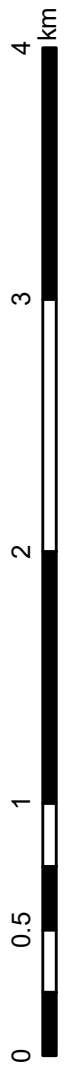
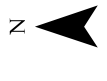


Appendix I: Cultural Heritage Resources



**Official Plan of the
Town of Collingwood
Appendix 1:
Cultural Heritage Resources**

- Designated Property (Part V Ontario Heritage Act) - Downtown Heritage Conservation District
- Designated Property (Part IV Ontario Heritage Act)
- Listed Property (Part IV Ontario Heritage Act)

DRAFT

TOWN OF COLLINGWOOD
Register of Cultural Heritage Properties
as of November 20, 2023

Properties of Cultural Heritage Value or Interest

Property/Civic Address	Legal Description
660 Sixth St.	CON 10 W PT LOT 42

Properties of Cultural Heritage Value Designated under Part IV of the *Ontario Heritage Act*

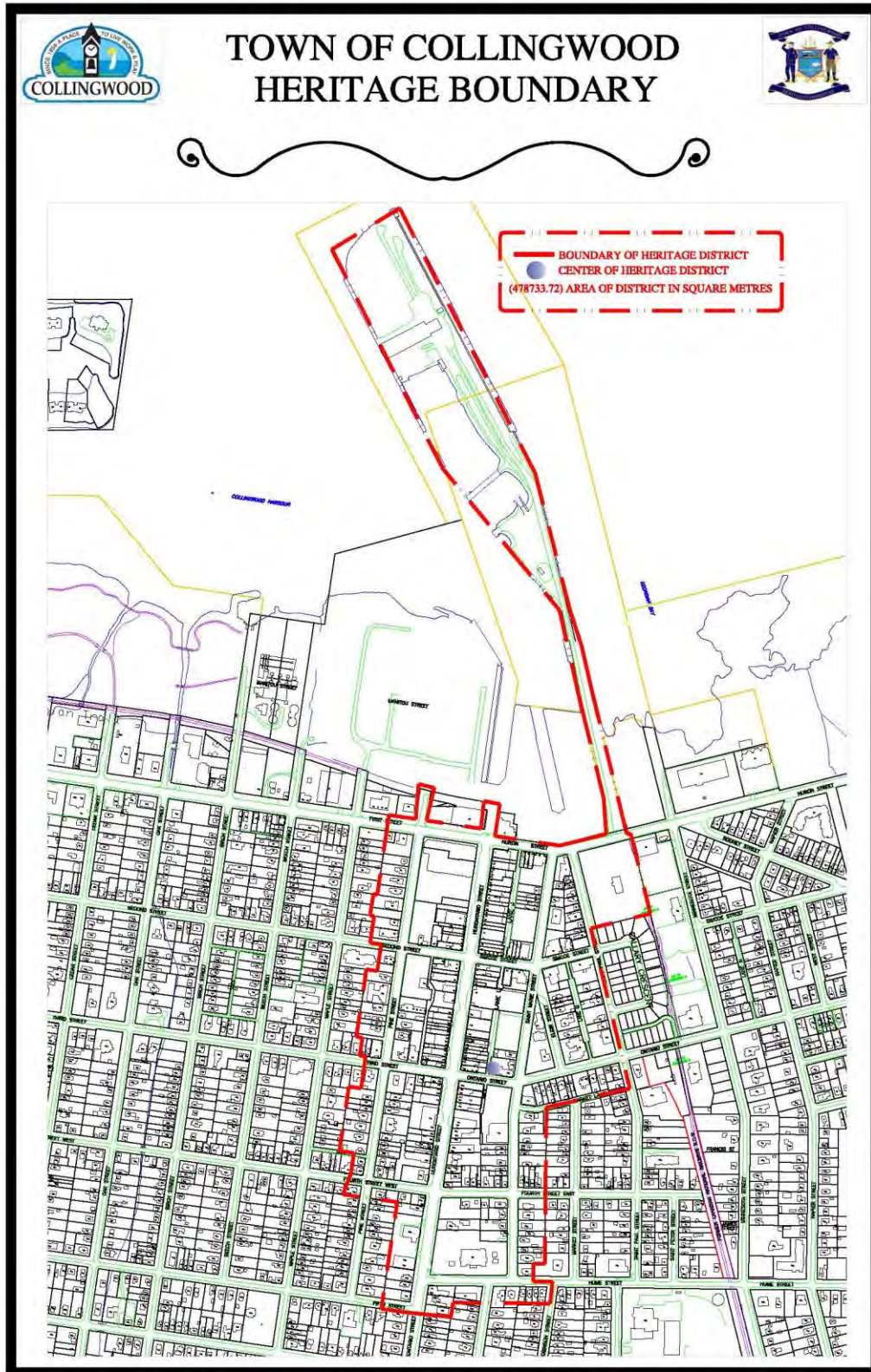
Property/Civic Address	Legal Description
142 Beech St.	LOT 18 PLAN 221
294 Beech St.	LOT 46 W/S BEECH STREET PLAN 73
243 Birch St.	LT 38 E/S BIRCH ST PL 73 COLLINGWOOD; PT 37 E/S BIRCH ST PL 73 COLLINGWOOD AS IN CG19127; COLLINGWOOD
250 Hume St.	Concession 8 Pt. Lt. 42 Town Park
83 Hurontario St	S. Pt. Lot 11 Plan 282
91 Hurontario St.	Pt. Lot 12 S. Pt. Lot 12 Plan 282
93 Hurontario St.	S. Pt. Lot 12 Plan 282
97 Hurontario St. Collingwood Town Hall	Lot 13 Pt. Lot 14, Plan 282
127 Hurontario St.	N. Pt. Lot 18 Plan 282
135 Hurontario St	N. Pt. Lot 19 Plan 282
137, 139 & 141 Hurontario St.	Pt. Lot 19 Plan 282
143 Hurontario St	S. Pt. Lot 19 Plan 282

Property/Civic Address	Legal Description
492 Hurontario St.	Plan 568 Lot 2, south side Hurontario St.
637 Hurontario St.	Plan 163 Collins St. S. Pt. Park 1
140 Maple St. Trinity United Church.	Plan 73 Lt. 25, 26 & N. Pt. 27 W. Maple St., Lot 26 & S. Pt. Lot 25 E. Beech St.
400 Maple St. Victoria Annex	LOTS 10, 11, 12, North Side, Sixth Street LOTS 10, 11, 12, South Side, Fifth Street Plan 45 Town of Collingwood, County of Simcoe
402 Maple St.	Part Lot 10 & Part Lot 11 S/S Sixth St.
167 Minnesota St.	Plan 282 Lt. 22 24 to 26 & Pt. 27 28 & Pt Lane RP 51R11483 Parts 1 & 2
224 Minnesota St.	Plan 144 N Pt. Blk. B & Pt. Lot 43 Con 8
227 Minnesota St.	Plan 144 N. Pt. Lot F
240 Minnesota St.	Plan 144 S. Pt. Blk. B
125 Napier St., Suite 1 (former 125 Napier St.)	Unit 1, Level 1, SSCP 393 Part 4, 51R-38486
125 Napier St., Suite 2 (former 125 Napier St.)	Unit 2, Level 1, SSCP 393 Part 4, 51R-38486
50 West St., Suite 1 (former 125 Napier St.)	Unit 3, Level 1, SSCP 393 Part 4, 51R-38486
50 West St., Suite 2 (former 125 Napier St.)	Unit 4, Level 1, SSCP 393 Part 4, 51R-38486
36 Ninth St.	Plan 45 Lot 6 in the rear of Lot 6
143 Oak St.	Plan 73, Lot 30 & Part Lot 29, Part 1, 51R-12691

Property/Civic Address	Legal Description
200 Oak St.	Plan 73 Lot 31 to 33
75 Ontario St. Anglican Church Rectory	Plan 282 Part Block K
282 Ontario St.	Plan 282, Lot 85, south Ontario St.
291 Pine St.	North Part Lot 44; Plan 73
293 Pine St.	South Part Lot 44; Plan 73
297 Pine St.	Plan 73 N Pt. Lot 45 S Pt. Lot 45
324 Pine St.	Part Lots 47 & 48, Plan 73
328 Pine St.	PLAN 73 S PT LOT 48
310 Seventh St.	LOT 29 S/S SEVENTH STREET PLAN 45
77 Sixth St.	PLAN 45 LOT 7 & PT LOT 6 NORTH SIXTH ST
72 Third St.	PLAN 73 W PT LOT 31 W PT LOT 32
199 Third St	Plan 221 Lots 6 to 8
241 Third St.	Plan 73, Lot 30 & Part Lot 29, Part 1-4, 51R-23840
242 Third St.	Plan 469 Lots 3 & 5, Lane; RP 51R-26001, Parts 4 & 5
275 Third St.	Plan 73 Lots 28 to 30 W Oak St.
291 Third St.	Parts 4, 5 & 6, 51R-38025

Properties of Cultural Heritage Value that have been designated under Part V of the *Ontario Heritage Act*

Collingwood Downtown Heritage Conservation District – see map and Statement of Cultural Heritage Value attached, By-Law 02-112



COLLINGWOOD DOWNTOWN CONSERVATION DISTRICT

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

A statement describing the cultural heritage value or interest held by the District and the heritage features or attributes that support that value or interest is the foundation of this HCD Plan. Based on the historical development of Collingwood and those aspects of its built form that are considered important to maintaining its heritage character, the following statement is provided:

Collingwood's HCD encompasses a large portion of the traditional town. It is comprised of a main street of commercial and public buildings built between about 1880 and 1910 that is linked by streets and pedestrian pathways to enclaves of historic residential, institutional, and public buildings, and park spaces.

