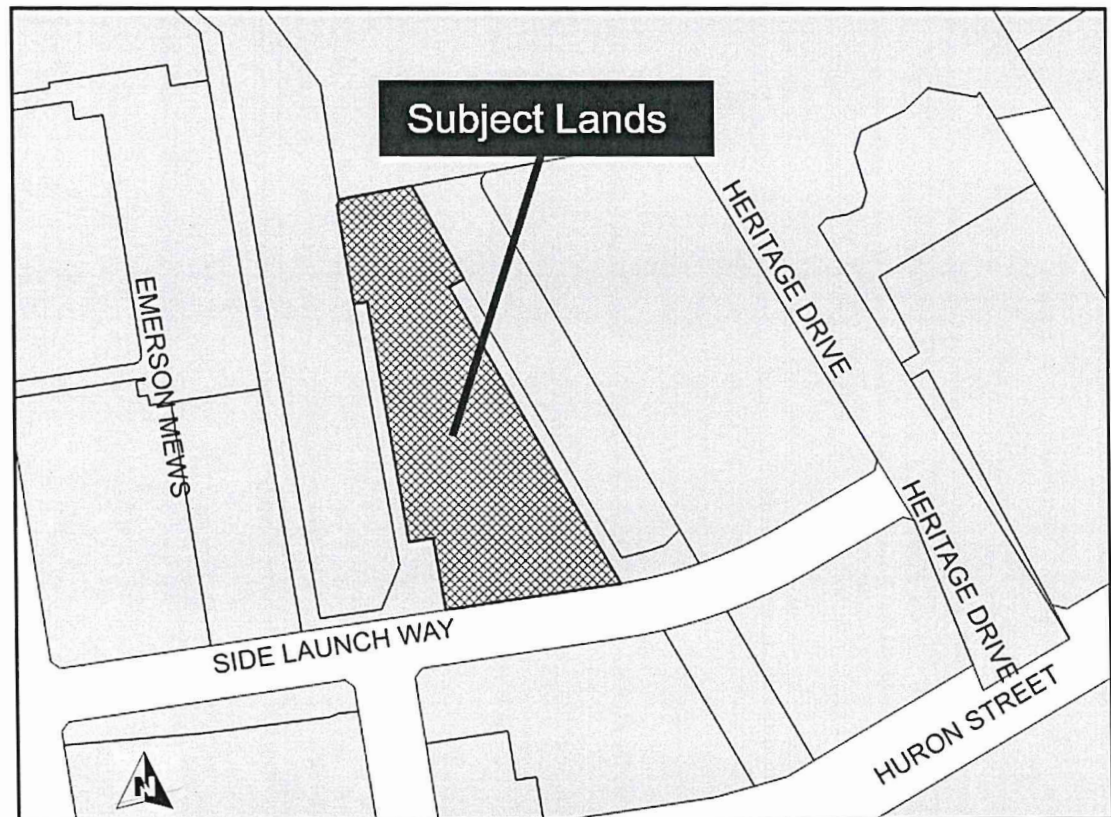


**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2023-019**

By-law No. 2023-019 is a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, for prohibiting the use of land for or except for such purposes as may be set out in the By-law.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the Collingwood Quay lands from the Deferred Commercial (DC) and Recreation Exception Five (REC-5) zones to a Holding Twenty-Three Downtown Core Commercial Exception Eleven (H23) C1-11 zone and the Recreation Exception Five (REC-5) zone to permit a six storey mixed use residential-commercial development and associated reconfiguration of parkland.

This By-law will be in conformity with the Official Plan of the Town of Collingwood, as amended, when Official Plan Amendment No. 47 comes into effect.



BY-LAW No. 2023-019

OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE
PLANNING ACT, R.S.O. 1990, C. P.13, AS AMENDED

WHEREAS Section 34 of 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 Section 24(2) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law that does not conform with the Official Plan but will conform with it if the amendment to the Official Plan comes into effect;

AND WHEREAS Collingwood 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 on April 12, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-040, and thus implement the Official Plan of the Town of Collingwood;

AND WHEREAS this by-law will come into effect once Official Plan Amendment No. 47 comes into effect;

