, 8% for end unit townhouse lots, and 9% for corner unit townhouse lots is permitted.

Notwithstanding Sections 5.3.1.1 and 5.3.1.3 of By-law 2010-040, a Maximum Entrance Width of 61% of the Lot Frontage is permitted, but in no case can it be greater than 5.0m.

Definitions

Pie-Shaped Lot	An irregularly shaped lot in which the width of the lot gradually narrows towards the front lot line.
Daylight Triangle	<p>A triangular area within a street which is adjacent to a corner lot and formed by a straight line connecting two points along the street lines, each point a prescribed distance from the point of intersection of the street lines or their projection thereof.</p> <p>The prescribed distance shall be informed by the Town of Collingwood Development Standards.</p> <p>The new lot line created by way of a daylight triangle shall be deemed part of the Front Lot Line for the purpose of zoning interpretation.</p>
Lot Frontage	The horizontal distance between the interior side and/or exterior side lot lines, measured 6.0m back from and parallel to the chord of the Front Lot Line.

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, 2026.

MAYOR

CLERK