The District has value in its representation of the history and economic prosperity experienced by the town from its founding in 1853 as a railway and shipping terminus on Georgian Bay, to the early 20th century.

The District preserves the historic street plan with its duo-orientation to the port and shipbuilding activity at the shoreline, as well as the railway line. The centre street, Hurontario Street, is wider (99') than the standard (66') and is among the best preserved 19th century grand main streets in Ontario. It is lined with 1880-1910 commercial and public buildings and is unique in maintaining the angled parking designed to accommodate the first automobiles in the town.

Radiating from Hurontario Street is an important historic grid of streets, pedestrian lanes, and pathways. The area has a variety of residential neighbourhoods and enclaves of public and institutional buildings and parks that are important in chronicling the evolution of the town's development and economy.

The heritage attributes of the District include a variety of elements that are important in preserving its heritage value, such as:

- The historic street plan with two grids orientated to the railway and to the shoreline of Georgian Bay
- N-S laneways and E-W pedestrian paths forming linkages to the principal streets
- The 99' width and angled parking plan for Hurontario Street
- The two and three storey commercial buildings built about 1880 to 1910 with similar materials (primarily brick), scale, form, and architectural details

- The public and institutional landmark buildings such as the town hall and federal post office
- The variety of residential buildings of various dates, ranging from modest, frame cottage style, to grand, architect-designed dwellings in stone
- The park spaces

The District is integral to the preservation of Collingwood's identity and origin as a small, 19th century Ontario, waterfront town. It is also critical to the long-term economic vitality of the community.

Appendix II: Vision for the MZO Lands

Excerpts from:

Building a Shared Vision:

Popular Regional Health & Wellness Village

BUILDING A SHARED VISION POPLAR REGIONAL HEALTH & WELLNESS VILLAGE

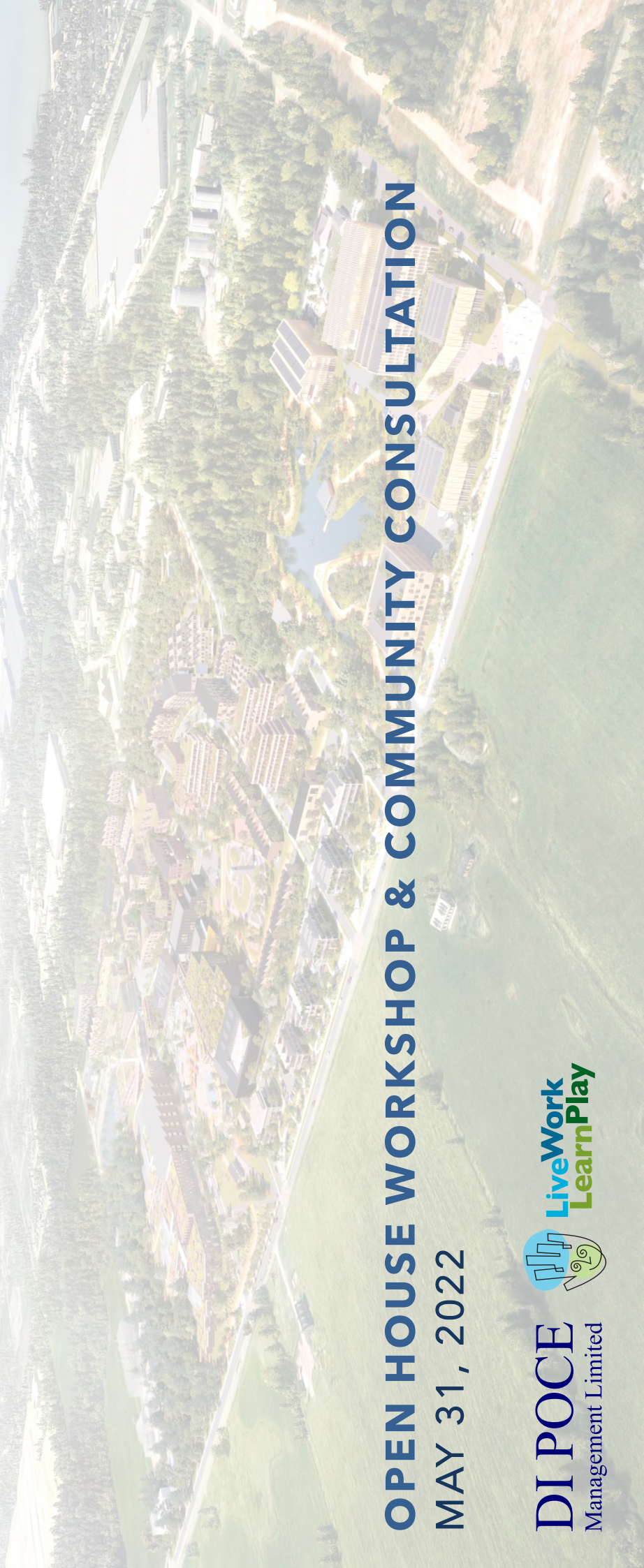
OPEN HOUSE WORKSHOP & COMMUNITY CONSULTATION

MAY 31, 2022

DI POCE
Management Limited

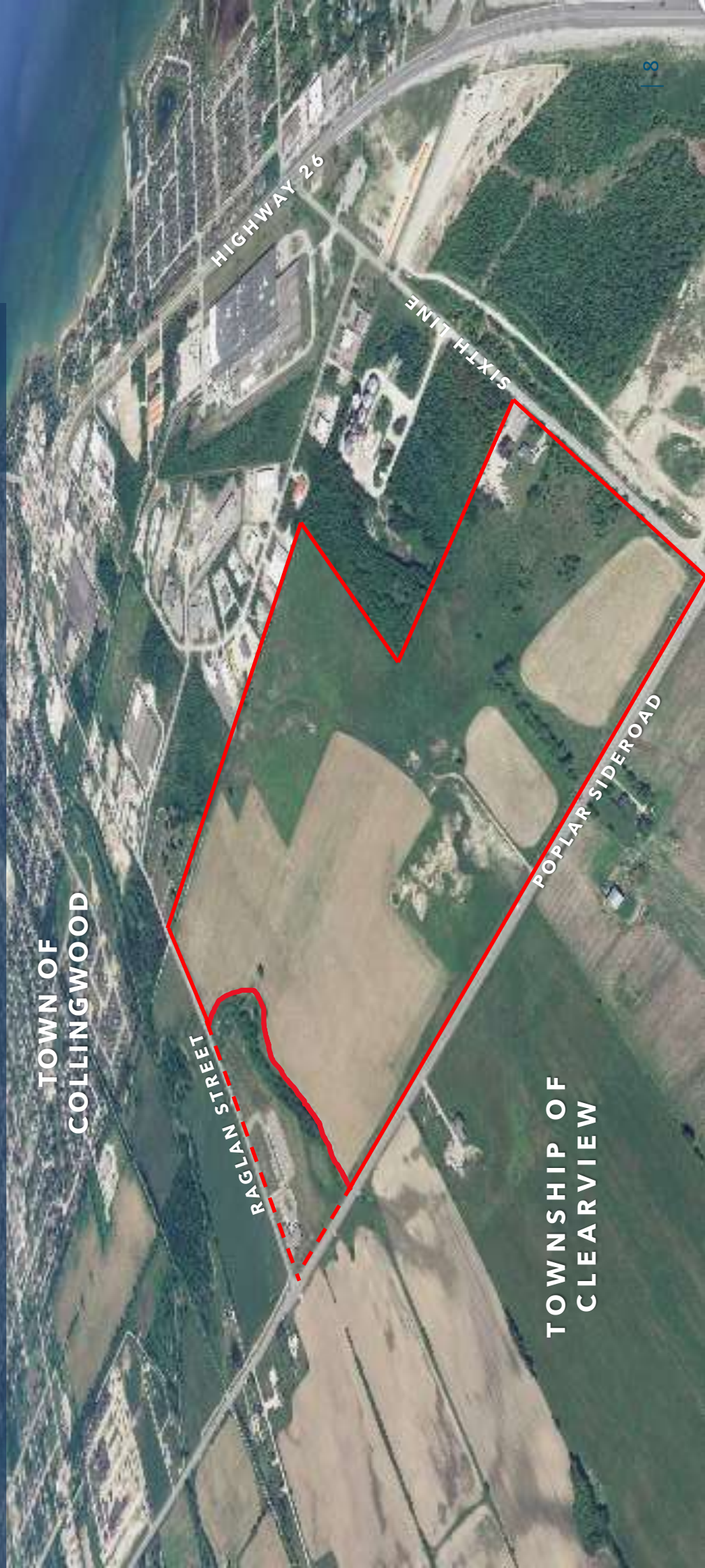


**LiveWork
LearnPlay**



POPLAR REGIONAL HEALTH & WELLNESS VILLAGE | OUR GOAL

To transform ~130 acres of underutilized land into an innovative, fully integrated, and vibrant mixed-use health & wellness village that will cultivate and foster complete community well-being, positive economic impacts, and quality jobs for generations of Collingwood and Simcoe County Residents.



TOWN OF
COLLINGWOOD

RAGLAN STREET

HIGHWAY 26

SIXTH LINE

POPLAR SIDEROAD

TOWNSHIP OF
CLEARVIEW

POPLAR REGIONAL HEALTH & WELLNESS VILLAGE | OUR PLAN

2,200 Purpose-Built Workforce & Supportive Residential Housing Units

1M SF of Medical, Health & Wellness Services

600K SF of Office, Research & Innovation Uses

\$1.65B TOTAL DEVELOPMENT VALUE DURING CONSTRUCTION

\$1.95B TOTAL GDP CONTRIBUTION

16,134 TOTAL CONSTRUCTION JOBS CREATED



**GREEN
HOUSES**

**REGIONAL
HEALTH
ANCHOR**

**ECO-
WELLNESS
CENTRE**

**WORKFORCE
HOUSING**

**REGIONAL
WELLNESS
PLAZA**

**REGIONAL
TRANSIT
HUB**

**19 ACRES OF
ENVIRONMENTALLY
PROTECTED GREEN
SPACE**

**5KM ALL-
SEASON
MULTI-MODAL
TRAIL**

POPLAR REGIONAL HEALTH & WELLNESS VILLAGE | GUIDING PRINCIPLES

An integrated holistic healthy community fueled by these guiding principles to create a true basecamp for excellence in health and wellness:



Stimulate Innovative Economic Development

Shape A World-Class Health, Medical & Wellness Community

Deliver Supportive Housing Built for Longevity

Attract Innovation, Research & Education

Deliver Placemaking Excellence

Create An Active Community with Sports, Trails & Greenspace

Integrate A Mix Of Uses To Create A Complete Community

Develop Immersive Arts, Culture & Wellness Programs

Design For Resilient and Sustainable Maintenance & Infrastructure

Deliver A Cutting-Edge Mobility & Transportation Hub

Best-in-class Wellness and Sports Collaborations & Partnerships

POPLAR REGIONAL HEALTH & WELLNESS VILLAGE | DISTRICTS

With seven intentionally-planned, unique, and interconnected districts that combine and relate to one another to create an innovative health and wellness village with a one-of-a-kind sense of place.



Appendix III: Natural Heritage System

Figures

1. Study Area
2. Topography
3. Soils
4. Watercourses
5. Highly Vulnerable Aquifers
6. Significant Groundwater Recharge Areas
7. Source Water Intake Protection Zones
8. Wetlands
9. ELC
10. Woodlands
11. Fish Habitat
12. Aquatic Species at Risk
13. NVCA Hazard Land Features
14. Growth Plan NHS/Simcoe County Greenlands
15. Recommended NHS
- 15a. NHS/NVCA Floodplain Overlay
16. Linkage Enhancement Opportunities

Legend

- Municipal Boundary
- Watercourse



Data Source
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PLAN B Natural Heritage
Landscape Ecology & Natural Heritage Planning
176 Fellows Crescent
Waterdown, ON
L0R 2H8

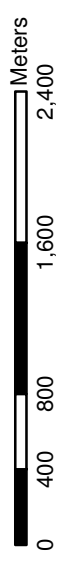
**Town of Collingwood
Official Plan Review
Study Area**

Project #	2019-185	Figure #	1
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ Verified By: BDB			



Legend

- Municipal Boundary
- Watercourse
- 5 m Contour Line



Data Source
- The Town of Collingwood
- NVCA
- © Queen's Printer for Ontario, 2020

PLAN B Natural Heritage
Landscape Ecology & Natural Heritage Planning
176 Fellows Crescent
Waterdown, ON
LOR 2H3

Town of Collingwood Official Plan Review Topography























Project #	2019-185	Figure #	2
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ Verified By: BDB			



Legend

-  Municipal Boundary
-  Watercourse

Soil Type

-  ALLISTON SANDY LOAM
-  BERRIEN FINE SANDY LOAM
-  BERRIEN SANDY LOAM
-  DUNDONALD SANDY LOAM
-  GRANBY FINE SANDY LOAM
-  GRANBY SAND
-  GRANBY SANDY LOAM
-  HARKAWAY LOAM
-  KEMBLE CLAY LOAM
-  KEMBLE CLAY LOAM - SHALLOW PHASE
-  MINESING MARLY CLAY
-  PARKHILL LOAM
-  PERCY FINE SANDY LOAM
-  SARGENT GRAVELLY SANDY LOAM
-  SMITHFIELD SILTY CLAY LOAM
-  TIOGA FINE SANDY LOAM
-  TIOGA LOAMY SAND
-  TIOGA SANDY LOAM
-  WARTON LOAM
-  WARTON LOAM - STONY PHASE
-  WATER
-  BUILT UP AREA



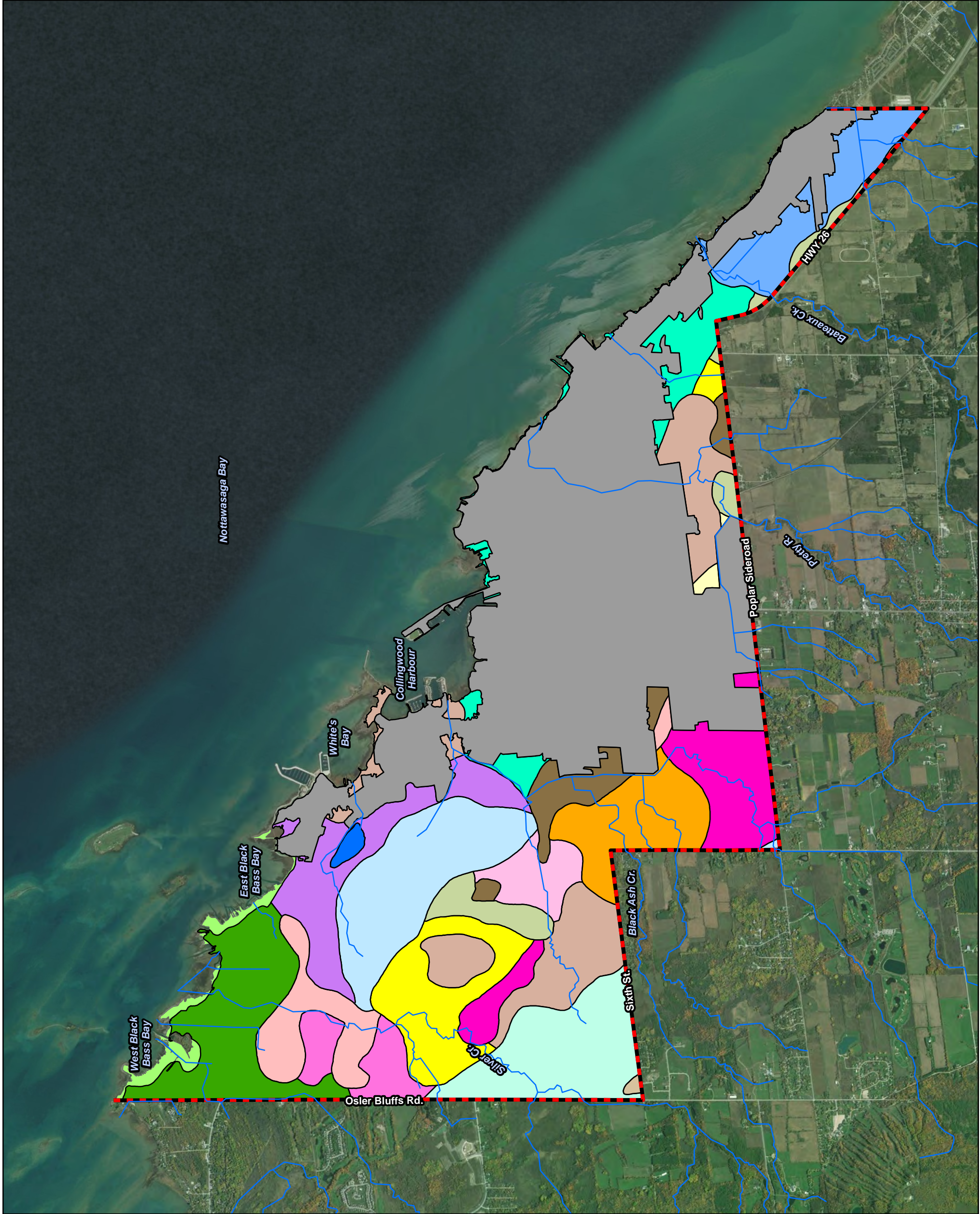
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Landscape Ecology & Natural Heritage Planning
176 Fellows Crescent
Waterdown, ON
L0R 2H8

