



EXPLANATORY NOTE  
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD  
BY-LAW No. 2025-XXX

By-law No. 2025-XXX 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 Zoning By-law Amendment is to rezone the subject lands from Residential First Density (R1) to Residential First Density Exception Fifteen (R1-15) to facilitate a future consent application to create one new residential lot.

Key Map



**BY-LAW NO. 2025-XXX  
OF THE  
CORPORATION OF THE TOWN OF COLLINGWOOD**



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

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**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** 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** 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 January 13, 2025, 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 said lands from the Residential First Density (R1) Zone to a Residential First Density Exception Fifteen (R1-15) Zone.
2. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of Residential First Density Exception Fifteen (R1-15) Zone with the provisions as follows:

**"RESIDENTIAL FIRST DENSITY EXCEPTION FIFTEEN (R1-15) ZONE**

The following zoning exceptions shall apply:

Minimum lot area:	867 m <sup>2</sup>
Minimum lot frontage:	12.9 m

4. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No. 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, and subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 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 24th day of February, 2025.

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MAYOR

\_\_\_\_\_  
CLERK



**Legend**



Lands to be zoned Residential First Density Exception Fifteen (R1-15).

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**Mayor**

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**Clerk**

This is Schedule 1 to By-law No. 2025-  
 approved on the 24th day of February, 2025.

**TOWN OF COLLINGWOOD  
 Planning Services**

DWG Date: January 2025  
 FILE NO: D141124 (SW)