



## Staff Report P2025-13

Committee 2025-05-12

Council 2025-05-26

Amendments ☐

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**Submitted To:** Council

**Submitted By:** Summer Valentine, Director, Growth and Development

**Prepared By:** Lindsay Ayers, Manager, Planning

**Subject:** Conditional Approval and Authorization By-law to Execute a Site Plan Control Agreement – 180 Vacation Inn Drive (Wyldewood Creek)

Town File No. D11119

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### Recommendation

**THAT** Report P2025-13, “Conditional Approval and Authorization By-law to Execute a Site Plan Control Agreement – 180 Vacation Inn Drive (Wyldewood Creek)” dated May 12, 2025 be received;

**AND THAT** Site Plan Application File D11119 be approved subject to the following conditions:

- Confirmation of municipal servicing capacity allocation;
- Resolution of any outstanding minor technical comments, including any associated plan revisions, to the satisfaction of Town departments, third-party peer reviewers, and external agencies;
- Approval of a future Consent application by the Committee of Adjustment and registration of the Transfer of Easement in favour of the subject property on terms and conditions to the satisfaction of the Town and the applicable utility authority(ies);
- Issuance of a Tree Cutting Permit to permit the removal of necessary boundary trees and trees on the adjacent golf course lands in proximity to the shared southern and western property lines to facilitate the proposed servicing corridor

and grading and drainage, with the exact locational boundaries of the tree removals to be determined through the permitting process;

- Issuance of all required permits by the Nottawasaga Valley Conservation Authority (NVCA);
- Registration of the Transfer of Easement (Water) in favour of the subject property per Consent PLBN2024460;
- Execution of a Site Plan Control Agreement and issuance of Final Site Plan approval of the conditionally approved second emergency vehicle access at 10 Vacation Inn Drive (File No. D111123); and
- Execution of a Site Plan Control Agreement with the Town of Collingwood;

**AND THAT** an Authorization By-law to execute the Site Plan Control Agreement for a residential development at 180 Vacation Inn Drive be enacted and passed;

**AND THAT** this conditional Site Plan approval shall lapse three years from the date that the conditional approval was issued should a permit under the *Building Code Act* to implement the site plan not be issued.

## Amendments

None.

## 1. Executive Summary

The purpose of this Report is to provide Council with an analysis and recommendations regarding a proposed Site Plan and related Agreement at 180 Vacation Inn Drive to facilitate a 165-unit residential condominium development consisting of six (6) apartment buildings, surface parking, outdoor amenity areas, and landscaping.

Based on the land-use planning analysis and the Town's development review process, Planning Services confirms that the submitted documents and plans illustrate a proposed use and associated site works that are in conformity to, or consistent with, the relevant land use planning instruments. It is therefore recommended that the Site Plan be approved subject to the conditions referenced in the Recommendation section of this Report to address required permits, easements, municipal servicing capacity allocation,

site plan agreements, and other technical matters. It is further recommended that this conditional site plan approval shall lapse three years from the date that the conditional approval was issued should a permit under the *Building Code Act* to implement the site plan not be issued.

Planning Services notes that though site plan approval matters have been delegated to staff as required by the *Planning Act*, this Site Plan Control application was received prior to the effective date of July 1, 2022, hence Council remains the approval authority. It is anticipated that the related Removal of the Holding 'H' Zone application (File No. D140724) would be addressed through delegated authority to staff pending approval of the recently adopted Town of Collingwood Official Plan Amendment No. 1 by the County of Simcoe and that the future application for Condominium Exemption to facilitate separately conveyable tenure of the apartment dwelling units by way of a standard condominium would also be addressed through delegated authority to staff.