**Town of Collingwood
Official Plan Review**

Soils

Project #	2019-185	Figure #	3
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ		Verified By: BDB	



Legend

-  Municipal Boundary
-  Watercourse
-  Subwatershed Boundary



Data Source
 - NVCA
 - © Queen's Printer for Ontario, 2020

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 Landscape Ecology & Natural Heritage Planning
 176 Fellows Crescent
 Waterdown, ON
 L0R 2H8

**Town of Collingwood
 Official Plan Review
 Watercourses and Subwatersheds**

Project #	2019-185	Figure #	4
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ		Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Highly Vulnerable Aquifer

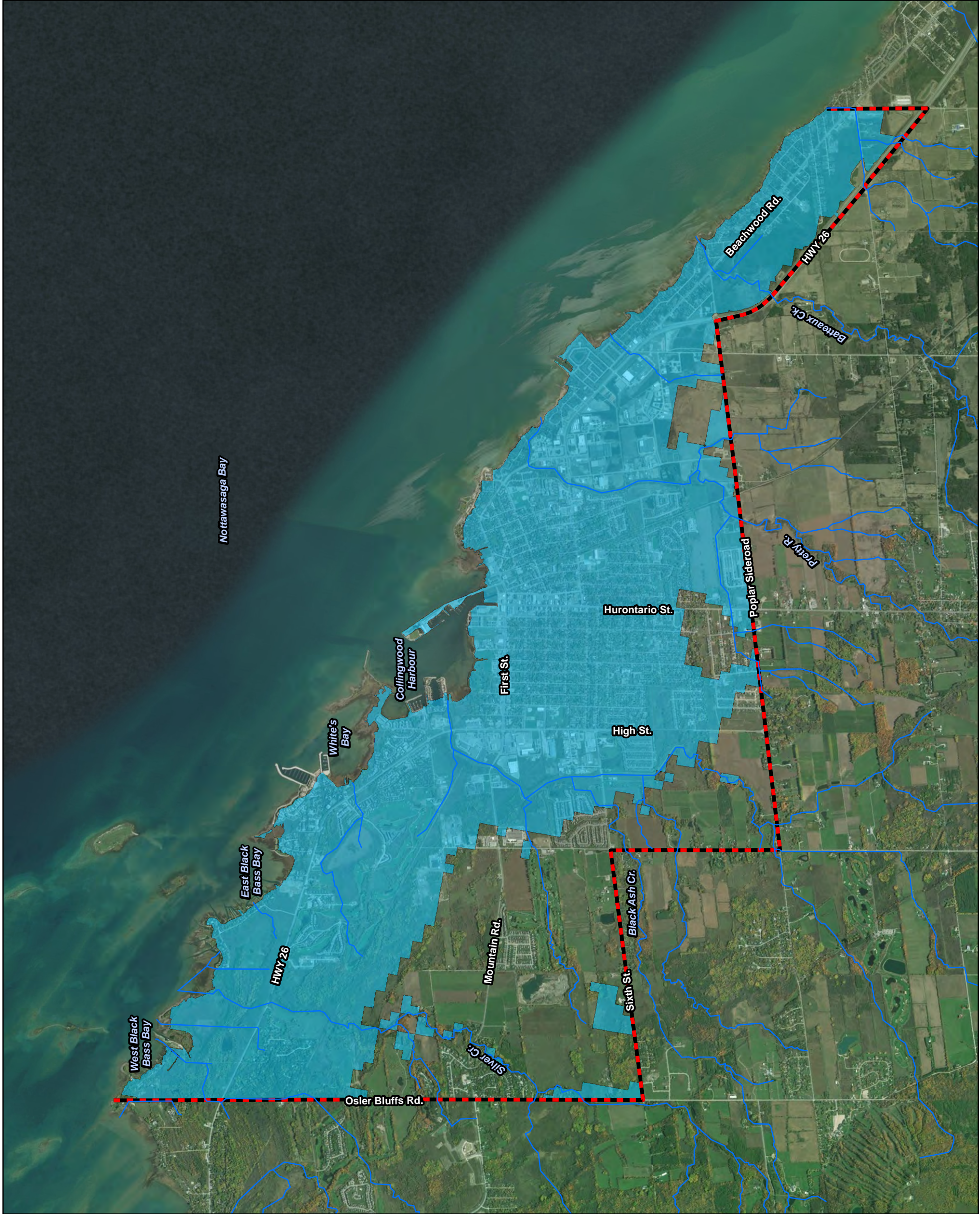


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PLAN B Natural Heritage
Landscape Ecology & Natural Heritage Planning
176 Fellows Crescent
Waterdown, ON
L0R 2H3

Collingwood
Official Plan Review
Highly Vulnerable Aquifers

Project #	2019-185	Figure #	5
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ		Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Significant Groundwater Recharge Area

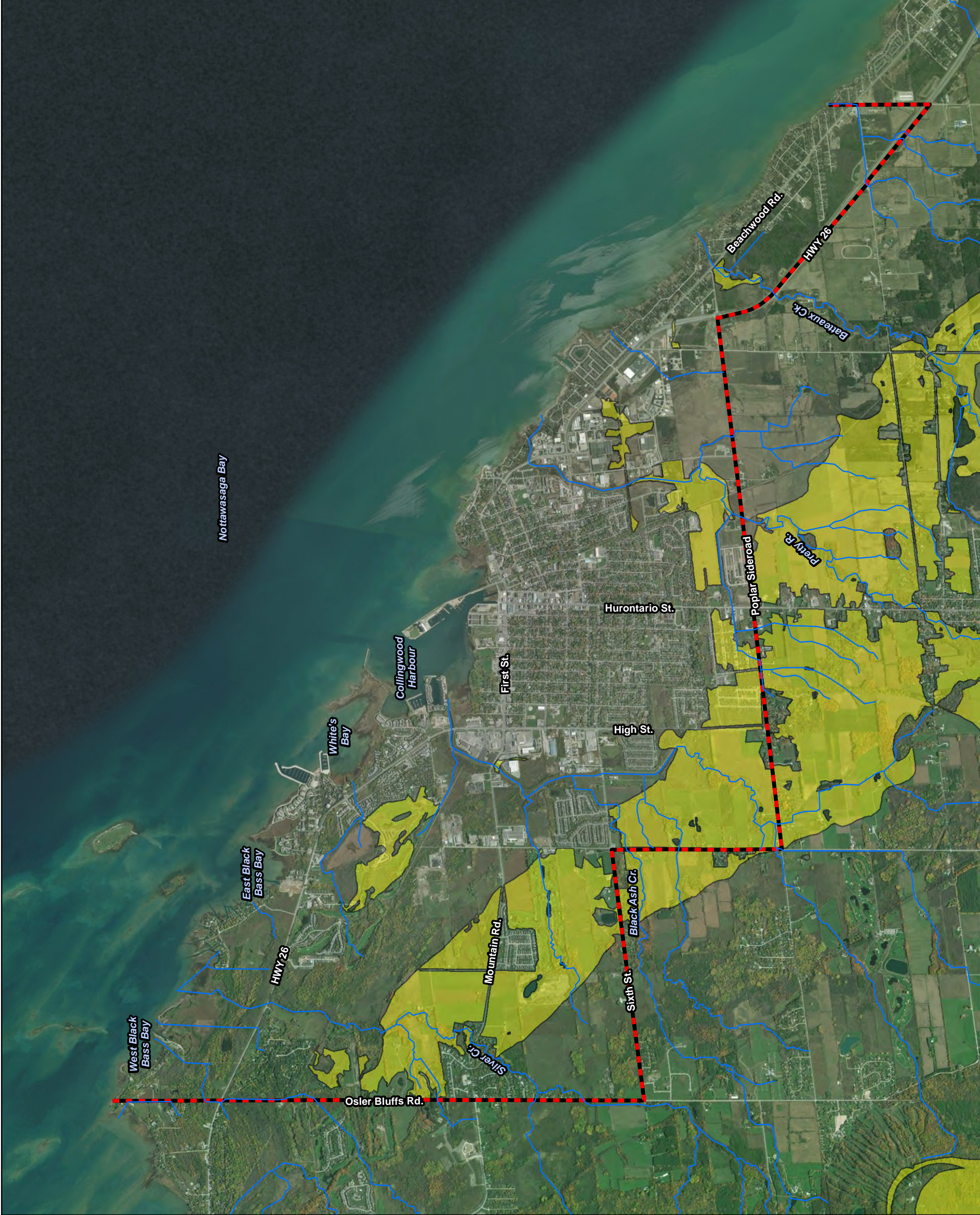


Data Source
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PLAN B Natural Heritage
Landscape Ecology & Natural Heritage Planning
176 Fellows Crescent
Waterdown, ON
L0R 2H3

Town of Collingwood
Official Plan Review
Significant Groundwater Recharge Areas

Project #	2019-185	Figure #	6
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ Verified By: BDB			



