



TOWN OF COLLINGWOOD

Council - Committee of the Whole Meeting Minutes

April 8, 2026, 2:00 p.m.

Council Chambers and by Videoconference
97 Hurontario Street, Collingwood ON

Council Present: Mayor Yvonne Hamlin
Deputy Mayor Tim Fryer
Councillor Kathy Jeffery
Councillor Deb Doherty
Councillor Chris Potts
Councillor Rob Ring
Councillor Christopher Baines
Councillor Steve Perry
Councillor Ian MacCulloch

Staff Present: Sonya Skinner, CAO
Sara Almas, Director of Legislative Services/Clerk
Amanda Pegg, Executive Director, Customer and Corporate Services
Jennifer Graham, Treasurer
Karen Cubitt, Director, Parks Recreation and Culture
Summer Valentine, Director, Growth and Development
Mohamed Alkoka, Director of Infrastructure
Jenny Haines, Administrative Coordinator

Sustainable, Connected, Vibrant

Collingwood is an inclusive community that offers a healthy and active lifestyle in a beautiful waterfront setting, anchored by a responsible government, strong business and nonprofit networks, and an animated downtown.

1. National Anthem

Council and Staff rose for the playing of the Canadian National Anthem.

2. Call of Council to Order

Mayor Hamlin called the meeting to order at 2:00 p.m. and Deputy Mayor Fryer provided the recognition and acknowledgement of the traditional territory of the Indigenous peoples.

3. Adoption of the Agenda

RES-125-2026

Moved by: Councillor Deb Doherty

Seconded by: Councillor Christopher Baines

THAT the content of the Council-Committee of the Whole Agenda for April 8, 2026 be adopted as amended:

- Revision of the Motion in Item 14.1 Recognizing Achievement of Collingwood Resident at the 2026 Milano Cortina Paralympic Winter Game;
- Addition of Item 14.3 100th Anniversary of the Royal Canadian Legion;
- Addition of Item 14.4 Update Flood Modelling Standard;
- Addition of Item 14.5 Use of 2-D Flood Modelling for Town Projects;
- Addition of Item 14.6 Land Acquisition Review

For (9): Mayor Yvonne Hamlin, Deputy Mayor Tim Fryer, Councillor Kathy Jeffery, Councillor Deb Doherty, Councillor Chris Potts, Councillor Rob Ring, Councillor Christopher Baines, Councillor Steve Perry, and Councillor Ian MacCulloch

CARRIED (9 to 0)

4. Declarations of Pecuniary and/or Code of Conduct Conflict of Interests

Councillor Doherty and Councillor Baines declared a conflict regarding Agenda Items 14.4 - Update Flood Modelling Standards and 14.5 - Use of 2-D Flood Modelling for Town Projects, noting that as a Board Members on the BMWTF, they will stay present at the Council table during the discussions, but will not engage in debate or voting.

5. Community Announcements

Council reported on various community announcements and events.

6. Deputations

6.1 Request to move the Farmers Market to the Museum Property, Sean Brady, Blue Ridge Meats

Sean Brady, owner of Blue Ridge Meats, addressed Council with request that consideration be made to move the Farmers' Market from the Pine Street parking lot to the Museum Property, noting the beauty of the landscape of the Museum grounds, the proximity to the entrance of the Terminals, and the increase of parking if the Farmers' Market was moved.

Sean Brady noted concern raised with the Bus Shelter being so close to the Farmers' Market, EV Charging Stations being unavailable, cost savings associated with parking; and the importance of forward thinking.

7. Public Meetings

None.

8. Adoption of Minutes

8.1 Council Minutes

RES-126-2026

Moved by: Councillor Ian MacCulloch

Seconded by: Councillor Steve Perry

THAT the minutes of Council-Committee of the Whole meeting held March 23, 2026 (excluding Committee of the Whole recommendations) and Council Meeting held March 30, 2026, be approved as amended:

- Correction - Councillor Ring moved RES-096-2026 on the March 23, 2026 meeting minutes.

CARRIED

8.2 Business Arising from Previous Minutes

None.

