

**BY-LAW No. 2021-035  
OF THE  
CORPORATION OF THE TOWN OF COLLINGWOOD**



---

BEING A BY-LAW TO IMPLEMENT AMENDMENTS TO THE SITE PLAN  
CONTROL BY-LAW FOR THE TOWN OF COLLINGWOOD BY-LAW NO.  
2010-082

---

**WHEREAS** there is an Official Plan in effect in the Town of Collingwood that pertains to lands within its municipal boundaries;

**AND WHEREAS** subsection 41 (2) of the *Planning Act*, R.S.O. 1990, c. P.1 3, as amended, provides that where an Official Plan is in effect in a municipality, the Council of the municipality may by by-law designate the whole or any part of the area covered by the Official Plan as a Site Plan Control Area;

**AND WHEREAS** section 8.3.2 of the Town of Collingwood Official Plan designates all lands in the Town of Collingwood as a Site Plan Control Area;

**AND WHEREAS** section 447.8 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, authorizes a municipality to adopt by reference, in whole or in part, with such changes as the council considers appropriate, any code, standard, procedure or regulation as it stands at a specific date, as it stands at the time of adoption or as amended from time to time provided the document is available for public inspection;

**AND WHEREAS** Council has enacted By-law 2010-082 being a by-law to establish a new site plan control by-law for the Town of Collingwood and to repeal By-law No. 2006-81;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS THE FOLLOWING:**

**1.THAT** Section 1(a) of By-law 2010-082 be amended as follows:

*All of the lands situated within the municipal boundaries of the Town of Collingwood in any Zone classification, including multiple dwelling uses accommodating three or more dwelling units, Bed and Breakfast accommodation and community service/public uses in Collingwood Zoning By-law No. 2010-040, as amended from time to time, are, subject to Section 1 (b), hereby designated as a site plan control area pursuant to section 41 of the Planning Act or any successor legislation thereto.*

**2.THAT** Section 4 of By-law 2010-082 be amended as follows:

*In accordance to the provisions of Section 1, the following classes of development are not subject to site plan control, and may be undertaken without the approval of the plans and drawings referred to in subsection 41 (4), and any conditions imposed in accordance with subsection 41 (7) of the Planning Act:*

*(a) any single detached dwelling, semi-detached dwelling, small-lot detached dwelling and duplex dwelling not within the defined Pretty River flood-fringe;*

*(b) any alteration or addition to any existing single detached dwelling, semi-detached dwelling, small-lot detached dwelling and duplex dwelling not within the defined Pretty River flood-fringe;*

*(c) any building accessory to any single detached dwelling, semi-detached dwelling, small-lot detached dwelling and duplex dwelling not within the defined Pretty River flood-fringe;*

*(d) any townhouse dwelling with frontage on a public road in a Registered Plan of Subdivision where the Plan of Subdivision Agreement includes Urban Design*

*Guidelines and Architectural Control Guidelines that adequately address townhouse block design to the satisfaction of the Director of Planning Services.*

*(e) any in-ground or above-ground swimming pool constructed in connection with any single detached dwelling, semi-detached dwelling, small-lot detached dwelling and duplex dwelling not within the defined Pretty River flood-fringe;*

*(f) any building or structure used in connection with agricultural uses, but excluding any ancillary commercial or industrial uses, nurseries or commercial greenhouses;*

*(g) any works undertaken by the Town or any local board of the Town;*

*(h) any conservation and forestry development;*

*(i) any signs or fences where they are not erected as part of a development;*

*(j) any building or structure which is not greater than 10 m<sup>2</sup>.*

- 3. THAT** Section 5 of By-law 2010-082 be amended as follows:

*Council adopts by reference the Town of Collingwood Urban Design Manual dated July, 2010, as it may be from time to time amended, and shall apply the standards set out therein to all development occurring within a site plan control area as designated under this By-law unless otherwise exempted, including without limitation, to assess, regulate and control the exterior design of buildings (including the character, scale, appearance and design features and sustainability features of the exterior design of buildings) and the sustainable design selection on any adjoining highway (including trees, shrubs, hedges, plantings and other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle facilities). The Town of Collingwood Urban Design Manual shall be available for public inspection on the Town's website and at the municipal offices of the Town of Collingwood during regular business hours.*

- 4. THAT** Section 6 of the By-law 2010-082 be amended as follows:

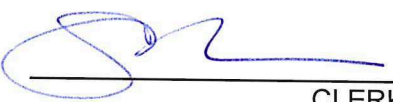
*Where an agreement or undertaking is required as a condition of site plan approval, the Director of Planning Services, or their delegate, is authorized to prepare such agreement or undertaking in a form and content satisfactory to the Town's Solicitor.*

- 5. THAT** Section 8 of By-law 2010-082 be amended as follows:

*Council delegates to the Director of Planning Services the authority to permit minor adjustments, that do not have the effect of substantially increasing the size or usability of any buildings or structures, to be made to any agreement or undertaking required as a condition of site plan approval.*

**ENACTED AND PASSED** this 31<sup>st</sup> day of May, 2021.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK