

NOTICE OF THE ADOPTION OF AN OFFICIAL PLAN AMENDMENT

TAKE NOTICE that the Town of Collingwood Council passed By-law No. 2023-097 on **December 18, 2023** under Sections 17 and 21 of the *Planning Act*. By-law No. 2023-097 is a by-law to adopt Official Plan Amendment No. 48 which makes changes to the Town of Collingwood Official Plan (2004).



LOCATION: 560 and 580 Sixth Street, Collingwood

Legal description: Part of Lot 42, Concession 10, Geographic Township of Nottawasaga, Town of Collingwood, County of Simcoe

Area: 6 hectares

The subject properties are located on the south side of Sixth Street.

THE PURPOSE AND EFFECT of Official Plan Amendment No. 48 is to redesignate two portions of the subject lands from Residential to Recreation to create a future municipal park

and a development buffer area adjacent to Black Ash Creek and to redesignate the northeastern portion of the subject lands from Residential to High Density Residential Exception Three to permit a residential development comprised of apartment dwellings at a density higher than the maximum permitted per the policies of Section 4.3.2.3.4 ‘Affordable Housing’.

Official Plan Amendment No. 48 also creates new High Density Residential Exception Three policies that, notwithstanding the maximum permitted density of 120 dwelling units per gross hectare in the High Density Residential designation, would permit a maximum density of 159 dwelling units per gross hectare on the subject lands based on the provision of a minimum of ten percent (10%) of the total dwelling units being publicly available affordable housing units with rents and/or purchase prices affordable to the 4th to 6th household income deciles as defined in the Town of Collingwood Housing Needs Assessment, as updated from time to time, or another definition approved by the Town.

The subject properties are also subject to a Zoning By-law Amendment application (By-law No. 2023-098), which is also part of Town File No. D084222 and a Draft Plan of Subdivision application, Town File No. D1201222.

PUBLIC AND AGENCY COMMENTS RECEIVED: All written and oral submissions received in response to the application were considered, the effect of which helped to make an informed recommendation and decision as summarized in [Staff Report P2023-30](#). Correspondence received following the Committee of the Whole meeting was circulated to Council and reviewed by staff.

FOR MORE INFORMATION about this matter, contact:

Lindsay Ayers, Manager, Planning
layers@collingwood.ca or (705) 445-1290 Ext. 3276 or in-person by appointment only.
Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

Additional information and material regarding Official Plan Amendment No. 48 and its proposed changes to the Town of Collingwood Official Plan (2004) is available to the public for inspection here: <https://www.collingwood.ca/building-business/proposed-developments/d084222-d1201222-official-plan-amendment-zoning-law>

Be advised that the Town of Collingwood has forwarded Official Plan Amendment No. 48 to the County of Simcoe (as the approval authority) for its review, and if deemed appropriate, approval.

Any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision (including the person’s or public body’s address, fax number or email address) is made to the approval authority. The approval authority for Official Plan Amendment No. 48 is the County of Simcoe. Contact details are as follows: County of Simcoe, Administration Centre, 1110 Highway 26, Midhurst, ON L9X 1N6, Attention: Jonathan Magill, Clerk, Email: clerks@simcoe.ca Phone: (705) 726-9300.

**BY-LAW No. 2023-097
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



**BEING A BY-LAW TO ADOPT AMENDMENT NO. 48
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 January 30, 2023, respecting a proposal to redesignate a portion of 560 and 580 Sixth Street from Residential to Recreation and to redesignate a portion of the subject lands from Medium Density Residential to High Density Residential in the Town of Collingwood Official Plan;

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 schedules and policies of the Town of Collingwood Official Plan;

AND WHEREAS the Council has determined that revisions to the Land Use Plan and Residential Density Schedules and High Density Residential policies are appropriate and desirable to facilitate the development of Residential apartment buildings and a future public park and development buffer area on 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. 48 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 an application to the County of Simcoe for approval of the aforementioned Amendment No. 48 to the Official Plan of the Town of Collingwood.

ENACTED AND PASSED this 18th day of December, 2023.

