

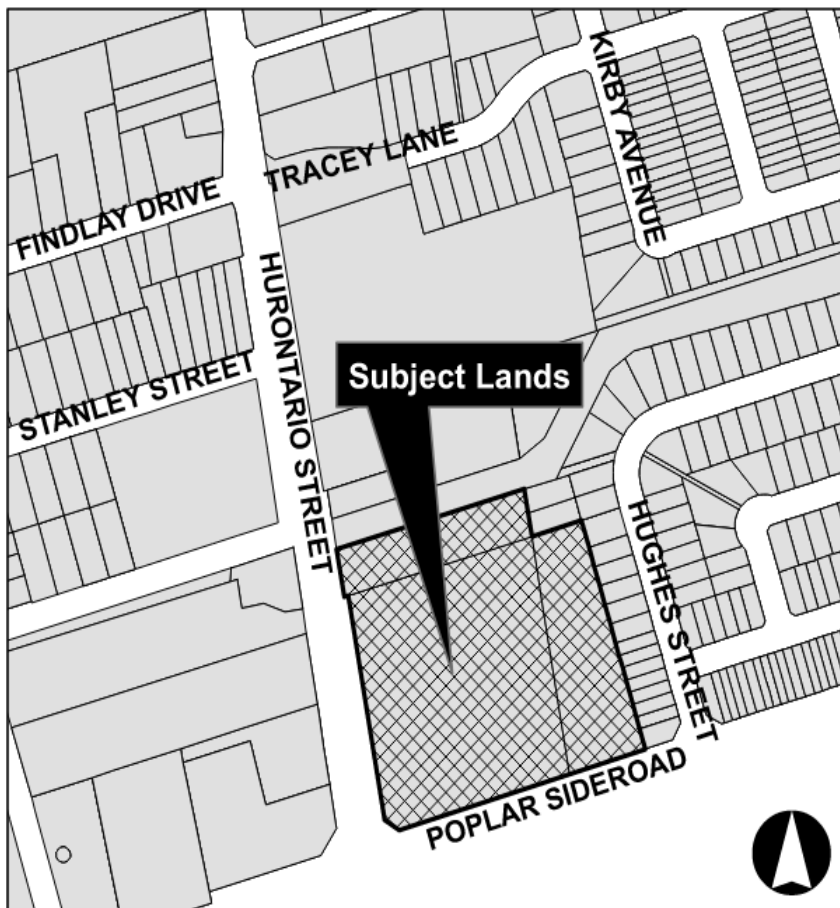


**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2026-029**

By-law No. 2026-029 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 subject lands from Highway Commercial (C5) and Deferred Residential (DR) to Holding Twenty-Nine Mixed-Use Commercial Exception Seven [(H29)C4-7] to permit a mixed-use residential and commercial development.

The By-law will be in conformity with the Official Plan of the Town of Collingwood (2024), as amended, when Official Plan Amendment No. 2 come into effect. Section 24(2) of the *Planning Act* allows a council to pass a by-law that does not conform with the official plan but will conform once the amendments come into effect.



BY-LAW No. 2026-029
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISIONS OF SECTIONS 24(2) AND
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 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 when an 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. 2 is approved by the County of Simcoe;

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 28, 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 HIGHWAY COMMERCIAL (C5) AND DEFERRED RESIDENTIAL (DR) TO HOLDING TWENTY-NINE MIXED-USE COMMERCIAL EXCEPTION SEVEN [(H29)C4-7].
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 a “H29” Holding Zone and associated provisions to Table 2.5.5.1 as follows:
 - Confirmation and commitment of municipal water and wastewater servicing capacity and allocation to the satisfaction of the Town, including execution of any required agreement(s).
 - Confirmation of sufficient pressure and fire flows in Pressure Zone 2 to support the proposed development to the satisfaction of the Town.

P2026-11 Appendix “B”: Proposed Zoning By-law Amendment

- Confirmation that all of the lands are legally merged in title and cannot be conveyed separately to the satisfaction of the Town.
- Confirmation of no off-site impacts to the water balance of the wetland feature located on 29 Hughes Street and 31 Hughes Street to the satisfaction of the Nottawasaga Valley Conservation Authority or its successor.
- Execution of a site plan agreement to address technical matters, to the satisfaction of the Town.

3. **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 MIXED-USE COMMERCIAL EXCEPTION SEVEN (C4-7) ZONE with the provisions as follows:

MIXED-USE COMMERCIAL EXCEPTION SEVEN - C4-7 ZONE

Notwithstanding Provision 7.1, the following uses shall also be permitted:

- Food Supermarket
- Pharmacy
- Retail Commercial Establishment

Notwithstanding Provision 7.1, the following uses shall be prohibited:

- Motor Vehicle Gasoline Station
- Motor Vehicle Repair Garage
- Motor Vehicle Supply Outlet
- Motor Vehicle Wash

For a mixed-use building, the following zoning exceptions shall apply:

- The maximum number of dwelling units shall be 165, or the maximum number of suites or rooms for a rest home, retirement home, or nursing home shall be 165;
- The building envelope shall be in accordance with Illustration 16 below;
- The maximum building height shall be 39.0 metres or 12-storeys, whichever is the lesser and shall be in accordance with Illustration 16;
- The building shall not project into a 45-degree angular plane measured from the centreline of a public street;
- The building shall not project into a 45-degree angular plane measured from any lot line that abuts a Residential Zone;
- The building façade at/or along the north interior lot line and at/or along the front lot line shall step back at the 5th storey and above a minimum 3.0 metres from the façade of the storeys below;
- A minimum of 45% of the Gross Floor Area at-grade shall be commercial addressing Hurontario Street;
- An underground parking garage shall be setback a minimum of 0.0 metres from the front lot line; and
- Parking for dwelling units shall be provided at a minimum rate of 0.5 spaces per dwelling unit, plus an additional 0.25 spaces per dwelling unit for visitor parking.

For all buildings the following zoning exceptions shall apply:

- The minimum building height shall be one-storey or 7.0 metres, whichever is greater; and
- The minimum ground floor height shall be 4.25 metres.

Hurontario Street is deemed to be the front lot line.

For the purposes of determining zoning conformity, lands within this zone shall be considered to be one contiguous lot.

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.

