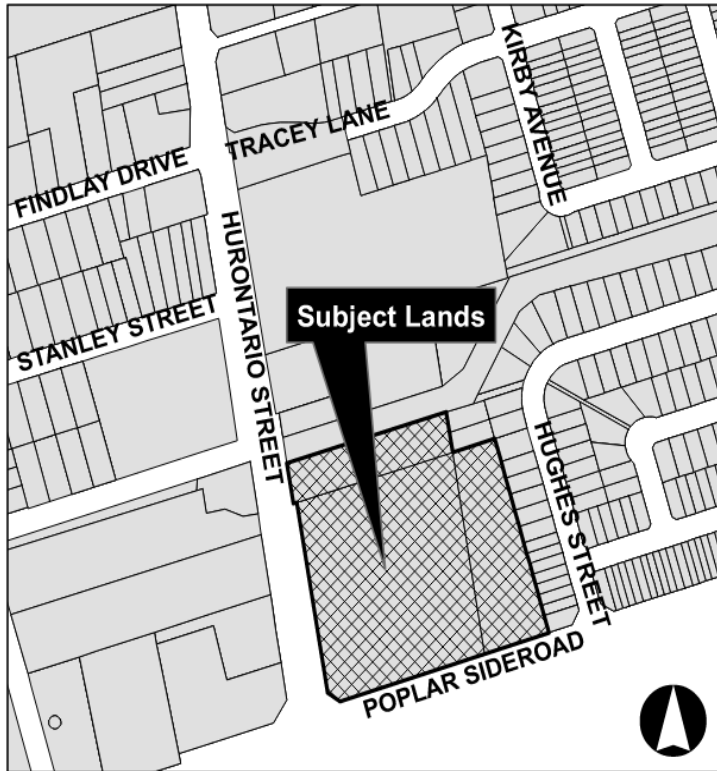


***Amended* Notice of Passing a Zoning By-law By the Corporation of the Town of Collingwood**

Take notice that the Town of Collingwood Council passed [By-law Number 2026-039](#) on **May 20, 2026** under Section 34 of the *Planning Act*. [By-law 2026-039](#) replaces [By-law 2026-029](#) to correct a mapping error on Schedule "1".



Location: Four parcels of land on the northeast corner of the intersection of Hurontario Street and Poplar Sideroad municipally addressed as 853, 869 Hurontario Street, 7564 Poplar Sideroad, and a parcel with no municipal address.

Legal description:

- 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 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

Area: 3.76 hectares

The purpose and effect of the Zoning By-law Amendment is:

- 1) To rezone the subject lands from Highway Commercial (C5) and Deferred Residential (DR) to Holding Twenty-Nine Mixed-Use Commercial Exception Seven [(H29)C4-7] zone to permit a mixed-use commercial and residential development known as The Gateway Centre;
- 2) To permit a Food Supermarket, Pharmacy, and Retail Commercial Establishment uses for the Holding Twenty-Nine Mixed-Use Commercial Exception Seven [(H29)C4-7] zone;
- 3) To prohibit Motor Vehicle Repair Garage, Motor Vehicle Wash, Motor Vehicle Gasoline Station, and Motor Vehicle Supply Outlet uses for the Holding Twenty-Nine Mixed-Use Commercial Exception Seven [(H29)C4-7] zone;
- 4) To establish site-specific provisions including minimum building height and minimum ground floor height for all buildings for the Holding Twenty-Nine Mixed-Use Commercial Exception Seven [(H29)C4-7] zone;
- 5) To permit one mixed-use building in the northwest of the subject lands and establish provisions for the mixed-use building including maximum building height, maximum number

of dwelling units or suites or beds, angular plane requirements, building setback requirements, minimum commercial Gross Floor Area at-grade, minimum underground parking garage setback, and required parking for the Holding Twenty-Nine Mixed-Use Commercial Exception Seven [(H29)C4-7] zone;

- 6) To establish site-specific provisions for interpretation clarification regarding location of the front lot line and considering all lands to be one contiguous lot for zoning purposes for the Holding Twenty-Nine Mixed-Use Commercial Exception Seven [(H29)C4-7] zone; and
- 7) To establish a Holding Twenty-Nine [H29] zone together with provisions regarding Town servicing constraints, water balance of an adjacent off-site wetland, merging of lots, and Site Plan Control.

The subject lands are also subject to an Official Plan Amendment application ([Official Plan Amendment Number 2](#)), which is also part of Town File Number D084124.

Public and Agency comments received: All written and oral submissions received in response to the application were considered in making an informed recommendation and decision as summarized in [Staff Report P2026-11](#).

When and how to file an appeal

An appeal of the decision of the Town of Collingwood Council to the Ontario Land Tribunal (OLT) must be filed with the Town of Collingwood no later than 20 days after the date of this notice. The last date of appeal is **June 16, 2026**. Filing of an appeal can be made with the Town Clerk either via the OLT e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Collingwood (Town of) as the Approval Authority or by mail to the attention of the Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5. The appeal must set out the reasons for the appeal and be accompanied by the fee required by the Tribunal as prescribed under the *Ontario Land Tribunal Act*. A copy of the appeal form is available on the [Tribunal's website](#). If the e-file portal is down, you can submit your appeal to clerk@collingwood.ca.

Who can file an appeal

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

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

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

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

Additional Information

Additional information about the application and your appeal rights is available by contacting Justin Teakle, Senior Planner, during regular office hours:

jteakle@collingwood.ca

705-445-1030 Ext. 3270

Dated at the Town of Collingwood this 27th day of May, 2026.