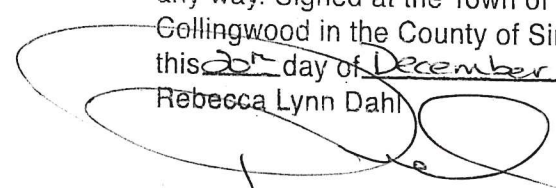


MAYOR



CLERK

This photocopy confirms to the original document which has not been altered in any way. Signed at the Town of Collingwood in the County of Simcoe this 20th day of December, 2023
Rebecca Lynn Dahl



**AMENDMENT NO. 48
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD**

**AN AMENDMENT TO THE LAND USE PLAN AND
RESIDENTIAL DENSITY SCHEDULES AND THE
RESIDENTIAL POLICIES FOR PART OF THE "SIXTH
STREET RESIDENTIAL DEVELOPMENT" LANDS**

**560 SIXTH STREET
580 SIXTH STREET**

December 2023

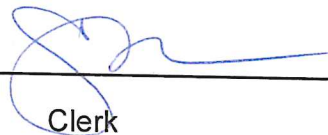
**AMENDMENT No. 48
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD**

The attached explanatory text and schedules constituting Amendment No. 48 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 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, by By-law No. 2023-097 passed on the 18th day of December, 2023.

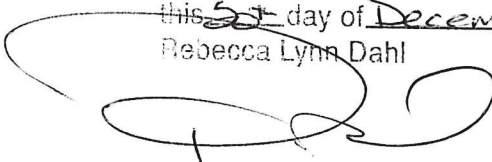


Mayor



Clerk

This photocopy confirms to the original document which has not been altered in any way. Signed at the Town of Collingwood in the County of Simcoe this 5th day of December, 2023
Rebecca Lynn Dahl



OFFICIAL PLAN AMENDMENT
AMENDMENT NO. 48
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. 48 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 convenience purposes.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Amendment to the Official Plan of the Town of Collingwood is to redesignate a portion of the 560 and 580 Sixth Street lands from Residential to Recreation to create a park and development buffer area and to redesignate a portion of the subject lands from the Residential designation to a High Density Residential Exception Three designation to permit a residential development comprised of apartment dwellings at a density higher than the maximum permitted per the policies of Section 4.3.2.3.4 'Affordable Housing'.

1.4 LOCATION

The properties subject to this Amendment are located on the south side of Sixth Street, opposite Stewart Road, and are municipally addressed as 560 and 580 Sixth Street. The lands are legally described as Part of Lot 42, Concession 10, Geographic Township of Nottawasaga, Town of Collingwood, County of Simcoe.

1.5 BASIS OF THE AMENDMENT

This Amendment to the Official Plan of the Town of Collingwood affects the Recreation, Medium Density Residential, and High Density Residential designations and the High Density Residential policies of the Town of Collingwood Official Plan with respect to portions of the subject lands.

The Amendment would redesignate two portions of the subject lands from Residential to Recreation to create a future municipal park 0.30 hectares in area and a buffer area between the development lands and lands owned by the Nottawasaga Valley Conservation Authority adjacent to Black Ash Creek. The Amendment would also redesignate the northeastern portion of the subject lands from the Residential designation to a High Density Residential Exception Three designation to permit a higher maximum density than currently provided for in the Official Plan.

This Amendment would also create new High Density Residential Exception Three policies that, notwithstanding the maximum permitted density of 120 dwelling units per gross hectare in the High Density Residential designation, would permit a maximum density of 159 dwelling units per gross hectare on the subject lands based on the provision of a minimum of ten percent (10%) of the total dwelling units being publicly available affordable housing units with rents and/or purchase prices

affordable to the 4th to 6th household income deciles as defined in the Town of Collingwood Housing Needs Assessment, as updated from time to time, or another definition approved by the Town.

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. 48 to the Official Plan of the Town of Collingwood.

2.2 DETAILS OF THE ACTUAL AMENDMENT

PART A)

That Schedule "A" titled Land Use Plan of the Official Plan of the Town of Collingwood is hereby amended, in part, by redesignating portions of the subject lands from the Residential designation to the Recreation designation and by redesignating a portion of the subject lands from the Residential designation to a High Density Residential Exception Three designation, as shown more particularly on Schedule '1' affixed hereto.

PART B)

That Schedule "C" titled Residential Density of the Official Plan of the Town of Collingwood is hereby amended, in part, by redesignating a portion of the subject lands from Medium Density to High Density, as shown more particularly on Schedule '2' affixed hereto.

PART C)

That Subsection 4.3.2.7.4 titled High Density Residential Exceptions of the Official Plan of the Town of Collingwood is hereby amended in part by adding the new subsection and policies below:

"3. Sixth Street Development Lands, part of 560 and 580 Sixth Street

Notwithstanding Section 4.3.2.7.2 and considering Section 4.3.2.3.4 'Affordable Housing', within the High Density designation located on the northeast portion of the subject lands, the maximum permitted density shall be 159 dwelling units per gross hectare, including the provision of a minimum of ten percent (10%) of the total dwelling units and no less than 30 dwelling units being publicly available affordable housing units with rents and/or purchase prices affordable to the 4th to 6th household income deciles as defined in the Town of Collingwood Housing Needs Assessment, as updated from time to time, or another definition approved by the Town for a minimum period of 25 years.

