
NOTICE OF DECISION

With Respect to an Official Plan Amendment Subsection 17(35) and 21 of the Planning Act

A decision was made by the County of Simcoe, Director of Planning/Chief Planner under the delegated authority granted by County By-law No. 6984 on the date noted above, to approve Amendment No. 2 to the Official Plan for the Town of Collingwood, as adopted by Town of Collingwood By-law No. 2026-038, and as modified by Schedule 4 to Report PLN 2026-013.

Purpose and Effect of the Official Plan Amendment

The Official Plan Amendment affects lands legally described as Part Lot 40, Concession 8, and municipally addressed as 853 and 869 Hurontario Street, 7564 Poplar Sideroad. The purpose of the Official Plan Amendment is to amend Schedule 2 – Land Use Plan of the Town of Collingwood Official Plan by redesignating the subject lands from ‘Mixed-Use Corridor I’ and ‘Mixed-Use Corridor II’ to ‘Mixed-Use Corridor I – Area Specific Policy (Area 13A)’ and ‘Mixed-Use Corridor II – Area Specific Policy (Area 17A)’. Schedule 7 – Area Specific Policies is also proposed to be amended by identifying ‘Area 13A’ and ‘Area 17A’ on separate areas of the subject lands. Section 5.7.4 titled ‘Area Specific Policies – Mixed-Use Corridor I Designation’ and Section 5.7.5 titled ‘Area Specific Policies – Mixed-Use Corridor II Designation’ are proposed to be amended by adding site-specific policies for lands identified as ‘Area 13A’ and ‘Area 17A’. The effect of these amendments is to create land use permissions for a mixed-use development containing a 12-storey multi-residential building and six (6) commercial and office buildings.

The decision is consistent with the Provincial policy statements issued under the *Planning Act* and conforms with Provincial and County plans. A copy of staff report PLN 2026-013 is attached.

Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments are detailed in the associated staff report PLN 2026-013. The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No. 2.

Associated File(s): The proposal is also subject to the following application(s) under the *Planning Act*:

- Zoning By-law Amendment (File No. PLOPN22024374)

When and How to File an Appeal

If you wish to appeal the decision of the County of Simcoe to the Ontario Land Tribunal (OLT), you may do so within 20 days of the issuance of this notice by filing a Notice of Appeal via the OLT e-file at <https://olt.gov.on.ca/e-file-service> by selecting [Simcoe (County of)] as the Approval Authority or in person or by mail to the County Clerk – County of Simcoe, no later than **4:30 p.m.** on or before **2026/11/04**.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the e-file portal is down, you can submit your appeal to: clerks@simcoe.ca.

Please refer to the Tribunal website for more information on filing an appeal <https://olt.gov.on.ca> or call 1-866-448-2248.

The Notice of Appeal must include:

- (1) set out the reasons for the appeal;
- (2) a completed Tribunal Appellant Form (A1) if submitted in person or by mail; and
- (3) be accompanied by the fee charged under the *Ontario Land Tribunal Act 2021* in the amount specified of \$1,100.00 or as specified on the Tribunal website payable by certified cheque to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart>

Who Can File an Appeal

Pursuant to Section 17 (36) of the *Planning Act*, R.S.O. 1990, c.P.13, a Notice of Appeal may be filed to the OLT

by the following parties:

- A specified person who, before the plan was adopted, made oral submissions at a public meeting or written submissions;
- A public body who, before the plan was adopted, made oral submissions at a public meeting or written submissions;
- The registered owner of any land to which the plan would apply, if, before the plan was adopted, the owner made oral submissions at a public meeting or written submissions;
- The Minister;
- In the case of a request to amend the plan, the person or public body that made the request.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, 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.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day of appeal noted above.

Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing Address for Filing a Notice of Appeal

County Clerk
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6
clerks@simcoe.ca
(705) 726-9300



TO: Director of Planning/Chief Planner – Delegated Approvals
DIVISION: Engineering, Planning and Environment
DEPARTMENT: Planning

REPORT #: PLN 2026-013

REPORT DATE: August 27, 2026

SUBJECT: Request for Approval - Town of Collingwood Official Plan
Amendment No. 2

Recommendation

That Official Plan Amendment No. 2 to the Town of Collingwood Official Plan, as adopted by Town of Collingwood By-law 2026-038, and as modified by Schedule 4 to Report PLN 2026-013, be approved; and

That Notice of Decision of Official Plan Amendment No. 2 to the Town of Collingwood Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

The following provides a summary of the proposal:

Location: 853 and 869 Hurontario Street, 7564 Poplar Sideroad, and Part Lot 40 Concession 8, Nottawasaga

Applicant: David Finbow on behalf of Charis Developments Limited and Assaff Investments

Proposal: To amend Schedule 2 – Land Use Plan of the Town of Collingwood Official Plan by redesignating the subject lands from ‘Mixed-Use Corridor I’ and ‘Mixed-Use Corridor II’ to ‘Mixed-Use Corridor I – Area Specific Policy (Area 13A)’ and ‘Mixed-Use Corridor II – Area Specific Policy (Area 17A)’. Schedule 7 – Area Specific Policies is also proposed to be amended by identifying ‘Area 13A’ and ‘Area 17A’ on separate areas of the subject lands. Section 5.7.4 titled ‘Area Specific Policies – Mixed-Use Corridor I Designation’ and Section 5.7.5 titled ‘Area Specific Policies – Mixed-Use Corridor II Designation’ are proposed to be amended by adding site-specific policies for lands identified as ‘Area 13A’ and ‘Area 17A’. The effect of these amendments is to create land use permissions for a mixed-use development containing a 12-storey multi-residential building and six (6) commercial and office buildings.

County File: CW-OPA-2602
Town File: PLOPN22024374 (Includes Zoning By-law Amendment)
Related File: Zoning By-law Amendment

Background/Analysis

The subject lands include multiple parcels within the Town of Collingwood along the municipal boundary with the Township of Clearview. The subject lands include the parcels municipally addressed as 853 and 869 Hurontario Street and 7564 Poplar Sideroad as well as an unaddressed parcel legally described as Part Lot 40 Concession 8 Nottawasaga. Please see Schedule 1 for a location map of the subject lands.

The subject lands are approximately 3.76 hectares (9.29 acres) in size with frontage on Hurontario Street and Poplar Sideroad (County Road 32) and are located northeast of the intersection of Hurontario Street/County Road 124 and Poplar Sideroad (County Road 32). The subject lands are vacant with the exception of a detached dwelling at 853 Hurontario Street which is planned to be demolished. Along Hurontario Street to the north and west of the property, there are a variety of uses including institutional (i.e. New Life Church and Collingwood Collegiate Institute), commercial uses (i.e. Georgian Bowl and gas station), and low-density residential uses. Immediately to the east of the subject lands is a residential subdivision known as Pretty River Estates. On the south side of Poplar Sideroad (County Road 32) are predominantly agricultural lands in the Township of Clearview. The subject lands are within the Town of Collingwood settlement area boundary.

Charis Developments Limited and Assaff Investments submitted a site-specific Official Plan Amendment application to the Town of Collingwood on September 13, 2024 to amend Schedule 2 – Land Use Plan of the Town of Collingwood Official Plan by redesignating the subject lands from ‘Mixed-Use Corridor I’ and ‘Mixed-Use Corridor II’ to ‘Mixed-Use Corridor I – Area Specific Policy (Area 13A)’ and ‘Mixed-Use Corridor II – Area Specific Policy (Area 17A)’. Schedule 7 – Area Specific Policies is also proposed to be amended by identifying ‘Area 13A’ and ‘Area 17A’ on separate areas of the subject lands. Section 5.7.4 titled ‘Area Specific Policies – Mixed-Use Corridor I Designation’ and Section 5.7.5 titled ‘Area Specific Policies – Mixed-Use Corridor II Designation’ are proposed to be amended by adding site-specific policies (Policy 5.7.4.4 and Policy 5.7.5.5) for lands identified as ‘Area 13A’ and ‘Area 17A’. Policy 5.7.4.4 proposes to permit low-rise buildings as well as mid-rise and high-rise buildings on the lands, revises the permitted uses on this portion of the subject lands to include a seniors residence, retirement home and/or nursing home in a mixed-use building as additional permitted uses and to prohibit motor vehicle gas stations and/or washes, service centres and repair shops, automotive dealerships, and recreational vehicle sales and services as permitted uses on the subject lands. On a portion of the subject lands (Area 13A), the minimum building height shall be one storey or 7.0 metres, whichever is greater. Policy 5.7.5.5 proposes to prohibit motor vehicle gas stations and/or washes, service centres and repair shops, automotive dealerships, and recreation vehicle sales and services as permitted uses on a portion of the subject lands. One supermarket having a maximum gross floor area of 2,800 square metres is also permitted on these lands. The amendment as adopted is attached as Schedule 2 to this report.

The effect of the amendment is to create land use permissions for a mixed-use development containing a 12-storey mixed-use building containing 165 units, suites or rooms, one 3-storey retail and office building and six (6) 1-storey commercial and retail buildings. The reference to

“suites or rooms” for the 12-storey building is to allow future permissions for a senior’s residence, retirement home or nursing facility. The commercial and retail uses are proposed to include three restaurants, a grocery store, pharmacy, and commercial/office space. A conceptual plan of the proposed development is attached as Schedule 5 to this report.

A related Zoning By-law Amendment application was submitted concurrently with the Official Plan Amendment application. The subject lands are proposed to be rezoned from ‘Highway Commercial’ (C5) and ‘Deferred Residential’ (DR) to ‘Holding 29 Mixed-Use Commercial Exception 7’ [(H29) C4-7]. The ‘H29’ Holding Zone will be added to Section 2.5 – Holding Zones with the following provisions:

- 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;
- Confirmation that all lands have legally merged on 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 on 29 and 31 Hughes Street to the satisfaction of the Nottawasaga Valley Conservation Authority (NVCA) or its successor; and,
- Execution of a site plan agreement to address technical matters to the satisfaction of the Town.

Section 7.5 – Commercial Exception Zones is proposed to be amended by adding a new classification (Mixed-Use Commercial Exception 7) and clarify the permitted uses and exceptions for the (H29) C4-7 zone. The Zoning By-law Amendment application was approved by Council for the Town of Collingwood on May 27, 2026.

The following reports/studies were received in support of the proposed amendment and considered by County Planning staff in the preparation of this report:

- Planning Justification Report prepared by Loft Planning Inc., dated September 12, 2024; updated June 30, 2025; addendum January 2026;
 - Urban Design Brief prepared by MHBC Planning Limited, dated July 11, 2025;
 - Environmental Impact Study prepared by Azimuth Environmental Consulting Inc., dated September 2024; addendum dated July 2, 2025;
 - Arborist Report prepared by C.F. Crozier & Associates Inc., dated September 2024; updated April 20, 2026;
 - Functional Servicing Report prepared by Tatham Engineering, dated September 16, 2024; updated July 8, 2025; updated December 22, 2025;
 - Stormwater Management Report prepared by Tatham Engineering, dated July 8, 2025; updated December 22, 2025;
 - Geotechnical Investigation prepared by G2S Consulting Inc., dated March 2022; and addendum dated September 6, 2024; updated July 7, 2025;
 - Hydrogeological Investigation prepared by G2S Consulting Inc., dated September 2024; updated July 7, 2025;
 - Preliminary Water Budget prepared by Tatham Engineering, dated June 9, 2025;
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- Stage 1-3 Archaeological Assessment (part of the south half of Lot 40, Concession 8) prepared by Archaeological Assessments Limited, dated September 2007; Stage 4 Archaeological Assessment dated September 2007;
- Stage 1-2 Archaeological Assessment (853 Hurontario Street and adjacent vacant lot) prepared by Earthworks Archaeological Services Inc., dated August 9, 2024;
- Commercial Market Impact Study prepared by Parcel Economics Inc., dated September 16, 2024; updated July 11, 2025;
- Traffic Impact Study prepared by Tatham Engineering, dated June 30, 2025; updated January 26, 2026;
- Noise Feasibility Study prepared by HGC Engineering, dated September 11, 2024; updated July 7, 2025; updated November 27, 2025; and
- Shadow Studies prepared by Richard Ziegler Architect Inc., dated August 23, 2024; updated July 3, 2025; updated November 18, 2025

The statutory public meeting was held on July 28, 2025, and Council for the Town of Collingwood adopted Official Plan Amendment No. 2 on May 20, 2026. County Planning staff received the adoption record from the Town on May 27, 2026, and deemed it complete on June 12, 2026.

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides guiding policies on a variety of land use planning matters across the province such as directing population and employment growth to designated settlement areas and promoting efficient land use and development patterns. Policy 2.3.1.1 states that settlement areas shall be the focus of growth and development.