8.3 Approval of Committee of the Whole Recommendations

8.3.1 Committee of the Whole - March 23, 2026

RES-127-2026

Moved by: Councillor Christopher Baines

Seconded by: Councillor Deb Doherty

THAT the Committee of the Whole recommendations from its meeting held March 23, 2026, be hereby approved as presented.

- CAO2026-04 Operational Plan - 2025 Year End & 2026 Year Start Strategic Plan Update
- P2026-10 Resolution of Non-Decision 3 - Black Ash Creek Special Policy Area
- C2026-03 Participation in the Joint Compliance Audit Committee –Municipal and School Board Election
- Reports/Minutes of Other Committees and Boards

CARRIED

9. Staff Reports

None.

10. By-Laws

None.

11. Departmental Updates

11.1 Community Recreations & Culture Grant Results Announcement, Coordinator Henry

Amanda Henry, Coordinator, Arts and Culture briefed Council on the Community Recreation & Culture Grant Program (CRCG) confirming its alignment with the Town's Programs and Community Based Strategic Plan. Coordinator Henry reviewed eligibility requirements and provided Council with a review of 2026 grant results noting budget, applications received, successful applicants and the value of grants issued.

Coordinator Henry provided clarification to Council regarding the process in which the public submits grant applications; communication provided to those who submit a grant application; and how it is determined whether a grant application should go to the Council or CRCG funding stream.

11.2 Physician Attraction Update, Executive Director Pegg

Executive Director Amanda Pegg provided Council with an update on Physician Attraction noting that two family physicians have formally signed agreements to establish practices in Collingwood and will be established in the community by the end of the year. Executive Director Pegg also noted that the Town is supporting the upcoming Doctors on Ice event with hockey games held around the local region including the use of both Collingwood arenas. Executive Director Pegg addressed comments and questions from Council and will confirm the number of physicians ideal for Collingwood and if there is a cost to participate in the Central Ontario Physician Recruitment Alliance.

12. Consent Agenda

None.

13. County Report

Deputy Mayor Fryer provided an update from the County noting the Regional Governance Act and changes to County Council structure confirming that as more information is provided he will provide an update at an upcoming meeting.

Council members discussed concerns regarding the accessibility and use of the park located at Second and High Street and looked to Staff for an update on the County's One Community Solutions initiative. Clerk Almas confirmed that confidential discussions are occurring at the County level and that if she has any information that can be made public she will ensure it is shared with Council.

Council members noted recent changes to the County's recycling program and questioned if the County will be reporting on the status of the program and how it was rolled out.

14. Motions

14.1 Recognizing Achievement of Collingwood Resident at the the 2026 Milano Cortina Paralympic Winter Game, Councillor MacCulloch

Councillor MacCulloch briefed Council on the motion put forward to recognize Michaela Gosselin for her achievements at the Paralympic Winter Game. Council members provided comments and sought clarification from Staff regarding whether a Staff report or policy is necessary for this initiative; if the Town could support Paralympians by accessing funds from the paralympic reserve fund; that nominations for inductees into the Sports Hall of Fame are brought forward by members of the public and careful consideration should be made as to how involved the Town and Council are in bringing forward nominations.

Moved by: Councillor Ian MacCulloch

Seconded by: Councillor Deb Doherty

WHEREAS Michaela Gosselin, a resident of Collingwood, represented Canada at the 2026 Milano Cortina Paralympic Winter Games and earned a bronze medal in Women's Slalom (Standing), achieving a significant milestone in her athletic career, and the community wishes to recognize her efforts and accomplishments;

AND WHEREAS the Community Based Strategic Plan is seeking action to encourage and support events, festivals, and celebrations that bring people together, foster inclusion, and showcase the richness of our culture, diversity, heritage, and community;

NOW THEREFORE BE IT RESOLVED THAT Council directs staff to review options to formally recognize athletic achievements of Collingwood residents and report back to Council with recommendations, including any associated costs and considerations.

AND THAT Council invite 2026 Paralympian Michaela Gosselin to a future meeting of Council to be recognized for her significant achievement, and support submitting her nomination to the Hall of Fame Awards Committee.

Amendment:

RES-128-2026

Moved by: Councillor Kathy Jeffery

Seconded by: Councillor Rob Ring

DELETE: and support submitting her nomination to the Hall of Fame Awards Committee.

CARRIED

RES-129-2026

Moved by: Councillor Ian MacCulloch
Seconded by: Councillor Deb Doherty

NOW THEREFORE BE IT RESOLVED THAT Council directs staff to review options to formally recognize athletic achievements of Collingwood residents and report back to Council with recommendations, including any associated costs and considerations.

DEFEATED

RES-130-2026

Moved by: Councillor Ian MacCulloch
Seconded by: Councillor Deb Doherty

WHEREAS Michaela Gosselin, a resident of Collingwood, represented Canada at the 2026 Milano Cortina Paralympic Winter Games and earned a bronze medal in Women's Slalom (Standing), achieving a significant milestone in her athletic career, and the community wishes to recognize her efforts and accomplishments;

AND WHEREAS the Community Based Strategic Plan is seeking action to encourage and support events, festivals, and celebrations that bring people together, foster inclusion, and showcase the richness of our culture, diversity, heritage, and community;

THEREFORE BE IT RESOLVED THAT Council invite 2026 Paralympian Michaela Gosselin to a future meeting of Council to be recognized for her significant achievement.

CARRIED

14.2 Committee of the Whole Chair and Vice Chair Rotation, Mayor Hamlin

Mayor Hamlin withdrew her motion.

14.3 100th Anniversary of the Royal Canadian Legion, Councillor Jeffery

RES-131-2026

Moved by: Councillor Kathy Jeffery
Seconded by: Councillor Steve Perry

WHEREAS the Royal Canadian Legion nationally is celebrating its 100th anniversary in 2026, marking a century of service to veterans, their families and communities since its incorporation in July 1926;

AND WHEREAS the Royal Canadian Legion Branch #63, Collingwood is celebrating its 100th anniversary having been officially chartered on September 21st, 1926;

AND WHEREAS Collingwood Branch #63 has been an integral part of our community with sponsorships in sports, the arts and community needs in addition to its support of veterans and their families;

THEREFORE BE IT RESOLVED THAT Council direct staff to collaborate with Royal Canadian Legion Branch #63 and return with a recommendation(s) as to how the Town of Collingwood can recognize their historic milestone, their significant community contributions, and their integral role in our community for the past hundred years.

CARRIED

14.4 Update Flood Modelling Standards, Councillor Jeffery

Councillor Doherty and Councillor Baines declared that as Board Members on the Blue Mountain Watershed Trust (BMWT), further to their previous conflicts related to the BMWT's involvement in the recent OLT appeal, that they will remain at the Council table at this time but not participate in discussions, debate or voting on the matter.

RES-132-2026

Moved by: Councillor Kathy Jeffery

Seconded by: Deputy Mayor Tim Fryer

THAT Council directs Staff to provide a response and recommendation(s) regarding the following BMWT requests to a Committee of the Whole meeting as soon as practicable following receipt of the Huntingwood Trails OLT decision pending imminently.

THAT Council of the Town of Collingwood request that the Nottawasaga Valley Conservation Authority (NVCA) review and update its flood modelling standards to require the use of two-dimensional (2D) flood modelling, particularly in complex or high-risk floodplain areas.

THAT Council direct staff to investigate the feasibility, implications, and potential costs of incorporating two-dimensional (2D) flood modelling into applicable Town-initiated projects where, at the Town's discretion, enhanced modelling may provide a clear and demonstrable benefit over one-dimensional (1D) approaches, and to report back to Council with recommendations.

AND THAT the Blue Mountain Watershed Trust (BMWT) requests be referred to the Storm Water Master Plan or equivalent process.

CARRIED

14.5 Land Acquisition Review, Mayor Hamlin

Deputy Mayor Fryer assumed the role of Chair.

Moved by: Mayor Yvonne Hamlin
Seconded by: Councillor Deb Doherty

WHEREAS the Community Based Strategic Plan identifies exploring the creation of a Multi-Use Recreation Facility (MURF) and potential development of an Arts Centre; and

WHEREAS Council is seeking locations for uses including an Arts Centre and a Multi-Use Recreation Facility; and

WHEREAS there are experts in Collingwood who would volunteer their expertise to support Town projects, including in land acquisition, development, and building;

THEREFORE IT BE RESOLVED THAT Council agree that the Mayor supported by senior staff select and confer with volunteer experts as may be helpful, for the purpose of receiving strategic advice related to potential property acquisition, in support of the development of recommendations to be made to Council related to the Multi- Use Recreation Facility (MURF) and Arts Centre projects,

AND THAT any such consultations are subject to robust Non- Disclosure Agreements that protect confidentiality, and preclude participation in future procurement processes related to the projects.

Amendment:

RES-133-2026

Moved by: Councillor Kathy Jeffery
Seconded by: Councillor Chris Potts

THAT "the Mayor supported by" be removed from the following recommendation:

THEREFORE IT BE RESOLVED THAT Council agree that ~~the Mayor supported by~~ senior staff select and confer with volunteer experts as may be helpful, for the purpose of receiving strategic advice related to potential property acquisition, in support of the development of recommendations to be made to Council related to the Multi- Use Recreation Facility (MURF) and Arts Centre projects.

CARRIED

**Amendment:
RES-134-2026**

Moved by: Councillor Kathy Jeffery
Seconded by: Councillor Chris Potts

THAT the following be added to the recommendation:

AND THAT Senior Staff report on an ongoing basis to Council on expert advise received.

CARRIED

Mayor Hamlin withdrew her motion at this time.
Mayor Hamlin resumed the role of Chair.

RES-135-2026

Moved by: Councillor Kathy Jeffery
Seconded by: Councillor Deb Doherty

WHEREAS the Community Based Strategic Plan identifies exploring the creation of a Mulit-Use Recreation Facility (MURF) and potential development of an Arts Centre; and

WHEREAS Council is seeking locations for uses including an Arts Centre and a Multi-Use Recreation Facility; and

WHEREAS there are experts in Collingwood who would volunteer their expertise to support Town projects, including in land acquisition, development, and building;

THEREFORE IT BE RESOLVED THAT Council agree that Senior Staff select and confer with volunteer experts as may be helpful, for the purpose of receiving strategic advice related to potential property acquisition, in support of the development of recommendations to be made to Council related to the Multi- Use Recreation Facility (MURF) and Arts Centre projects,

AND THAT any such consultations are subject to robust Non- Disclosure Agreements that protect confidentiality, and preclude participation in future procurement processes related to the projects;

AND THAT Senior Staff report on an ongoing basis to Council on expert advice received.

CARRIED

15. Move into Committee of the Whole

15.1 Motion to move into Committee of the Whole (Mayor Hamlin)

RES-136-2026

Moved by: Councillor Ian MacCulloch
Seconded by: Deputy Mayor Tim Fryer

THAT Council herein move into Committee of the Whole Session.

CARRIED

Committee recessed at 4:16 p.m. and reconvened at 4:33 p.m.

15.2 Staff Reports

15.2.1 CCS2026-02 2026-2030 Multi-Year Accessibility Plan – Operational Update and Consultation Findings

Executive Director Pegg provided introductory comments and Accessibility Coordinator Julia Joseph briefed Committee on the 2026-2030 Multi-Year Accessibility Plan (MYAP) Consultation Findings. Staff and the Consultants from BDO addressed comments and questions from Committee regarding whether considerations have been made to address both physical and non-apparent disabilities; if the Accessibility Advisory Committee was consulted to provide feedback on the MYAP; and if snowbank clearing and removal of snow are included in the Plan.

RES-137-2026

Moved by: Councillor Ian MacCulloch

Seconded by: Councillor Christopher Baines

THAT Staff Report CCS2026-02, 2026-2030 Multi-Year Accessibility Plan – Operational Update and Consultation Findings, be received.

CARRIED

15.2.2 T2026-01 Long Term Strategic Financial Plan - Part One

Treasurer Graham addressed Committee noting the focus of Part One of the Long Term Strategic Plan is on strengthening the Town's financial governance framework and that Part Two will focus on the multi-year financial forecast to 2035 and provide Council the tools to assess long-term affordability, financial risks, funding gaps, and overall fiscal sustainability, while enabling annual updates and continuous improvement of the Town's financial planning framework.

Sean-Michael Stephen from Watson & Associates provided Committee with an overview of the Financial Policy Framework noting three main components: Reserve and Reserve Fund Policies; User Fees; and Town Financial Policies, confirmed next steps and noted that Part Two will focus on preparing the Long Term Strategic Financial Plan and a model for Staff use as part of the annual budget process.

Sean-Michael Stephen and Treasurer Graham addressed comments and questions regarding whether there is a rush to approve Part 1 and if there is anything in Part 2 that would impact Part 1. Staff answered questions regarding whether a timeline has been established pertaining to updated policies being approved, and that there is no

comments or feedback regarding the Town's programs and services based budget.

Staff provided clarification regarding the CAO and Treasurers' delegated authority and their ability to re-allocate funds and when the last review was conducted and when the next one will be done.

Committee sought clarification from Staff regarding whether procurement practices such as buying local and buying Canadian were incorporated into this plan; if consideration is being made regarding a fee-structure for non-residents who use Town facilities; and if there are any limitations that precludes internal borrowing.

RES-138-2026

Moved by: Councillor Kathy Jeffery

Seconded by: Councillor Chris Potts

THAT Staff Report T2026-01, Long Term Strategic Financial Plan – Part One, be received;

AND THAT Council approve the recommended revisions to existing financial policies as outlined in Appendix A - Recommended Revisions to Existing Policies;

AND THAT Council direct staff to develop and prepare draft versions of the following policies for Council's review and consideration:

- Tax Arrears Collection and Tax Sale Policy
- User Fee Setting Policy
- Non-Tax Revenue Collection Policy
- Development Charge Credit Policy
- Municipal Act Part XII Capital Charges Policy

AND THAT Council direct staff to consider the findings of the User Fee Comparator Analysis when developing recommendations for amendments to the Fees and Charges By-law for 2027, ensuring that proposed updates reflect comparative market data, industry practices, and alignment with Council's service delivery objectives;

AND THAT Council approve the recommendations outlined in Chapter Four of Appendix C with respect to the Town's Reserve and Reserve Funds, including those proposed to be continued, modified and combined, newly created, and terminated and bring forward the necessary by-law amendments for Council consideration where applicable.

CARRIED

15.2.3 P2026-11 Proposed Concurrent Official Plan/Zoning By-law Amendments-Gateway Centre (853 and 869 Hurontario St; 7564 Poplar SR) Town File PLOPN22024374

Director Valentine provided introductory remarks noting that pre-consultation began in 2020 under the 2004 Official Plan and that Staff and the developer have been working to ensure that the goals of the property are in alignment with the 2024 Official Plan. Senior Planner Teakle provided a detailed presentation regarding the Official Plan and Zoning By-law Amendment for The Gateway Centre, reviewing the file history and providing Committee with an overview of the conceptual site plan and architectural renderings. Senior Planner Teakle noted existing Zoning and Official Plan designations and confirmed the proposed Official Plan and Zoning By-law amendments and effects of the proposed amendments.

Senior Planner Teakle noted public comments, studies and reports, planning analysis and outcomes and next steps noting Site Plan Control and Holding “H” Zone removal, confirming Staff’s recommendation with an optional Tree Permit relief recommendation.

David Finbow, authorized agent on behalf of the property owner Charis Developments Ltd., addressed the Committee, noting the collaborative work with the Town and support for the recommendation presented by Staff. David Finbow emphasized the importance of proceeding with tree removal this year, citing potential risks related to bird and bat migration, and advised that any delay would postpone the start of work until 2027.

Deputy Mayor Fryer called for public comment. Robert Kowalski addressed Committee noting that he will provide Council with feedback via e-mail.

Planner Teakle and David Finbow answered questions and received comments from Committee regarding whether consideration has been made to put residential units on-top of the commercial buildings; the requirement and function of the vernal pool; if a precedent is being set regarding the removal of trees and why it is crucial the trees be removed this year.

Committee members discussed the tree removal compensation approach and Staff confirmed that details regarding tree replacement will be added to the amended Staff report presented to Council.

RES-139-2026

Moved by: Mayor Yvonne Hamlin

Seconded by: Councillor Rob Ring

THAT Staff Report P2026-11, “Proposed Concurrent Official Plan and Zoning By-law Amendments – Gateway Centre (853 and 869

Hurontario Street; 7564 Poplar Sideroad)", dated April 8, 2026 be received;

AND THAT Official Plan Amendment 2 attached as Appendix "A" to this Report, be adopted and submitted to the County of Simcoe for approval;

AND THAT an amending Zoning By-law, attached as Appendix "B", to this Report be enacted and passed.

CARRIED

RES-140-2026

Moved by: Mayor Yvonne Hamlin

Seconded by: Councillor Rob Ring

THAT Council provide relief to certain provisions of the Tree Permit under By-law 2012-084 that would allow for permit issuance prior to the County of Simcoe rendering a decision on the Official Plan Amendment, with appropriate conditions as outlined in Staff Report P2026-11.

CARRIED

Committee took a 10 minute recess and reconvened at 7:01 p.m.

15.2.4 T2026-03 Council Community Grants Award

Treasurer Graham briefed Committee on the Council Community Grant Award program confirming its purpose, evaluation procedures; and that all 22 applicants met the minimum eligibility threshold. Treasurer Graham confirmed that grants are awarded based on the average amounts recommended by Council, which resulted in all applicants receiving some level of funding within the approved budget.

RES-141-2026

Moved by: Councillor Kathy Jeffery

Seconded by: Councillor Steve Perry

THAT Staff Report T2026-02, 2026 Council Community Grant Award, be received;

AND THAT Council award eligible 2026 applicants funding based on the average amount allocated by each member of Council, from the 2026 operating budget, totaling \$102,626.

CARRIED

15.2.5 IN2026-03 2025 Year End: Water and Wastewater Uncommitted Hydraulic Reserve Capacity Update

Director Alkoka provided introductory remarks confirming the Semi-Annual Water and Wastewater Uncommitted Hydraulic Reserve Capacity Update Report is required to be presented on a semi-annual basis. Amber Leal, Manager of Development Engineering addressed Committee providing a review of the background of the Serving Capacity Allocation Policy (SCAP); Hydraulic Reserve Capacity; and Uncommitted Hydraulic Reserve Capacity. Manager Leal reviewed Committed versus Uncommitted Servicing Capacity and a Servicing Capacity Allocation Forecast.

RES-142-2026

Moved by: Councillor Chris Potts

Seconded by: Councillor Ian MacCulloch

THAT Staff Report IN2026-03, Semi-Annual Water and Wastewater Uncommitted Hydraulic Reserve Capacity Update, dated April 8th, 2026, be received.

CARRIED

15.3 Deputations (unregistered)

None.

15.4 Reports/Minutes of Other Committees/Boards

RES-143-2026

Moved by: Councillor Rob Ring

Seconded by: Councillor Deb Doherty

THAT the following minutes of Other Committees and Boards be received and the recommendations contained therein be approved:

- Minutes - Collingwood Heritage Committee - March 5, 2026
- Minutes - Downtown Collingwood BIA Board of Management - March 12, 2026
- Minutes - Collingwood Public Library Board - February 26, 2026

CARRIED

15.5 Old or Deferred Business

None.

15.6 Other Business

15.6.1 Update on Parking Reserves, MAT Tax Allocations & STA's

Councillor Potts requested that Staff provide an update on short term accommodations (STA). Clerk Almas advised she would discuss the request further with the Councillor and provide an appropriate update at a future meeting as needed.

15.6.2 Community Efficiency Financing (CEF)

Councillor Jeffery requested an update on the CEF feasibility study. CAO Skinner confirmed that Staff will provide an update via email to Council.

15.7 Notice of Motions

None.

15.8 Rise from Committee of the Whole

15.8.1 Motion to rise from Committee of the Whole (Deputy Mayor Fryer)

RES-144-2026

Moved by: Councillor Rob Ring

Seconded by: Councillor Deb Doherty

THAT Council herein rise from Committee of the Whole and return to the regular Council meeting.

CARRIED

16. Confirmatory By-Law

RES-145-2026

Moved by: Councillor Deb Doherty

Seconded by: Councillor Steve Perry

THAT By-law No. 2026-025, being a by-law to confirm the proceedings of the regular meeting of Council held April 8, 2026, be enacted and passed this 8th day of April, 2026.

CARRIED

17. Adjournment

Moved by: Councillor Jeffery

THAT the Council meeting be hereby adjourned at 7:20 p.m. **CARRIED**

Mayor

Clerk