Legend

-  Municipal Boundary
-  Watercourse
-  Subwatershed Boundary
-  Intake Protection Zone 1
-  Intake Protection Zone 2
-  Intake Protection Zone 3
-  Wellhead Protection Area

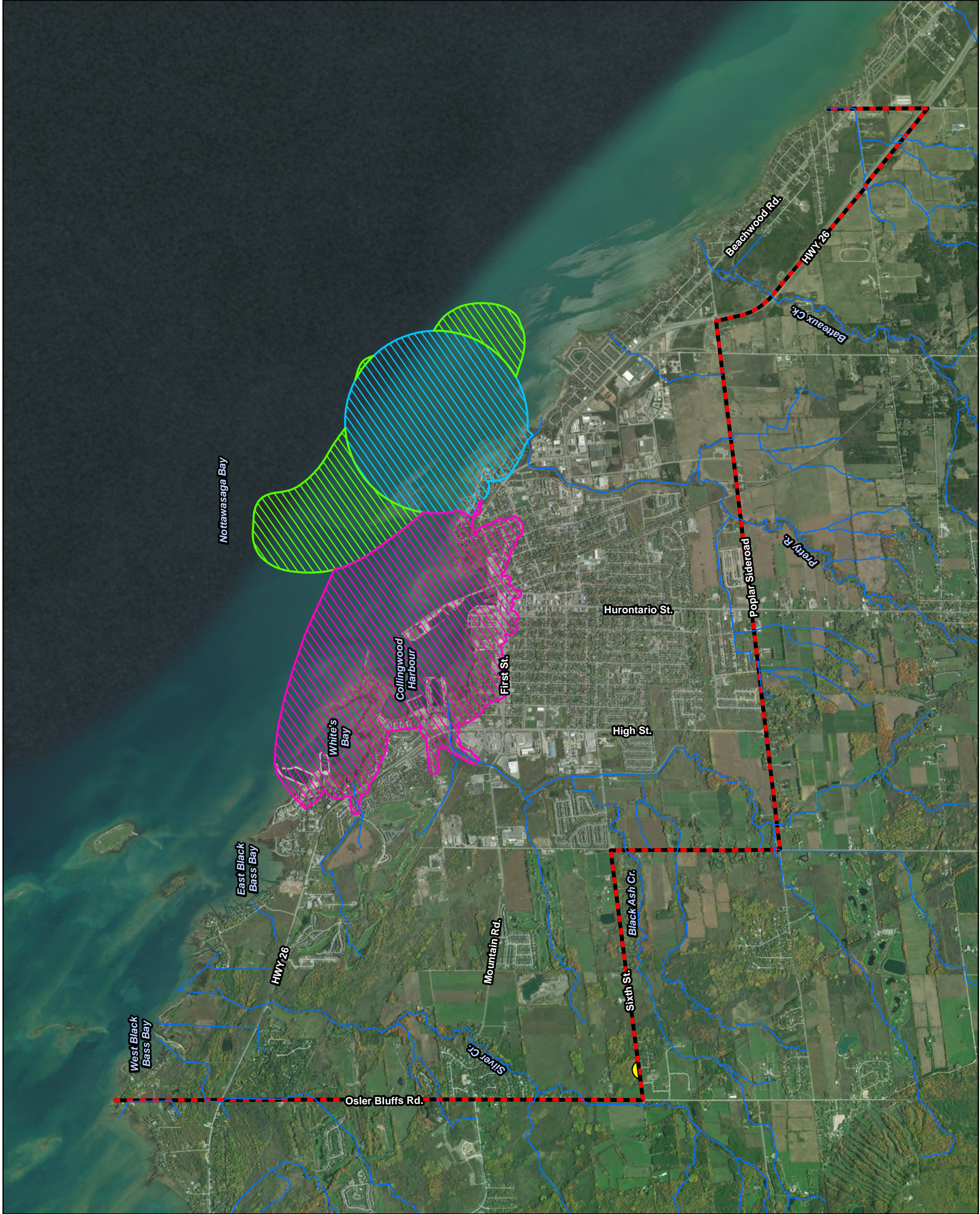


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 LOR 2H3

Town of Collingwood
Official Plan Review
 Wellhead Protection Areas and
 Source Water Intake Protection Zones

Project #	2019-185	Figure #	7
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ Verified By: BDB			



Legend

-  Municipal Boundary
-  Watercourse
-  Wetland
-  Provincially Significant Wetland (Silver Creek Wetland Complex CL7)

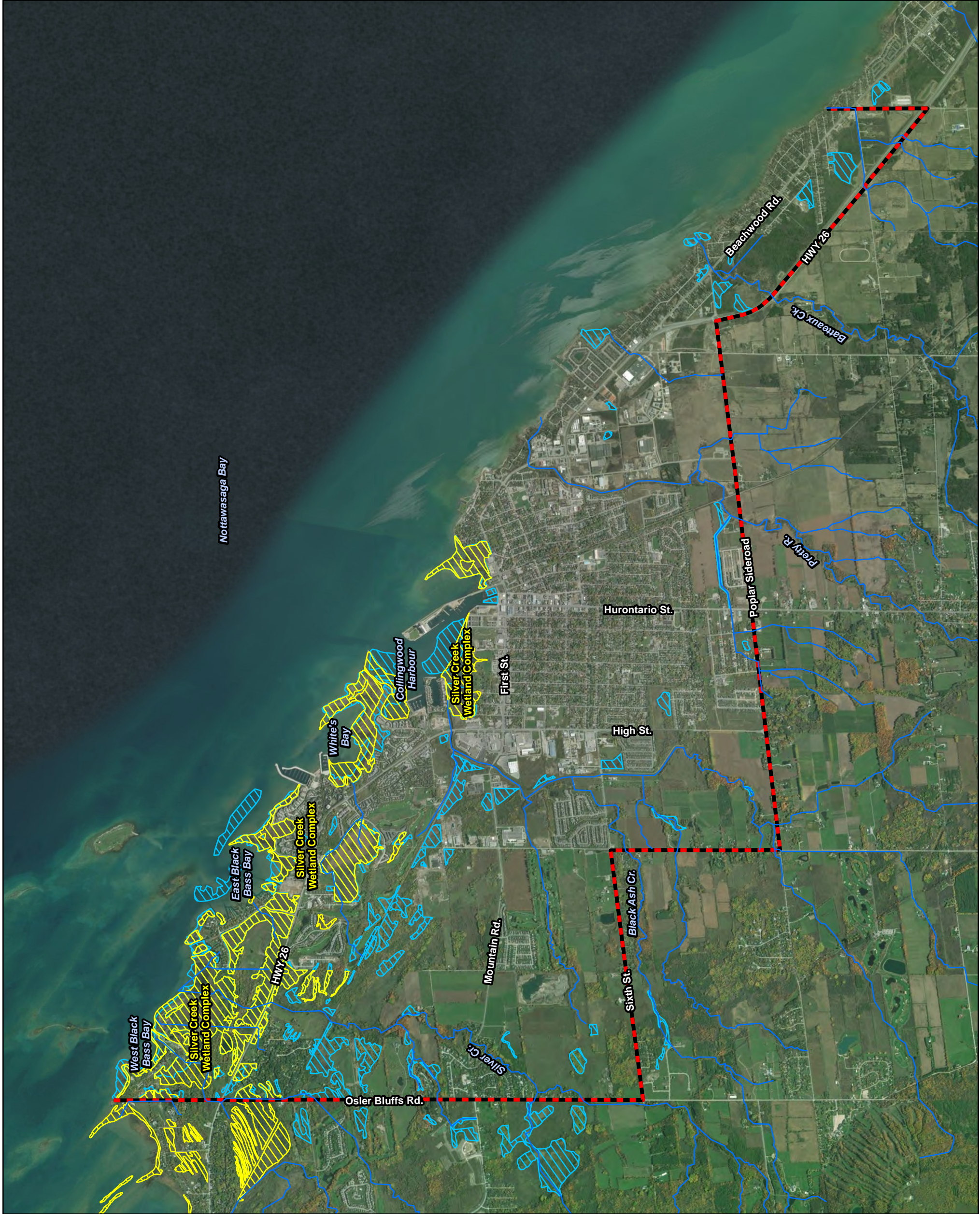


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 Landscape Ecology & Natural Heritage Planning
 176 Fellows Crescent
 Waterdown, ON
 L0R 2H3

**Town of Collingwood
 Official Plan Review
 Wetlands**

Project #	2019-185	Figure #	8
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ		Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse

Vegetation Communities

- Open Alvar Rock Barren Ecosite
- Cultural Meadow
- Cultural Plantation
- Cultural Savannah
- Cultural Thicket
- Cultural Woodland
- Coniferous Forest
- Deciduous Forest
- Mixed Forest
- Meadow Marsh
- Shallow Marsh
- Submerged Shallow Aquatic
- Deciduous Swamp
- Mixed Swamp
- Thicket Swamp

