



NOTICE OF COMPLETE APPLICATION CONCERNING PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

TAKE NOTICE that the Council of the Corporation of the Town of Collingwood has received an application for approval of an Official Plan Amendment and a Zoning By-law Amendment under Sections 17, 22 and 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. These applications are deemed to be complete submissions under Sections 22(6.1) and 34(10.4) of the *Planning Act*.

A public meeting to hear the planning merits of the application has not yet been scheduled. A further Notice specific to the public meeting will be provided in the future as per the requirements of the *Planning Act*.

LOCATION: The proposed Official Plan Amendment and Zoning By-law Amendment application (Town File No. D084121) pertains to a 0.73 hectare parcel of land legally described as Block 6, Plan 51M-926, Town of Collingwood. The development proposal is located north of Side Launch Way, approximately 110 metres to the west of Heritage Drive and is called Collingwood Quay.

THE PURPOSE of the proposed Official Plan and Zoning By-law Amendments is to re-designate and rezone the subject property in support of a six storey mixed-use residential-commercial building with 101 residential units, approximately 330 square metres of at grade commercial space, underground and at grade parking, and a continuation of the waterfront trail system around the perimeter of the site.

The proposed Official Plan Amendment would re-designate the property, within the context of the Shipyards Special Policy Area, from the existing Commercial and Parkland designations to Mixed-Use Exception and Parkland designations. The Mixed-Use policy exceptions proposed include: permissions for residential units on the ground floor of the building (except along Side Launch Way), a minimum requirement of 300 square metres for ground floor commercial space, a residential dwelling cap of 101 units and a requirement for a public plaza at the end of the Hurontario Street extension. The proposed redesignation of Parkland would entail a reconfiguration of the waterfront trail system around the perimeter of the site. The Official Plan Amendment would also address policy changes resulting from the removal of the property from the existing Shipyards Special Policy Area Commercial designation. These changes would include deletion of requirements for minimum commercial gross floor area and a stand alone restaurant on the site.

The proposed Zoning By-law Amendment would rezone the property from Deferred Commercial (DC) and Recreation (REC) Zones to Downtown Commercial – Exception (C1-X) and Recreation (REC) Zones to realize the development proposal and associated reconfiguring of parkland. Exception provisions for the proposed Downtown Commercial – Exception (C1-X) include permissions for ground floor residential dwelling units (except along Side Launch Way), a maximum building height of 28 metres, a maximum front yard setback of 31.0 metres and a maximum bicycle space requirement of 18 spaces.

THE EFFECT of the proposed Official Plan and Zoning By-law Amendments is to allow the property to be developed for the aforementioned six storey residential-commercial mixed-use building and reconfigure parkland to be located around the perimeter of the site.

ANY PERSON may attend the public meeting when scheduled and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and/or Zoning By-law Amendment.

If you wish to be notified of the decision of the County of Simcoe on the proposed Official Plan Amendment you must make a written request to Mr. John Daly, Clerk, County of Simcoe, 1110 Highway 26, Administration Centre, Midhurst, Ontario L9X 1N6.

If a person or public body would otherwise have the ability to appeal the decision of the County of Simcoe to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Collingwood before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Collingwood before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable

grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Council of the Town of Collingwood on the proposed Zoning By-law Amendment you must make a written request to Ms. Sara Almas, Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5.

If a person or public body would otherwise have the ability to appeal the decision of the Town of Collingwood to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Collingwood before the By-law is passed, the person or public body is not entitled to appeal the decision.

If a person or a public body does not make oral submissions at a public meeting, or make written submissions to the Town of Collingwood before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

FOR MORE INFORMATION about this matter, including information about appeal rights, or to inspect additional information and materials related to the proposed official plan and zoning by-law amendments, please contact Planning Services staff, via email at: mbryan@collingwood.ca, or by telephone at (705) 445-1290 Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

DATED at the Town of Collingwood
this 25th day of November, 2021.

Summer Valentine
Director, Planning, Building &
Economic Development

Town File No. D084121

