



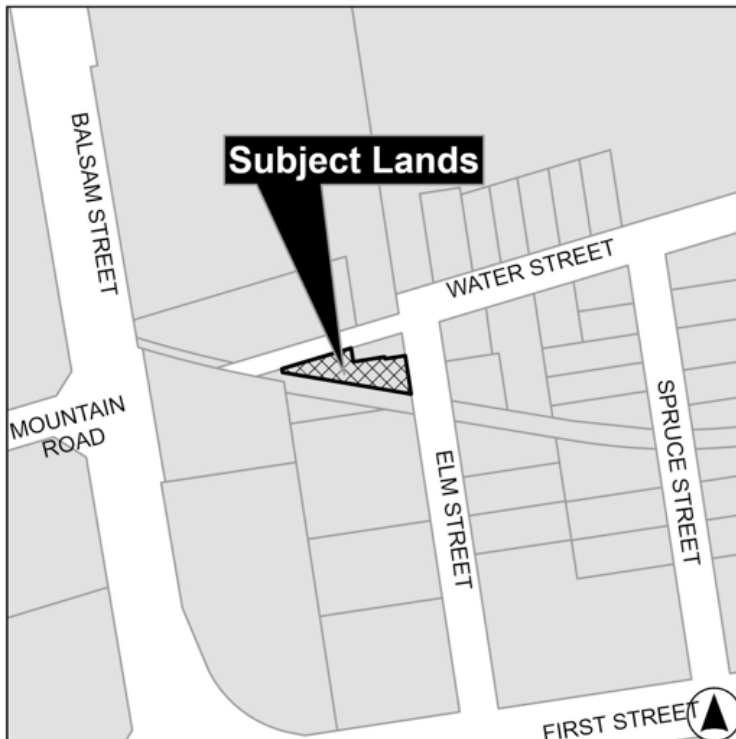
**EXPLANATORY NOTE  
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD  
BY-LAW No. 2026-0XX**

By-law No. 2026-0XX 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 4 Elm Street from the Resort Commercial (C3) Zone to a Residential Second Density Exception Thirty-Seven (R2-37) Zone to permit a residential building with four (4) dwelling units and establish site-specific zoning provisions including increased maximum height and a reduced minimum interior side yard for a detached accessory building.

The By-law will be in conformity with the 2024 Official Plan of the Town of Collingwood, as amended, when the applicable policies are no longer subject to appeal and 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.

**Key Map**



**BY-LAW No. 2026-0XX**  
**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 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, in this case a newly approved Official Plan;

**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 County of Simcoe approved a new 2024 Official Plan on September 24, 2024;

**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 2024 Official Plan of the Town of Collingwood;

**AND WHEREAS** this by-law will come into effect once the applicable 2024 Official Plan policies are no longer subject to appeal and come into effect in accordance with Section 24(2) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

**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 December 15, 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 Resort Commercial (C3) Zone to a Residential Second Density Exception Thirty-Seven (R2-37) 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 SECOND DENSITY EXCEPTION THIRTY-SEVEN – R2-37 ZONE with the provisions as follows:

"RESIDENTIAL SECOND DENSITY EXCEPTION THIRTY-SEVEN – R2-37 ZONE

**P2026-13 Appendix A**

The following zoning exceptions shall apply to a maximum of one (1) detached accessory building containing a minimum of two (2) Additional Residential Units:

Maximum building height: 8.48 m

Minimum interior side yard: 1.3 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, subject to the 2024 Official Plan for the Town of Collingwood coming into force 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.