Should the maximum density on the subject lands not exceed 120 dwelling units per gross hectare as permitted under Section 4.3.2.7.2, the provision of affordable housing units shall not be required."

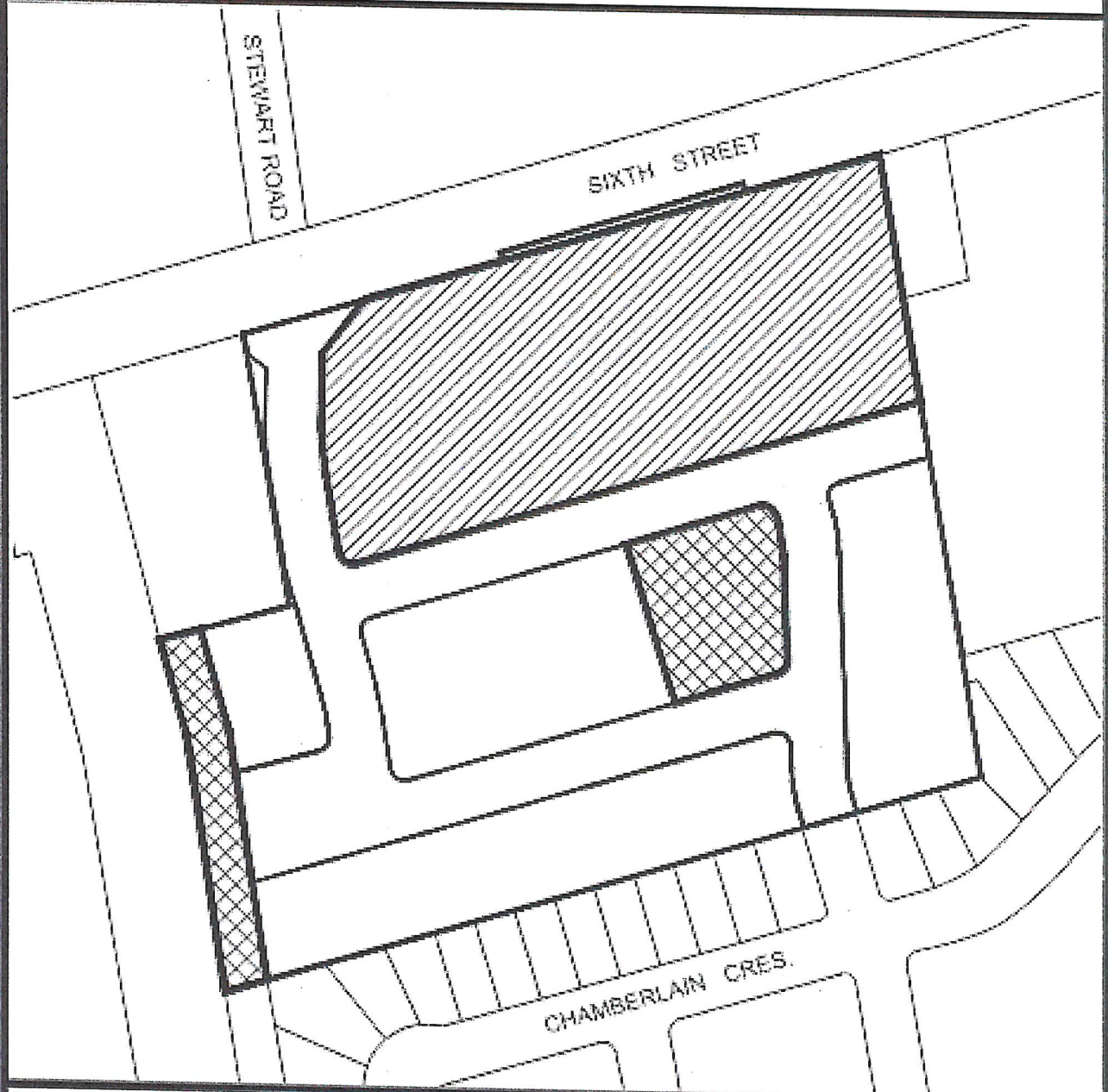
2.3 IMPLEMENTATION

Amendment No. 48 to the Official Plan of the Town of Collingwood will be implemented by an amendment to 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 1 - OFFICIAL PLAN AMENDMENT NO. 48



LEGEND

Lands to be redesignated on Town of Collingwood Official Plan Schedule 'A' - Land Use Plan from:

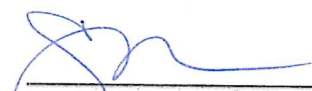


Residential to High Density Residential Exception Three (3)