Policy 2.3.1.2 provides several development objectives that land use patterns within settlement areas are to strive towards including the efficient use of land and resources and the efficient use of existing or planned infrastructure and public service facilities.

The PPS also contains a number of housing policies, such as Policy 2.2.1, that are meant to facilitate housing development across the province. Policy 2.2.1 requires planning authorities to provide an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area. Planning authorities are to facilitate this development, in part, by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents and all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use. Planning authorities are also to promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Policy 3.6.2 states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

The subject lands are within the designated greenfield area of the Town of Collingwood, adjacent to the delineated built boundary. The proposal is a mixed-use development containing a high-rise residential apartment building that will provide a new built form and increased density to this area of the Town. As noted above, the development is proposed to include a variety of uses such as three (3) restaurants, a grocery store (No Frills), a pharmacy

(Shopper's Drug Mart), and additional retail and office space such as Dollarama and Pet Valu. The proposed development will provide a local concentration of commercial businesses to a part of the Town that does not contain such uses.

The subject lands are also within walking distance of local and regional transit stops located approximately 550 metres north along Hurontario Street and Lockhart Road. Improvements along Poplar Sideroad (County Road 32) and the intersection with Hurontario Street/County Road 124 will improve traffic flow and safety in this location for all forms of transportation. To this end, the County has advised that the developer will be required to undertake the following road improvements: a westbound right turn lane on Poplar Sideroad at the access to the property and a two-way centre left turn on Poplar Sideroad across the entire frontage of the property. A southbound advanced left turn lane at the intersection of Hurontario Street and Poplar Sideroad will also be required. There is also a proposed connection local trail to the north of the subject lands along the Hamilton Drain and proposed sidewalks along Hurontario Street and Poplar Sideroad that will support active transportation.

The proposed development will be serviced by municipal water and sewage services. However, due to existing servicing constraints within the Town, the concurrent Zoning By-law Amendment places a holding symbol (H29) on the subject lands. One of the conditions for removal of the holding symbol is the "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)."

Policy 4.1.2 directs that the diversity and connectivity of natural features in an area and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features.

Policies 4.1.5 to 4.1.8 direct development away from identified natural heritage features and areas including on adjacent lands to these features.

The Environmental Impact Statement (EIS) prepared by Azimuth Environmental Consulting determined that the following natural heritage features and areas were present on and adjacent to the subject lands: habitat of endangered and threatened species, an unevaluated wetland, candidate significant wildlife habitat, and fish habitat.

Habitat for endangered and threatened species on the subject lands is related to bat maternity roost sites. The EIS determined that the majority of the trees on the lands were generally young and therefore are highly unlikely to provide high-quality roosting habitat for bats during the active season. The candidate bat habitat for species at risk bats have been described as low-quality snag features with limited potential opportunities for access by bats.

A Butternut Health Assessment was undertaken for two butternut trees found on the subject lands. One of the butternut trees was assessed to be a Category 1 tree which are considered "non-retainable" and will be removed. The other tree was determined to be a butternut hybrid which according to provincial guidelines are not subject to protections under the Ontario Endangered Species Act but will be retained in accordance with the Tree Protection Plan in the April 20, 2026 Arborist Report.

Two wetland features were identified on the subject lands: one in the northwest and the other in the northeast. The feature in the northwest was determined to have been established around 2007 as a stormwater management pond associated with a previous development proposal on the subject lands and is not considered to be a natural feature. The feature in the northeast is approximately 0.39 hectares in size and extends onto the adjacent lands to the north. Due to the size of the wetland feature, it has not been mapped by the Ministry of Natural Resources and therefore cannot be considered a significant wetland as defined in the Provincial Planning Statement. Planning staff also note that a portion of the northeast wetland is proposed to be removed to facilitate the proposed development. This will be addressed in the analysis of the natural hazards policies of the PPS.

The candidate significant wildlife habitat for the subject lands relates to habitat for the monarch butterfly. With regard to significant wildlife habitat, it was determined that breeding and nectaring habitat for the species is expected to remain abundant in the post-development setting on adjacent lands, and as such no negative impact to the species is anticipated as a result of the proposed development.

As it relates to fish habitat, there is a municipal drainage system called the Hamilton Drain that is located on adjacent lands north of the subject property. According to the Environmental Impact Study (EIS), the Hamilton Drain is considered a permanent cold water system and would be protected under the Federal Fisheries Act due to the natural characteristics of the Hamilton Drain and its connectivity to a known cold water stream (Pretty River). Since the Hamilton Drain is located on adjacent lands to the north of the subject lands, no direct impacts to fish habitat are expected to occur from the proposed development. However, indirect impacts to fish habitat could still occur as a result of on-site works but can be addressed through standard erosion and sediment control measures as conditions of a future site plan application.

Policy 4.6.2 states that planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

Multiple archaeological assessments have been undertaken on the subject lands. The initial assessment for the majority of the subject lands took place in 2007. This assessment discovered artefacts associated with a homestead that was occupied between the 1830s and 1850s. As a result of this finding, it was determined that a Stage 4 assessment would be required. This assessment advised that the completion of the Stage 4 mitigation is considered to have mitigated the only remaining archaeological planning concern associated with the subject property. In 2008, the Ministry of Culture concurred with the recommendation of this assessment and advised that they are satisfied that Provincial concerns for archaeological sites have been met for the subject property.

A subsequent Stage 1-2 Archaeological Assessment was undertaken for the property addressed as 853 Hurontario Street and the abutting property to the east, legally described as part of the south half of Lot 40, Concession 8. This assessment did not discover any archaeological resources and concluded that no additional archaeological assessments would be required.

Policy 5.1.1 states that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Policy 5.2.2 notes that development shall generally be directed, to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

The subject lands are partially regulated under Ontario Regulation 41/24 due to the Pretty River Floodway, an unevaluated wetland, floodplain, meander erosion hazard areas and associated buffers. As noted above, the developer is proposing to remove the portion of the northeast wetland on the subject lands to facilitate the proposed development and to offset the loss of the wetland through cash-in-lieu as part of an ecological offsetting agreement with the Nottawasaga Valley Conservation Authority (NVCA). As of the writing of this report, an ecological offsetting agreement has not been reached or executed between the owner and NVCA. It is understood that conditions will be included in the site plan agreement which will outline the timing of receipt of cash-in-lieu compensation payments for ecological offsetting. Formal clearance of site plan conditions and the issuance of a permit by the NVCA will not be provided until the compensation fee, to be agreed to in the future executed ecological offsetting agreement, has been paid in full. Payments of cash-in-lieu for wetland loss to the NVCA will go toward wetland creation and/or wetland restoration projects within the NVCA watershed.

As noted above, the associated Zoning By-law Amendment has placed a holding symbol on the subject lands and established several conditions that are to be met before the holding symbol can be removed. This includes the execution of a site plan agreement to address technical matters to the satisfaction of the Town and confirmation of no off-site impacts to the water balance of the wetland feature located on 29 and 31 Hughes Street to the satisfaction of the NVCA or its successor.

With regard to flooding hazards associated with the Hamilton Drain, the Stormwater Management Report states that the site will remain protected from the elevated water levels in the Hamilton Drain during major storm events. NVCA staff have also advised that in their opinion, "...the proposed development is consistent with the Natural Hazards policies of the PPS, given the proposed mitigation measures and nature of the proposed use." Any remaining technical concerns will be addressed at the site plan approval stage.

The proposed amendment is consistent with the Provincial Planning Statement, 2024.

County of Simcoe Official Plan, Consolidated 2026

The subject lands are designated 'Settlements' on Schedule 5.1 to the County of Simcoe Official Plan. Objectives of this designation include focusing population and employment growth within settlements, and to promote development forms and patterns which minimize land consumption and servicing costs. The County Official Plan contains policies that direct the vast majority of population and employment growth to settlement areas, specifically Primary Settlement Areas. The Town of Collingwood is identified as a Primary Settlement Area on Schedule 5.1.2 of the County Official Plan.

The natural heritage policies of the Provincial Planning Statement noted above are mirrored by Policy 3.3.15 of the County Official Plan.

The County Official Plan also contains phasing policies for development within settlement areas. Specifically, Policy 3.5.11 states that the progression of development within a settlement area will be based on a sustainable and logical progression of development and be in accordance with Provincial, County, and local municipal official plan policies. In this regard it goes on to provide a number of matters that are to be considered when determining the phasing of development, including that:

- The required infrastructure and public service facilities are approved and implementable in a timely and cost-effective manner;
- Priority given to infill and intensification proposals that utilize existing infrastructure and public service facilities; and
- Local municipalities may place lands within a Holding Zone provision to ensure timing of release of subsequent phases is justified and satisfies other policies of this Plan and the local municipal official plan.

Table E of Policy 3.2.7 assigns density targets for each local municipality for development proposed within the designated greenfield area. The density target assigned for the Town of Collingwood is 55 residents and jobs per hectare.

Policy 3.5.14 of the County Official Plan states that settlements, and the downtowns and main streets of Primary Settlement Areas, shall be promoted as focal points for residential, commercial, and institutional uses by among other things:

- Establishing safe and pleasant pedestrian environments which encourage movement by foot, bicycle, and transit;
- Development of attractive streetscapes; and
- Development of a range of housing types and costs.

Additionally, Policy 3.5.17 states that development within the built-up areas and designated greenfield area of settlement areas may be of a higher density in order to achieve the policy objectives of this plan but should be compatible with adjacent residential uses.

The subject lands about the delineated built boundary for the Town of Collingwood in an area that the Town identifies as a Strategic Growth Area on Schedule 1 of its Official Plan. Per the Town's Official Plan, lands within Strategic Growth Areas "...are to accommodate mixed-use forms of development..." In the 'Mixed-Use Corridor I' designation, the Town's Official Plan states that all permitted uses in this designation shall be developed within mid-rise and high-rise buildings. The minimum permitted building height in this designation is 3 storeys or 10.5 metres, whichever is greater. Accordingly, County Planning staff are of the opinion that the proposed development represents a logical progression of development within the settlement area. The proposed amendment for this high-density residential development contributes to the achievement of a complete community, in part by diversifying the housing stock in this area of the Town and providing a local concentration of commercial and retail uses in proximity to commercial uses directly across the subject lands on the west side of Hurontario Street. A connection to a trail to the north as well as sidewalks proposed along Hurontario Street and Poplar Sideroad will encourage active transportation along this corridor. Road improvements to

Poplar Sideroad and its intersection with Hurontario Street (County Road 124) will also be required to improve traffic flow and safety for all modes of transportation.

As per the Planning Justification Report addendum, dated June 2025, the development is being proposed at a density of 130 residents and jobs/hectare which exceeds the density of 55 residents and jobs/hectare for the Town of Collingwood in Table E of Policy 3.2.7.

As noted above, the concurrent Zoning By-law Amendment places a holding symbol on the subject lands. A condition of removal of the hold is the 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).

The proposed 12-storey mixed-use building is located in the extreme northwest corner of the subject lands away from the abutting low-density residential subdivision to the east. Various studies including an Urban Design Brief, Noise Feasibility Study, and Shadow Study have been undertaken to demonstrate compatibility of this structure with nearby residential uses.

Policy 4.5.9 of the County Official Plan mirrors Policy 5.1.1 of the Provincial Planning Statement, noted above as it relates to directing development outside of hazardous lands.

Policy 4.6.5 of the County Official Plan mirrors the archaeological policy noted above in the Provincial Planning Statement section.

The servicing policies noted in the above Provincial Planning Statement section are mirrored in Section 4.7 of the County Official Plan. Specifically, that within settlement areas, municipal water services and municipal sewage services are the preferred form of servicing.

The proposed amendment conforms to the County of Simcoe Official Plan, Consolidated 2026.

Comments Received

During public consultation comments were received from external commenting agencies and local residents. Comments from external agencies were received from the Nottawasaga Valley Conservation Authority (NVCA), Natural Resource Solutions Inc. (EIS Peer Review), R.J. Burnside and Associates (TIS Peer Review), SGL Planning (Landscape Peer Review), urban Metrics (Commercial Market Impact Study Peer Review), The Planning Partnership (Urban Design Brief Peer Review), R. Bouwmeester & Associates (Noise Feasibility Study Peer Review), Huron-Wendat Nation, Saugeen Ojibway Nation, Simcoe County District School Board (SCDSB), Simcoe Muskoka Catholic District School Board (SMCDSB), EPCOR, Enbridge Gas, and the County of Simcoe.

