

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

June 2025

(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. 2025-_____ passed on the _____, 2025.

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 _____ day of _____, 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 _____, 2025.

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 convenient 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 suites/units/rooms on the subject lands which are designated Strategic Growth Areas within Schedule 1 and designated Mixed-Use Commercial I and Mixed-Use Commercial II within 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 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 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: 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, 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 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 2: 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, automotive service centres and repair shops, automotive dealerships and recreation vehicle sales and services. (Section 5.3.3.2 e))

Section 5.3.3.3 f) shall be deleted. (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-1'

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

AMENDMENT No. ____

**TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD**

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

June 2025

(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. 2025-_____ passed on the _____, 2025.

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 of the Town of Collingwood

WHEREAS the Council of the Corporation of the Town of Collingwood held a public meeting on the _____ day of _____, 2025 respecting the proposal to change the land use designation on 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 land use designation is 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 and schedules, 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 _____, 2025

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 of the Town of Collingwood.

1.2 COMPONENTS

This Amendment consists of the text and schedules as outlined below in Part 2 titled The Amendment, Subsection 2.2. The preamble does not constitute part of the actual Amendment but is included for convenient purposes.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Amendment to the Official Plan of the Town of Collingwood is to implement the proposed development referred to as 'The Gateway Centre'. The Amendment proposes to redesignate the entirety of the land holdings to 'Mixed Use Commercial – Site Specific' designation and by way of exception will 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 suites/units/rooms. The Amendment will also prohibit certain uses including motor vehicle dealerships, motor vehicle gas stations and/or washes, recreation vehicle sales and services.

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 in order to facilitate the development of a mixed use commercial project and to permit a food supermarket store and one mixed-use building supporting up to 165 dwelling units and/or retirement suites/rooms/units and having a maximum of twelve (12) storeys.

PART 2 – THE AMENDMENT

2.1 PREAMBLE

The Amendment consisting of the schedule referred in Subsection 2.2 below constitutes Amendment No. _____ to the Official Plan of the Town of Collingwood.

2.2. DETAILS OF THE ACTUAL AMENDMENT

PART A)

That Schedule “A-1” titled Land Use Plan of the Official Plan of the Town of Collingwood is hereby amended, by re-designating the subject lands identified above from ‘Highway Commercial’ and ‘Low Density Residential’ to ‘Mixed Use Commercial – Site Specific’; as shown more particularly on Schedule “1” affixed hereto.

Item 1 – Site Specific: To permit a food supermarket store and pharmacy.

Item 2 – Site Specific: A Maximum Density of 50 residential units per gross hectare be permitted (165 units).

Item 3 – Site Specific: One 12 storey mixed-use building.

Item 4 – Site Specific: Retail Commercial Establishments

Item 5 – Site Specific – To prohibit motor vehicle dealerships, motor vehicle gas stations and/or washes and recreation vehicle sales and services.

That Schedule “C” titled Residential Density of the Official Plan of the Town of Collingwood is hereby amended, by re-moving a portion of the lands (7564 Poplar Sideroad) from Schedule “C” in its entirety as shown on Schedule “1” affixed hereto.

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 in regard to this Amendment.

Schedule 'A-1'

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



Legend



Lands to be redesignated from Highway Commercial to
Mixed-Use Commercial - Site Specific



Lands to be redesignated from Residential to Mixed-Use
Commercial - Site Specific