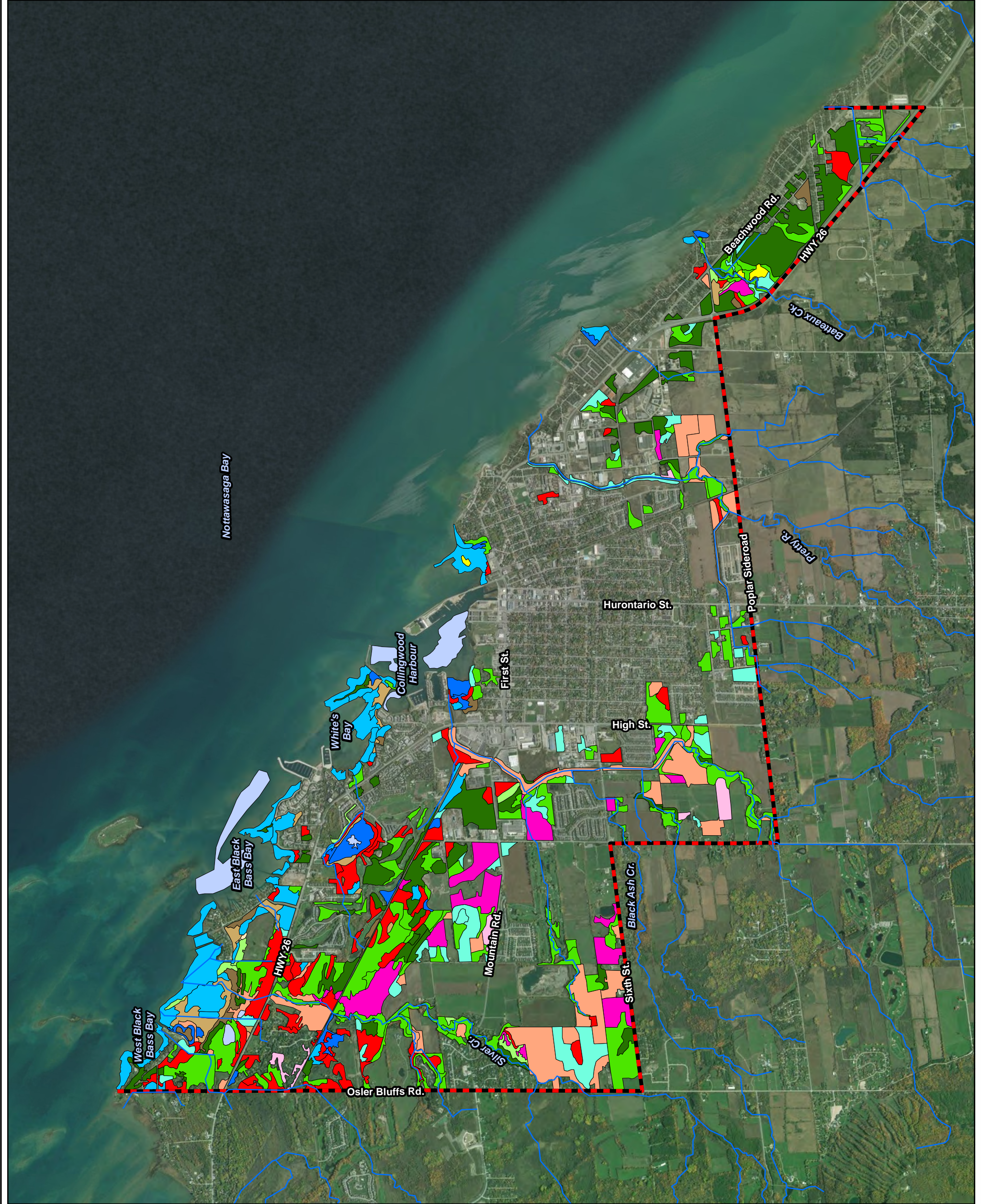


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Landscape Ecology & Natural Heritage Planning
176 Fellows Crescent
Waterdown, ON
L0R 2H3

Collingwood Official Plan Review Vegetation Communities

Project #	2019-185	Figure #	9
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ		Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Woodland

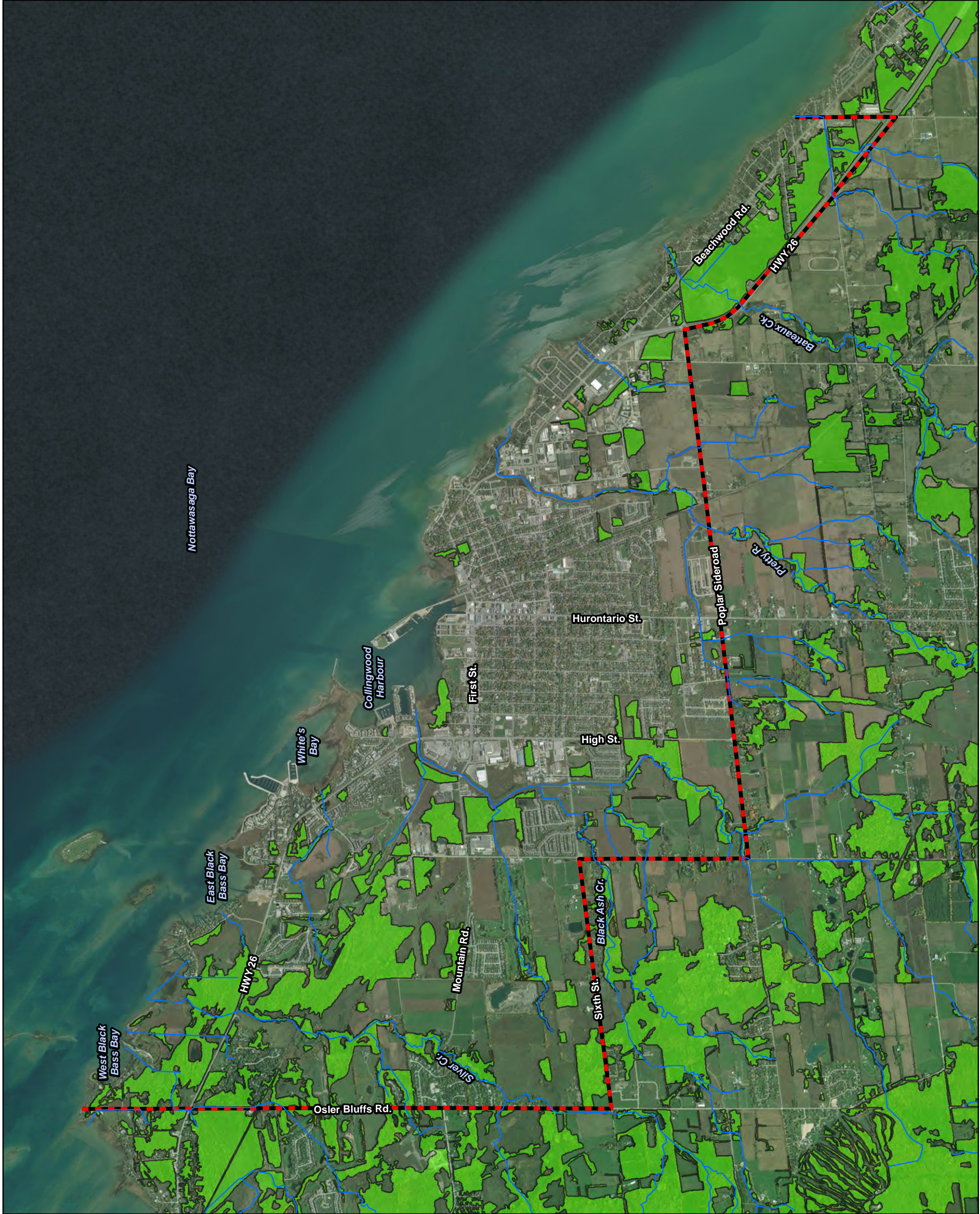


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PLAN B Natural Heritage
Landscape Ecology & Natural Heritage Planning
176 Fellows Crescent
Waterdown, ON
L0R 2H8

**Town of Collingwood
Official Plan Review**
Woodlands

Project #	2019-185	Figure #	10
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ Verified By: BDB			



Legend

-  Municipal Boundary
-  Cold Water Habitat
-  Cold Water Spawning Habitat
-  Cold Water Spawning/Nursery Habitat
-  Cool Water Spawning Habitat
-  Cool Water Spawning/Nursery Habitat
-  Warm Water Habitat
-  Warm Water Spawning Habitat
-  Warm Water Spawning/Nursery Habitat



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PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellows Crescent
 Waterdown, ON
 L0R 2H8

**Town of Collingwood
 Official Plan Review
 Fish Habitat**

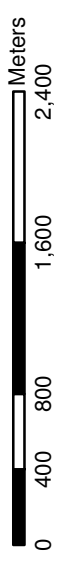
Project #	2019-185	Figure #	11
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ		Verified By: BDB	



Legend

-  Municipal Boundary
-  Watercourse
-  Silver Lamprey (Species of Concern)

Note: Off-shore areas provide habitat for Deepwater Sculpin (SC)