Agency Comments

The NVCA provided multiple comment letters over the course of this application. Their initial comment letter advised that the subject lands are partially regulated due to the presence of the Pretty River Floodway, an unevaluated wetland, floodplain, meander erosion hazard areas and associated buffers. As such, a permit will be required from the NVCA prior to development. Technical comments were also provided related to the unevaluated wetland on the subject lands to ensure that the nature of the wetland is accurately characterized. Concerns were also

raised regarding the proposed two-storey underground parking lot in the north of the development.

In subsequent comment letters, additional technical comments were provided relating to the wetland and the feature-based water balance completed in support of the proposed applications. Since a portion of the unevaluated wetland is proposed to be removed, the NVCA also provided comments on the applicants' proposed ecological offsetting plan. In this regard they advised that the proposed strategy was in conformity with the NVCA's Net Gain for Ecological Offsetting Guideline. As noted above, an ecological offsetting agreement has yet to be entered into between the NVCA and the owner due to outstanding technical concerns.

EIS peer-review comments provided by Natural Resource Solutions Inc. (NRSI) largely related to significant wildlife habitat and habitat of endangered and threatened species. Azimuth Environmental Consulting responded to these initial comments in an EIS addendum. Later, NRSI advised that their original comments related to significant wildlife habitat and habitat of endangered and threatened species have been addressed.

Comments provided by R.J. Burnside, the Town's peer-reviewer of the Traffic Impact Study (TIS), related to several traffic related matters including required intersection and road improvements to Poplar Sideroad (County Road 32) and Hurontario Street/County Road 124, traffic counts, projected growth in the Town, active transportation connections, queuing lanes for the drive-thrus, and parking. All comments by R.J. Burnside have either been addressed to their satisfaction or have been carried forward for consideration at the time of site plan approval.

As noted above, SGL Planning & Design provided peer-review comments on the landscape plan prepared for the proposed applications. Specifically, their comments related to tree coverage on the site, the proposed parkette and trail connection, and landscape buffers.

In their initial peer-review comments of the Commercial Market Impact Study, urban Metrics outlined a number of concerns related to this study ranging from the core assumptions of the study and an inappropriate "trade area" to casual miscalculations. In follow-up peer-review comments on an updated Commercial Impact Study, urban Metrics provided an alternative scenario analysis based on their professional opinion.

Peer review comments on the urban design brief provided by The Planning Partnership focussed on matters related to the site layout, site circulation, building arrangement, articulation, and massing.

In their peer review of the Noise Feasibility Study, R. Bouwmeester & Associates advised that they agreed with the report's recommendations, implementation recommendations, and conclusions.

The Huron-Wendat Nation advised that the recommendations in the Stage 1-2 Archaeological Assessment for 853 Hurontario Street were appropriate.

The Saugeen Ojibway Nation inquired to confirm that an archaeological assessment was completed for the proposed development.

The SCDSB advised that they have no objection to the proposed development. In addition, comments were provided requesting that the applicant consider how students requiring bussing will be accommodated on the site. Standard advisory clauses were requested to be included in the future Site Plan Agreement.

The SMCDsB provided general comments regarding the capacity of local elementary and secondary schools and potential bussing requirements for the development. They also requested a standard advisory clause related to capacity in local elementary and secondary schools.

EPCOR provided general comments related to requirements for the provision of electrical infrastructure to the development.

Enbridge Gas advised that they had no objection to the proposed applications.

The County of Simcoe provided planning comments to ensure that the proposed development is compatible with existing development on adjacent lands. Planning comments were also provided as it related to the draft amendment text. County Transportation and Engineering staff provided technical comments and requirements as it related to Poplar Sideroad (County Road 32) and County Road 124.

Public Comments

Several written and oral comments were received from residents of the residential subdivision to the east, including from the Hughes Street and Area Residents Group. These comments raised a number of concerns regarding the proposed amendment, specifically:

- Natural heritage concerns related to the proposed removal of the unevaluated wetland (vernal pool) on the subject lands and impacts to the feature on adjacent lands;
- Compatibility with adjacent development, specifically the mixed-use 12-storey building (i.e. shadows, privacy) and grocery store (i.e. proximity to residential subdivision);
- Infrastructure capacity;
- Need for another grocery store and impacts on small businesses in the downtown area;
- Traffic impacts;
- Stormwater management and impacts of underground parking on groundwater flows;
- Status of the Town's new Official Plan.

With respect to the proposed removal of the wetland on the subject lands, County Planning staff understand that this wetland is too small (0.39 hectares) to be mapped as a wetland by the Ministry of Natural Resources and therefore cannot be considered a significant wetland as defined in the PPS. Additionally, due to its size this wetland is also not subject to Policy 3.3.15iii) of the County Official Plan. The applicant has prepared a wetland offsetting plan and the NVCA have advised that the proposed plan is in conformity with their Net Gains for Ecological Offsetting Guideline. However, as of the writing of this report, the NVCA still has outstanding concerns regarding potential off-site impacts to the remaining wetland feature as a result of the removal and has not entered into an offsetting agreement with the applicant. It is understood that ecological offsetting will be addressed as part of condition(s) included in the site plan agreement. NVCA will not provide clearance of site plan conditions or issue a permit until the compensation fee, agreed to in the future executed ecological offsetting agreement, has been paid in full.

The Town's new Official Plan sets the minimum and maximum heights of high-rise buildings where they are specifically identified as a permitted use by this Plan. The minimum height for buildings in the 'Mixed-Use Corridor' designation is 3 storeys or 10.5 metres, whichever is greater. The minimum height for high-rise buildings in the Town's Official Plan is eight (8) storeys or 27 metres, whichever is greater, while the maximum building height is 12 storeys or 45 metres, whichever is less.

The Town's Official Plan also contains a policy for when a site-specific Zoning By-law is under consideration to permit a new high-rise building. This policy requires the proposed development to meet the following design and compatibility criteria to the satisfaction of the Town:

- Be compatible with, and can be sensitively integrated with the surrounding land uses and built forms;
- Be on a site of suitable size for the proposed development, and provide adequate landscaping, amenity features, buffering, on-site parking and garbage pickup and recycling services;
- Be located in proximity to parks, open space and other public service facilities, services and amenities;
- Have access to utilities and service infrastructure that can adequately serve the proposed development;
- Have frontage on a collector or arterial road; and
- Be located at highly accessible locations, generally within 250 metres of an existing or planned public transit stop and, where possible, within 500 metres of schools, commercial facilities and/or parks, open space and/or other community facilities, services and amenities.

The above criteria are addressed below.

The proposed 12-storey (39 metres tall) mixed-use building is located as far as possible (approximately 80 metres) from the residential subdivision to the east of the subject lands and approximately 44 metres from the nearest residential dwelling. As noted above, studies have been undertaken to demonstrate the compatibility of the proposed building with nearby residential uses. For example, the Noise Feasibility Study stated that feasible means exist to reduce stationary sound levels from the activities of the future commercial/retail portion of the development at the nearest proposed and existing sensitive receptors to meet Ministry of Environment, Conservation and Parks (MECP) criteria. Several mitigation options were recommended for both stationary and transportation noise sources. In addition, the Shadow Study showed that the impacts of shadows on the rear yards of dwellings on the west side of Hughes Street would be minimal.

The parent zone for the proposed mixed-use exception zone (C4) requires an enhanced rear yard setback of 9.0 metres where this zone abuts a Residential zone with a minimum of 3.0 metres of this setback for landscaping. The proposed development concept indicates a setback of 9.0 metres from the rear wall of the grocery store to the lot line with the adjacent residential subdivision. It is understood that the entire setback will be landscaped including retaining a number of existing boundary trees.

The subject lands are suitably sized (3.76 hectares/ 9.29 acres) for the proposed development and are considered to be at a prominent intersection (Hurontario Street/County Road 124 and Poplar Sideroad/County Road 32). As required by the Town's Official Plan, the proposed 12 storey building has frontage on an arterial road (Hurontario Street). The subject lands are in proximity to, and will have a connection with, the Hamilton Drain Trail to the north which is part of the Town's large trail network. As noted above, the subject lands are also in proximity to public service facilities such as two secondary schools (Collingwood Collegiate Institute and Our Lady of the Bay), four elementary schools (Cameron Street Public School, Admiral Collingwood Public School, St. Mary's Catholic School, and Catholic Notre-Dame-de-la-Huronie) and public parks along Dey Drive and Findlay Drive.

The associated Zoning By-law Amendment places a holding symbol on the subject lands. One of the conditions for removing the holding symbol is 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).

A Commercial Market Impact Study was undertaken in support of the proposed development which was peer reviewed by urban Metrics on behalf of the Town. Urban Metrics advised that the assessment demonstrates that the proposal is justified on the basis of market demand without generating adverse impacts on the level of retail service in downtown Collingwood, nor posing a significant risk to the Town's overall supermarket sector. Neither the Collingwood Downtown Business Improvement Area, nor Economic Development staff at the Town have expressed concerns with the proposed development.

A Traffic Impact Study was undertaken in support of the proposed development which recommended road improvements to Poplar Sideroad (County Road 32) and intersection improvements at Poplar Sideroad and Hurontario Street/County Road 124 to improve traffic flow and safety in this area. County Transportation and Engineering staff will provide detailed comments on the future site plan application to ensure that the proposed road improvements are designed in accordance with the County's standards.

Technical comments related to issues such as stormwater management and the underground parking lot will be finalized and addressed through detailed design at the site plan control stage.

As it relates to concerns that approval of the amendment would be premature due to the status of the Town's new Official Plan not being approved and in effect, County Planning staff note that in a recent order, the Ontario Land Tribunal deemed the Town of Collingwood Official Plan to have come into full force and effect on October 30, 2024.

County Planning staff have reviewed the oral and written submissions received from agencies and the public regarding the amendment and are satisfied that these comments were considered and addressed prior to recommending approval of OPA No. 2.

Modifications

It is recommended that a modification be made to Part D of the Amendment to clarify the section number of the Town of Collingwood Official Plan titled "Area Specific Policies – Mixed-Use Corridor II Designation". The proposed modification would add a period between the "7"

and the second “5” in the first paragraph so that the correct subsection (5.7.5) of the Town of Collingwood Official Plan is cited.

Town Planning staff were circulated a track changes version of the proposed modified official plan amendment text as shown in Schedule 3 to this report and have advised that the modification is acceptable. A clean version of the modified OPA No. 2 is attached as Schedule 4 to this report.

Summary

County Planning staff recommends approval of Official Plan Amendment No. 2 to the Town of Collingwood Official Plan, as adopted by Town of Collingwood By-law No. 2026-038 and as modified by Schedule 4 to Report PLN 2026-013, given the reasons outlined in this report, which include:

- Consistency with the Provincial Planning Statement;
- Conformity with the goals, objectives, and general intent of the County of Simcoe Official Plan.

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County’s decision is appealed to the Ontario Land Tribunal (OLT) there may be legal costs associated with that process. As per County of Simcoe By-law No. 6984, the Chief Planner, the General Manager – Engineering, Planning & Environment, and County Solicitor may enter into negotiations, attend hearings and execute such documents as may be necessary to resolve disputes and OLT appeals with those parties insofar as the County’s position remains consistent with the Provincial Planning Statement, conforms with the applicable Provincial policies, and conforms with the County of Simcoe Official Plan.

Relationship to Corporate Strategic Plan

No direct relationship to corporate strategies.

Reference Documents

There are no reference documents associated with this Item.