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 July 25, 2022, and that a further 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" of Collingwood Zoning By-law No. 2010-040, as amended, is hereby further amended in accordance with Schedule "1" attached hereto by rezoning portions of said lands from the DEFERRED COMMERCIAL (DC) ZONE to a HOLDING TWENTY-THREE DOWNTOWN CORE COMMERCIAL EXCEPTION ELEVEN (H23) C1-11 ZONE and the RECREATION EXCEPTION FIVE (REC-5) ZONE and rezoning portions of said lands from the RECREATION EXCEPTION FIVE (REC-5) ZONE to a HOLDING TWENTY-THREE DOWNTOWN CORE COMMERCIAL EXCEPTION ELEVEN (H23) C1-11 ZONE.
2. **THAT** Section 2.5 titled "H" symbol - Holding Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding "H23" Holding Zone and associated provisions to Table 2.5.5.1 as follows:

Holding Zone	Provisions
H23	<ul style="list-style-type: none">• Confirmation and commitment of water and wastewater servicing capacity and allocation to the satisfaction of the Town, including the execution of any required agreement(s); and• The execution of a site plan agreement to address technical matters, to the satisfaction of the Town.

3. **THAT** Provision 7.5 titled Commercial Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of DOWNTOWN CORE COMMERCIAL EXCEPTION ELEVEN (C1-11) ZONE with the provisions as follows:

DOWNTOWN CORE COMMERCIAL EXCEPTION ELEVEN – C1-11 ZONE

Notwithstanding General Provision 4.43.3, the elevation of the top of the underground parking garage roof shall not exceed a maximum Canadian Geodetic Datum of 179.65 metres.

Notwithstanding Parking and Loading Provision 5.3.2.2, a minimum vehicular entrance width of 4.4 metres shall apply and shall be only for one-way access;

Notwithstanding Provision 7.1, the following uses are prohibited:

- Ambulance Service;
- Arcade;
- Arena;
- Commercial Parking Lot;
- Conference Centre;
- Deposit Taking Institution;
- Dry Cleaner's Establishment;
- Dry Cleaning Distribution Outlet;
- Financial and Insurance Service Office;
- Financial Institution;
- Funeral Home;
- Garden Supply Outlet;
- Home for the Aged or Rest Home;
- Hospice;
- Laundromat;
- Motel;
- Motor Vehicle Supply Outlet;
- Nursing Facility;
- Place of Worship;
- Pool and Spa Store;
- Repair Shop;
- Retirement Home;
- Senior Citizen Housing;
- Shopping Centre;
- Storage, Concealed Outside;
- Storage, Outside Display and Sale; and,
- Taxi Establishment

The maximum number of dwelling units shall be 101.

Notwithstanding Provision 7.2.1.1 (a)(i), dwelling units shall be permitted on the first storey, except along the Side Launch Way street frontage.

Notwithstanding Provision 7.3.1.1, the following zoning exceptions shall apply:

Maximum front yard	31 m
Minimum Landscape Open Space	15%
Maximum Height	Six storeys (in accordance with Illustration 14 attached hereto as Schedule "2". Height shall be measured from Canadian Geodetic Datum of 178.40 metres)

The building envelope above Canadian Geodetic Datum of 178.40 metres shall be in accordance with Illustration 14 attached hereto as Schedule "2".

A minimum 300 m² of Gross Floor Area shall be for first storey commercial uses fronting onto Side Launch Way and the Town plaza to the west of the C1-11 zone. Notwithstanding Provision 7.1, a minimum of 150 m² of the first storey commercial uses shall be exclusively for use as a Restaurant. The maximum Gross Floor Area of any single retail commercial establishment shall be 465 m².

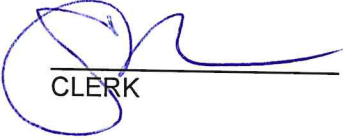
4. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.
5. **THAT** this By-law shall come into force and effect on the date it is enacted and passed by the Council of the Corporation of the Town of Collingwood, subject to Official Plan Amendment No. 47 coming into force pursuant to Section 24(2) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and 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 20th DAY OF MARCH, 2023.



