
**OFFICIAL PLAN
OF THE TOWN OF COLLINGWOOD
OFFICE CONSOLIDATION
January 2019**

NOTE TO READER:

This is an office consolidation of the Town's Official Plan. The Foreword to the initial consolidation, dated May 27, 2004, follows this introduction. It is useful for both its historical information and its description as to how the office consolidation depicted various appeals and "non-decisions".

Most of the original appeals respecting this Plan have either been withdrawn or disposed of by the Ontario Municipal Board. A descriptive "Appeals Disposition" chart is attached.

Several of the "non-decisions" remain unaddressed. These all relate to discussions with the County of Simcoe regarding Waste Disposal Assessment Areas. A "Non-Decisions Disposition" chart is attached.

Since its adoption, the Plan has been amended. The attached "Official Plan Amendments" chart identifies and tracks the status of all amendments to date to the Plan.

NOTICES:

This is an office consolidation of the Collingwood Official Plan and is prepared only for convenience purposes by the Town of Collingwood's Planning Services Department.

While effort has been made to ensure the accuracy of the information contained herein, be advised that this publication is not the actual Official Plan and that this document should not be used as an authority on which to buy real estate, finalize development proposals or seek building permits.

Where legal accuracy or references are required, the original versions of this Official Plan and its amendments, and any Orders of the Ontario Municipal Board, should be consulted. Copies of original documents are available from the Town of Collingwood's Clerk's Office. Copies of OMB Orders are available from the Board's Head Office.

Please consult with the Planning Services Department regarding any inquiries or interpretation of the Collingwood Official Plan.

This Official Plan has also been amended by the Town periodically adopting certain amendments which were then approved, sometimes as modified, by the approving authority the County of Simcoe or the Ontario Municipal Board. Textual amendments in full force and effect have been incorporated into this office consolidation of the Official Plan with a marginal note identifying the relevant official plan amendment number. Textual amendments not yet in force and effect at time of publication are incorporated **bolded and italicized** into the text with a marginal note identifying the relevant official plan amendment number. Amendments to the Schedules are not noted. Please see the attached OFFICIAL PLAN AMENDMENTS Chart for the status and effect of all amendments.

COLLINGWOOD OFFICIAL PLAN

ONTARIO MUNICIPAL BOARD

CASE NO. PL040510 FILE NO. O040092

APPEAL DISPOSITIONS

Appeal No.	Appellant	Subject Lands	Policy Appealed as related only to Subject Lands	Schedule Appealed as related only to Subject Lands	OMB Disposition
1	Peter Stransky	Part Lot 45, Concession 12	Section 4.3.4.8.3	Schedule A Designation – Rural Residential (RR3)	Appeal allowed in part; new Section 4.3.4.8.6 (RR6) approved [Feb.18/05]
2	Denis Martinek	Part Lot 48, Concession 12	Section 3.12	Schedule A Designation – Inactive Private Landfill Site	Appeal allowed in part; Schedule “A” revised – reducing overlay [July 7/06]
3	Graham O'Donnell (Bass Bay Cottagers Corporation & West Black Bass Bay Owners Corporation)	Part Lots 50&51, Concession 12 & Part Lot 51, Concession 12, Part 1, RP 51R-10046	Sections 4.1 and 4.6	Schedule A Designations – Environmental Protection and Rural; Schedule B – Silver Creek Wetland Complex Boundary	Appeal allowed in part by 2079409 Ontario Inc; as amended and set out in Exhibit No. 5 and further By-law 2010-040 in all other respects, the appeals are dismissed. [Nov 28/11] Appeal withdrawn by the Blue Mountain Waterfront Trust Foundation [Dec 8/11]
4	Elderlane Developments Inc.	Part Lots 48&49, Concession 11	N/A	Schedule A Designation – Environmental Protection	Appeal withdrawn [Sept. 29/06]
5	Ann Wall	Part Lot 49, Concession 12	N/A	Schedule B – Silver Creek Wetland Complex Boundary	Appeal withdrawn [Sept. 29/06]
6	Roy Fisher	Part Lots 48&49, Concession 11	N/A	Schedule A Designation – Environmental Protection; Schedule B – Silver Creek Wetland Complex Boundary	Appeal withdrawn [June 1/05]

7	Consulate Developments (Ontario) Inc.	Part Lots 47, 48 & 49, Concession 11 & 12	Sections 4.1 and 4.6	Schedule A Designations – Environmental Protection and Rural; Schedule B – Silver Creek Wetland Complex Boundary	Appeal partially withdrawn – text – East Side Lands [April 5/07] Discussions Pending – West Lands
8	Pretty River Academy	Part Lots 47&48, Concession 11, Part 1, RP 51R-7182	Entire Official Plan	Schedule A Designation – Environmental Protection	Appeal withdrawn [Feb. 7/05]
9	Synergics Inc. & Yeo Ho Ho Inc.	Part Lots 47&48, Concession 11, Part1, RP 51R-7182	Section 4.1	Schedule A Designations – Environmental Protection and Recreation	Appeal allowed in part; Schedule “A” revised – reducing EP designation on site [Mar. 24/06]
10	Robert Fumo & Piero Basile	Part Lot 41, Concession 10	N/A	Schedule A Designation – Rural; Schedule E – Service Area 3	Appeal dismissed without a hearing [Feb. 18/05]

2004 OP NON-DECISIONS DISPOSITION STATUS

NON-DECISION	LANDS AFFECTED	SECTION AFFECTED	SCHEDULE AFFECTED	SIMCOE COUNTY DECISION	OMB DECISION/ ORDER #	IN EFFECT
A [Town]	4 High	n/a	A	April 9/05 CS 08-094	n/a	See OPA #10
B [Town]	593 Hurontario	4.3.4.5.8.9 added	C	Nov. 9/05 CS 05-301	n/a	Dec. 29/05
C [Town]	80 Summer View	n/a	A	March 11/09 CS 09-046	n/a	July 12/12
D [County]	South Side Princeton Shores	n/a	A	n/a	2517 Sept. 14/07	Sept. 14/07
E [County]	Waste Disposal Assessment Areas	Related to "5" See below	A			
F [County]	500m Assessment Area	Related to "6" See below	A			
5 [County]	Waste Disposal Assessment Areas	3.12.1	N/A			
6 [County]	Waste Disposal Assessment Areas	3.12.3	N/A			
County Resolution No. 2005-085	Reuse of Waste Disposal Sites	4.5.3.4.5	N/A			

OFFICIAL PLAN AMENDMENTS

OPA	ADOPTING BY-LAW	APPLICANT	LANDS AFFECTED	SECTION(S) AFFECTED	SCHEDULE AFFECTED	SIMCOE COUNTY DECISION	OMB DECISION ORDER #	IN EFFECT
1 Updated Jan09	2004-81	Wal-Mart	50 Mountain	4.4.5.2.5(b)	n/a	Nov 10/ 04 CS 04-303	0477 March 4/05	March 4/05
2 Updated Jan09	2005-32	The Shipyards	Downtown Waterfront	Deletes 4.5.3.6.5 Renumbers policy Adds 4.4.4.9 and 2 new definitions	A, C & D Adds A1 Redesignates to Shipyards Special Policy	April 12/06 2006 CS 06-067	n/a	May 3/06
3 Updated Jan09	2006-13	Bay Haven Nursing Home	201 Raglan	4.4.10.18	A	May 10/07 CS 06-129	n/a	June 6/06
4 Updated Jan09	2006-35	Canadian Tire	89 Balsam	4.4.5.2.2(d)	n/a	June 14/06 CS 06-185	n/a	July 12/06
5 Updated Jan09	2006-46	Admiral Collingwood	263 Hurontario 55 Hume and 276 & 282 Ste. Marie	4.4.4.10.3	A & C Redesignates to "DC"	June 27/ 06 CS 06-192	Appeal Withdrawn Jan. 22/07	Jan 22/07
6 Updated Jan09	2006-82	Town Initiated	Downtown Fringe Area Pine/Maple	4.4.2.6	A Removes area from Fringe	Oct 11/06 CS 06-289	May 16,2007 Board Order 1389	May 16/07
7 Updated Jan09	2007-112	Don Parkes	143 Hume St	Deletes 4.4.4.10.1 Renumbers policy Adds 4.4.10.19	A Redesignates to GC-19 C Removing Low	Jan 9/08 CS 08-002	n/a	Feb 26/08

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					Density			
8 Updated Jan09	2007-62	Vermulen	10126 Highway No. 26 East Elliott Ave.	4.4.8.9	A Redesignation from General Commercial Exception Two (GC-2) to Highway Commercial Exception One (HC-1)	Aug 15/07 CS 07-155	n/a	Sept 6/07
9 Updated Jan09	2006-139	Blue Mountain Honda	12 Eva	n/a	A & C Redesignates to "GC1"	Feb 14/07 CS 07-051	n/a	March 15/07
10 Updated Jan09	2007-145	Town of Collingwood	All lands designated Commercial -Regional Commercial District	4.4.5 4.4.1, 4.4.2, 4.4.3.7, 4.4.12, 10.3, 10.4,10.8, 10.12,10.15, 10.25,10.30, 10.37,10.46, 10.50, and 10.51	Schedule "A", Schedule "D" and Figure 4	April 9/08 CS 08-092	n/a	Nov 6/08
11 Updated Jan09	2007-148	Town of Collingwood	All lands designated Industrial and Eden Oak Industrial	n/a	Schedule "A" Schedule "D"	April 9/08 CS 08-095	n/a	May 2/08

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			Subdivision					
12 Updated Feb 2010	2008-63	The Town of Collingwood	Commercial Policies	Commercial Structure 4.4.4 4.4.5 4.4.6 4.4.7 4.4.8 4.4.9 4.4.10 4.4.11	Schedule "A" Schedule "C"	Feb 11/09	Oct 29/09	March 12/09 Exception 2 site specific appeals
13	2008-64	The Town of Collingwood	All industrial lands within the Town	3.21 4.5.3.2 4.5.3.2.3 4.5.3.3 4.5.3.4 4.5.3.5	Schedule A"	March 11/09		July 12/12
14 Updated Feb 2010	2008-102	Nordarla Enterprises Inc., Ronald Schott and Dana Mundell	11403,11453,11461, Highway 26 West	5.3.4.1	Schedule "C"	Aug 12/09	n/a	Sept 3/09
15 Updated Feb 2010	2008-14	Town of Collingwood	100 Second Street & 111 Maple Street	4.4.4.10.2	Schedule "A" Schedule "C"	April 18/08	n/a	May 8/09

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16 Updated Feb 2010	2008-126	Town of Collingwood	To update the policies to incorporate requirements & permissions as a result of Bill 51, the <i>Planning and Conservation Land Statute Law Amendment Act, 2006</i> , coming into force.	8.2.1.2 8.3.1 8.5 8.6.1 8.11 8.12 8.13	n/a	March 11/09	n/a	April 2/09
17 Updated Feb 2010	OMB Decision	Kristina Palmer	Amend the Residential Section	4.3.4.5.8 4.3.4.5.2	Schedule "C"	n/a	Issue Date Oct 30/09	Oct 30/09
18 Updated Feb 2010	2009-083	Town of Collingwood	100 Second Street & 111 Maple Street	DC-2 10.37A deleted	n/a	Aug 2/09	n/a	Sept 3/09
19 Updated Jun 2011	2010-105	Wal-Mart Canada Corp	Amend "Regional Commercial District"	4.4.5.2.2	n/a	Jan 12/11	n/a	Feb 3/11
20 Updated Jun 2011	OMB Decision	Black Ash Enterprises	Part 2 Plan 51R-30863 "Cranberry Driving Range"	4.3.4.5.8	Schedule "A" Schedule "C"	Feb 9/11	n/a	March 4/11

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21 Updated Dec 2011	OMB Decision	Town of Collingwood	325 Hurontario, Lots 58 & 59 RP 1082, Lots 19 & 20 RP474, 280, 284, 290, 292 Pretty River Parkway	4.4.4.7.1, 4.4.4.7.2,4.4.4. 73,4.4.4.2,4.4. 9.2,4.4.7.4,4.4. 8.1,10.4,10.9,1 0.11,10.13 A,10.14,10.17, 10.18,10.19,10 .24,10.26,10.2 7,10.29,10.44, 10.45B,10.47,1 0.48,10.50,10. 51A,10.51,10.5 3,10.57,10.61,	Schedule "A"	March 9/11	Appeal withdrawn Nov 8, 2011	March 31/11
22 Updated Dec 2011		Town of Collingwood	10 Keith Avenue 10126 Highway 26 East	4.4.8.4,4.4.8.4. 1, 4.4.6.7	Schedule "A"	Oct 12/11		Nov 3/11
23 Updated Oct 2012	2011-124	Town of Collingwood	Harbourview Business Centre , 20 Balsam St	4.4.8.4	Schedule "A"	Feb 15/12		March 8/12
24 Updated Oct 2012	2012-010	Victoria Annex Group	400 Maple St	4.3.4.5.8	Schedule "C" Schedule "I"	April 11/12		May 3/12
25 Updated Oct 2012	2012-021	215808 Ont. Ltd.	Duke of Connaught 125 West St.	Implemented through the Town's Zoning By-law	Schedule "C"	April 11/12		May 8/12

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26 Updated Oct 2012	2012-027	Town of Collingwood	263 Hurontario St.,/5 Hume St North East corner of Hurontario and Hume St(s)	4.4.4.10 4.4.4.10.3 4.4.4.10.4	Schedule "A"	April 1/12		May 4/12
27 Updated Oct 2012	2012-056	Town of Collingwood	Admiral's Village	4.4.4.10.3	Schedule "A"	June 13/12		July 5/12
28 Updated Nov 2014	2012-077	Town of Collingwood	2 Harbour St., West	4.4.8.4 4.4.8.4.5	Schedule "A"	Aug 15/12		Sept 11/12
29 Updated Nov 2014	OMB Decision	Dell Park Homes (Collingwood) Limited	Pretty River Estates, Robertson & Hughes St.(s)	n/a	Schedule "C"	n/a		Feb 4/14
30 Updated Nov 2014	2013-052	Bay Haven Nursing Inc.	201 Raglan St.,	4.4.8.4.3	Schedule "A"	Aug 14/13		Sept 4/13
31 Updated Nov 2014	2013-070	Charis Developments	100 Second St	4.4.4.10.2	Schedule "A"	Sept 25/13		Oct 16/13
32 Updated Nov 2014	2013-096	James Buckingham	500 Ontario St	4.3.4.5.8	n/a	Jan 14/14		Feb 5/14
OPA Huntingwood Trails Updated Nov 2014	OMB Case No.: PL120784	Huntingwood Trails (Collingwood) Ltd.	Part Lots 48 and 49, Concession 12 Development Area #2 Part Lot 48, Concession 12	4.3.4.4.5.8 4.3.4.5.8.13	"A" "A2" "B" "C" "E"		OMB Case No.: PL120784	July 31/14

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			Part Lot 48, Concession 12 Development Area # 1 On Highway #26 West, east of Osler Bluff Road					
33	2014-083	Town of Collingwood	Residential Policies	1,2,3,4,6,7,8,9, 10 and 11 as they pertain to growth management policies, residential policies and the correction of minor inconsistencies and updates.	Schedules 'A', 'C', 'E' and 'F'	Feb 10/15	OMB Case No.: PL150223	Oct 1/15
34	2015-052	Town of Collingwood	Bed and Breakfast Policies	4.3.2.10, Subsection 8.3.2.3(a), Section 10.0	n/a	Aug 11/15	n/a	Sept 4/15
35	2015-101	Linksview Development Corporation	Linksview 780 Tenth Line	Subsection 4.3.2.7 and 4.3.2.8	Schedule A, C and E	Dec 7/15	Todcoe Appeal Withdrawn Jan 12/2017	Jan 12/2017

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36	2016-054	569263 Ontario Inc. (Kip Brown)	2969 & 2965 Sixth Line	Subsection 4.5.3.5, 4.5.3.5,	A	Oct 11/2016		Oct 12/2016
37	2017-086	Joe E. Sousa(In Trust) for 423128 Ontario Limited	804 Hurontario St.	Subsection 2.2	A, C	Feb 13/2018		Feb 15/2018
38	2018-004	F.S. Collingwood Development Ltd.	The Shipyards-Sidelaunch II – Part 10 on 51M926 – Condo E	Subsection 4.4.4.9.3.1.3 10.0 Glossary of Terms	A1	Aug 14/2018		Aug 16/2018
39	2018-015	Dunn Capital Corp	Heritage Drive & Side Launch Way Block 10 on 51M-926	4.4.4.9.1.5,4.4.4.9.3.1.5.5.3, 4.4.4.9.3.1.5, 4.4.4.9.3.1.9.2	A1, B	Aug 14/2018		Aug 16/2018
40	2018-072	Parkbridge Communities Inc.	70 Huron St.	4.4.4.10.2	A C	Oct 31, 2018		Nov 1/2018