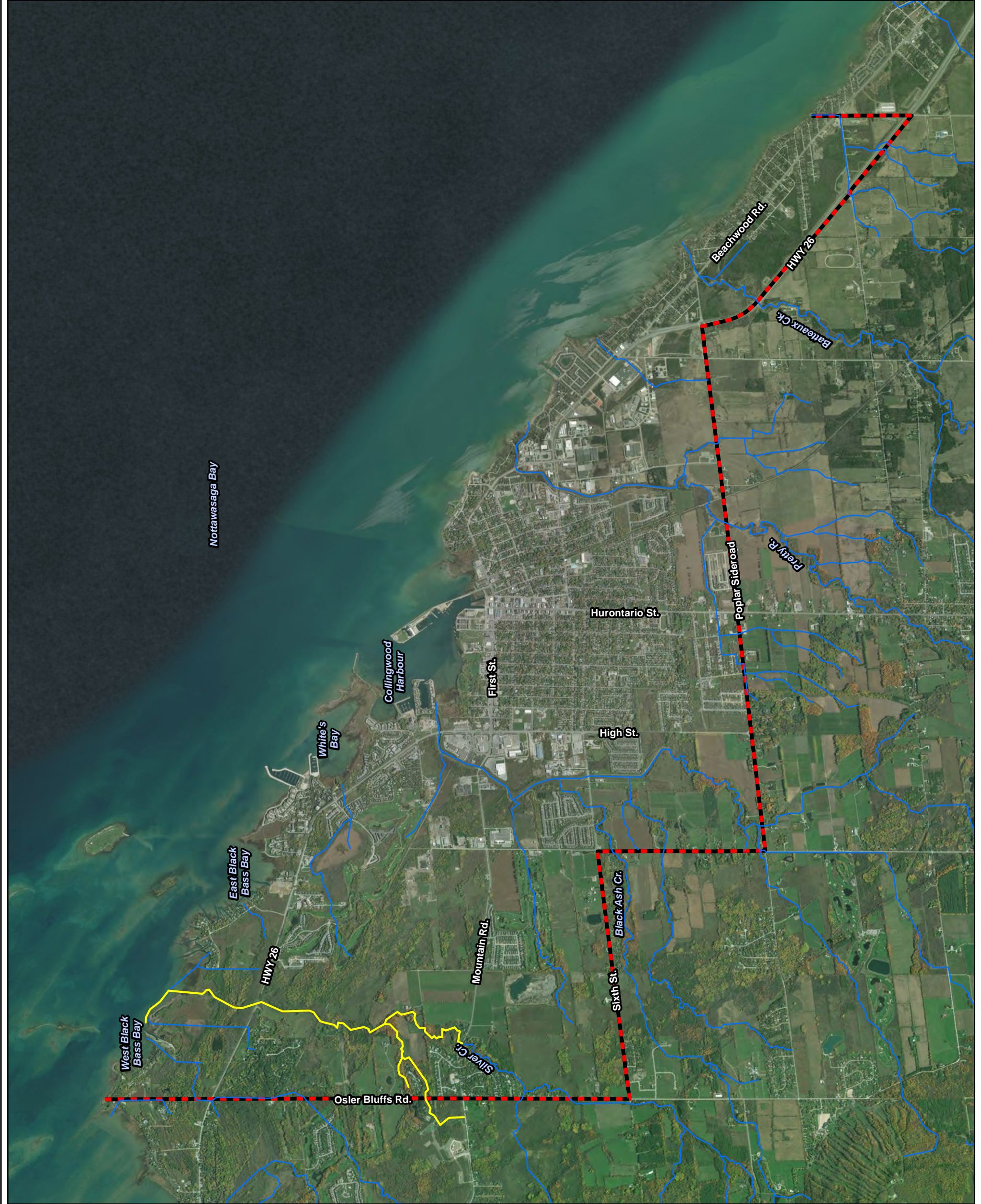


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PLAN B Natural Heritage
Landscape Ecology & Natural Heritage Planning
176 Fellows Crescent
Waterdown, ON
LOR 2H3

**Town of Collingwood
Official Plan Review
Aquatic Species at Risk**

Project #	2019-185	Figure #	12
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ		Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Floodline
- Valley/Slope Erosion
- Meander Belt Width
- NVCA Wetlands

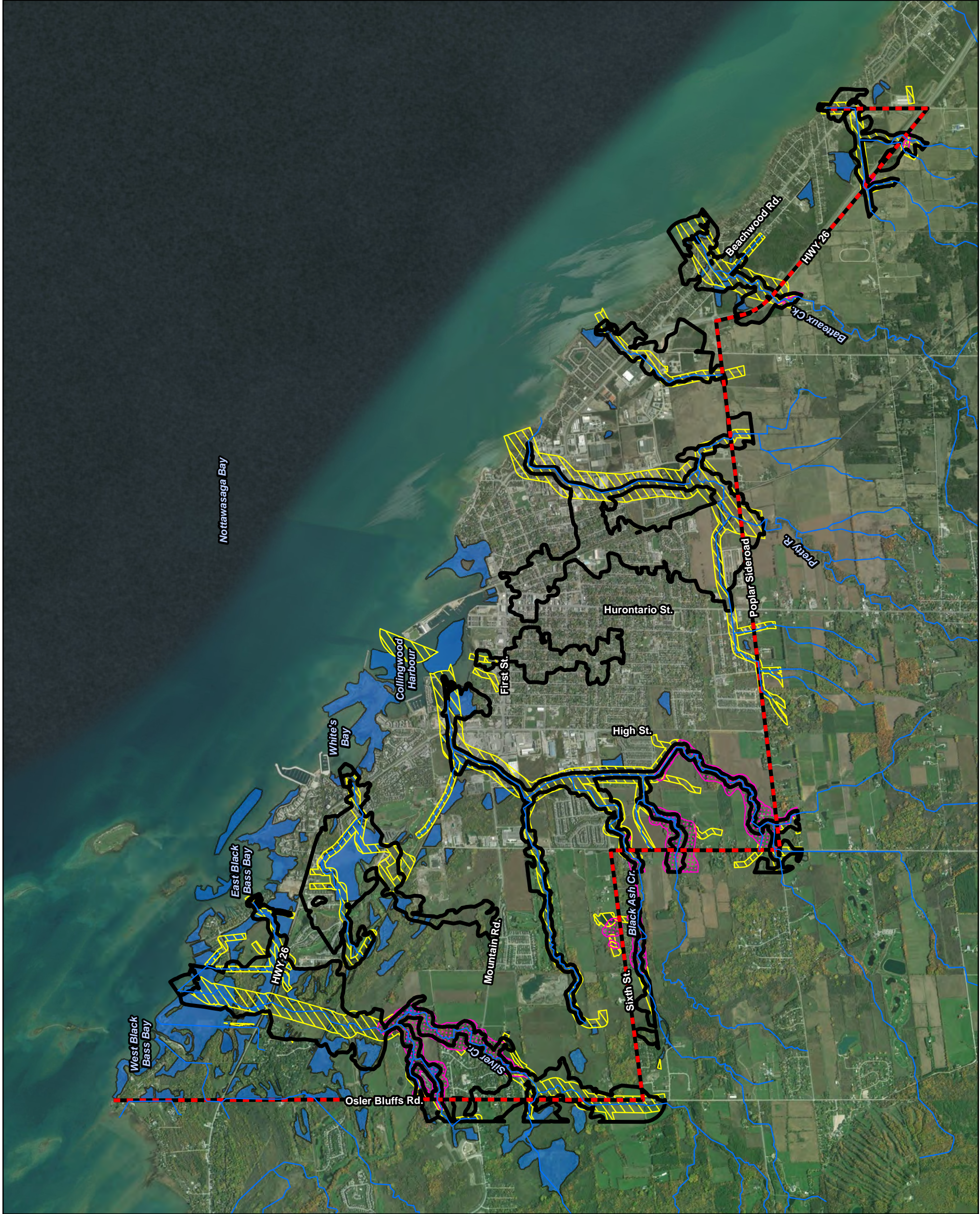


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 Landscape Ecology & Natural Heritage Planning
 176 Fellows Crescent
 Waterdown, ON
 L0R 2H8

**Town of Collingwood
 Official Plan Review
 Hazard Lands**

Project #	2019-185	Figure #	13
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ		Verified By: BDB	



