

BY-LAW NO. 2025-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 XXXX, 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 14" 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 ((H6)R3) ZONE and the RESIDENTIAL SECOND DENSITY ((H6)R2) ZONE to the RESIDENTIAL THIRD DENSITY EXCEPTION X ((H6)R3-X) ZONE, RESIDENTIAL THIRD DENSITY EXCEPTION XX ((H6)R3-XX) ZONE, RESIDENTIAL SECOND DENSITY EXCEPTION X ((H6)R2-X) ZONE, RESIDENTIAL SECOND DENSITY EXCEPTION XX ((H6)R2-XX) ZONE, RESIDENTIAL SECOND DENSITY EXCEPTION XXX ((H6)R2-XXX) ZONE and the RECREATION (REC) ZONE.
2. **THAT** Section 6.5 Residential Exception Zones of By-law No. 2010-040, as amended, is hereby further amended by adding the following new section:

"RESIDENTIAL SECOND DENSITY EXCEPTION X' – R2-X ZONE

The following zone exceptions shall apply to semi-detached dwellings:

Maximum Lot Coverage (bungalow): 50%
Maximum Lot Coverage (other than bungalow) 45%

3. **THAT** Section 6.5 Residential Exception Zones of By-law No. 2010-040, as amended, is hereby further amended by adding the following new section:

“RESIDENTIAL SECOND DENSITY EXCEPTION ‘XX’ – R2-XX ZONE

The following zone exceptions shall apply to semi-detached dwellings:

Maximum Lot Coverage (bungalow): 50%
Maximum Lot Coverage (other than bungalow) 50%

4. **THAT** Section 6.5 Residential Exception Zoned of By-law No. 2010-040, as amended, is hereby further amended by adding the following new section:

“RESIDENTIAL SECOND DENSITY EXCEPTION ‘XXX’ – R2-XXX ZONE

The following zone exceptions shall apply:

Minimum Lot Frontage: 8.2 metres
Maximum Lot Coverage (bungalow): 50%
Maximum Lot Coverage (other than bungalow) 50%

5. **THAT** Section 6.5 Residential Exception Zones of By-law No. 2010-040, as amended, is hereby further amended by adding the following new section:

“RESIDENTIAL THIRD DENSITY EXCEPTION ‘X’ – R3-X ZONE

The following zone exception shall apply to townhouse dwellings:

Maximum Lot Coverage (bungalow): 50%

6. **THAT** Section 6.5 Residential Exception Zones of By-law No. 2010-040, as amended, is hereby further amended by adding the following new section:

“RESIDENTIAL THIRD DENSITY EXCEPTION ‘XX’ – R3-XX ZONE

The following zone exception shall apply to townhouse dwellings:

Maximum Lot Coverage (bungalow): 50%
Maximum Lot Coverage (other than bungalow) 50%

7. **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.

8. **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.

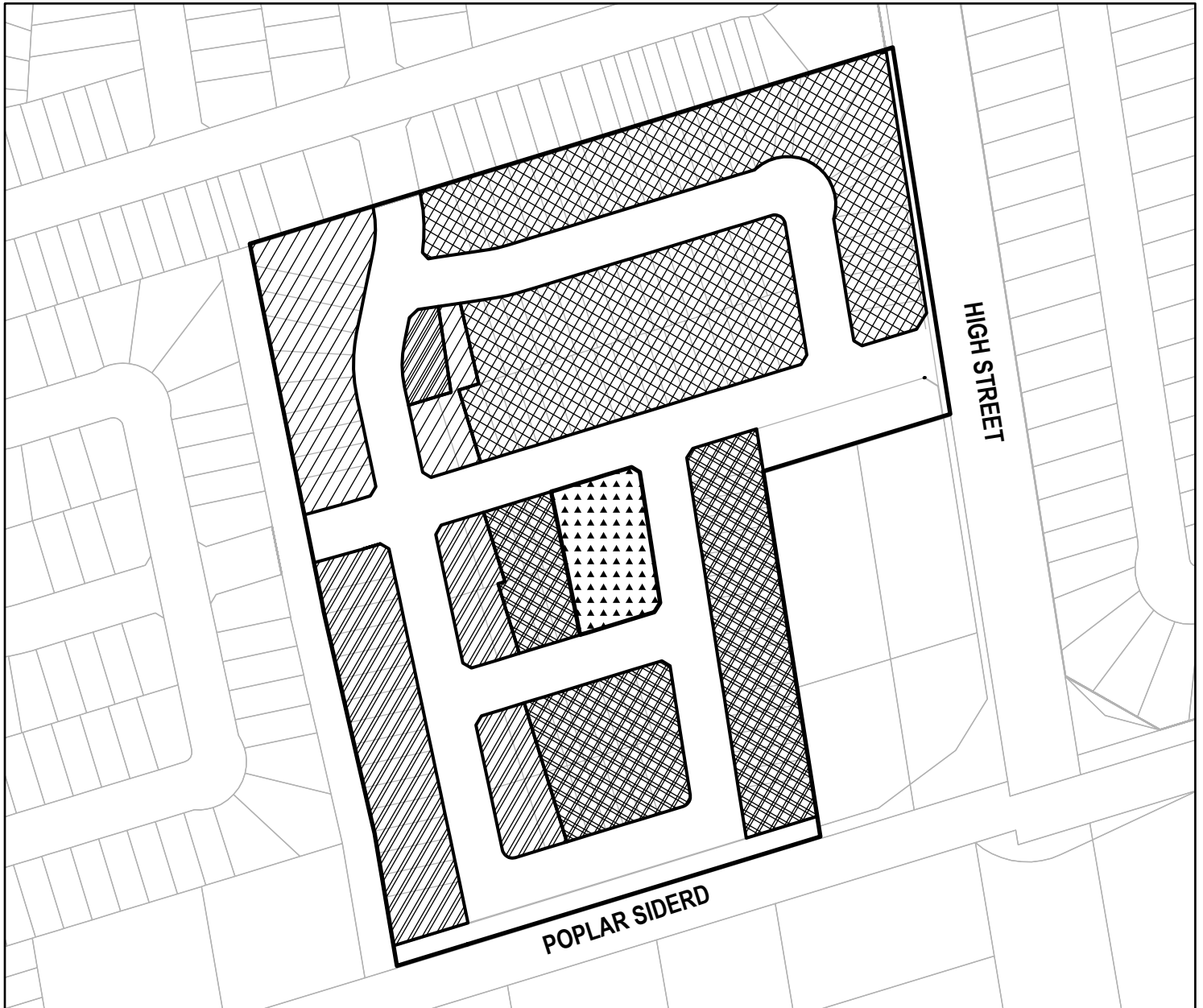
MAYOR

CLERK

DRAFT

Schedule 'A'

Part of Lot 40, Concession 10
Town of Collingwood
County of Simcoe



-  Lands to be rezoned from Residential Second Density Holding Zone 6 ((H6) R2) Zone to Residential Second Density Exception X Holding Zone 6 ((H6) R2-X) Zone
-  Lands to be rezoned from Residential Second Density Holding Zone 6 ((H6) R2) Zone to Residential Second Density Exception XX Holding Zone 6 ((H6) R2-XX) Zone
-  Lands to be rezoned from Residential Second Density Holding Zone 6 ((H6) R2) Zone to Residential Second Density Exception XXX Holding Zone 6 ((H6) R2-XXX) Zone
-  Lands to be rezoned from Residential Third Density Holding Zone 6 ((H6) R3) Zone to Residential Third Density Exception X Holding Zone 6 ((H6) R3-X) Zone
-  Lands to be rezoned from Residential Third Density Holding Zone 6 ((H6) R3) Zone to Residential Third Density Exception XX Holding Zone 6 ((H6) R3-XX) Zone
-  Lands to be rezoned from Residential Third Density Holding Zone 6 ((H6) R3) Zone to Recreation (REC) Zone

This is Schedule 'A' to Zoning By-law 2010-040
Passed this ____ day of _____, 2025

Mayor

Clerk