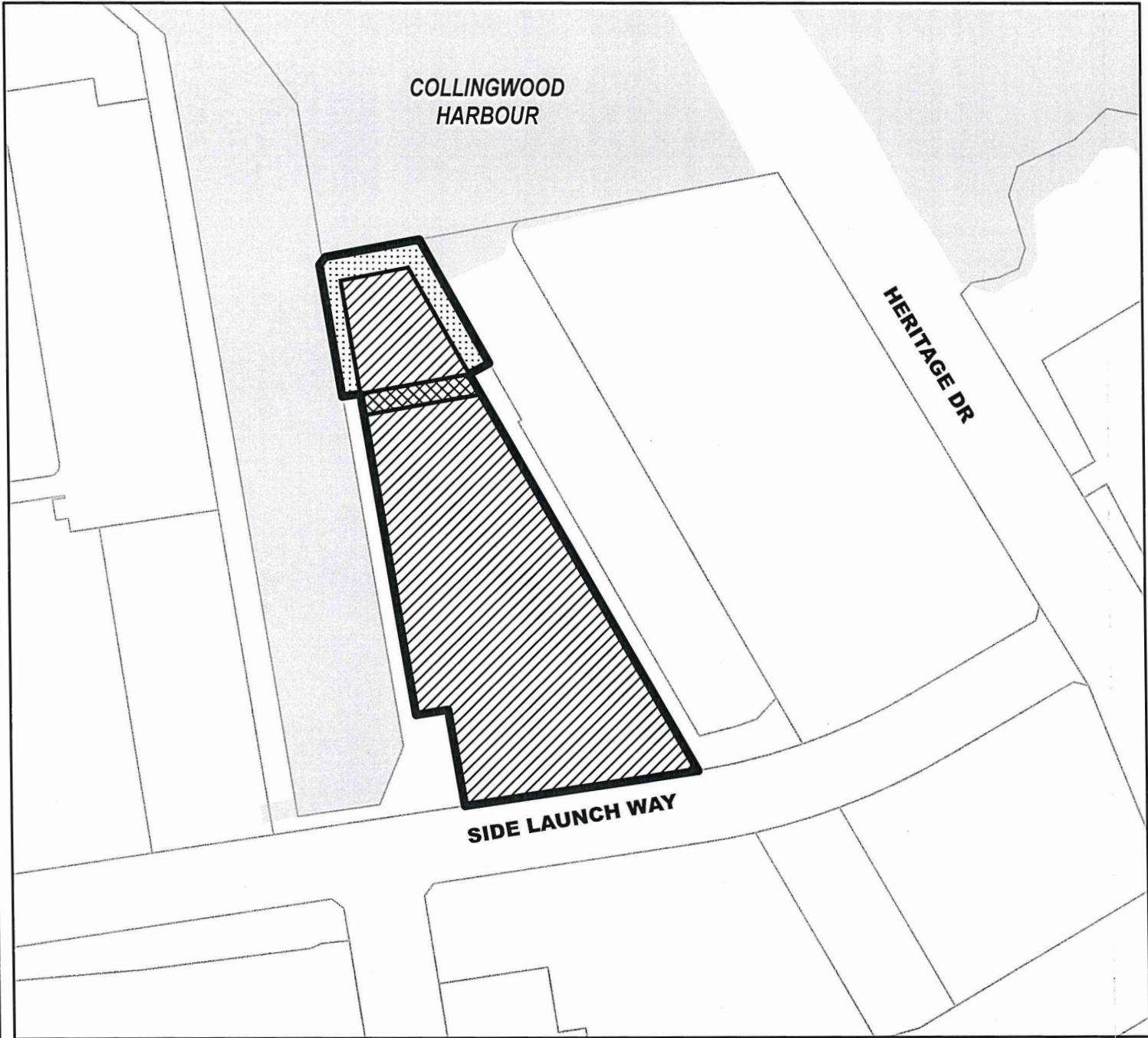
MAYOR





CLERK


Schedule '1'

Block 6, Side Launch Way
Town of Collingwood
County of Simcoe



 Lands to be rezoned from Deferred Commercial (DC) Zone to Holding Zone Twenty-Three Downtown Core Commercial Exception Eleven (H23) C1-11 Zone.

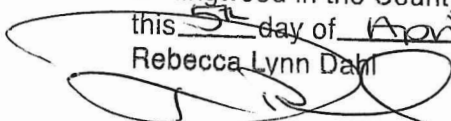
 Lands to be rezoned from Recreation Exception Five (REC-5) Zone to Holding Zone Twenty-Three Downtown Core Commercial Exception Eleven (H23) C1-11 Zone.

 Lands to be rezoned from Deferred Commercial (DC) Zone to Recreation Exception Five (REC-5) Zone.