Residential to Recreation


MAYOR

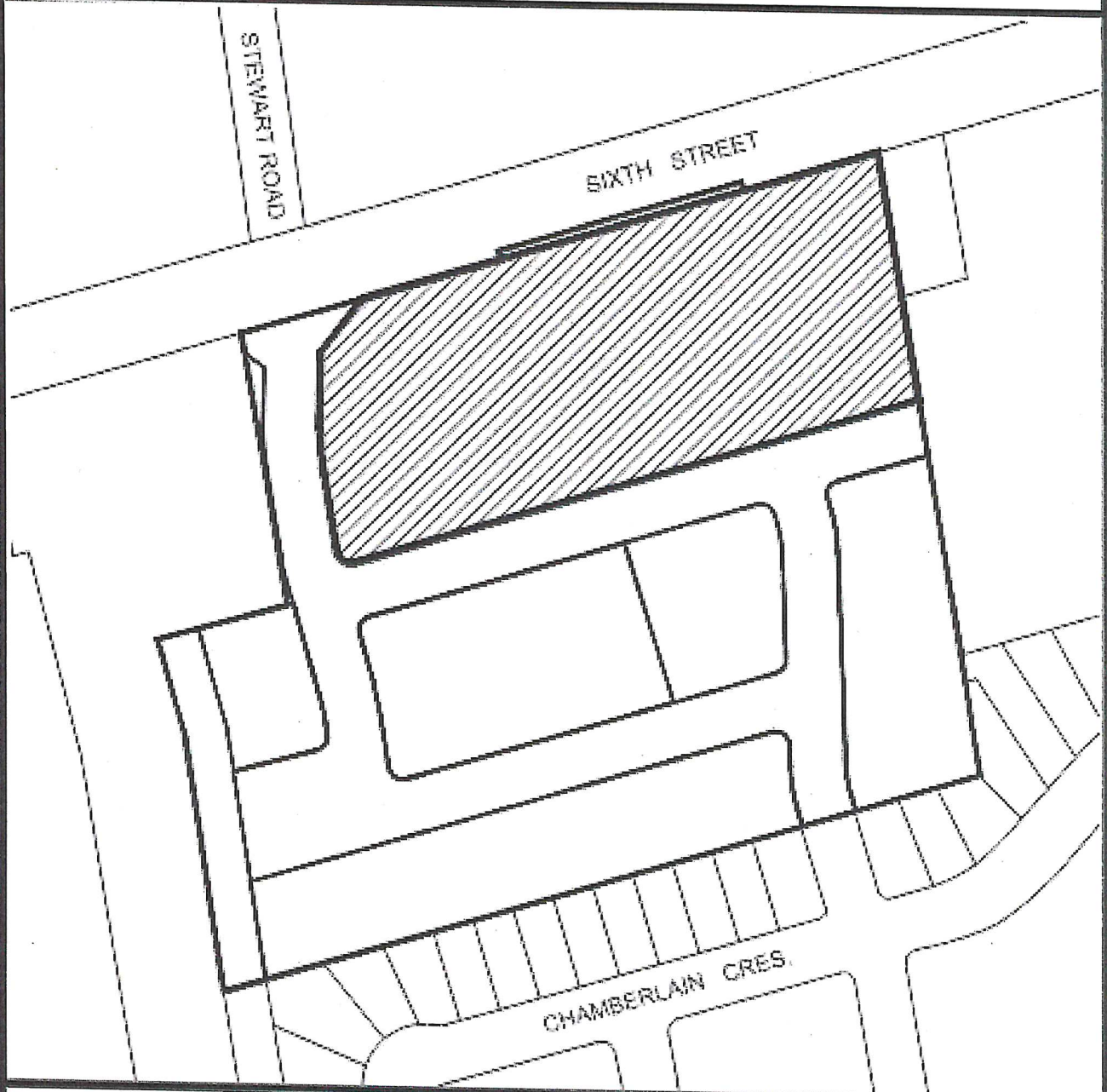

CLERK

This is Schedule '1' to Official Plan Amendment No. 48
adopted on 1st day of December 2023.

TOWN OF COLLINGWOOD
Planning Services
DWG DATE:
FILE NO:



SCHEDULE 2 - OFFICIAL PLAN AMENDMENT NO. 48



LEGEND



Lands to be added to the High Density designation of the Town of Collingwood
Official Plan Schedule "C" - Residential Density

MAYOR

CLERK

This is Schedule 'Z' to Official Plan Amendment No. 48
adopted on 8th day of December 2023.

TOWN OF COLLINGWOOD
Planning Services
DWG DATE:
FILE NO:

