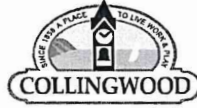


BY-LAW No. 2023-018
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



**BEING A BY-LAW TO ADOPT AMENDMENT NO. 47
TO THE OFFICIAL PLAN OF THE TOWN OF COLLINGWOOD**

WHEREAS the Council of the Corporation of The Town of Collingwood held a public meeting on July 25, 2022 respecting a proposal to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Mixed Use Exception Two; to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Parkland to Mixed Use Exception Two; and to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Parkland and amend the Commercial and Mixed Use policies of The Shipyards – Special Policy Area in the Town of Collingwood Official Plan.

AND WHEREAS the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Town of Collingwood to amend these schedules and policies of the Town of Collingwood Official Plan;

AND WHEREAS the Council has determined that revisions to Schedule A1 "The Shipyards – Special Policy Area Land Use Plan" and the Commercial and Mixed Use policies of The Shipyards-Special Policy Area are appropriate and desirable to facilitate the development of a six-storey, mixed-use residential-commercial development (Collingwood Quay) and reconfigure the Parkland designation to provide for a continuous public promenade adjacent to the harbour.

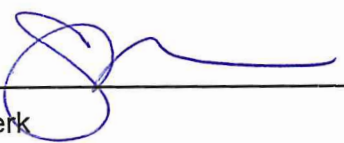
The Council of the Corporation of the Town of Collingwood, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, hereby **ENACTS** as follows:

1. **THAT** Amendment No. 47 to the Official Plan of the Town of Collingwood, being the attached text and schedules, is hereby adopted.
2. **THAT** the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. 47 to the Official Plan of the Town of Collingwood.

ENACTED and passed this 20th day of March, 2023.



Mayor



Clerk

**AMENDMENT NO. 47
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD**

**AN AMENDMENT TO THE SHIPYARDS – SPECIAL POLICY AREA LAND USE PLAN
SCHEDULE AND THE COMMERCIAL AND MIXED USE POLICIES FOR
THE SHIPYARDS BLOCK 6 PLAN 51M-926
(COLLINGWOOD QUAY)**

March 2023

(i)

**AMENDMENT No. 47
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD**

The attached explanatory text and schedules constituting Amendment No. 47 to the Official Plan of the Town of Collingwood was prepared for and recommended to the Council of the Corporation of the Town of Collingwood.

This Amendment to the Official Plan of the Town of Collingwood was adopted by the Council of the Corporation of the Town of Collingwood in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, by By-law No. 2023-018 passed on the 20th day of March, 2023.



Mayor



Clerk

OFFICIAL PLAN AMENDMENT

AMENDMENT NO. 47

TO THE OFFICIAL PLAN OF THE TOWN OF COLLINGWOOD

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment, when approved by the County of Simcoe, shall be known as Amendment No. 47 to the Official Plan of the Town of Collingwood.

1.2 COMPONENTS

This Amendment consists of the text and schedules as outlined below in Part 2 titled The Amendment, Subsection 2.2. The preamble does not constitute part of the actual Amendment but is included for convenience purposes.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Amendment to the Official Plan of the Town of Collingwood is to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Mixed Use Exception Two; to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Parkland to Mixed Use Exception Two; and to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Parkland and amend the Commercial and Mixed Use policies of The Shipyards – Special Policy Area in the Town of Collingwood Official Plan to permit the development of Block 6 of the Collingwood Shipyards with a six-storey, mixed-use development comprised of 101 residential dwelling units, including ground-floor units, a minimum 300 square metres of ground floor commercial space, a ground floor amenity space, and a continuous public promenade adjacent to the harbour.

1.4 LOCATION

The property subject to this Amendment is associated with Collingwood Quay located on the north side of Side Launch Way, west of the Launch Basin of the harbour and east of the Dry Dock Basin of the harbour. The lands are legally described as Block 6, Registered PLAN 51M-926, Town of Collingwood, County of Simcoe.

1.5 BASIS OF THE AMENDMENT

This Amendment to the Official Plan of the Town of Collingwood affects the Commercial, Mixed Use, and Parkland designations and the Commercial and Mixed Use policies with respect to The Shipyards – Special Policy Area.

