



EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW NO. 2026-XX

By-law No. 2026-0XX is a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, amended, for prohibiting the use of land for or except for such purposes as may be set out in this By-law.

THE PURPOSE of the proposed Zoning By-law Amendment is to rezone the 'subject lands' (853 Hurontario Street and 869 Hurontario Street, Town of Collingwood and PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO515907 (SECONDLY); COLLINGWOOD) from Highway Commercial (C5) to Holding 23 - Mixed Use Commercial Exception X (H23) (C4-X) and to rezone the 'subject lands' (7564 Poplar Sideroad, Town of Collingwood) from Deferred Residential (DR) to Holding 23 Mixed Use Commercial Exception X (H23) (C4-X) .

THE EFFECT of the proposed Zoning By-law Amendment is to permit a mixed-use commercial development on the subject lands as a consolidated site. The application proposes to construct eight (8) commercial buildings comprising a mix of retail, restaurant, office and grocery store uses and one (1) twelve (12) storey mixed-use building containing up to 165 dwelling units and/or retirement/nursing suites/units/rooms.

DRAFT OF PROPOSED ZONING BY-LAW AMENDMENT

BY-LAW No. 2026 – XX
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE *PLANNING ACT*,
R.S.O. 1990, C. P.13, AS AMENDED

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas;

AND WHEREAS Collingwood Zoning By-law No. 2010-040 is the governing By-law of The Corporation of the Town of Collingwood and such was finally passed by the Council of the Town of Collingwood on April 12, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-040, and thus implement the Official Plan of the Town of Collingwood;

AND WHEREAS Council deemed that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held July 28th, 2025, and that a further public meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:

- 1. THAT** Schedule "A" Map 24 of the Town of Collingwood Zoning By-law No. 2010-040, as amended is hereby further amended as it pertains to lands shown more particularly on Schedule '1' and Schedule '2' affixed hereto and forming part of the by-law, by rezoning said lands from the HIGHWAY COMMERCIAL (C5) AND DEFERRED RESIDENTIAL (DR) to the HOLDING 23 MIXED-USE COMMERCIAL EXCEPTION X (H23) C4-X ZONE.
- 2. THAT** Section 7.5 titled COMMERCIAL EXCEPTION ZONES of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding a new paragraph entitled MIXED USE COMMERCIAL EXCEPTION – C4-X Zone to read as follows;

MIXED USE COMMERCIAL EXCEPTION X – C4-X ZONE

Notwithstanding Provision 7.1, the following uses shall also be permitted:

- Food Supermarket
- Pharmacy
- Retail Commercial Establishment(s)
- Maximum 165 Dwelling Units/Suites/Rooms

Notwithstanding Provision 7.1, the following uses are prohibited:

- Motor Vehicle Repair Garage
- Motor Vehicle Wash
- Motor Vehicle Gasoline Station
- Motor Vehicle Supply Outlet

For a mixed-use building, the following exceptions shall apply:

- a. The mixed-use building envelope shall be located in accordance with Schedule 2.
- b. The maximum building height shall be 39.0 m or 12 storeys, whichever is the lesser, and shall be in accordance with Schedule 2, attached hereto and forming a part of this By-law.
- c. The building shall not project into a 45 degree angular plane measured from the centre line of a public street.
- d. The building shall not project into a 45 degree angular plane measured from any lot line that abuts a Residential Zone.
- e. A minimum of 45% of the Gross Floor Area at-grade shall be commercial.
- f. The building façade at/or along the north interior lot line and the front lot line shall step back at the 5th storey and above a minimum of 3.0 metres from the 4th storey façade of the storeys below.
- g. The underground parking garage shall be setback a minimum of 0.0 metres from the front and north interior lot line.
- h. Required parking:
 - Parking for dwelling units in a mixed-use building shall be provided at a rate of a minimum of 0.5 parking spaces per dwelling unit, plus an additional 0.25 parking spaces per unit for visitor parking.
 - Parking for a home for the aged, rest home, retirement home or nursing facility shall be in accordance with the requirements of Table 5.15.1.1 – Required Parking Spaces.

For all other buildings, the following exceptions shall apply:

- i. The minimum building height of all buildings shall be one-storey or 7.0 metres, whichever is the greater.
- j. The minimum ground floor height of all buildings shall be 4.25 metres.
- k. The Hurontario Street frontage is deemed to be the front lot line.
- l. For the purposes of determining zoning conformity, the lands within this zone shall be considered one contiguous lot.

3. **THAT** Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-Law 2010-040 shall in all other respects remain in full force and effect.
4. **THAT** this By-law shall come into force and effect on the date it is enacted and passed by The Council of the Corporation of the Town of Collingwood, and subject to notice hereof being circulated in accordance with the provisions of the Planning Act and Ontario Regulation 545/06, and if required as a result of such circulation the obtaining of the approval of the Ontario Land Tribunal.

ENACTED AND PASSED this ____ day of _____, 2026

MAYOR


CLERK


Schedule '1'

869 Hurontario Street, 853 Hurontario Street, 7564 Poplar Sideroad and
PT S1/2 LOT 40 CON 9 NOTTAWASAGA AS IN RO515907 (SECONDLY)



Legend

 Lands to be rezoned from Highway Commercial (C5) to Holding 23 Mixed-Use Commercial Zone – Exception (H23)(C4-X)

 Lands to be rezoned from Deferred Residential (DR) to Holding 23 Mixed-Use Commercial Zone – Exception (H23)(C4-X)

This is Schedule '1' to By-law _____

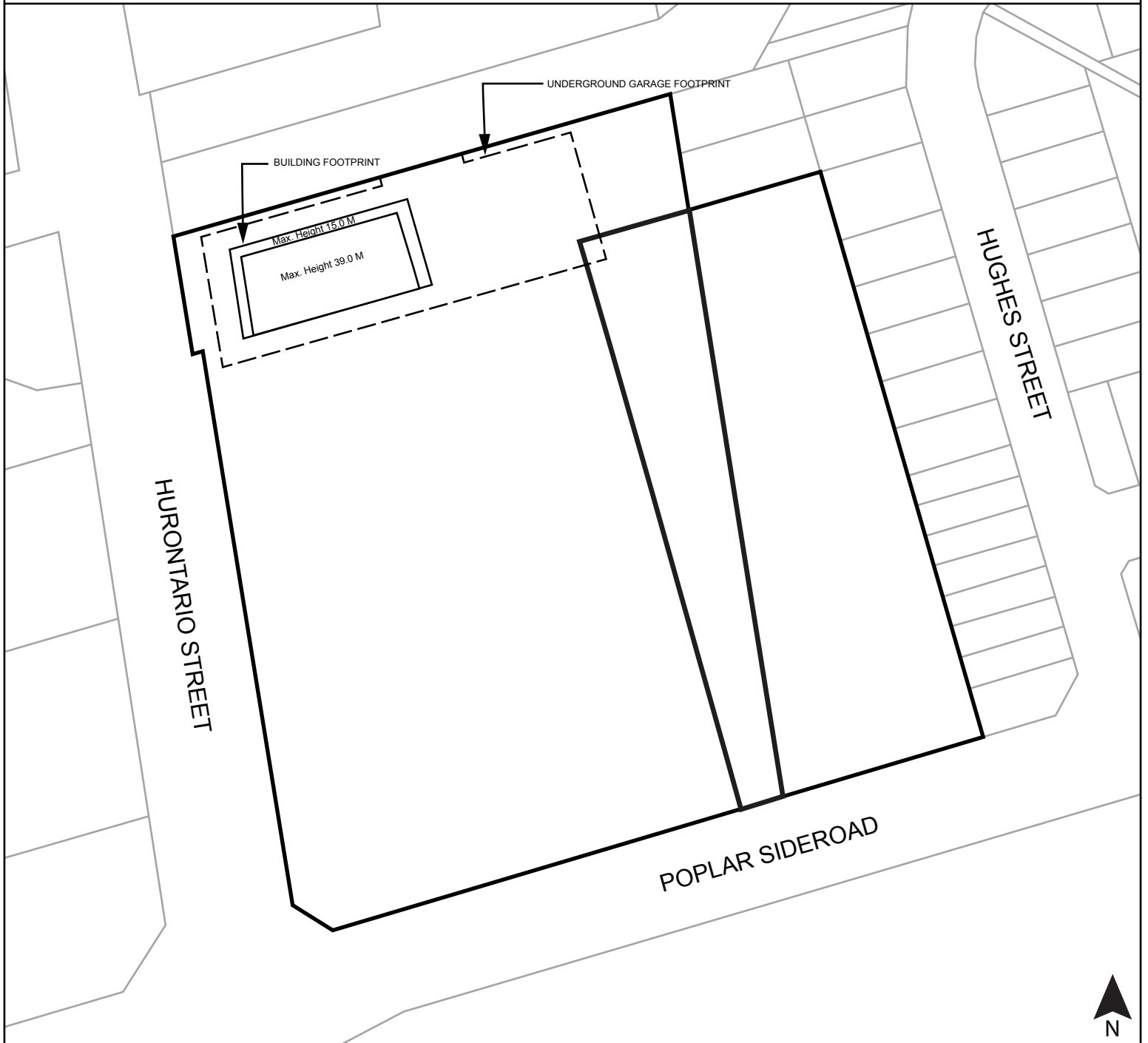
Passed this _____ day of _____, 2026.

Mayor

Clerk

Schedule 2

869 Hurontario Street, 853 Hurontario Street, 7564 Poplar Sideroad and
PT S1/2 LOT 40 CON 9 NOTTAWASAGA AS IN RO515907 (SECONDLY)



This is Schedule '2' to By-law _____

Passed this _____ day of _____, 2026

Mayor

Clerk