

**AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD (2024)**

**AN AMENDMENT TO THE LAND USE PLAN
AND AREA SPECIFIC POLICIES SCHEDULES
AND THE MIXED-USE CORRIDOR I AND
MIXED-USE CORRIDOR II AREA SPECIFIC
POLICIES**

**853 HURONTARIO STREET
869 HURONTARIO STREET
7564 POPLAR SIDEROAD
UNADDRESSED PARCEL**

April 2026

**AMENDMENT No. 2
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD (2024)**

The attached explanatory text constituting Amendment No. 2 to the Official Plan of the Town of Collingwood (2024) 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 (2024) 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. 2026-028 passed on the 20th day of April, 2026.

Mayor

Clerk

THE CORPORATION OF THE TOWN OF COLLINGWOOD

BY-LAW NO. 2026-028

Being a By-law to adopt Amendment No. 2
to the Official Plan of the Town of Collingwood (2024)

WHEREAS the Council of the Corporation of the Town of Collingwood held a public meeting on July 28, 2025, respecting a proposal to redesignate the subject lands from Mixed-Use Corridor I and Mixed-Use Corridor II to Mixed-Use Corridor I – Area Specific Policy (Area 13A) and Mixed-Use Corridor II – Area Specific Policy (Area 17A) in the Town of Collingwood Official Plan (2024);

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 the effected schedules and policies;

AND WHEREAS the Council has determined that the revisions to the Land Use Plan and Area Specific Policies Schedules and Mixed-Use Corridor I and Mixed-Use Corridor II Area Specific policies are appropriate and desirable to facilitate development of the subject lands;

NOW THEREFORE 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. 2 to the Official Plan of the Town of Collingwood (2024), being the attached text and schedules, is hereby adopted.
2. **AND THAT** Town Administration is hereby authorized and directed to make an application to the County of Simcoe for approval of the aforementioned Amendment No. 2 to the Official Plan of the Town of Collingwood (2024).

ENACTED and passed this 20th day of April, 2026.

Mayor

Clerk

OFFICIAL PLAN AMENDMENT
AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD (2024)

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment, when approved by the County of Simcoe, shall be known as Amendment No. 2 to the Official Plan of the Town of Collingwood (2024).

1.2 COMPONENTS

This Amendment consists of the text and schedules as outlined below in Part 2 titled “The Amendment”, Subsection 2.2. Part 1 titled “The Preamble” does not constitute part of the Amendment but is included for contextual purposes.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to redesignate a portion of the subject lands in the Mixed-Use Corridor I designation to Mixed-Use Corridor I - Area Specific Policy (Area 13A); to redesignate a portion of the Mixed-Use Corridor I designation to Mixed-Use Corridor II -Area Specific Policy (Area 17A); to redesignate a portion of the Mixed-Use Corridor II designation to Mixed-Use Corridor II -Area Specific Policy (Area 17A); to amend the Area Specific Policies – Mixed-Use Corridor I; and to amend the Area Specific Policies – Mixed-Use Corridor II to implement a mixed-use commercial and residential development known as The Gateway Centre.

1.4 LOCATION

The lands subject to this Amendment are located on the east side of Hurontario Street and the north side of Poplar Sideroad. The lands are municipally addressed and legally described as follows:

- 853 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO706547; COLLINGWOOD;
- 869 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA BEING PTS 1 & 2 51R32487 EXCEPT PTS 1 & 2 51R37017 TOWN OF COLLINGWOOD;
- 7564 Poplar Sideroad: PT S1/2 LT 40 CON 8 NOTTAWASAGA PT 1 51R3533 EXCEPT PT 1 51R4531 & EXCEPT PT 4 51R37017; COLLINGWOOD; and
- Unaddressed parcel: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO515907 (SECONDLY); COLLINGWOOD (Unaddressed parcel).

1.5 BASIS OF THE AMENDMENT

This Amendment to the Official Plan of the Town of Collingwood (2024) affects the Mixed-Use Corridor I and Mixed-Use Corridor II designations; and the Area Specific Policies – Mixed-Use Corridor I and Area Specific Policies – Mixed-Use Corridor II.

The amendment would facilitate a mixed-use development comprised of seven standalone commercial buildings and one building with ground floor commercial and residential above. This Amendment is appropriate and constitutes good planning based on conformity and/or consistency with the Provincial Planning Statement, the Simcoe County Official Plan,

and the Town of Collingwood Official Plan. The lands are within a Strategic Growth Area on existing municipal water and sanitary services.

The development of the site would represent intensification within a Strategic Growth Area and contribute toward a complete community in the south end of Collingwood.

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. 2 to the Official Plan of the Town of Collingwood (2024).

2.2 DETAILS OF THE AMENDMENT

PART A)

That Schedule '2' titled "Land Use Plan" of the Official Plan of the Town of Collingwood (2024) is hereby amended, in part, by:

Redesignating a portion of the subject lands in the Mixed-Use Corridor I designation to Mixed-Use Corridor I – Area Specific Policy (Area 13A); redesignating a portion of the subject lands in the Mixed-Use Corridor I designation to Mixed-Use Corridor II – Area Specific Policy Area (17A); redesignating a portion of the subject lands in the Mixed-Use Corridor II designation to Mixed-Use Corridor II – Area Specific Policy Area (17A), as shown more particularly on Schedule "1" affixed hereto.

PART B)

That Schedule '7' titled "Area Specific Policies" of the Official Plan of the Town of Collingwood (2024) is hereby amended, in part, by adding the "Area 13A" and "Area 17A", as shown more particularly on Schedule "2" affixed hereto.

PART C)

That subsection 5.7.4 titled "Area Specific Policies – Mixed-Use Corridor I Designation" of the Official Plan of the Town of Collingwood (2024) is hereby amended in part by adding the following subsection and policy:

5.7.4.4 Area 13A: 853 Hurontario Street, 869 Hurontario Street, and Unaddressed Parcel, The Gateway Centre

- a) Notwithstanding Section 5.3.2.2 a), within Area 13A Low-Rise Buildings shall be permitted in addition to Mid-Rise and High-Rise Buildings.
- b) Notwithstanding Section 5.3.2.2 b), within Area 13A the following additional uses shall also be permitted: senior's residence, retirement home and/or nursing home in a mixed use building.
- c) Notwithstanding Section 5.3.2.2 b) and e), within Area 13A the following uses shall be prohibited: motor vehicle gas stations and/or washes, service centres and repair shops, automotive dealerships, and recreation vehicle sales and services.
- d) Notwithstanding Section 5.3.2.3 d) (ii), within Area 13A the minimum building height shall be one-storey or 7.0 metres, whichever is greater.
- e) Notwithstanding Section 5.3.2.3 e), within Area 13A 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.

PART D)

That subsection 5.75 titled “Area Specific Policies – Mixed-Use Corridor II Designation” of the Official Plan of the Town of Collingwood (2024) is hereby amended in part by adding the following subsection and policy:

5.7.5.5 Area 17A: 869 Hurontario Street and 7564 Poplar Sideroad, The Gateway Centre

- a) Notwithstanding Section 5.3.3.2 e), within Area 17A the following uses shall also be prohibited: motor vehicle gas stations and/or washes, service centres and repair shops, automotive dealerships, and recreation vehicle sales and services.
- b) Notwithstanding Section 5.3.3.3 f), within Area 17A one supermarket having a maximum Gross Floor Area of 2,800 square metres is permitted.

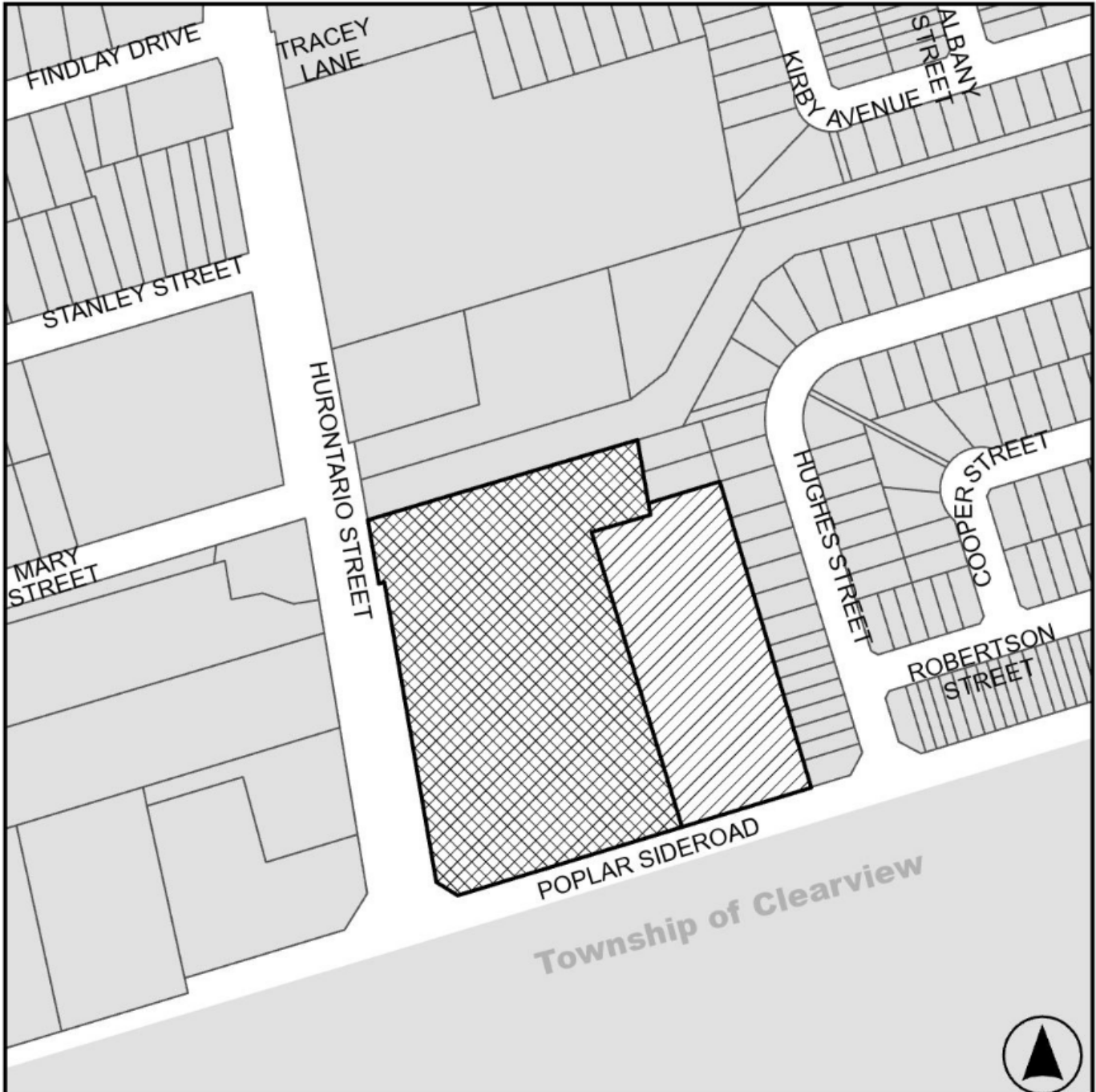
2.3 IMPLEMENTATION

Amendment No. 2 to the Official Plan of the Town of Collingwood (2024) will be subject to the implementation policies of that Plan and further be implemented by an amendment to the Town of Collingwood Zoning By-law No. 2010-040, as amended.

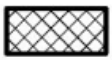
2.4 INTERPRETATION

The provisions of the Official Plan of the Town of Collingwood (2024), as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

Schedule "1"



Legend



Lands to be redesignated from Mixed-Use Corridor I designation to Mixed-Use Corridor I - Area Specific Policy (Area 13 A) designation



Lands to be redesignated from Mixed-Use Corridor I designation to Mixed-Use Corridor II - Area Specific Policy (Area 17 A) designation



Lands to be redesignated from Mixed-Use Corridor II designation to Mixed-Use Corridor II - Area Specific Policy (Area 17 A) designation