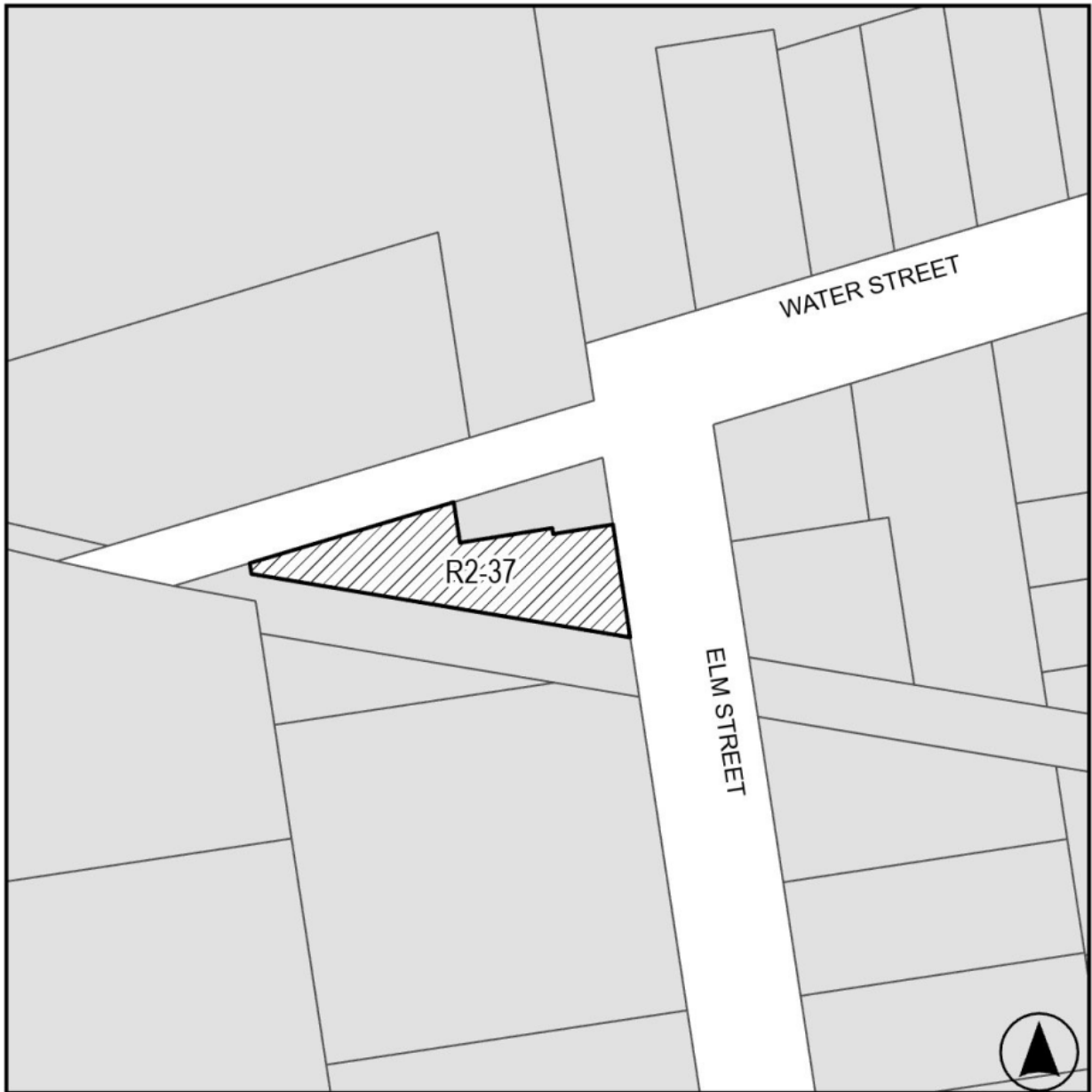
**ENACTED AND PASSED THIS 4TH DAY OF MAY, 2026.**

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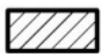
MAYOR

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CLERK



**Legend**



Lands to be rezoned from Resort Commercial (C3) Zone to Residential Second Density Exception Thirty-Seven (R2-37) Zone

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Mayor

\_\_\_\_\_  
Clerk

This is Schedule 1 to By-law Number 2026-0XX approved on the 4th day of May, 2026.

**TOWN OF COLLINGWOOD  
Planning Services**

DWG Date: March 2026  
FILE NUMBER:  
(PLZAMA2025428) (SW)