



**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2025-048**

By-law No. 2025-048 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 35 Elgin Street from the Downtown Core Commercial (C1) Zone to a Downtown Core Commercial Exception Thirteen (C1-13) Zone to permit an Additional Residential Unit in an expanded legal, non-conforming detached accessory building with site-specific provisions including reduced interior side yard setbacks and increased maximum building height.

Key Map



BY-LAW No. 2025-048
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 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 for or except for such purposes as may be set out in the by-law within the municipality or 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 October 7, 2024, 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 Downtown Core Commercial (C1) Zone to a Downtown Core Commercial Exception Thirteen (C1-13) Zone.
2. **THAT** Section 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 THIRTEEN - C1-13 ZONE with the provisions as follows:

"DOWNTOWN CORE COMMERCIAL EXCEPTION THIRTEEN - C1-13 ZONE

An Additional Residential Unit (ARU) shall be permitted in one (1) detached accessory building.

The following zoning exceptions shall also apply to the detached accessory building:

Minimum interior side yard (south side):	0.0 m
Minimum interior side yard (north side):	1.1 m
Maximum height:	9.0 m

3. **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.

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, 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 9th day of June, 2025.

MAYOR

CLERK



Legend



Lands to be rezoned from Downtown Core Commercial (C1) zone to Downtown Core Commercial Exception Thirteen (C1-13) zone.

 Mayor

 Clerk

This is Schedule 1 to By-law No. 2025-048 approved on the 9th day of June, 2025.

**TOWN OF COLLINGWOOD
 Planning Services**

DWG Date: May 2025
 FILE NO: D140824 (SW)