



Notice of Passing of a Zoning By-law Amendment By the Corporation of the Town of Collingwood

Take notice that the Town of Collingwood Council passed amending [By-law No. 2024-082](#) on **November 18, 2024** under Section 34 of the *Planning Act*.

The proposed Municipally Initiated Zoning By-law Amendment applies Town-wide; therefore, no key map is provided with this notice.

The Purpose and Effect of the Zoning By-law Amendment is to support the implementation of the Town's Short-Term Accommodation Licensing Program (Phase 1 and 2) by:

- Amending the definition of "Short-Term Accommodation" to clarify that Short-Term Accommodation is considered a type of Home Occupation, and that a Bed and Breakfast is considered a type of Short-Term Accommodation;
- Replacing zoning regulations for "Bed and Breakfast" uses with zoning regulations for "Short-Term Accommodation";
- Permitting up to two Home Occupations per lot, including a maximum of one Short-Term Accommodation; and
- Specifying parking requirements for a Home Occupation that is a Short-Term Accommodation.

This By-law is in conformity with the 2024 Official Plan of the Town of Collingwood, which was approved by the County of Simcoe on September 24, 2024, but is currently subject to appeals, and will come into effect in accordance with Section 24(2) and (2.1) of the *Planning Act*.

Please note that this Zoning By-law Amendment replaces the zoning requirements for Bed and Breakfasts, while supporting the introduction of other types of Short-Term Accommodation in the future. For clarity, only Class A – Guest Room Licenses for Bed and Breakfasts are currently available for application under Phase 1 of the Short-Term Accommodation Licensing Program.

The Town also passed an updated Short-Term Accommodation Licensing [By-law No. 2024-078](#) on November 18, 2024, which expand the types of short-term accommodations allowed in Collingwood by introducing two new licence classes. More information on this Program can be found here: www.collingwood.ca/sta.

Public and Agency comments received: All written and oral submissions received in response to the application were considered in making an informed recommendation and decision as summarized in [Staff Report 2024-23](#).

When and how to file an appeal:

An appeal of the decision of the Town of Collingwood Council to the Ontario Land Tribunal (OLT) must be filed with the Town of Collingwood no later than 20 days after the date of this notice. The last date of appeal is **December 16, 2024**. The appeal package should be sent to the attention of the Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5. The appeal must set out the reasons for the appeal and be accompanied by the fee required by the Tribunal as prescribed under the *Ontario Land Tribunal Act*. A copy of the appeal form is available on the Tribunal's website: <https://olt.gov.on.ca/appeals-process/forms/>

Who can file an appeal:

Any of the following may appeal the decision to the OLT: the applicant; a specified person* or public body*, who before the by-law was passed, made oral submissions at a public meeting or written submissions to Town of Collingwood Council; the registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to the Town of Collingwood Council; and the Minister.

*As defined under Section 1(1) of the *Planning Act*

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Please note that the rights of third parties to appeal Zoning By-law Amendment decisions to the Ontario Land Tribunal have been restricted under the *Planning Act*.

For more information about the proposed Zoning By-law Amendment, including information about appeal rights, contact:

Nathan Wukasch, Senior Planner, Planning Services Division
nwukasch@collingwood.ca or (705) 445-1030 Ext. 3275

To learn more about the Town's Short-Term Accommodation Program, please visit the Town's Short-Term Accommodation Engage Page at <https://engage.collingwood.ca/short-term-accommodations>.

For more information on the Town's Short-Term Accommodation Licensing Program, please visit www.collingwood.ca/sta or contact:

Amanda Fone, Licensing Program and Compliance Officer, By-law Services Division
afone@collingwood.ca or (705) 445-1030 Ext. 3249