



Staff Report PDA2026-07

Committee N/A

Council N/A

Amendments ☐

Submitted To: Summer Valentine, Director, Growth and Development
Submitted By: Lindsay Ayers, Manager, Planning
Prepared By: Erica Rose, Community Planner
Subject: Proposed Deeming By-law – 876 Hurontario Street

Recommendation

THAT Staff Report PDA2026-07, “Proposed Deeming By-law – 876 Hurontario Street”, be received;

AND THAT the Director, Growth and Development, approve a Deeming By-law with the effect of deeming Part of James Street (closed by RO818281) (Part 4 on 51R-12192), Part of James Street (closed by RO818281) (Part 5 on 51R-12192), and Part Block M (as in RO198192), Plan 334, Town of Collingwood, County of Simcoe, as not being lots within a Registered Plan of Subdivision;

AND THAT the Deeming By-law be forwarded to Council for enactment and passing at an upcoming regularly scheduled Council meeting.

Amendments

None.

1. Executive Summary

The purpose of this Report is to provide the Director, Growth and Development, with an analysis and recommendations regarding a proposed Deeming By-law for the lands municipally addressed as 876 Hurontario Street.

2. Analysis

Background

The Owner, 1001477179 Ontario Inc., has made an application for a Deeming By-law to merge three parcels of land, including two closed road allowance parcels (one of which is landlocked), into one parcel. Per Figure 1, the three subject properties, being Part of James Street (closed by RO818281) (Part 4 on 51R-12192), Part of James Street (closed by RO818281) (Part 5 on 51R-12192), and Part Block M (as in RO198192) of Plan 334, are associated with the property municipally addressed as 876 Hurontario Street.



Figure 1: 2025 Aerial Image of Subject Property

Source: Simcoe County GIS Mapping

Collectively, the lands are approximately 0.35 hectares (0.86 acres) in size and have approximately 57.0 metres of frontage on Hurontario Street. The subject lands presently contain an existing single-detached dwelling. Surrounding land uses include Mixed-Use Corridor I lands, including a multi-unit commercial building to the north and MacEwen gas station and Tim Horton's restaurant to the south and west and Mixed-Use Corridor I and II lands, including the future Gateway mixed-use development site to the east.

A Minor (500 square metres or less) Site Plan Control application, which is currently under review, has been submitted for the subject lands to permit the conversion and expansion of the existing single detached dwelling and associated site works to facilitate a dental office. The subject lands need to be consolidated into one parcel to facilitate the proposed redevelopment.

The subject properties have one civic address (876 Hurontario Street), one municipal tax assessment roll number (433108000714500), and three Property Identification Numbers (PIN 58261-0232; PIN 58261-0234; PIN 58261-0251) by the Provincial Land Registry Office (LRO). The properties are legally described as follows:

PIN 58261-0232: PT JAMES ST PL 334 NOTTAWASAGA PT 4, 51R12192,
CLOSED BY RO818281; COLLINGWOOD

PIN 58261-0234: PT JAMES ST PL 334 NOTTAWASAGA, PT 5, 51R12192,
CLOSED BY RO818281; COLLINGWOOD

PIN 58261-0251: PT BLK M PL 334 NOTTAWASAGA AS IN RO198192;
COLLINGWOOD

The Town's Solicitor has confirmed that these lots are currently separately conveyable for the purposes of the *Planning Act*, because they remain as whole lots on a registered plan of subdivision. Subject to the Director of Growth and Development's approval and Council's enactment and passing of this Deeming By-law, each lot would cease to be individual parcels, and all of the lands would merge and not be separately conveyable. Should the Deeming By-law be passed and registered, each parcel will continue to have their own provincial PIN number with the LRO, unless a request is submitted to the LRO to consolidate the properties under one new PIN.

Analysis

In accordance with Subsection 50(4) of the *Planning Act*, a plan, or part of a plan, may be deemed not to be a plan of subdivision provided that it has been registered for eight (8) years or more. Plan 334 was registered in 1881, and as such, it has been registered for more than eight (8) years.

The purpose of this Deeming By-law is to ensure that the three separate lots that form the subject properties will be merged on title into one (1) contiguous lot; thus preventing these lots from being separately conveyed again without an approved Consent (severance) or another Plan of Subdivision.

The subject properties are designated Mixed-Use Corridor I in the Town's 2024 Official Plan and zoned Highway Commercial (C5) in the Town's Zoning By-law 2010-040, as amended. The proposed dental office is a permitted use.

The proposed redevelopment would straddle multiple lot lines in Plan 334. The Deeming By-law, if approved by the Director, Growth and Development, and enacted and passed by Council, would be forwarded to the Town's Solicitor to be registered on title. Once registered, the Deeming By-law would effectively prevent the separate conveyance of these lots and permit the Owner to develop the property without concern about developing over what were once separate lot lines.

Financial Impacts

Maintaining an adequate, appropriate and orderly supply and mix of residential, commercial, and industrial units in anticipation of future development and servicing conditions provides a long-term foundation for stable community growth and results in the generation of growth-related revenue associated with building permit fees, development charges, taxes, and other related fees.

Conclusion

Based on the analysis above, it is the opinion of Planning Services that this proposed application for a Deeming By-law is primarily a housekeeping matter to merge three parcels of land, including two closed road allowance parcels (one of which is landlocked), into one parcel to facilitate redevelopment, and represents good planning. Therefore, Planning Services recommends that the Director, Growth and Development, approve the Deeming By-law attached to this Report as Appendix 'A' and the Deeming By-law be forwarded to Council for enactment and passing at an upcoming regularly scheduled Council meeting. There are no recommended conditions of approval due to the administrative nature of the subject application.

3. Input from Other Sources

The subject application was circulated to Town departments and external agencies for review and comment and no objections were raised. The Town Solicitor was also consulted in the review and preparation of this Deeming By-law.

4. Applicable Policy or Legislation

- *Planning Act*

5. Considerations

2024-2028 Community Based Strategic Plan: Advances pillar(s) below:

☒ Sustainable ☐ Connected ☐ Vibrant ☐ Responsible

☐ Services adjusted if any Not Applicable

☒ Climate Change / Sustainability: No net effect on climate
change/sustainability

☒ Communication / Engagement: Public Engagement has occurred

The proposed development was published on the Development Activity layer of the Town's Land Use Planning Interactive Map and posted on the Town's website.

☐ Accessibility / Equity, Diversity, Inclusion: Not Applicable

☐ Registered Lobbyist(s) relating to content: Not Applicable

☒ Rights of Indigenous Peoples ([UNDRIP](#)):

The application was circulated to First Nations and Metis known to have an interest in Collingwood development proposals.

Next steps and future action required following endorsement:

- By-law to be forwarded to Council for enactment and passing; and
- By-law to be sent to Town Solicitor for registration.

6. Appendices and Other Resources

Appendix A: Deeming By-law

Appendix B: Decision Sheet

7. Approval

Prepared By:

Erica Rose, RPP, MCIP, Community Planner

Reviewed By:

Lindsay Ayers, RPP, MCIP, Manager, Planning