Attachments

- Schedule 1 – Location Map
- Schedule 2 – Town of Collingwood OPA No. 2, as adopted
- Schedule 3 – Town of Collingwood OPA No. 2, as modified (track changes version)
- Schedule 4 - Town of Collingwood OPA No. 2, as modified (clean version)
- Schedule 5 – Gateway Centre Conceptual Site Plan

Prepared By Calvin Dempster, RPP, Planner III

Reviewed By Tiffany Thompson, RPP, MCIP, Manager of Planning

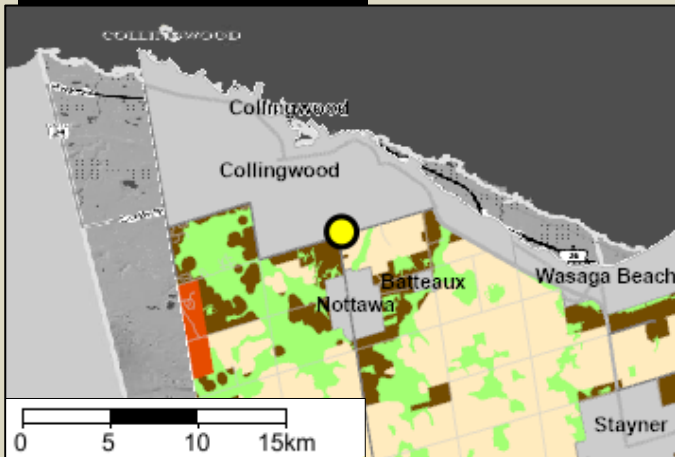
Delegated Approval as per Bylaw 6984 **Date**

Nathan Westendorp, Director, Planning/Chief Planner

October 7, 2026

Location Map

Municipal Context



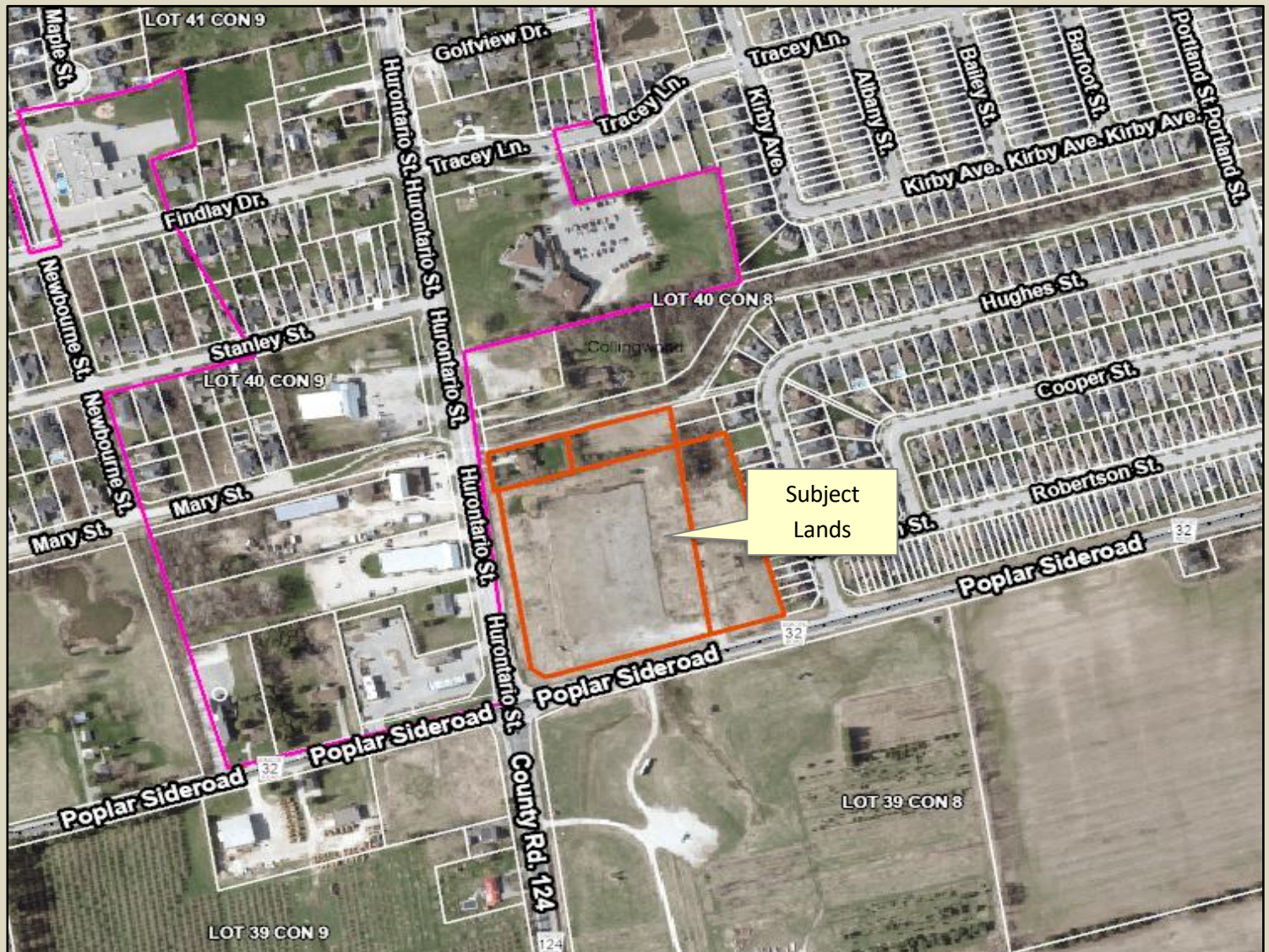
County File Number: CW-OPA-2602

Address: 853 & 869 Hurontario Street and 7564 Poplar Sideroad

COLLINGWOOD

County Official Plan Legend

- | | |
|--------------------|---|
| Agricultural Lands | Lands Not Subject To Plan |
| Settlements | Niagara Escarpment Plan Area |
| Economic District | Greenbelt Plan - Protected Countryside |
| Greenlands | Oak Ridges Moraine Conservation Plan Area |
| Rural Lands | Special Development Area Big Bay Point |
| Secondary Plan | Subject Property |



0 100 200 300m

Map Legend

- Subject Property Settlement Area Built Boundary 2016



This map, either in whole or in part, may not be reproduced without the written authority from the County of Simcoe, Copyright © County of Simcoe Land Information Network Cooperative - LINC 2026. Produced (in part) under license from: the Cities of Barrie & Orillia, the Ontario Ministry of Natural Resources (Copyright - Kings Printer 2026). ©Teranet Enterprises Inc. and its suppliers all rights reserved and Members of the Ontario Geospatial Data Exchange.

THIS IS NOT A PLAN OF SURVEY.

Date Generated: 8/13/2026, 2:46:43 PM

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 26 day of May, 2026.
Rebecca Lynn Dahl

**AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD (2024)**

**AN AMENDMENT TO THE LAND USE PLAN
AND AREA SPECIFIC POLICIES SCHEDULES
AND THE MIXED-USE CORRIDOR I AND
MIXED-USE CORRIDOR II AREA SPECIFIC
POLICIES**

**853 HURONTARIO STREET
869 HURONTARIO STREET
7564 POPLAR SIDEROAD
UNADDRESSED PARCEL**

May 2026

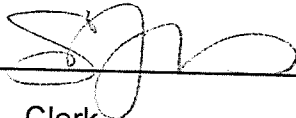
**AMENDMENT No. 2
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD (2024)**

The attached explanatory text constituting Amendment No. 2 to the Official Plan of the Town of Collingwood (2024) 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 (2024) 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. 2026-038 passed on the 20th day of May, 2026.



Mayor



Clerk

THE CORPORATION OF THE TOWN OF COLLINGWOOD

BY-LAW NO. 2026-038

Being a By-law to adopt Amendment No. 2
to the Official Plan of the Town of Collingwood (2024)

WHEREAS the Council of the Corporation of the Town of Collingwood held a public meeting on July 28, 2025, respecting a proposal to redesignate the subject lands from Mixed-Use Corridor I and Mixed-Use Corridor II to Mixed-Use Corridor I – Area Specific Policy (Area 13A) and Mixed-Use Corridor II – Area Specific Policy (Area 17A) in the Town of Collingwood Official Plan (2024);

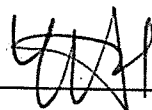
AND WHEREAS the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Town of Collingwood to amend the effected schedules and policies;

AND WHEREAS the Council has determined that the revisions to the Land Use Plan and Area Specific Policies Schedules and Mixed-Use Corridor I and Mixed-Use Corridor II Area Specific policies are appropriate and desirable to facilitate development of the subject lands;

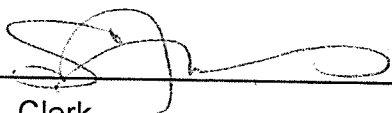
NOW THEREFORE the Council of the Corporation of the Town of Collingwood, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, hereby **ENACTS** as follows:

1. **THAT** Amendment No. 2 to the Official Plan of the Town of Collingwood (2024), being the attached text and schedules, is hereby adopted.
2. **AND THAT** Town Administration is hereby authorized and directed to make an application to the County of Simcoe for approval of the aforementioned Amendment No. 2 to the Official Plan of the Town of Collingwood (2024).
3. **AND THAT** By-law 2026-028 is hereby repealed.

ENACTED and passed this 20th day of May, 2026.



Mayor



Clerk

OFFICIAL PLAN AMENDMENT
AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD (2024)

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment, when approved by the County of Simcoe, shall be known as Amendment No. 2 to the Official Plan of the Town of Collingwood (2024).

1.2 COMPONENTS

This Amendment consists of the text and schedules as outlined below in Part 2 titled "The Amendment", Subsection 2.2. Part 1 titled "The Preamble" does not constitute part of the Amendment but is included for contextual purposes.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to redesignate a portion of the subject lands in the Mixed-Use Corridor I designation to Mixed-Use Corridor I - Area Specific Policy (Area 13A); to redesignate a portion of the Mixed-Use Corridor I designation to Mixed-Use Corridor II -Area Specific Policy (Area 17A); to redesignate a portion of the Mixed-Use Corridor II designation to Mixed-Use Corridor II -Area Specific Policy (Area 17A); to amend the Area Specific Policies – Mixed-Use Corridor I; and to amend the Area Specific Policies – Mixed-Use Corridor II to implement a mixed-use commercial and residential development known as The Gateway Centre.

1.4 LOCATION

The lands subject to this Amendment are located on the east side of Hurontario Street and the north side of Poplar Sideroad. The lands are municipally addressed and legally described as follows:

- 853 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO706547; COLLINGWOOD;
- 869 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA BEING PTS 1 & 2 51R32487 EXCEPT PTS 1 & 2 51R37017 TOWN OF COLLINGWOOD;
- 7564 Poplar Sideroad: PT S1/2 LT 40 CON 8 NOTTAWASAGA PT 1 51R3533 EXCEPT PT 1 51R4531 & EXCEPT PT 4 51R37017; COLLINGWOOD; and
- Unaddressed parcel: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO515907 (SECONDLY); COLLINGWOOD (Unaddressed parcel).

1.5 BASIS OF THE AMENDMENT

This Amendment to the Official Plan of the Town of Collingwood (2024) affects the Mixed-Use Corridor I and Mixed-Use Corridor II designations; and the Area Specific Policies – Mixed-Use Corridor I and Area Specific Policies – Mixed-Use Corridor II.

The amendment would facilitate a mixed-use development comprised of seven standalone commercial buildings and one building with ground floor commercial and residential above. This Amendment is appropriate and constitutes good planning based on conformity and/or consistency with the Provincial Planning Statement, the Simcoe County Official Plan,

and the Town of Collingwood Official Plan. The lands are within a Strategic Growth Area on existing municipal water and sanitary services.

The development of the site would represent intensification within a Strategic Growth Area and contribute toward a complete community in the south end of Collingwood.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

The Amendment consisting of the text and schedules referred to in Subsection 2.2 below constitutes Amendment No. 2 to the Official Plan of the Town of Collingwood (2024).

2.2 DETAILS OF THE AMENDMENT

PART A)

That Schedule '2' titled "Land Use Plan" of the Official Plan of the Town of Collingwood (2024) is hereby amended, in part, by:

Redesignating a portion of the subject lands in the Mixed-Use Corridor I designation to Mixed-Use Corridor I – Area Specific Policy (Area 13A); redesignating a portion of the subject lands in the Mixed-Use Corridor I designation to Mixed-Use Corridor II – Area Specific Policy Area (17A); redesignating a portion of the subject lands in the Mixed-Use Corridor II designation to Mixed-Use Corridor II – Area Specific Policy Area (17A), as shown more particularly on Schedule "1" affixed hereto.

PART B)

That Schedule '7' titled "Area Specific Policies" of the Official Plan of the Town of Collingwood (2024) is hereby amended, in part, by adding the "Area 13A" and "Area 17A", as shown more particularly on Schedule "2" affixed hereto.

PART C)

That subsection 5.7.4 titled "Area Specific Policies – Mixed-Use Corridor I Designation" of the Official Plan of the Town of Collingwood (2024) is hereby amended in part by adding the following subsection and policy:

5.7.4.4 Area 13A: 853 Hurontario Street, 869 Hurontario Street, and Unaddressed Parcel, The Gateway Centre

- a) Notwithstanding Section 5.3.2.2 a), within Area 13A Low-Rise Buildings shall be permitted in addition to Mid-Rise and High-Rise Buildings.
- b) Notwithstanding Section 5.3.2.2 b), within Area 13A the following additional uses shall also be permitted: senior's residence, retirement home and/or nursing home in a mixed-use building.
- c) Notwithstanding Section 5.3.2.2 b) and e), within Area 13A the following uses shall be prohibited: motor vehicle gas stations and/or washes, service centres and repair shops, automotive dealerships, and recreation vehicle sales and services.
- d) Notwithstanding Section 5.3.2.3 d) (ii), within Area 13A the minimum building height shall be one-storey or 7.0 metres, whichever is greater.
- e) Notwithstanding Section 5.3.2.3 e), within Area 13A a mixed-use building containing a minimum of 45 percent of the at-grade Gross Floor Area to be non-residential uses shall be permitted.

PART D)

That subsection 5.75 titled "Area Specific Policies – Mixed-Use Corridor II Designation" of the Official Plan of the Town of Collingwood (2024) is hereby amended in part by adding the following subsection and policy:

5.7.5.5 Area 17A: 869 Hurontario Street and 7564 Poplar Sideroad, The Gateway Centre

- a) Notwithstanding Section 5.3.3.2 e), within Area 17A the following uses shall also be prohibited: motor vehicle gas stations and/or washes, service centres and repair shops, automotive dealerships, and recreation vehicle sales and services.
- b) Notwithstanding Section 5.3.3.3 f), within Area 17A one supermarket having a maximum Gross Floor Area of 2,800 square metres is permitted.

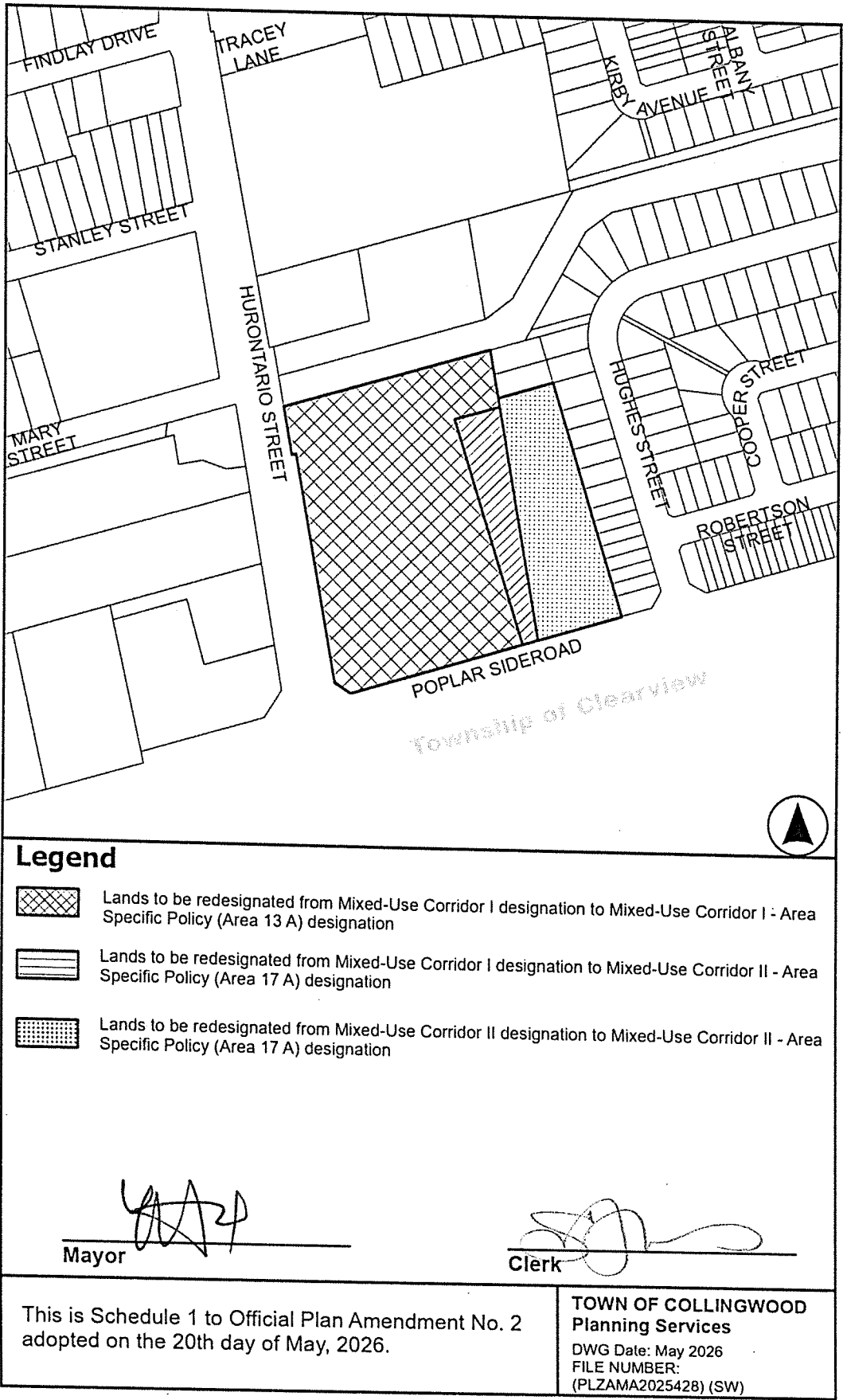
2.3 IMPLEMENTATION

Amendment No. 2 to the Official Plan of the Town of Collingwood (2024) will be subject to the implementation policies of that Plan and further be implemented by an amendment to the Town of Collingwood Zoning By-law No. 2010-040, as amended.

2.4 INTERPRETATION

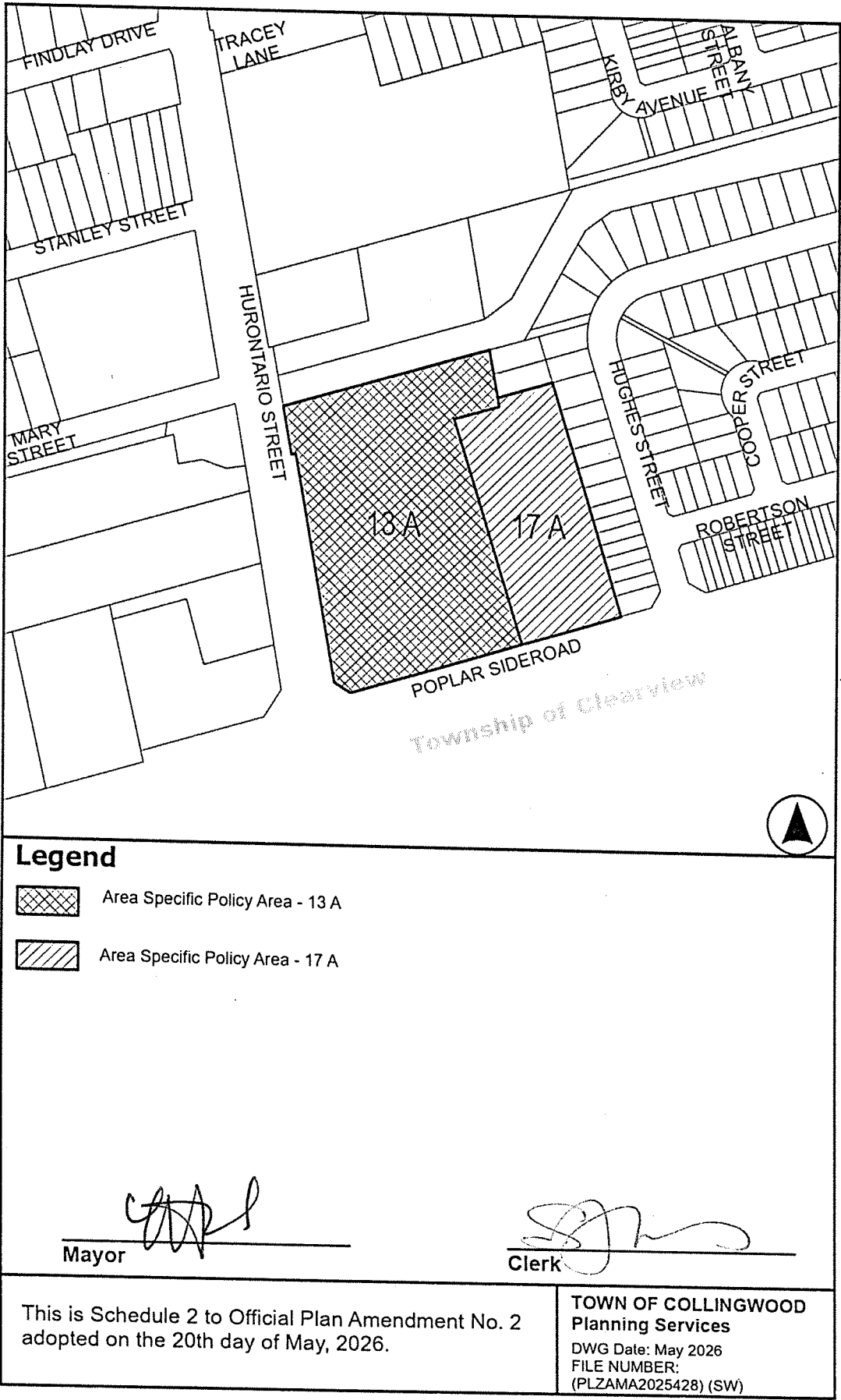
The provisions of the Official Plan of the Town of Collingwood (2024), as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment

Schedule “1”



RP

Schedule “2”



RD

**AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD (2024)**

**AN AMENDMENT TO THE LAND USE PLAN
AND AREA SPECIFIC POLICIES SCHEDULES
AND THE MIXED-USE CORRIDOR I AND
MIXED-USE CORRIDOR II AREA SPECIFIC
POLICIES**

**853 HURONTARIO STREET
869 HURONTARIO STREET
7564 POPLAR SIDEROAD
UNADDRESSED PARCEL**

May 2026

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Mayor

Clerk

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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 the effected schedules and policies;

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Mayor

Clerk

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AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF THE
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and the Town of Collingwood Official Plan. The lands are within a Strategic Growth Area on existing municipal water and sanitary services.

The development of the site would represent intensification within a Strategic Growth Area and contribute toward a complete community in the south end of Collingwood.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

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2.2 DETAILS OF THE AMENDMENT

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- b) Notwithstanding Section 5.3.2.2 b), within Area 13A the following additional uses shall also be permitted: senior's residence, retirement home and/or nursing home in a mixed-use building.
- c) Notwithstanding Section 5.3.2.2 b) and e), within Area 13A the following uses shall be prohibited: motor vehicle gas stations and/or washes, service centres and repair shops, automotive dealerships, and recreation vehicle sales and services.
- d) Notwithstanding Section 5.3.2.3 d) (ii), within Area 13A the minimum building height shall be one-storey or 7.0 metres, whichever is greater.
- e) Notwithstanding Section 5.3.2.3 e), within Area 13A a mixed-use building containing a minimum of 45 percent of the at-grade Gross Floor Area to be non-residential uses shall be permitted.

PART D)

That subsection 5.7.5 titled “Area Specific Policies – Mixed-Use Corridor II Designation” of the Official Plan of the Town of Collingwood (2024) is hereby amended in part by adding the following subsection and policy:

5.7.5.5 Area 17A: 869 Hurontario Street and 7564 Poplar Sideroad, The Gateway Centre

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- b) Notwithstanding Section 5.3.3.3 f), within Area 17A one supermarket having a maximum Gross Floor Area of 2,800 square metres is permitted.