This is Schedule 'A' to Zoning By-law No. 2010-040 Passed this 20th day of March, 2023

Mayor 

Clerk 

This photocopy confirms to the original document which has not been altered in any way. Signed at the Town of Collingwood in the County of Simcoe this 5th day of April, 2023

Rebecca Lynn Dahl

Schedule '2'

Block 6, Side Launch Way
Town of Collingwood
County of Simcoe

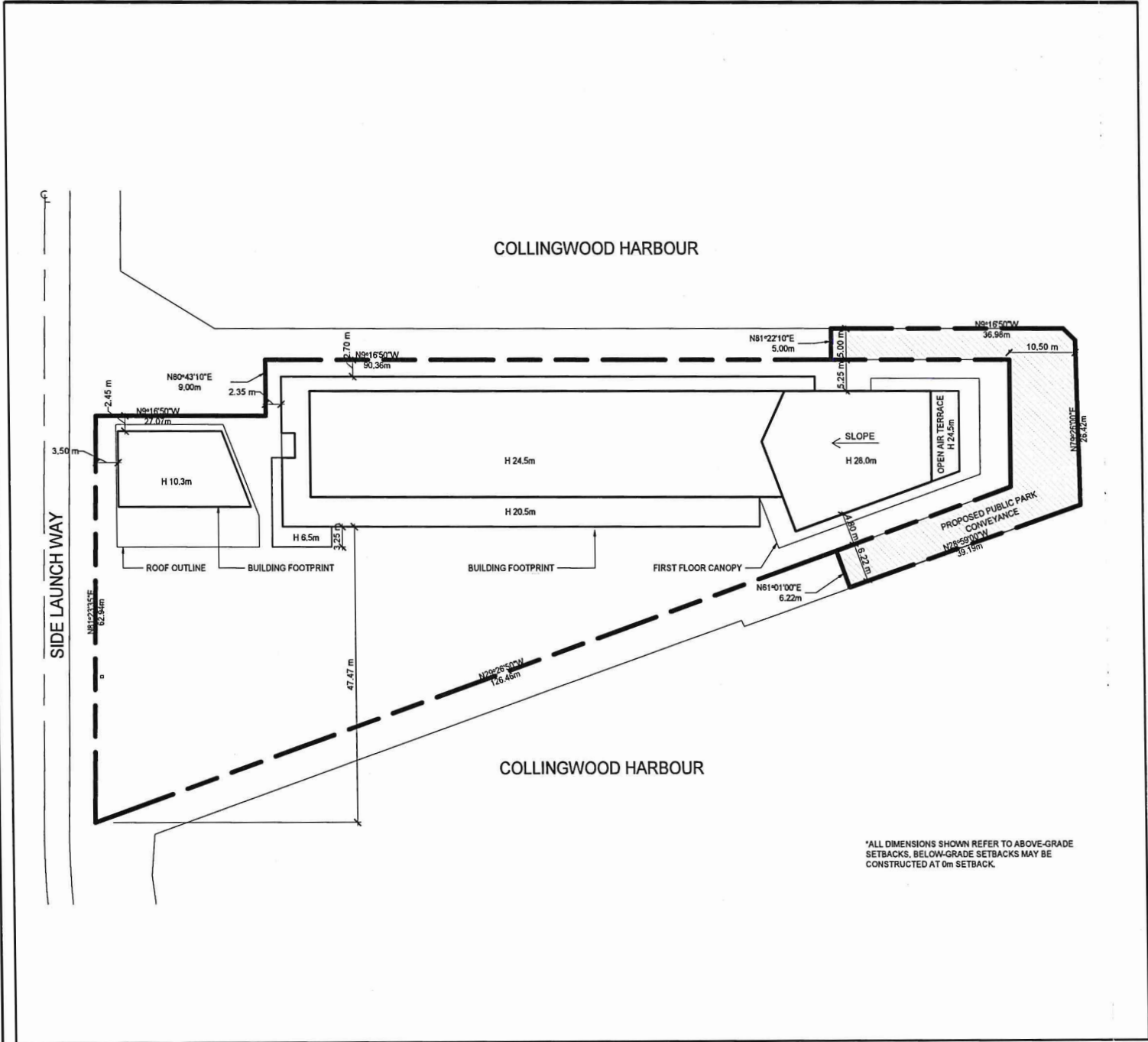


Illustration 14-Block 6, Side Launch Way

This is Schedule 'A' to Zoning By-law No. 2010-040 Passed this 20th day of ~~March~~ 2023

Mayor

Clerk

This photocopy confirms to the original document which has not been altered in any way. Signed at the Town of Collingwood in the County of Simcoe this 5th day of April 2023
Rebecca Lynn Dahl