
NOTICE OF DECISION

With Respect to an Official Plan Amendment Subsection 17(35) and 21 of the Planning Act

A decision was made by the County of Simcoe, Director of Planning/Chief Planner under the delegated authority granted by County By-law No. 6984 on the date noted above, to approve Amendment No. 47 to the Official Plan for the Town of Collingwood, as adopted by Town of Collingwood By-law No. 2023-018.

Purpose and Effect of the Official Plan Amendment

The purpose of the Official Plan Amendment is to delete portions of Commercial policies 4.4.4.9.3.1.4.1 and 4.4.4.9.3.1.4.2.4 of the Shipyards – Special Policy Area and incorporating the deleted portion of the latter policy into a set of site-specific policies for the Mixed Use designation in the Shipyards – Special Policy Area. Schedule A1 (The Shipyards – Special Policy Area Land Use Plan) is being revised to re-designate the subject lands from Commercial and Parkland to Mixed Use Exception Two and Parkland. The effect of these amendments are to permit the development of the subject lands with a 101 unit mixed-use development.

The decision is consistent with Provincial policy statements issued under the Planning Act and conforms with Provincial and County plans. A copy of staff report PLN 2023-014 is attached.

Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments are detailed in the associated staff report PLN 2023-014. The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No. 47.

Associated File(s): The proposal is also subject to the following application(s) under the *Planning Act*:
None

When and How to File an Appeal

Any appeal to the Ontario Land Tribunal must be filed with the Director of Planning/Chief Planner of the County of Simcoe no later than 20 days from the date of this notice, shown above as the last date of appeal.

The notice of appeal should be sent to the attention of Nathan Westendorp, Director of Planning/Chief Planner, at the address shown below and it must:

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal,
- (3) include a completed Tribunal Appellant Form (A1); and
- (4) be accompanied by the fee charged under the *Ontario Land Tribunal Act 2021* in the amount of \$1,100.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal <https://olt.gov.on.ca/about-olt/>

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision of the County of Simcoe to the Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal (please refer to the Last Date of Appeal noted above).

Getting Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing Address for Filing a Notice of Appeal

Director of Planning/Chief Planner
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6



TO: Director of Planning/Chief Planner – Delegated Approvals
DIVISION: Engineering, Planning and Environment
DEPARTMENT: Planning

REPORT #: PLN 2023-014

REPORT DATE: June 19, 2023

SUBJECT: Request for Approval – Town of Collingwood Official Plan Amendment No. 47

Recommendation

That Official Plan Amendment No. 47 to the Town of Collingwood Official Plan, as adopted by Town of Collingwood By-law 2023-018, be approved; and

That Notice of Decision of Official Plan Amendment No. 47 to the Town of Collingwood Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

The following provides a summary of the proposal:

Location: Block 6, Plan 51M-926
Applicant: FRAM + Slokker
Proposal: To delete portions of Commercial policies 4.4.4.9.3.1.4.1 and 4.4.4.9.3.1.4.2.4 of the Shipyards – Special Policy Area. The deleted portion of the latter policy is to be incorporated into a set of site-specific policies for the Mixed Use designation in the Shipyards – Special Policy Area. Schedule A1 (The Shipyards – Special Policy Area Land Use Plan) is also proposed to be re-designated from Commercial and Parkland to Mixed Use Exception Two and Parkland. The Parkland designation is proposed to be shifted from its current location to the shoreline in the far north of the subject lands. The effect of these amendments are to permit the development of the subject lands with a 101 unit mixed-use development.

County File: CW-OPA-23047
Town File: D084121
Related File: n/a

Background/Analysis

The subject lands are located in the “Shipyards” area along the shoreline of Georgian Bay in the Town of Collingwood. The subject lands themselves are known as Collingwood Quay. They are legally described as Block 6, Plan 51M-926.

The subject lands are approximately 0.73 ha (1.80 ac) in size with frontage on Side Launch Way. Within the broader “Shipyards” area the property is bounded to the west by the Launch Basin and to the east by the Dry Dock. On the opposite side of the Launch Basin, extending to North Maple Street, is a medium density residential development where construction was recently completed. Further, there are additional lands within the Shipyards area to the east and southeast, some of which are subject to current development applications. Radiating out from the Shipyards, much of the adjacent lands are commercial uses along First Street (Highway 26) and Hurontario Street and detached residential uses beyond the commercial core.

FRAM + Slokker submitted a site-specific Official Plan Amendment application to the Town of Collingwood on October 6, 2021 to delete portions of the Commercial policies of the Shipyards – Special Policy Area (Policies 4.4.4.9.3.1.4.1 and 4.4.4.9.3.1.4.2.4) and add a new site-specific exception (4.4.4.9.3.1.5.4) to Mixed-Use Policy 4.4.4.9.3.1.5 of the Shipyards – Special Policy Area of the Town of Collingwood Official Plan. Schedule “A1” The Shipyards – Special Policy Area Land Use Plan is also being amended to re-designate the subject lands from Commercial and Parkland to Mixed Use and Parkland. Specifically, the Parkland designation will be shifted north from its current location to along the northern boundary, abutting the shoreline of Georgian Bay. The purpose of the amendment is to permit a mixed use development containing a maximum of 101 dwelling units, a minimum of 300 square metres of commercial gross floor area, and a pedestrian promenade around the perimeter of the subject lands. A related Zoning By-law Amendment was submitted concurrently with the Official Plan Amendment application. The subject lands were proposed to be re-zoned from Deferred Commercial (DC) and Recreation Exception Five (REC-5) to a Holding Twenty-Three Downtown Core Commercial Exception Eleven ((H23) C1-11) and Recreation Exception Five (REC-5). The removal of the holding symbol for the (H23) C1-11 zone is subject to confirmation and commitment of water and wastewater servicing capacity and allocation, and the execution of a site plan agreement.

The following reports/studies were received in support of the proposed amendment and considered by County Planning staff in the preparation of this report:

- Urban Design Brief prepared by Giannone Petricone Associates, dated October 6, 2021;
 - Planning Justification Report prepared by MHBC Planning Limited, dated October 18, 2021;
 - Addendum to the Planning Justification Report prepared by MHBC Planning Limited, dated September 15, 2022;
 - Servicing and Stormwater Management Implementation Report prepared by Crozier Consulting Engineers, dated August 2021;
 - Servicing and Stormwater Management Implementation report prepared by Crozier Consulting Engineers, dated September 2022;
 - Traffic Opinion Letter prepared by Crozier Consulting Engineers, dated August 18, 2021;
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- Traffic Opinion Letter Update prepared by Crozier Consulting Engineers, dated August 30, 2022;
- Geotechnical Report prepared by Terraprobe, dated April 19, 2021;
- Shoreline Design Report prepared by Shoreplan Engineering Limited, dated April 2022; and
- Retail Feasibility Report prepared by Tate Economic Research Inc., dated August 2021

The statutory public meeting was held on July 25, 2022, and Council for the Town of Collingwood adopted Official Plan Amendment No. 47 on March 20, 2023.

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides guiding policies on a variety of land use planning matters across the province such as directing population and employment growth to designated settlement areas and promoting efficient land use and development patterns. Policy 1.1.3.1 states that settlement areas shall be the focus of growth and development.

Policy 1.1.3.2 provides several development objectives that land use patterns within settlement areas are to strive towards. These include, but are not limited to, the efficient use of land and resources and the efficient use of existing or planned infrastructure and public service facilities.

The PPS also contains a number of housing policies, such as Policy 1.4.3, that are meant to facilitate housing development across the Province. Policy 1.4.3 requires planning authorities to facilitate this development, in part, by permitting and facilitating all types of residential intensification and redevelopment, directing the development of new housing to locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs, and promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit where it exists or is to be developed.

Policy 1.6.6.2 states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize risks to human health and safety. It goes on to say that within settlement areas with existing municipal water services and municipal sewage services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Natural Hazards Policy 3.1.1a) notes that development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of hazardous lands adjacent to the shorelines of the Great Lakes – Saint Lawrence River system and large inland lakes which are impacted by flooding hazards, erosion hazards, and/or dynamic beach hazards.

The proposed development focuses population growth within the delineated built boundary in the Town of Collingwood. Both municipal water and wastewater services are present in the area abutting the southern lot line of the subject lands and will be extended onto the subject lands once the conditions of removing the holding symbol have been satisfied. As shown in the Urban Design Brief, a municipal transit network and active transportation network each exist in close proximity to the subject lands that would contribute the achievement of a complete community.

With respect to natural hazards, the 2022 Shoreline Design Report prepared by Shoreplan Engineering Limited assessed whether any of the three potential shoreline hazards exist on the shoreline of the subject lands. It was determined at an early stage that there was no dynamic beach hazard at this site. The assessment of the flooding hazard for the subject lands determined that "...the access to the promenade is acceptable for pedestrians during a design storm event at the 100 year wave level." The assessment of the erosion hazard determined that this would be addressed "...by upgrading the existing shoreline protection structures such that they have a minimum design life of 50 years and providing maintenance access for future repairs to the wall and their maintenance in perpetuity.

The proposed amendment is consistent with the Provincial Policy Statement, 2020.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow: A Growth Plan for the Greater Golden Horseshoe includes policies and population and employment forecasts, which provide guidance to upper and lower-tier municipalities on how they can best manage future growth in a broader regional context. Of note, Policy 2.2.1.2 details, generally which areas within settlement areas are to be the focus of future growth. Specifically, this policy states that the vast majority of growth will be directed to settlement areas that have a delineated built boundary, existing or planned municipal water and wastewater systems, and can support the achievement of complete communities.

The Town of Collingwood has a delineated built boundary and is serviced by both municipal water and sewer services. The proposed development is within the delineated built boundary in the Town of Collingwood and will contribute the achievement of a complete community.

The proposed amendment conforms to the Growth Plan, 2020.

County of Simcoe Official Plan February 2023 Office Consolidation

The subject lands are designated Settlements on Schedule 5.1 to the County of Simcoe Official Plan. Objectives of this designation include focusing population and employment growth within settlements, and to promote development forms and patterns which minimize land consumption and servicing costs. The County Official Plan contains policies that direct the vast majority of population and employment growth to settlement areas, specifically Primary Settlement Areas. The Town of Collingwood is identified as a Primary Settlement Area on Schedule 5.1.2 of the County Official Plan.

Further to the above, Policy 3.5.26 of the County Official Plan states that settlements, and the downtowns and main streets of Primary Settlement Areas, shall be promoted as focal points for residential, commercial, and institutional uses by among other things:

- Establishing safe and pleasant pedestrian environments which encourage movement by foot, bicycle, and transit;
- Development of attractive streetscapes; and
- Development of a range of housing types and costs

Additionally, Policy 3.5.29 states that development within the built-up areas and designated greenfield area of settlement areas may be of a higher density in order to achieve the policy objectives of this plan but should be compatible with adjacent residential uses.

Policy 4.5.9 of the County Official Plan mirrors Policy 3.1.1 of the PPS, noted above as it relates to directing development outside of hazardous lands. In addition to these general “hazardous lands” policies, the County Official Plan also contains policies related to public access to the waterfront. One of these policies, 4.5.27, states that where waterfront or shoreline development is proposed, the preservation of existing public accesses to publicly owned shorelines shall be maintained and the creation of new opportunities for public ownership and access to shorelines in new developments may be obtained where appropriate.

The servicing policies noted in the above Provincial Policy Statement section are mirrored in Section 4.7 of the County Official Plan. Specifically, that within settlement areas, municipal water services and municipal sewage services are the preferred form of servicing.

The subject lands are within the delineated built boundary in the Town of Collingwood and both municipal water and municipal wastewater services abut the southern lot line. Existing transit and active transportation networks in the area will help to further connect the subject lands to the downtown and nearby public service facilities. The proposed amendment will also have the effect of relocating the existing east-west portion of the Parklands designation to the northern property boundary, abutting the harbour.

The proposed amendment conforms to the County of Simcoe Official Plan, 2023.

Comments Received

During the public consultation process comments were received from the public and external commenting agencies. With respect to comments received from the public, concerns regarding the proposed development included: the height of the proposed building, the potential for the proposed ground-floor public uses to become sterilized, public safety concerns along the waterfront related to high-water levels, and the permitted uses on the subject lands, specifically whether and in what location a restaurant should be.

Comments from external agencies were received from Envision-Tatham, BrookMcIlroy, Nottawasaga Valley Conservation Authority (NVCA), Simcoe County District School Board (SCDSB), Enbridge Gas, and the Ministry of Transportation (MTO). Envision-Tatham provided peer review comments on behalf of the Town as it related to site design and landscape components of the proposed development. BrookMcIlroy provided peer review comments on behalf of the Town as it related to urban design of the proposed development. The NVCA provided peer review comments on behalf of the Town as it related to natural hazards and additional advisory comments on the Servicing and Stormwater Management Report and Geotechnical Investigation. The SCDSB advised that they have no objection to the proposed development and requested that their standard conditions/clauses be included in future agreements. Enbridge Gas also advised that they have no objection to the proposed development. MTO advised that if improvements are required to Highway 26 as a result of this development, all upgrades should be charged to the developer and covered by development charges.

County Planning staff have reviewed the oral and written submissions received from agencies and the public regarding the Amendment and are satisfied that these comments were considered and addressed prior to recommending approval of OPA No. 47.

Summary

County Planning staff recommends approval of Official Plan Amendment No. 47 to the Town of Collingwood Official Plan, as adopted by Town of Collingwood By-law No. 2023-018, given the reasons outlined in this report which include:

- Consistency with the Provincial Policy Statement;
- Conformity with the Growth Plan for the Greater Golden Horseshoe; and
- Conformity with the goals, objectives, and general intent of the County of Simcoe Official Plan

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County's decision is appealed to the Ontario Land Tribunal (OLT) there may be legal costs associated with that process. As per County of Simcoe By-law No. 6894, the Chief Planner, the General Manager – Engineering, Planning & Environment, and County Solicitor may enter into negotiations, attend hearings and execute such documents as may be necessary to resolve disputes and OLT appeals with those parties insofar as the County's position remains consistent with the Provincial Policy Statement, conforms with the applicable Provincial policies, and conforms with the County of Simcoe Official Plan.

Relationship to Corporate Strategic Plan

No direct relationship to corporate strategies.

Reference Documents

There are no reference documents associated with this Item.

Attachments

Schedule 1 – Location Map

Schedule 2 – Official Plan Amendment No. 47, as adopted

Prepared By Calvin Dempster, Planner II

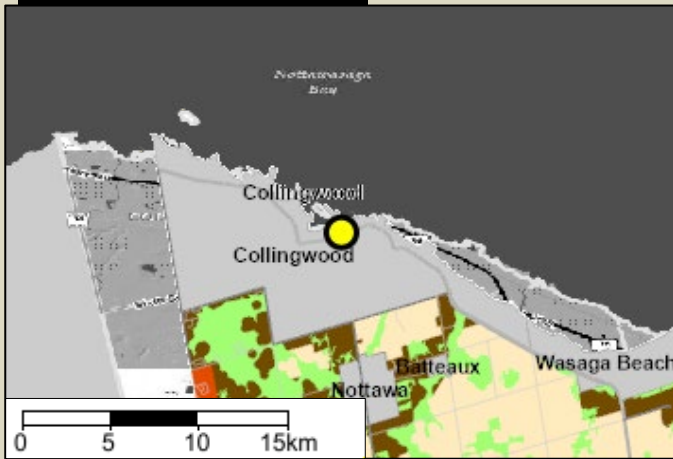
Reviewed By Greg Marek, RPP, MCIP, Manager of Planning

Delegated Approval as per Bylaw 6984
Nathan Westendorp, Director, Planning/Chief Planner

Date
June 22, 2023

Location Map

Municipal Context



County File Number: CW-OPA-23047
Address: Shipyards Block 6, Plan 51M-926
COLLINGWOOD

County Official Plan Legend

- | | |
|--------------------|---|
| Agricultural Lands | Lands Not Subject To Plan |
| Settlements | Niagara Escarpment Plan Area |
| Economic District | Greenbelt Plan - Protected Countryside |
| Greenlands | Oak Ridges Moraine Conservation Plan Area |
| Rural Lands | Special Development Area Big Bay Point |
| Secondary Plan | Subject Property |



Map Legend

- | | | | |
|------------------|-----------------|----------------|------|
| Subject Property | Settlement Area | Built Boundary | 2016 |
|------------------|-----------------|----------------|------|



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BY-LAW No. 2023-018
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW TO ADOPT AMENDMENT NO. 47
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 July 25, 2022 respecting a proposal to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Mixed Use Exception Two; to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Parkland to Mixed Use Exception Two; and to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Parkland and amend the Commercial and Mixed Use policies of The Shipyards – Special Policy Area 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 Schedule A1 “The Shipyards – Special Policy Area Land Use Plan” and the Commercial and Mixed Use policies of The Shipyards-Special Policy Area are appropriate and desirable to facilitate the development of a six-storey, mixed-use residential-commercial development (Collingwood Quay) and reconfigure the Parkland designation to provide for a continuous public promenade adjacent to the harbour.

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. 47 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. 47 to the Official Plan of the Town of Collingwood.

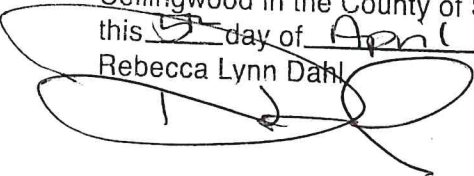
ENACTED and passed this 20th day of March, 2023.



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 5 day of April, 2023

Rebecca Lynn Dahl

AMENDMENT NO. 47
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD

AN AMENDMENT TO THE SHIPYARDS – SPECIAL POLICY AREA LAND USE PLAN
SCHEDULE AND THE COMMERCIAL AND MIXED USE POLICIES FOR
THE SHIPYARDS BLOCK 6 PLAN 51M-926
(COLLINGWOOD QUAY)

March 2023

(i)



**AMENDMENT No. 47
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD**

The attached explanatory text and schedules constituting Amendment No. 47 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. 2023-018 passed on the 20th day of March, 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 April, 2023

Rebecca Lynn Dahl

OFFICIAL PLAN AMENDMENT

AMENDMENT NO. 47

**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. 47 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 subject lands in The Shipyards – Special Policy Area from Commercial to Mixed Use Exception Two; to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Parkland to Mixed Use Exception Two; and to redesignate a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Parkland and amend the Commercial and Mixed Use policies of The Shipyards – Special Policy Area in the Town of Collingwood Official Plan to permit the development of Block 6 of the Collingwood Shipyards with a six-storey, mixed-use development comprised of 101 residential dwelling units, including ground-floor units, a minimum 300 square metres of ground floor commercial space, a ground floor amenity space, and a continuous public promenade adjacent to the harbour.

1.4 LOCATION

The property subject to this Amendment is associated with Collingwood Quay located on the north side of Side Launch Way, west of the Launch Basin of the harbour and east of the Dry Dock Basin of the harbour. The lands are legally described as Block 6, Registered PLAN 51M-926, 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 Commercial, Mixed Use, and Parkland designations and the Commercial and Mixed Use policies with respect to The Shipyards – Special Policy Area.

The Amendment is appropriate and constitutes good planning based on conformity and/or consistency with the Provincial Policy Statement, the Provincial A Place to Grow Plan, the Simcoe County Official Plan, and the Town of Collingwood Official Plan. The lands are within the Town's built boundary on existing municipal sanitary and water services.

The development of the site would facilitate the rounding out The Shipyards development area and assist with the need for enhanced public access to the waterfront as identified in the Town's Strategic Plan and the Waterfront Master Plan.

The subject property (Block 6) was created as part of the Shipyards Plan of Subdivision (51M-926) in January 2009.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

The Amendment consisting of the text and schedule referred to in Subsection 2.2 below constitutes Amendment No. 47 to the Official Plan of the Town of Collingwood.

2.2 DETAILS OF THE ACTUAL AMENDMENT

PART A)

That Schedule "A1" titled "The Shipyards -Special Policy Area Land Use Plan" of the Official Plan of the Town of Collingwood is hereby amended, in part, by:

Redesignating a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Mixed Use Exception Two; redesignating a portion of the subject lands in The Shipyards – Special Policy Area from Parkland to Mixed Use Exception Two; and redesignating a portion of the subject lands in The Shipyards – Special Policy Area from Commercial to Parkland, as shown more particularly on Schedule "1" affixed hereto.

PART B)

The following policies in Subsection 4.4.4.9.3.1.4.1 (Permitted Uses) are deleted in their entirety:

"These lands shall include a public plaza as an extension of Hurontario Street onto the Shipyards site and function as a tourist attraction to the waterfront, walkway and trail systems and Downtown Core."

"Notwithstanding the above, those lands designated Commercial and are located on the north end of the site, north of the lands designated parkland, shall only permit the development of a restaurant use and uses accessory to a permitted use. Any stand-alone restaurant use shall not exceed two (2) stories in height excluding a mezzanine."

The following policy in Subsection 4.4.4.9.3.1.4.2.4 (Architectural Control Guidelines) is deleted in its entirety:

"The commercial units which front onto the Launch Basin shall generally have their front façade face the launch basin."

PART C)

That Subsection 4.4.4.9.3.1.5 titled "Mixed Use, The Shipyards – Special Policy Area" of the Official Plan of the Town of Collingwood is hereby amended in part by adding the following new subsection and policy:

4.4.4.9.3.1.5.4 Collingwood Shipyards Block 6 – Mixed Use Exception Two (OPA#47)

The permitted uses and policies of Section 4.4.4.9.3.1.5 shall apply to the lands in the Mixed Use Exception Two designation with the following exceptions:

The minimum commercial gross floor area shall be 300 square metres. The commercial units which front onto the Launch Basin shall generally have their front façade face the Launch Basin. A minimum of one restaurant shall be provided which generally has its front façade facing the Launch Basin.

Residential dwelling units may be located at grade, anywhere on the lands, except along the Side Launch Way street frontage.

Subject to the policies of Section 4.4.4.9.3.1.9.2 of the Official Plan, the residential unit count shall be a maximum of 101 residential dwelling units.

2.3 IMPLEMENTATION

Amendment No. 47 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.

RD

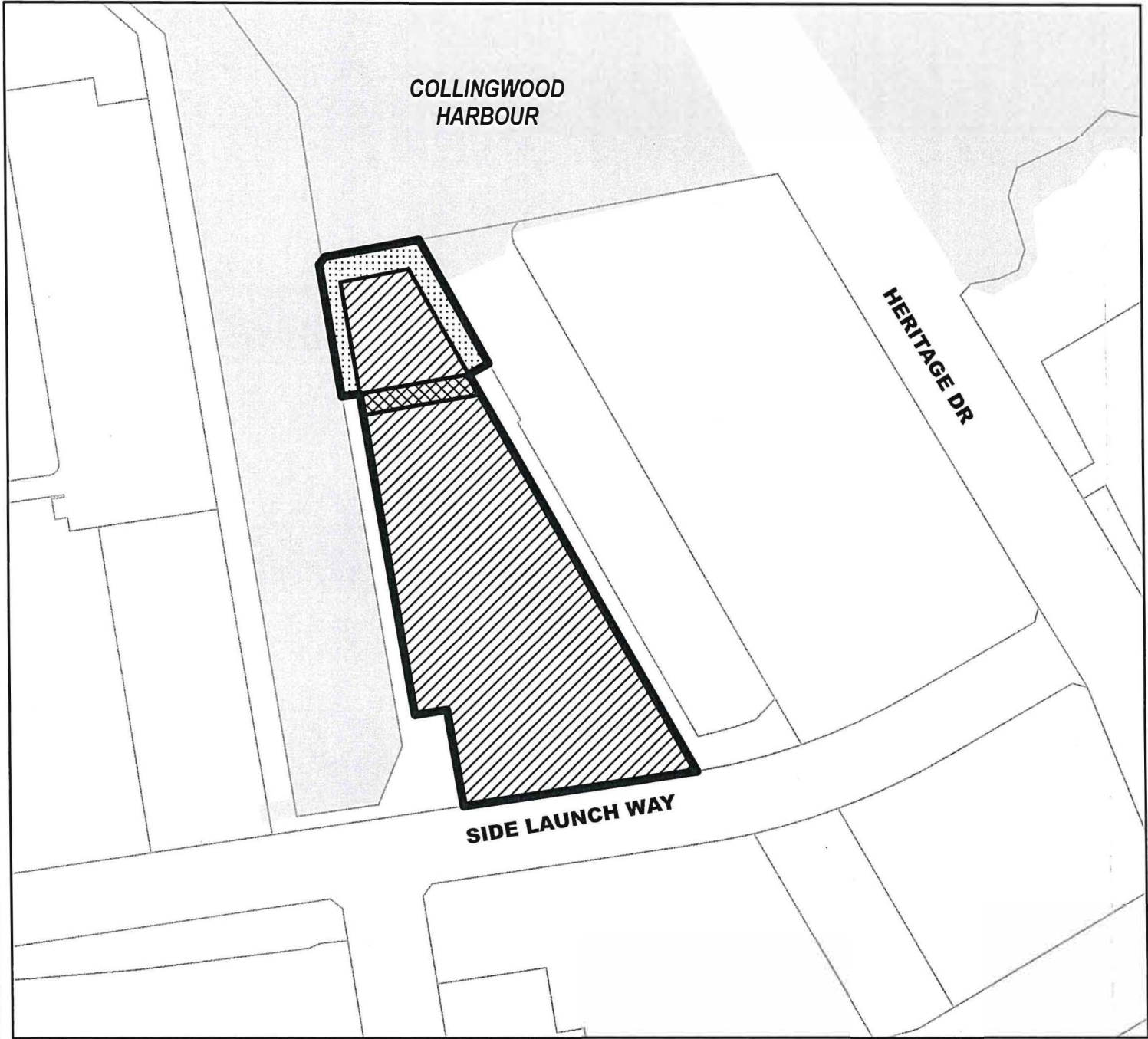
2.4 **INTERPRETATION**

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 regards to this Amendment.



Schedule '1'

Block 6, Side Launch Way
Town of Collingwood
County of Simcoe



-  Lands within the Shipyards Special Policy Area to be redesignated from the Commercial designation to Mixed-Use Exception Two.
-  Lands within the Shipyards Special Policy Area to be redesignated from the Parkland designation to Mixed-Use Exception Two.
-  Lands within the Shipyards Special Policy Area to be redesignated from the Commercial designation to Parkland.

This is Schedule 'A'1 to the Official Plan
Passed this 20th day of March 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 April 2023

Rebecca Lynn Dahl