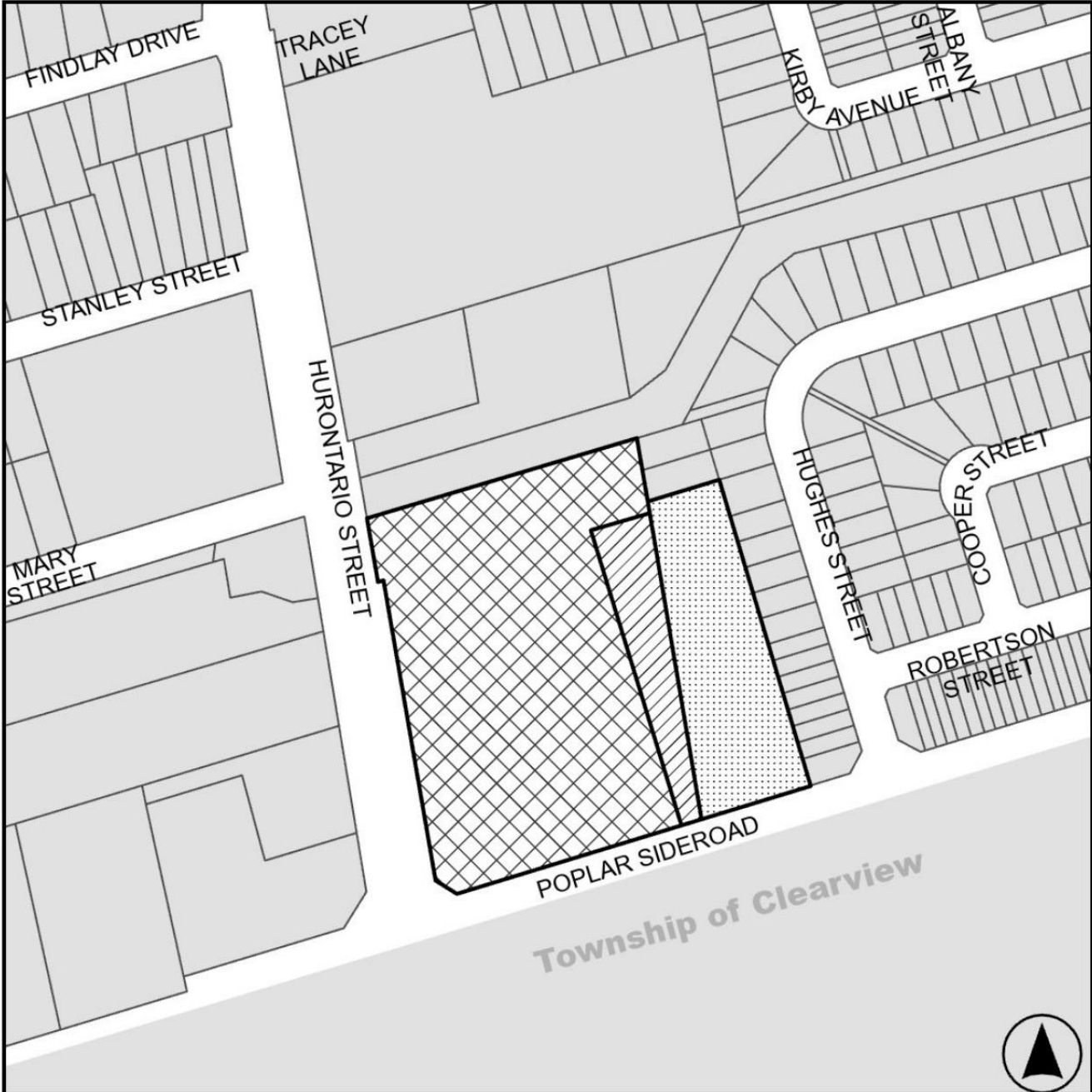
2.3 IMPLEMENTATION

Amendment No. 2 to the Official Plan of the Town of Collingwood (2024) will be subject to the implementation policies of that Plan and further 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 (2024), as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment

Schedule “1”



Legend

-  Lands to be redesignated from Mixed-Use Corridor I designation to Mixed-Use Corridor I - Area Specific Policy (Area 13 A) designation
-  Lands to be redesignated from Mixed-Use Corridor I designation to Mixed-Use Corridor II - Area Specific Policy (Area 17 A) designation
-  Lands to be redesignated from Mixed-Use Corridor II designation to Mixed-Use Corridor II - Area Specific Policy (Area 17 A) designation

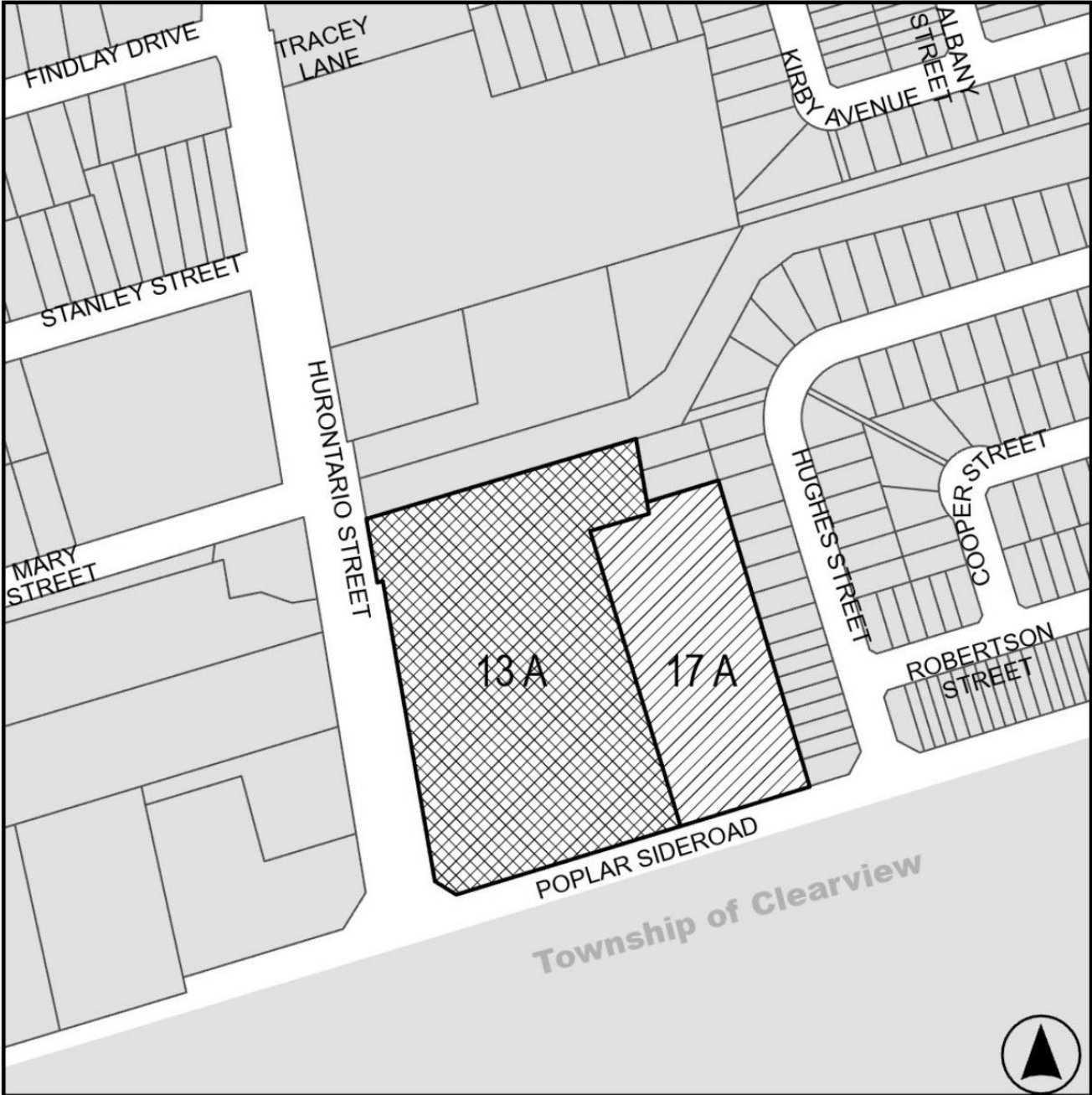
Mayor

Clerk

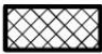
This is Schedule 1 to Official Plan Amendment No. 2 adopted on the 20th day of May, 2026.

**TOWN OF COLLINGWOOD
Planning Services**
DWG Date: May 2026
FILE NUMBER:
(PLZAMA2025428) (SW)

Schedule “2”



Legend

-  Area Specific Policy Area - 13 A
-  Area Specific Policy Area - 17 A

Mayor

Clerk

This is Schedule 2 to Official Plan Amendment No. 2 adopted on the 20th day of May, 2026.

**TOWN OF COLLINGWOOD
Planning Services**
DWG Date: May 2026
FILE NUMBER:
(PLZAMA2025428) (SW)

**AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD (2024)**

**AN AMENDMENT TO THE LAND USE PLAN
AND AREA SPECIFIC POLICIES SCHEDULES
AND THE MIXED-USE CORRIDOR I AND
MIXED-USE CORRIDOR II AREA SPECIFIC
POLICIES**

**853 HURONTARIO STREET
869 HURONTARIO STREET
7564 POPLAR SIDEROAD
UNADDRESSED PARCEL**

May 2026

**AMENDMENT No. 2
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD (2024)**

The attached explanatory text constituting Amendment No. 2 to the Official Plan of the Town of Collingwood (2024) 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 (2024) 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. 2026-038 passed on the 20th day of May, 2026.

Mayor

Clerk

THE CORPORATION OF THE TOWN OF COLLINGWOOD

BY-LAW NO. 2026-038

Being a By-law to adopt Amendment No. 2
to the Official Plan of the Town of Collingwood (2024)

WHEREAS the Council of the Corporation of the Town of Collingwood held a public meeting on July 28, 2025, respecting a proposal to redesignate the subject lands from Mixed-Use Corridor I and Mixed-Use Corridor II to Mixed-Use Corridor I – Area Specific Policy (Area 13A) and Mixed-Use Corridor II – Area Specific Policy (Area 17A) in the Town of Collingwood Official Plan (2024);

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 the effected schedules and policies;

AND WHEREAS the Council has determined that the revisions to the Land Use Plan and Area Specific Policies Schedules and Mixed-Use Corridor I and Mixed-Use Corridor II Area Specific policies are appropriate and desirable to facilitate development of the subject lands;

NOW THEREFORE 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. 2 to the Official Plan of the Town of Collingwood (2024), being the attached text and schedules, is hereby adopted.
- 2. **AND THAT** Town Administration is hereby authorized and directed to make an application to the County of Simcoe for approval of the aforementioned Amendment No. 2 to the Official Plan of the Town of Collingwood (2024).
- 3. **AND THAT** By-law 2026-028 is hereby repealed.

ENACTED and passed this 20th day of May, 2026.

Mayor

Clerk

OFFICIAL PLAN AMENDMENT
AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD (2024)

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment, when approved by the County of Simcoe, shall be known as Amendment No. 2 to the Official Plan of the Town of Collingwood (2024).

1.2 COMPONENTS

This Amendment consists of the text and schedules as outlined below in Part 2 titled “The Amendment”, Subsection 2.2. Part 1 titled “The Preamble” does not constitute part of the Amendment but is included for contextual purposes.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to redesignate a portion of the subject lands in the Mixed-Use Corridor I designation to Mixed-Use Corridor I - Area Specific Policy (Area 13A); to redesignate a portion of the Mixed-Use Corridor I designation to Mixed-Use Corridor II -Area Specific Policy (Area 17A); to redesignate a portion of the Mixed-Use Corridor II designation to Mixed-Use Corridor II -Area Specific Policy (Area 17A); to amend the Area Specific Policies – Mixed-Use Corridor I; and to amend the Area Specific Policies – Mixed-Use Corridor II to implement a mixed-use commercial and residential development known as The Gateway Centre.

1.4 LOCATION

The lands subject to this Amendment are located on the east side of Hurontario Street and the north side of Poplar Sideroad. The lands are municipally addressed and legally described as follows:

- 853 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO706547; COLLINGWOOD;
- 869 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA BEING PTS 1 & 2 51R32487 EXCEPT PTS 1 & 2 51R37017 TOWN OF COLLINGWOOD;
- 7564 Poplar Sideroad: PT S1/2 LT 40 CON 8 NOTTAWASAGA PT 1 51R3533 EXCEPT PT 1 51R4531 & EXCEPT PT 4 51R37017; COLLINGWOOD; and
- Unaddressed parcel: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO515907 (SECONDLY); COLLINGWOOD (Unaddressed parcel).

1.5 BASIS OF THE AMENDMENT

This Amendment to the Official Plan of the Town of Collingwood (2024) affects the Mixed-Use Corridor I and Mixed-Use Corridor II designations; and the Area Specific Policies – Mixed-Use Corridor I and Area Specific Policies – Mixed-Use Corridor II.

The amendment would facilitate a mixed-use development comprised of seven standalone commercial buildings and one building with ground floor commercial and residential above. This Amendment is appropriate and constitutes good planning based on conformity and/or consistency with the Provincial Planning Statement, the Simcoe County Official Plan,

and the Town of Collingwood Official Plan. The lands are within a Strategic Growth Area on existing municipal water and sanitary services.

The development of the site would represent intensification within a Strategic Growth Area and contribute toward a complete community in the south end of Collingwood.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

The Amendment consisting of the text and schedules referred to in Subsection 2.2 below constitutes Amendment No. 2 to the Official Plan of the Town of Collingwood (2024).

2.2 DETAILS OF THE AMENDMENT

PART A)

That Schedule '2' titled "Land Use Plan" of the Official Plan of the Town of Collingwood *2024) is hereby amended, in part, by:

Redesignating a portion of the subject lands in the Mixed-Use Corridor I designation to Mixed-Use Corridor I – Area Specific Policy (Area 13A); redesignating a portion of the subject lands in the Mixed-Use Corridor I designation to Mixed-Use Corridor II – Area Specific Policy Area (17A); redesignating a portion of the subject lands in the Mixed-Use Corridor II designation to Mixed-Use Corridor II – Area Specific Policy Area (17A), as shown more particularly on Schedule "1" affixed hereto.