The Amendment is appropriate and constitutes good planning based on conformity and/or consistency with the Provincial Policy Statement, the Provincial A Place to Grow Plan, the Simcoe County Official Plan, and the Town of Collingwood Official Plan. The lands are within the Town's built boundary on existing municipal sanitary and water services.

The development of the site would facilitate the rounding out The Shipyards development area and assist with the need for enhanced public access to the waterfront as identified in the Town's Strategic Plan and the Waterfront Master Plan.

The subject property (Block 6) was created as part of the Shipyards Plan of Subdivision (51M-926) in January 2009.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

The Amendment consisting of the text and schedule referred to in Subsection 2.2 below constitutes Amendment No. 47 to the Official Plan of the Town of Collingwood.

2.2 DETAILS OF THE ACTUAL AMENDMENT

PART A)

That Schedule "A1" titled "The Shipyards -Special Policy Area Land Use Plan" of the Official Plan of the Town of Collingwood is hereby amended, in part, by:

Redesignating a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Mixed Use Exception Two; redesignating a portion of the subject lands in The Shipyards – Special Policy Area from Parkland to Mixed Use Exception Two; and redesignating a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Parkland, as shown more particularly on Schedule "1" affixed hereto.

PART B)

The following policies in Subsection 4.4.4.9.3.1.4.1 (Permitted Uses) are deleted in their entirety:

"These lands shall include a public plaza as an extension of Hurontario Street onto the Shipyards site and function as a tourist attraction to the waterfront, walkway and trail systems and Downtown Core."

"Notwithstanding the above, those lands designated Commercial and are located on the north end of the site, north of the lands designated parkland, shall only permit the development of a restaurant use and uses accessory to a permitted use. Any stand-alone restaurant use shall not exceed two (2) stories in height excluding a mezzanine."

The following policy in Subsection 4.4.4.9.3.1.4.2.4 (Architectural Control Guidelines) is deleted in its entirety:

"The commercial units which front onto the Launch Basin shall generally have their front façade face the launch basin."

PART C)

That Subsection 4.4.4.9.3.1.5 titled "Mixed Use, The Shipyards – Special Policy Area" of the Official Plan of the Town of Collingwood is hereby amended in part by adding the following new subsection and policy:

4.4.4.9.3.1.5.4 Collingwood Shipyards Block 6 – Mixed Use Exception Two (OPA#47)

The permitted uses and policies of Section 4.4.4.9.3.1.5 shall apply to the lands in the Mixed Use Exception Two designation with the following exceptions:

The minimum commercial gross floor area shall be 300 square metres. The commercial units which front onto the Launch Basin shall generally have their front façade face the Launch Basin. A minimum of one restaurant shall be provided which generally has its front façade facing the Launch Basin.

Residential dwelling units may be located at grade, anywhere on the lands, except along the Side Launch Way street frontage.

Subject to the policies of Section 4.4.4.9.3.1.9.2 of the Official Plan, the residential unit count shall be a maximum of 101 residential dwelling units.

2.3 IMPLEMENTATION

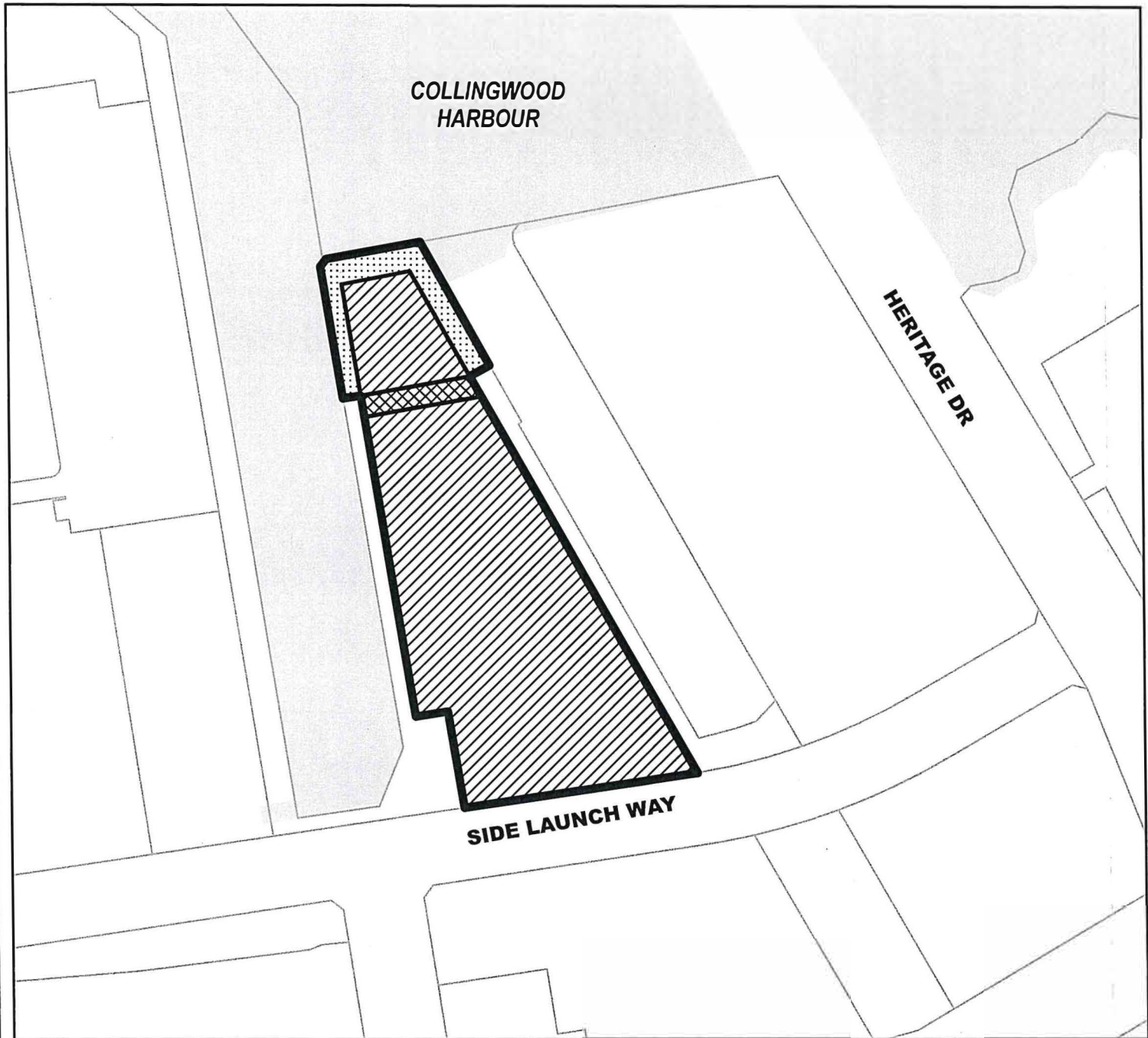
Amendment No. 47 to the Official Plan of the Town of Collingwood will be implemented by an amendment to the Town of Collingwood Zoning By-law No. 2010-040, as amended.

2.4 INTERPRETATION

The provisions of the Official Plan of the Town of Collingwood, as amended from time to time, regarding the interpretation of that Plan, shall apply in regards to this Amendment.

Schedule '1'

Block 6, Side Launch Way
Town of Collingwood
County of Simcoe



-  Lands within the Shipyards Special Policy Area to be redesignated from the Commercial designation to Mixed-Use Exception Two.
-  Lands within the Shipyards Special Policy Area to be redesignated from the Parkland designation to Mixed-Use Exception Two.
-  Lands within the Shipyards Special Policy Area to be redesignated from the Commercial designation to Parkland.

This is Schedule 'A'1 to the Official Plan
Passed this 25th day of March 2023

Mayor

Clerk

This photocopy confirms to the original document which has not been altered in any way. Signed at the Town of Collingwood in the County of Simcoe this 5th day of April 2023
Rebecca Lynn Dahl