

**AMENDMENT No. \_\_\_\_\_**

**TO THE OFFICIAL PLAN OF THE  
TOWN OF COLLINGWOOD (2024)**

**853 Hurontario Street, Town of Collingwood**

**869 Hurontario Street, Town of Collingwood**

**7564 Poplar Sideroad, Town of Collingwood**

**PT S1/2 LOT 40 CON 8 NOTTAWASAGA; TOWN OF COLLINGWOOD  
(Gateway Centre)**

**January 2026**

(i)

**AMENDMENT NO. \_\_\_\_\_**  
**TO THE OFFICIAL PLAN OF THE**  
**TOWN OF COLLINGWOOD**

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

This Amendment to the Official Plan of the Town of Collingwood was adopted by the Council of the Corporation of the Town of Collingwood in accordance with Sections 17 and 31 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, by By-law No. 2026-\_\_\_\_\_ passed on the \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

(ii)

**THE CORPORATION OF THE TOWN OF COLLINGWOOD**

**BY-LAW NO. \_\_\_\_\_**

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

**WHEREAS** the Council of the Corporation of the Town of Collingwood held a public meeting on the 28th day of July, 2025, regarding proposed changes to the Official Plan related to the subject lands;

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

**AND WHEREAS** the Council has determined that said changes are appropriate and desirable for the development of the subject lands;

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

**ENACTED** and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**OFFICIAL PLAN AMENDMENT**  
**AMENDMENT NO. \_\_\_\_\_**  
**TO THE OFFICIAL PLAN OF THE**  
**TOWN OF COLLINGWOOD**

**PART 1 – THE PREAMBLE**

**1.1 TITLE**

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

**1.2 COMPONENTS**

This Amendment consists of the text as outlined below in Part 2 entitled The Amendment. The preamble does not constitute part of the actual Amendment but is included for convenience purposes.

**1.3 PURPOSE OF THE AMENDMENT**

The purpose of this Amendment to the Official Plan (2024) of the Town of Collingwood is to implement the proposed development referred to as 'The Gateway Centre'. The Amendment proposes to permit a food supermarket store, retail commercial establishments, pharmacy and permissions for a 12-storey mixed-use building containing up to one hundred sixty-five (165) dwelling units and/or retirement/nursing suites/units/rooms on the subject lands which are designated Strategic Growth Areas on Schedule 1 and designated Mixed-Use Corridor I and Mixed-Use Corridor II on Schedule 2 within the Official Plan (2024).

**1.4 LOCATION**

This Amendment applies to those lands municipally known:

853 Hurontario Street, Town of Collingwood (Legally known as PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN R0706547; COLLINGWOOD)

869 Hurontario Street, Town of Collingwood (Legally known as PT S1/2 LT 40 CON 8 NOTTAWASAGA BEING PTS 1 & 2 51R32487 EXCEPT PTS 1 & 2 51R37017; TOWN OF COLLINGWOOD)

7564 Poplar Sideroad, Town of Collingwood (Legally known as PT S1/2 LT 40 CON 8 NOTTAWASAGA PT 1 51R3533 EXCEPT PT 1 51R4531 & EXCEPT PT 4 51R37017; COLLINGWOOD), And

Lands legally known as PT S1/2 LOT 40 CON 8 NOTTAWASAGA AS IN RO515907 (SECONDLY); TOWN OF COLLINGWOOD.

**1.5 BASIS OF THE AMENDMENT**

This Amendment has been submitted to facilitate the development of a mixed-use project including a food supermarket store, retail commercial establishments, pharmacy and one mixed-use building containing up to 165 dwelling units and/or retirement/nursing suites/rooms/units and having a maximum height of twelve (12) storeys.

## **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. \_\_\_\_ to the Official Plan (2024) of the Town of Collingwood.

### **2.2. DETAILS OF THE ACTUAL AMENDMENT**

Item 1: Schedule '2' – Land Use Plan of the Official Plan is amended in accordance with Schedule 'A' attached hereto to re-designate a portion of the subject lands from the Mixed-Use Corridor I to the Mixed Use Corridor I – Site Specific, to re-designate a portion of the subject lands from the Mixed-Use Corridor II to Mixed-Use Corridor II – Site Specific and to re-designate a portion of the subject lands from Mixed-Use Corridor I to Mixed-Use Corridor II – Site Specific land use designations.

Item 2: That Subsection 5.7.4 – Area Specific Policies – Mixed-Use Corridor I Designation is hereby amended in part by adding the new subsection and policies below:

#### **5.7.4.4 Area X: The Gateway Centre – 853 Hurontario Street, 869 Hurontario Street, 7564 Poplar Sideroad and PT S1/2 Lot 40 Con 8 Nottawasaga**

Notwithstanding Section 5.3.2.2 a) within the Mixed-Use Corridor I Designation low-rise buildings shall be permitted in addition to mid-rise and high-rise buildings. (Section 5.3.2.2. a))

Notwithstanding Section 5.3.2.2 b) within the Mixed-Use Corridor I Designation, the following additional uses shall be permitted, senior's residence, retirement home and/or nursing home. (Section 5.3.2.2 b))

Notwithstanding Section 5.3.2.2 e) within the Mixed-Use Corridor I Designation the following uses shall be prohibited: auto-focused uses such as motor vehicle gas stations, motor vehicle wash, automotive service centres and repair shops, automotive dealerships and recreation vehicle sales and services. (Sections 5.3.2.2 e))

Notwithstanding Section 5.3.2.3 d) (ii) the minimum building height shall be one-storey, or 7 metres, whichever is greater.

Notwithstanding Section 5.3.2.3 e) within the Mixed-Use Corridor I Designation 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. (Section 5.3.2.3. e))

Item 3: That Subsection 5.7.5 – Area Specific Policies – Mixed-Use Corridor II Designation are hereby amended in part by adding the new subsection and policies below:

#### **5.7.5.5 Area X: The Gateway Centre – 853 Hurontario Street, 869 Hurontario Street, 7564 Poplar Sideroad and PT S1/2 Lot 40 Con 8 Nottawasaga**

Notwithstanding Section 5.3.3.2 e) within the Mixed-Use Corridor II Designation the following uses shall be prohibited: auto-focused uses such as motor vehicle gas stations, motor vehicle wash, automotive service centres and repair shops, automotive dealerships and recreation vehicle sales and services. (Section 5.3.3.2 e))

Notwithstanding Section 5.3.3.3 f), one supermarket having a Gross Floor Area of up to 2,880 square metres is permitted. (Section 5.3.3.3 f)

### **2.3. IMPLEMENTATION**

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

### **2.4 INTERPRETATION**




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

**Schedule 'A'**

869 Hurontario Street, 853 Hurontario Street, 7564 Poplar Sideroad,  
PT S1/2 LOT 40 CON 8 NOTTAWASAGA



**Legend**

-  Lands to be redesignated from Mixed-Use Corridor I to Mixed-Use Corridor I - Site Specific
-  Lands to be redesignated from Mixed Use Corridor II to Mixed-Use Corridor II - Site Specific
-  Lands to be redesignated from Mixed Use Corridor I to Mixed-Use Corridor II - Site Specific