PART B)

That Schedule '7' titled "Area Specific Policies" of the Official Plan of the Town of Collingwood (2024) is hereby amended, in part, by adding the "Area 13A" and "Area 17A", as shown more particularly on Schedule "2" affixed hereto.

PART C)

That subsection 5.7.4 titled "Area Specific Policies – Mixed-Use Corridor I Designation" of the Official Plan of the Town of Collingwood (2024) is hereby amended in part by adding the following subsection and policy:

5.7.4.4 Area 13A: 853 Hurontario Street, 869 Hurontario Street, and Unaddressed Parcel, The Gateway Centre

- a) Notwithstanding Section 5.3.2.2 a), within Area 13A Low-Rise Buildings shall be permitted in addition to Mid-Rise and High-Rise Buildings.
- b) Notwithstanding Section 5.3.2.2 b), within Area 13A the following additional uses shall also be permitted: senior's residence, retirement home and/or nursing home in a mixed-use building.
- c) Notwithstanding Section 5.3.2.2 b) and e), within Area 13A the following uses shall be prohibited: motor vehicle gas stations and/or washes, service centres and repair shops, automotive dealerships, and recreation vehicle sales and services.
- d) Notwithstanding Section 5.3.2.3 d) (ii), within Area 13A the minimum building height shall be one-storey or 7.0 metres, whichever is greater.
- e) Notwithstanding Section 5.3.2.3 e), within Area 13A a mixed-use building containing a minimum of 45 percent of the at-grade Gross Floor Area to be non-residential uses shall be permitted.

PART D)

That subsection 5.7.5 titled “Area Specific Policies – Mixed-Use Corridor II Designation” of the Official Plan of the Town of Collingwood (2024) is hereby amended in part by adding the following subsection and policy:

5.7.5.5 Area 17A: 869 Hurontario Street and 7564 Poplar Sideroad, The Gateway Centre

- a) Notwithstanding Section 5.3.3.2 e), within Area 17A the following uses shall also be prohibited: motor vehicle gas stations and/or washes, service centres and repair shops, automotive dealerships, and recreation vehicle sales and services.
- b) Notwithstanding Section 5.3.3.3 f), within Area 17A one supermarket having a maximum Gross Floor Area of 2,800 square metres is permitted.

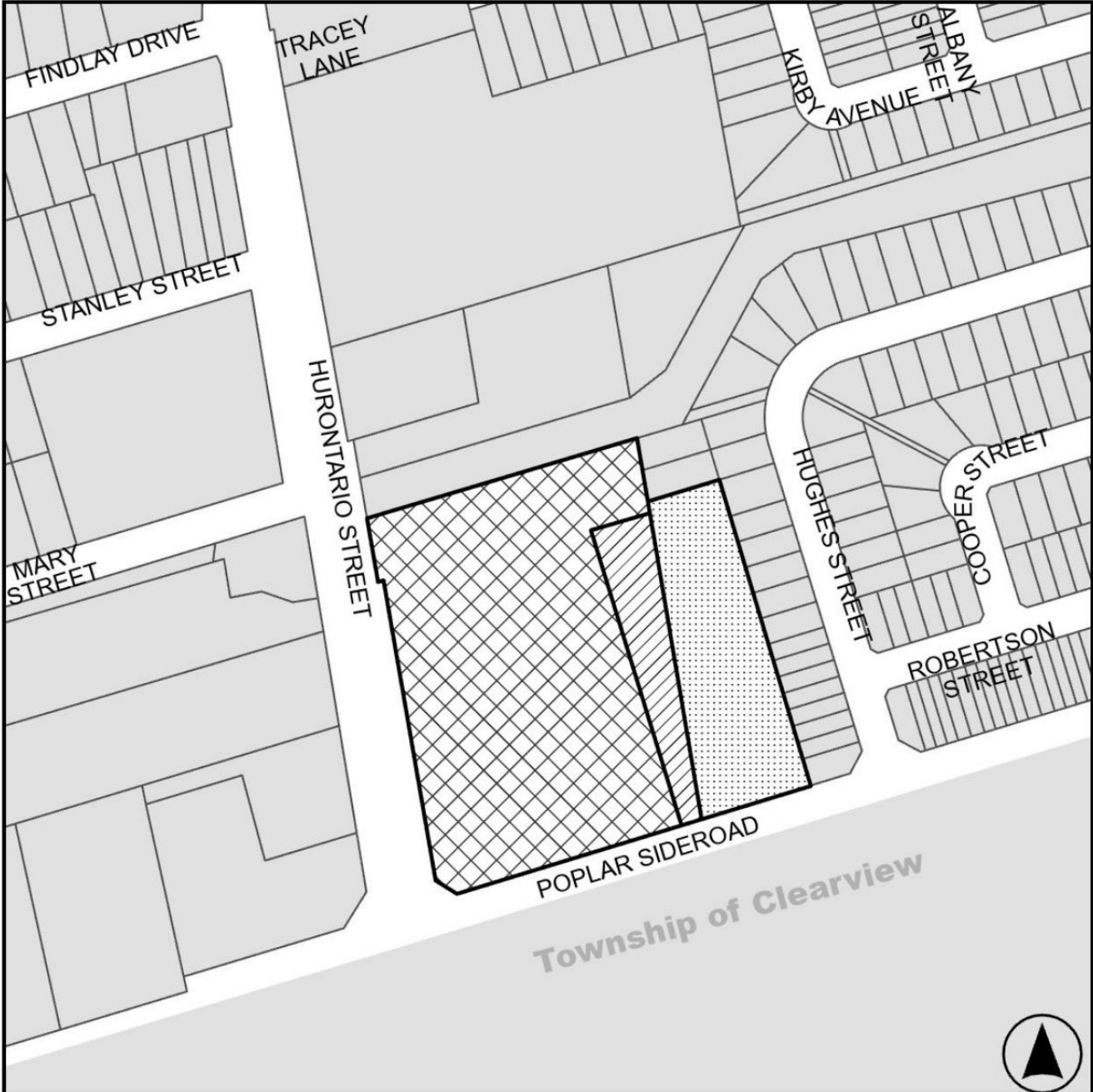
2.3 IMPLEMENTATION

Amendment No. 2 to the Official Plan of the Town of Collingwood (2024) will be subject to the implementation policies of that Plan and further 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 (2024), as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment

Schedule “1”



Legend

-  Lands to be redesignated from Mixed-Use Corridor I designation to Mixed-Use Corridor I - Area Specific Policy (Area 13 A) designation
-  Lands to be redesignated from Mixed-Use Corridor I designation to Mixed-Use Corridor II - Area Specific Policy (Area 17 A) designation
-  Lands to be redesignated from Mixed-Use Corridor II designation to Mixed-Use Corridor II - Area Specific Policy (Area 17 A) designation

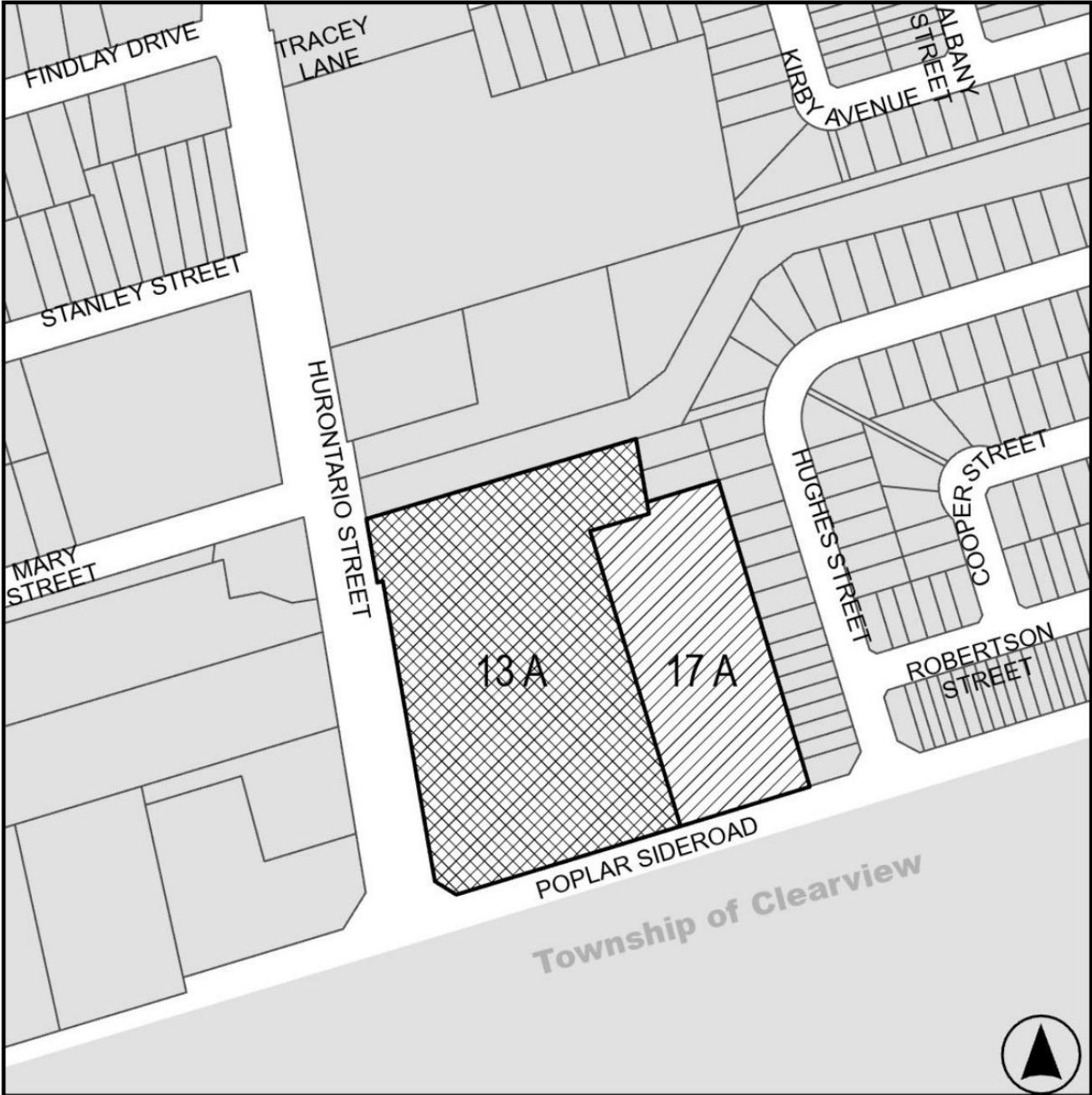
Mayor

Clerk

This is Schedule 1 to Official Plan Amendment No. 2 adopted on the 20th day of May, 2026.

**TOWN OF COLLINGWOOD
Planning Services**
DWG Date: May 2026
FILE NUMBER:
(PLZAMA2025428) (SW)

Schedule “2”



Legend

-  Area Specific Policy Area - 13 A
-  Area Specific Policy Area - 17 A

Mayor

Clerk

This is Schedule 2 to Official Plan Amendment No. 2 adopted on the 20th day of May, 2026.

**TOWN OF COLLINGWOOD
Planning Services**
DWG Date: May 2026
FILE NUMBER:
(PLZAMA2025428) (SW)

PARKING - COMMERCIAL

Parking aisle minimum width of 6.0 metres
Parking space minimum dimensions of 2.8 m x 6.0 m
Accessible parking space minimum dimensions 4.5 m x 6.0 m
Dual accessible parking spaces at 3.4 m x 6.0 m with 1.5 m shared aisle

Parking Requirements - Commercial					
Building	Rate	Gross Area	Gross Floor Area*	Required	Provided
Phase 1					
01 Restaurant	8/100 m2	225.5 m2	157.85 m2	166	264
02 Commercial	3/100 m2	929 m2	836.1 m2		
Grocery Store	3/100 m2	2,891.70 m2	2,224 m2		
06 Commercial	3/100 m2	1,895.55 m2	1,706 m2		
07 Restaurant	8/100 m2	376.2 m2	263.3 m2		
08 Commercial	3/100 m2	846.8 m2	762.12 m2		
09 Restaurant	8/100 m2	491.5 m2	344.05 m2		
Total Phase 1 Commercial		6,536.05 m2	5,528 m2		
Total Phase 1 Restaurant		1,093.2 m2	765.24 m2	62	
Total Phase 1		7920.8	6259.62	218	264
Phase 2					
03 Commercial	3/100 ,2	654.54 m2	589.1 m2	67	30
04 Commercial	3/100 m2	1,799.4 m2	1,619.46 m2		
Total Phase 2		2,453.94	2,208.56		
Total				Required	Provided
Total Phase 1 & 2		10,374.74	8,468.18	285	294

*Gross Floor Area as defined by the Town of Collingwood ZBL (Gross Areas have been reduced by 10% for general commercial and up to 30% for grocery store and restaurant uses to arrive at Gross Floor Area).

DELIVERY SPACES - LOADING SPACES

1 Delivery Space for GFA between 460 m2 and 2,500 m2
1 Loading Space for GFA between 2,501 m2 and 7,000 m2
Delivery Spaces at 3.5 m (w) x 7.5 m (l) x 3.0 (v)
Loading Spaces at 3.5 m (w) x 20.0 m (l) x 4.5 m (v)

Building	Use	Gross Area	Gross Floor Area	Type Required	Type Provided
Building 01	Restaurant	225.5 m2	157 m2	N/A	1 Delivery Space
Building 02	Commercial	929 m2	836.1 m2	1 Delivery Space	1 Loading Space
Building 03	Mixed-Use	654.54 m2	589.1 m2	1 Delivery Space	1 Delivery Space
Building 04	Commercial	1,799.4 m2	1,619.46 m2	1 Delivery Space	1 Delivery Space
Grocery Store	Commercial	2,891.7 m2	2,224 m2	1 Delivery Space	1 Loading Space
Building 06	Commercial	1,895.6 m2	1,706 m2	1 Delivery Space	1 Loading Space
Building 07	Restaurant	376.2 m2	263.3 m2	N/A	1 Delivery Space
Building 08	Commercial & Rest.	1,338.3 m2	1,106.17 m2	1 Delivery Space	1 Delivery Space

*Gross Floor Area as defined by the Town of Collingwood ZBL (Gross Areas have been reduced by 10% for general commercial and up to 30% for grocery store and restaurant uses to arrive at Gross Floor Area).

QUEUING AISLES

Parking space minimum dimensions of 2.8 m x 6.0 m

Building	Use	# of Spaces Required	# of Spaces Provided	Comments
Building 01	Restaurant	10	12	Addn'l Spaces Beyond Pick-up Window
Building 07	Restaurant	10	13	Addn'l Spaces Beyond Pick-up Window

THE GATEWAY CENTRE - ZONE PROVISIONS

Provision	C4 Zone Reqmnt / 2024 OP Reqmnt	Proposed	Compliance
Minimum Lot Area	1,000 m2	37,804.1 m2	Y
Minimum Lot Frontage (Huronario Street)	30.0 m	193.98 m	Y
Minimum Front Yard (Huronario Street)	6.0 m	0.0 m / 7.525 m (1)	No
Minimum Exterior Side Yard (Poplar Sideroad)	9.0 m	15.0 m	Y
Minimum County Setback @ Poplar Sideroad	15.0 m	15.0 m	Y
Minimum Interior Side Lot Line (North Lot Line)	0.0 m	0.0 m / 9.0 m (2)	Y
Minimum Rear Yard (East Lot Line)	7.5 m	9.0 m	Y
Maximum Height	15.0 m	39.0 m / 12 Storeys	No
Minimum Height	7.0 m	>= 7.0 m	Y
Minimum Grnd Fir Height	4.25 m	>= 4.25 m	Y
Minimum Grnd Fir NRGFA	75%	45%	No
Maximum Lot Coverage	40%	27%	Y
Minimum Landscape Open Space	10%	23%	Y
Minimum Hurontario Street CL Setback	15.0 m	21.796 m (3)	Y
45° Ang Plane from CL of Hurontario	45°	Within 45°	Y
Minimum Poplar Sideroad CL Setback	18.0 m	29.3	Y
Minimum Parking Space Setback	6.0 metres	> 6.0 m	Y
Entrance Width	7.5 m to 15.0 m	9.0 m	Y
Maximum Number of Dwelling Units/Rooms	FSI Max 7.5 x Lot Area	< 7.5 FSI / 165 units/rooms	Y

Notes:

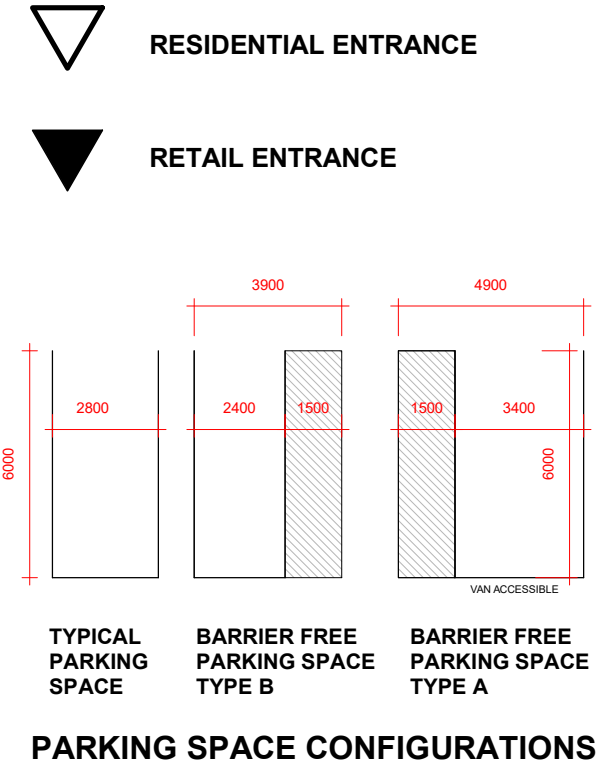
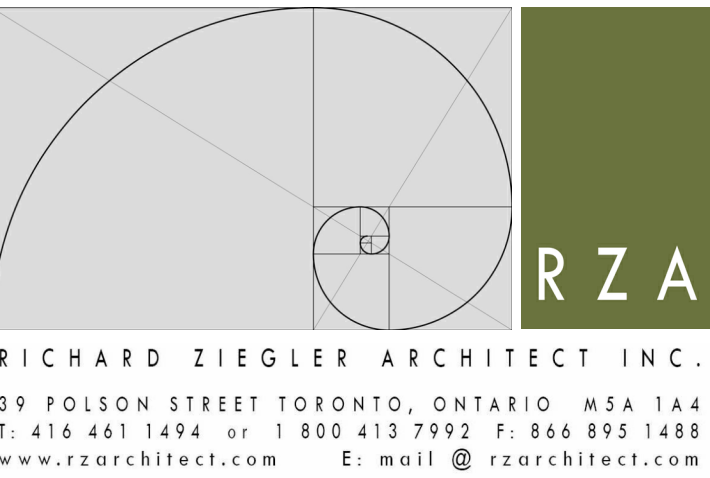
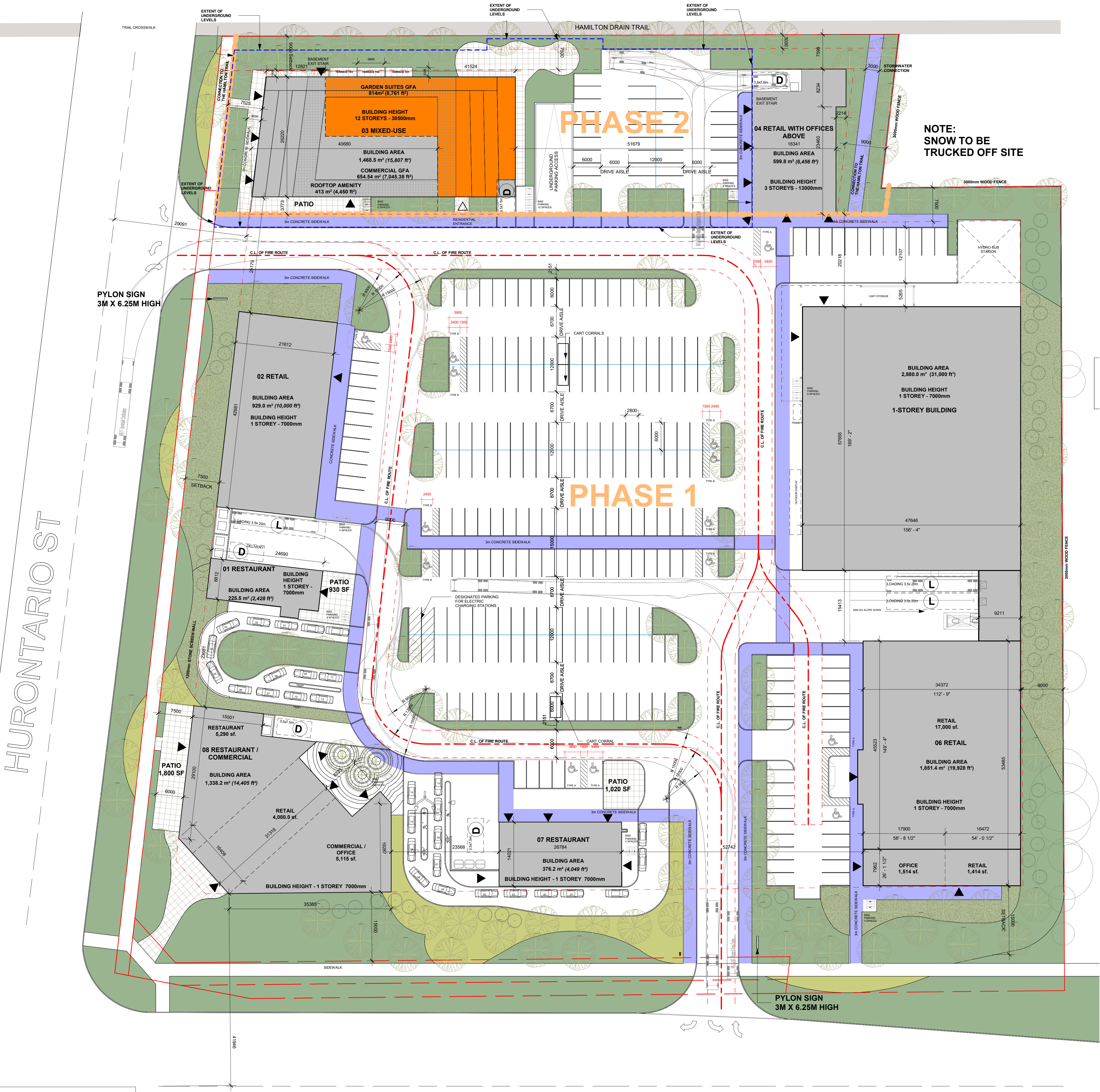
- (1) 0.00 m @ U/G Garage & 7.525 m to Bldg 03
(2) 0.00 m @ U/G Garage at Bldg 03
(3) 21.796 to U/G Garage and 29.3 m to First Storey
FLL = Defined as Hurontario Street
Phases 1 & 2 - Deemed to be 1 Lot

PARKING - RESIDENTIAL

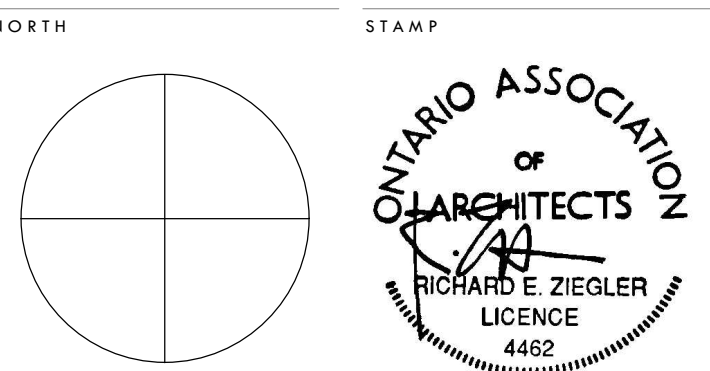
Parking aisle minimum width of 6.0 and 6.7 metres
Parking space minimum dimensions of 2.8 m x 6.0 m
Accessible parking spaces per IASR

Residential	Rate	# of Units	Resident Parking Required	Visitor Parking Required	Total Required	Total Provided
Building 03	1/unit + 0.25/unit for Visitors	165	83	42	125	213

Note: Parking for the Mixed-Use Building to be provided at the 'Dwelling, Apartment' Rate (ZBLA Required)



03	ISSUED FOR PLANNING APPROVALS	2026.01.23
02	ISSUED FOR PLANNING APPROVALS	2025.07.03
01	ISSUED FOR CLIENT APPROVALS	2025.05.29
NO.	ISSUANCE	DATE



THE GATEWAY CENTRE

CHARIS DEVELOPMENTS
HIGHWAY 124 & POPLAR SIDE ROAD
COLLINGWOOD, ONTARIO

SITE PLAN - OPTION C4B

SCALE	As indicated	PROJECT NUMBER
DATE	2026-01-23 9:00:36 AM	202022
DRAWN	SO	
CHECKED	REZ	
SHEET		REVISION

A101