P2026-11 Appendix “B”: Proposed Zoning By-law Amendment

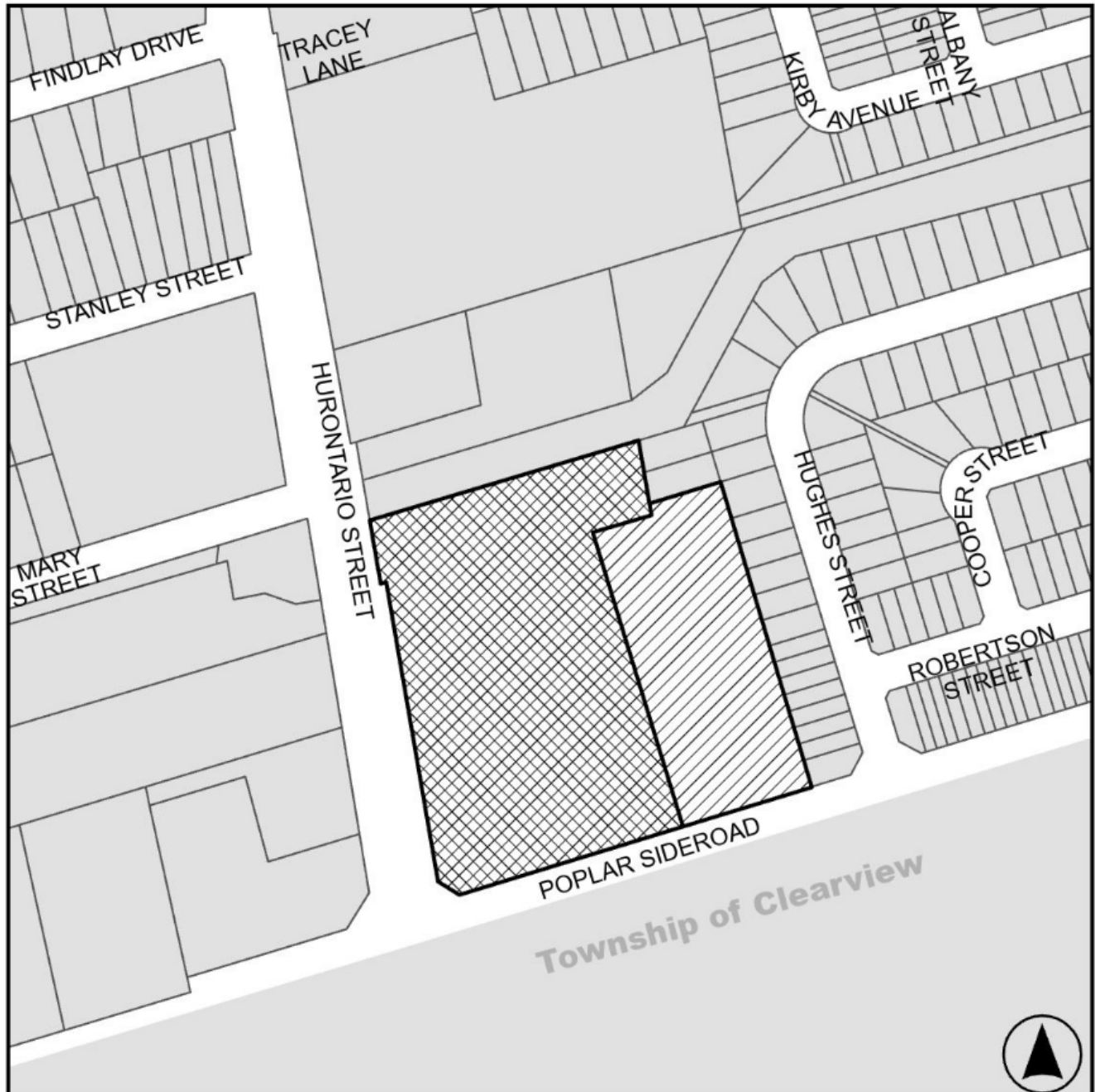
5. **THAT** this By-law shall come into force and effect on the date it is enacted and passed by the Council of the Corporation of the Town of Collingwood, subject to Amendment No. 2 of the Official Plan for the Town of Collingwood (2024) coming into force pursuant to Section 24(2) of the *Planning Act*, 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 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 APRIL, 2026.



MAYOR

CLERK

Schedule "1"



Legend

-  Lands to be rezoned from Highway Commercial (C5) Zone to Holding Twenty-Nine Mixed-Use Commercial Exception Seven ((H29) C4-7) Zone
-  Lands to be rezoned from Deferred Residential (DR) Zone to Holding Twenty-Nine Mixed-Use Commercial Exception Seven ((H29) C4-7) Zone

Mayor

Clerk

This is Schedule 1 to By-law Number 2026-029 approved on the 20th day of April, 2026.

**TOWN OF COLLINGWOOD
Planning Services**
DWG Date: March 2026
FILE NUMBER:
(PLOPN22024374) (SW)

Schedule "2": Illustration 16

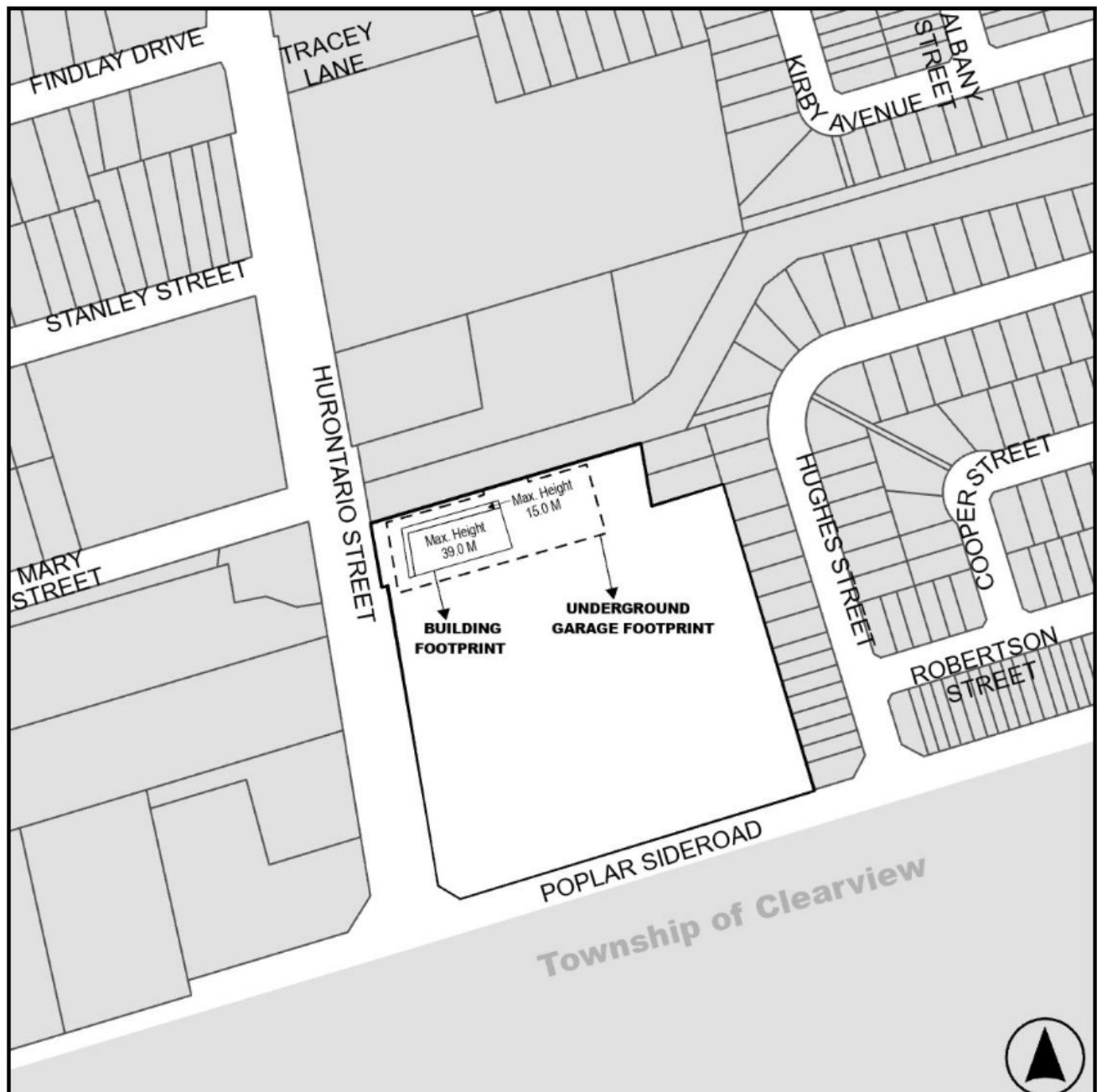


Illustration 16: Mixed-Use Building Envelope

Mayor

Clerk

This is Schedule 2 to By-law Number 2026-029 approved on the 20th day of April, 2026.

**TOWN OF COLLINGWOOD
Planning Services**

DWG Date: March 2026
FILE NUMBER:
(PLOPN22024374) (SW)