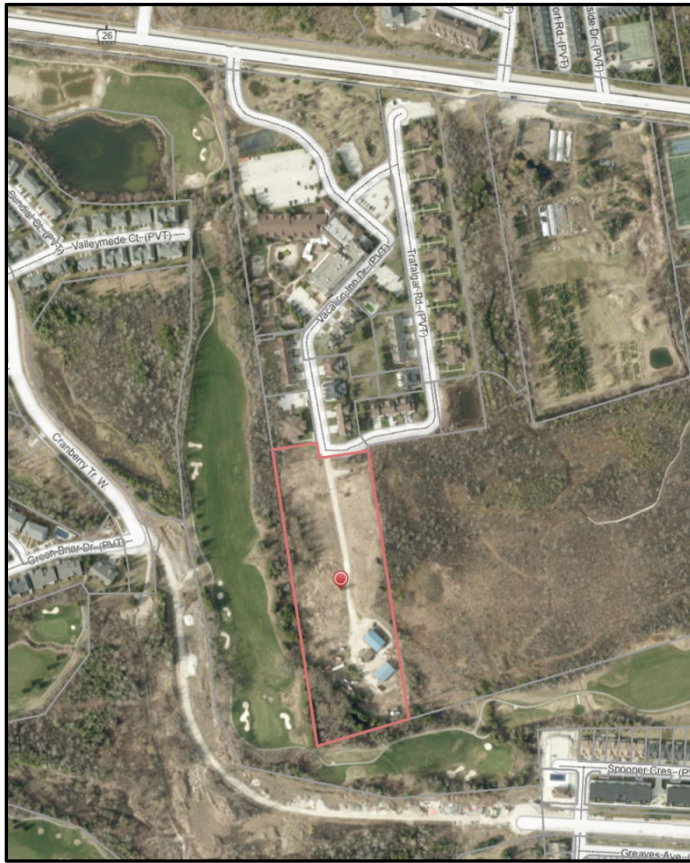
## 2. Analysis

### Background

The Owner, The Georgian Manor Resort & Country Club Inc., has made application to the Town for Site Plan Control to facilitate the development of 165 residential apartment dwellings at 180 Vacation Inn Drive.

### Property Description

Per Figure 1, the subject property is located approximately 350 metres south of Highway 26 on Vacation Inn Drive (a private road). The property is approximately 2.6 hectares in size and is currently comprised of three maintenance buildings associated with Georgian Bay Hotel and a telecommunications tower in the southeast corner, with only the telecommunications tower proposed to remain.



**Figure 1: 2024 Aerial Image of Subject Property**

Source: Simcoe County GIS Maps

Surrounding land uses include recreational uses to the west and south (Cranberry Golf Course), resort commercial uses to the north (Georgian Bay Hotel and residential condominium developments), and environmental protection lands (Silver Creek Wetland Complex) to the east. One transit stop and the Town's multi-use 'Vacation Inn Trail' are located approximately 350 metres from the subject property along Highway 26.

## **Proposal**

The proposed development consists of 165 apartment dwelling units in six (6) separate 3-storey plus mezzanine buildings, 207 surface parking spaces, including 7 accessible parking spaces, and an outdoor recreational amenity area, including an amenity building, outdoor swimming pool, fire pit, and children's play area. A total of 21 apartment units are proposed to be affordable to the 6<sup>th</sup> decile household income, representing approximately 13% of the proposed development. Planning Services notes

that an additional 12 units fall within the gap between the 6<sup>th</sup> and 7<sup>th</sup> deciles, just beyond what is considered 'affordable' for the Town's target middle income demographic.

The proposed development would retain the existing Provincially Significant Wetland (PSW) boundary along the eastern property line and establish a variable enhanced naturalized buffer between the wetland boundary and the proposed residential development that averages approximately 30 metres in width. The existing PSW buffer is comprised of fill of unknown quality that is dominated by non-native species. The proposed development would remove this fill and fully restore and landscape the buffer with native species. Furthermore, cedar demarcation posts 1.2 metres in height are proposed approximately every 3 metres along the PSW buffer edge with signage stating 'Provincially Significant Wetland – Please Do Not Enter'. Based on the existing state of the wetland buffer, the proposed development and associated restoration plan is considered to be a net benefit to the wetland feature.

The proposed development would also involve the construction of an open naturalized channel for stormwater conveyance that is currently facilitated by an underground culvert. This channel would create additional habitat where none presently exists and the slopes of the channel are proposed to be planted with native vegetation, where appropriate.

Vehicular access to the site will be off Highway 26 via Vacation Inn Drive, a private road. Based on the number of residential dwelling units proposed, a second emergency vehicle access is required, which is to be constructed off Highway 26 over the Georgian Bay Hotel lands, located at 10 Vacation Inn Drive. A Minor Adjustment to Site Plan application submitted for 10 Vacation Inn Drive (File No. D111123) to facilitate this second emergency vehicle access was conditionally approved by the Director, Growth and Development, on May 2, 2025 and execution of the Site Plan Control Agreement and issuance of Final Site Plan approval related to this second emergency vehicle access is a recommended condition of this Site Plan approval.

The proposed development would be connected to municipal water and wastewater services through private infrastructure internal to the broader Georgian Bay Hotel lands

as well as through the provision of a second water connection to the municipal water servicing system from Cranberry Trail East that would ultimately be owned by the municipality. To facilitate this new water connection, along with hydro and natural gas connections to existing infrastructure along Cranberry Trail East, an easement is required over the golf course lands south of the subject property. The developer has entered into an Agreement of Purchase and Sale with the golf course owner to facilitate this private easement and the approval of a future Consent application by the Committee of Adjustment and registration of the Transfer of Easement in favour of the subject property on terms and conditions to the satisfaction of the Town and the applicable utilities is a recommended condition of this Site Plan approval. Easements for the proposed water, hydro, and natural gas infrastructure will ultimately be transferred to the Town, EPCOR, and Enbridge respectively, once constructed. Furthermore, a blanket easement to permit access to and maintenance of the water servicing system will be required to be conveyed to the Town over the subject property. These Transfer of Easement requirements will be outlined in the Site Plan Control Agreement and no securities would be released until the necessary transfers are completed to the satisfaction of the Town.