Mayor

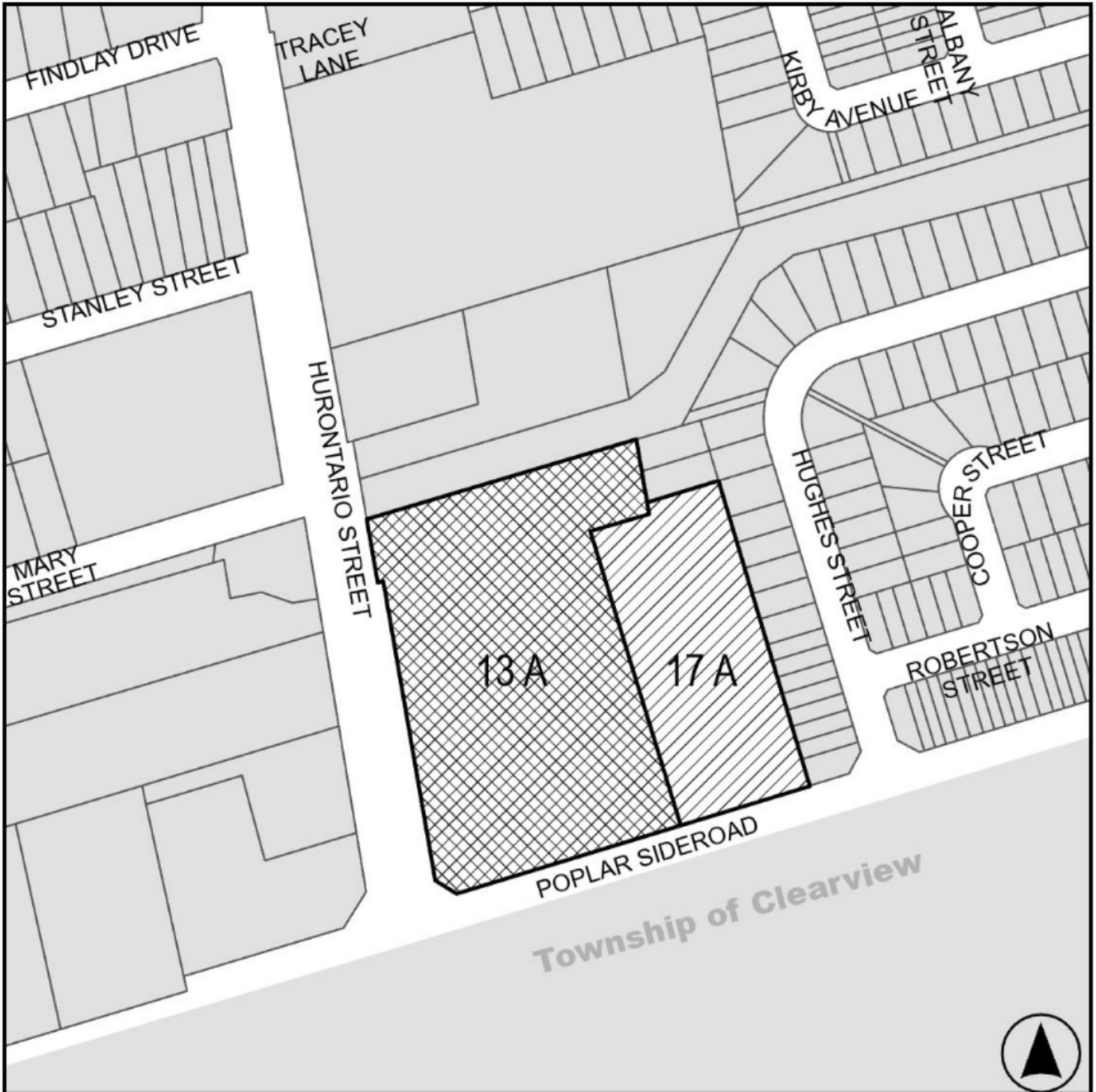
Clerk

This is Schedule 1 to Official Plan Amendment No. 2 adopted on the 20th day of April, 2026.

**TOWN OF COLLINGWOOD
Planning Services**

DWG Date: March 2026
FILE NUMBER:
(PLZAMA2025428) (SW)

Schedule "2"



Legend

-  Area Specific Policy Area - 13 A
-  Area Specific Policy Area - 17 A

Mayor

Clerk

This is Schedule 2 to Official Plan Amendment No. 2 adopted on the 20th day of April, 2026.

**TOWN OF COLLINGWOOD
Planning Services**
DWG Date: March 2026
FILE NUMBER:
(PLZAMA2025428) (SW)