Legend

-  Municipal Boundary
-  Watercourse
-  Simcoe Greenlands
-  Growth Plan NHS

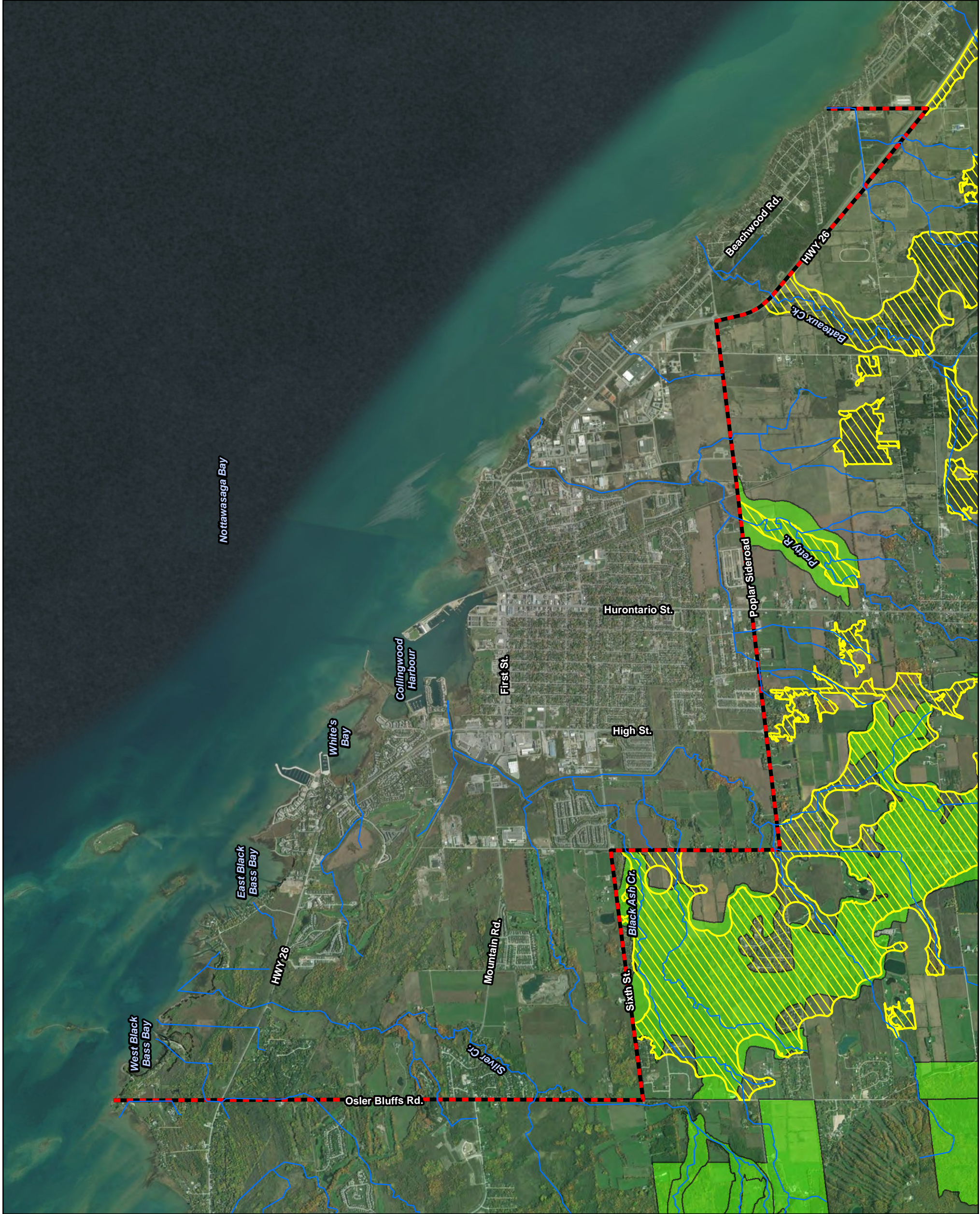


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PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellows Crescent
 Waterdown, ON
 L0R 2H3

Town of Collingwood
Official Plan Review
 Growth Plan NHS and
 County of Simcoe Greenlands

Project #	2019-185	Figure #	14
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ Verified By: BDB			



Legend

-  Municipal Boundary
-  Watercourse
-  Waterbody
-  Other Environmental Features (woodlands, wetlands, hedgerows)
-  Natural Heritage System (wetlands, woodlands, valleylands, watercourse, floodplain)
-  Natural Heritage System (Nottawasaga Bay and Shoreline)

Note: A 30 m buffer should be applied to all NHS features including watercourses.

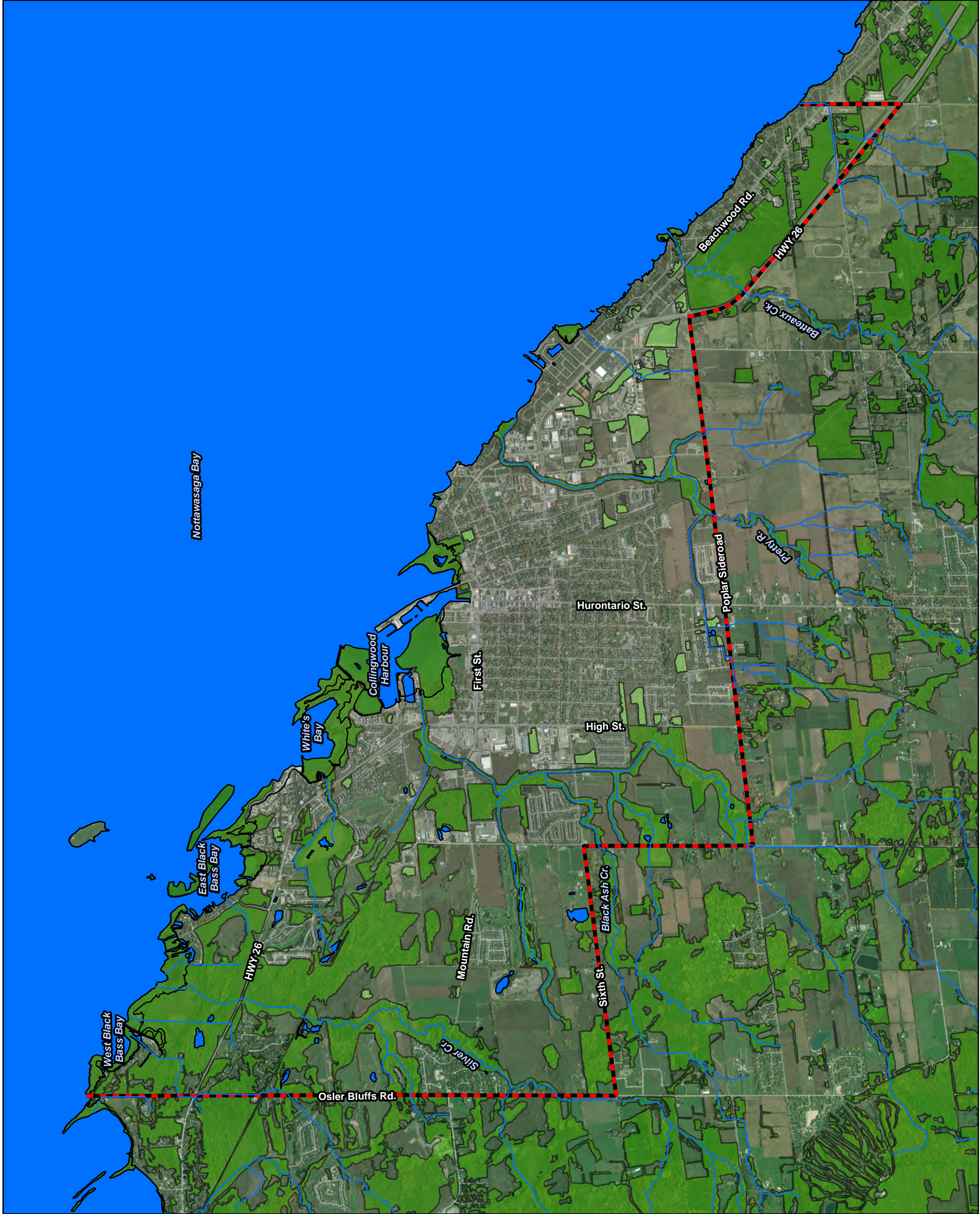


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PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellows Crescent
 Waterdown, ON
 L0R 2H8

**Town of Collingwood
 Official Plan Review
 Natural Heritage System**

Project #	2019-185	Figure #	15
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ		Verified By: BDB	



Legend

-  Municipal Boundary
-  Watercourse
-  Waterbody
-  Floodplain
-  Other Environmental Features (woodlands, wetlands, hedgerows)
-  Natural Heritage System (wetlands, woodlands, valleylands, watercourse, floodplain)
-  Natural Heritage System (Nottawasaga Bay and Shoreline)

Note: A 30 m buffer should be applied to all NHS features including watercourses.



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




PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellows Crescent
 Waterdown, ON
 L0R 2H3

Town of Collingwood
Official Plan Review
 Natural Heritage System and Floodplain

Project #	2019-185	Figure #	15a
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ Verified By: BDB			



Legend

-  Municipal Boundary
-  Watercourse
-  Waterbody
-  Linkage Enhancement Opportunity
-  Other Environmental Features (woodlands, wetlands, hedgerows)
-  Natural Heritage System (wetlands, woodlands, valleylands, watercourse, floodplain)
-  Natural Heritage System (Nottawasaga Bay and Shoreline)

Note: A 30 m buffer should be applied to all NHS features including watercourses.



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PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellows Crescent
 Watford, ON
 LOR 2H3

Town of Collingwood
Official Plan Review
 Linkage Enhancement Opportunities

Project #	2019-185	Figure #	16
Date	April 2020		
Scale	1 : 40,000		
Prepared By: JJJ		Verified By: BDB	

