

DRAFT

BY-LAW NO. 2023-XX

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 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 21" 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 DOWNTOWN CORE COMMERCIAL (C1) ZONE to the DOWNTOWN CORE COMMERCIAL EXCEPTION X (C1-X) ZONE.

2. **THAT** Section 7.5 Commercial Exception Zones of By-law No. 2010-040, as amended, is hereby further amended by adding the following new section:

“DOWNTOWN CORE COMMERCIAL EXCEPTION ‘X’ – C1-X ZONE

The following uses shall be permitted:

*Dwelling, Triplex
Residential Accessory Structures
Residential Accessory Uses*

The following zone exceptions shall apply to a Dwelling, Triplex:

Minimum Front Yard Setback 3.0 metres,

Provision 7.4.1.13 regarding minimum building depth shall not apply,

Minimum parking space per dwelling unit is 1.

For the purpose of this zone, a Dwelling, Triplex is defined as:

DWELLING, TRIPLEX - *The whole of a building divided horizontally by common floors into three (3) separate dwelling units, which may or may not have separate and independent doorways directly to the exterior of the building.”*

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 Land Tribunal.

ENACTED AND PASSED this XX day of XXXX, 2023.

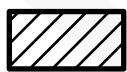
MAYOR

CLERK

Town of Collingwood

SCHEDULE A

To By-Law 2010-040



Lands to be zoned Downtown Core Commercial Exception (C1-X)

A Zoning By-law Amendment to rezone the lands Downtown Core Commercial (C1) to Downtown Core Commercial Exception (C1-X), for the lands known as Part of Lot 44, Concession 8 in the Town of Collingwood, County of Simcoe.