



EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW NO. 2025-XX

By-law No. 2025-0XX 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 X - Mixed Use Commercial – Site Specific (HX) (C4-X) and to rezone the 'subject lands' (7564 Poplar Sideroad, Town of Collingwood) from Deferred Residential (DR) to Holding X - Mixed Use Commercial – Site Specific (HX) (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 including one (1) twelve (12) storey mixed use building containing up to 165 dwelling units and/or retirement suites/units/rooms.

DRAFT OF PROPOSED ZONING BY-LAW AMENDMENT

BY-LAW No. 2025 – 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 _____, 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 'A' 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 X - MIXED-USE COMMERCIAL – SITE SPECIFIC (HX) (C4-X) ZONE.
2. **THAT** Section 2.0 titled Zones and Schedules of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby further amended as follows;
 - (a) Table 2.5.5.1 is amended in part by adding an "HX" holding zone and condition as shown in chart below;

Holding Zone	Conditions
HX	Confirmation of municipal servicing capacity allocation, and Execution of Site Plan Agreement with the Town of Collingwood to the satisfaction of the Director of Planning, Building and Economic Development and Town Solicitor.

3. **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 (C4) EXCEPTION – C4-X Zone to read as follows;

MIXED USE COMMERCIAL (C4) EXCEPTION X – C4-X ZONE

- i. Additional Permitted Uses:
 - a. Food Supermarket
 - b. Pharmacy
 - c. Retail Commercial Establishment(s)
 - d. Maximum 165 Dwelling Units/Suites/Rooms
 - ii. Prohibited Uses:
 - a. Motor Vehicle Repair Garage
 - b. Motor Vehicle Wash
 - c. Motor Vehicle Gasoline Station
 - d. Motor Vehicle Supply Outlet
 - iii. The maximum building height for a mixed-use building shall be 42.5m.
4. **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.
5. **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.

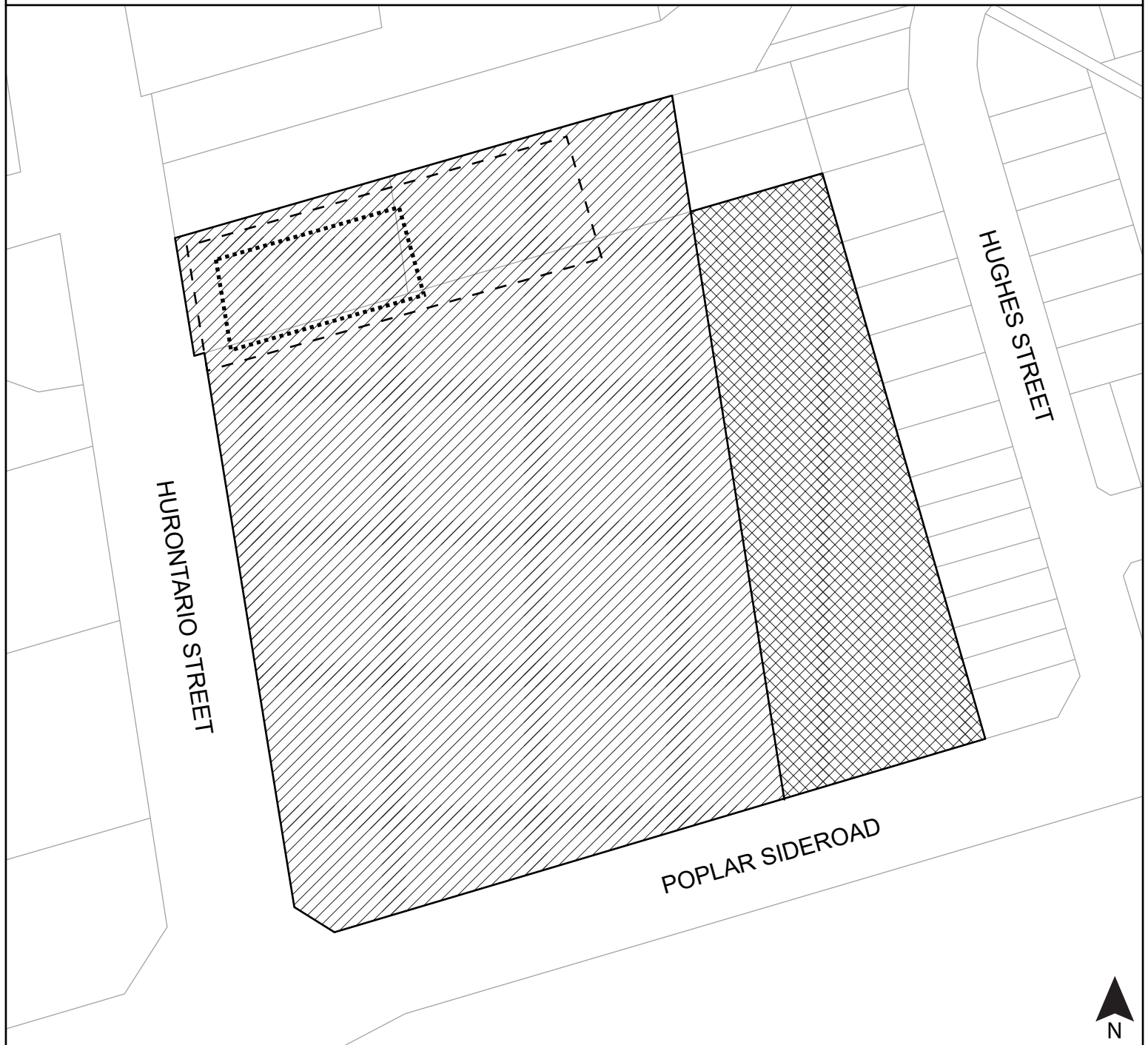
ENACTED AND PASSED this ____ day of _____, 2025

MAYOR

CLERK

Schedule 'A'

869 Hurontario Street, 853 Hurontario Street, 7564 Poplar Sideroad and
PT S1/2 LOT 40 CON 9 NOTTAWASAGA



Legend

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|  Lands to be rezoned from Commercial (C5) to Highway Commercial Zone - Exception (C5-X). |  Mixed-Use Building Envelope |
|  Lands to be rezoned from Deferred Residential (DR) to Highway Commercial Zone - Exception (C5-X). |  Mixed Use Building Footprint (Max Building Height 12 Storeys - 42.5 metres) |