The *existing* private infrastructure servicing arrangement is facilitated by a series of easements in favour of the subject property. The Town Solicitor completed a comprehensive review of the servicing and access easements and it was determined that one (1) additional servicing (water) easement was required. As such, the applicant submitted a Consent application (File No. PLBN2024460) to address the identified servicing easement 'gaps' for several properties within the broader Georgian Bay Hotel lands, including the subject property. A [Planning Report](#) was considered by the Committee of Adjustment on February 27, 2025 and the Consent application was conditionally approved. No appeals were received in response to the Notice of Decision.

The Town Solicitor has subsequently confirmed that the necessary servicing and access easements will be in place for the subject property pending approval of a future Consent application by the Committee of Adjustment and registration of the necessary Transfer of Easements, which are recommended conditions of this Site Plan approval.

Planning Services also understands that the applicant has voluntarily undertaken an extensive review of services associated with the broader Georgian Bay Hotel community, including the existing seven condominium corporations, the Georgian Bay Hotel lands, and the subject property. A comprehensive Shared Facilities Agreement, prepared by a law firm with extensive experience in condominium law and related matters, has been drafted and is currently under legal review by the various property owners. Although this Agreement is beyond the scope of the subject Site Plan Control application, it provides a degree of reassurance that the various property owners are working to resolve the current lack of coordination and cost-sharing with respect to private infrastructure associated with roads, stormwater, water, and wastewater services within the broader Georgian Bay Hotel community, which would be a benefit to all existing and future residents and owners as well as lessening the liability on the Town should the municipality be requested to intervene to address private infrastructure issues in the future.

In order to facilitate the proposed residential development, including the proposed servicing corridor from Cranberry Trail East, certain external works are required to be undertaken on the adjacent golf course lands, owned by Munro Golf Limited. These works include offsite grading, drainage, and removal of trees in proximity to the shared southern and western property lines. Munro Golf Limited has submitted a Letter of Consent authorizing the Owner to undertake the necessary site works and tree removals in proximity to the shared property lines and has acknowledged that a Tree Cutting Permit will be required to facilitate the required tree removals on the golf course lands. The issuance of a Tree Cutting Permit is a recommended condition of this Site Plan approval.

In addition, per the Golf Shot Spray Analysis for the 10<sup>th</sup> Hole of Cranberry Golf Course, prepared by R.F. Moote & Associates Ltd., submitted in support of the approved and related concurrent Official Plan and Zoning By-law Amendment application associated with the proposed development, requisite mitigation measures, including the relocation of tee decks, coniferous and deciduous tree plantings along the west side of the new tee decks, and deciduous tree plantings along the east side of the fairway are to be

undertaken on the 10<sup>th</sup> hole, located west of the subject property, to mitigate the risk of potential impacts of golf play on the proposed development to an acceptable level.

Planning Services has received subsequent confirmation from R.F. Moote & Associates Ltd. that the requisite mitigation measures on the adjacent golf course lands have been satisfactorily completed. Furthermore, it is understood that additional modifications were made to the golf course whereby the new 9<sup>th</sup> hole, formerly played as the subject Par 5 full-length 10<sup>th</sup> hole, has been shortened to a Par 4 modest-length hole, further reducing potential risks to the proposed residential development.

Planning Services also understands there is an agreement between the Owner and Munro Golf Limited to facilitate a temporary construction access along the western boundary of the broader Georgian Bay Hotel lands. This temporary construction access road (see Schedule 'B') would be utilized by construction vehicles and equipment during construction to minimize impacts on the existing private roads internal to the site, which was a concern identified during consideration of the approved and related concurrent Official Plan and Zoning By-law Amendment application associated with the proposed development.

### **Water and Wastewater Capacity Allocation**

A Servicing and Stormwater Management Implementation Report, prepared by Crozier Consulting Engineers, was submitted in support of the proposed development. Based on the Town of Collingwood Development Standards dated July 2007 as well as the updated Development Standards pertaining to Sanitary and Watermain Design Flows, approved by Council on August 18, 2022, Growth and Development staff have estimated water and wastewater servicing capacity requirements to be 109 Single Dwelling Unit equivalents (SDUs) and 131 SDUs respectively to facilitate the proposed development.

Section A5 'Development Subject to the Allocation Policy' of the Town's Servicing Capacity Allocation Policy (SCAP) applies to the following growth and development, among others:

- a) Any development where an extension and/or the provision of new water and/or wastewater infrastructure is required;
- c) Any development requiring site plan approval.

Planning Services completed a merit-based evaluation of the proposed residential development against the SCAP. Per Appendix 'A', a total score of 54 points out of a possible 95 points (57%), was achieved by this development. This merit-based evaluation of the development proposal exceeds the minimum 50% of the available points required for Council's consideration when a request for allocation is received.

The difference in points between the applicant's (74%) and Town staff's (57%) evaluations were generally consistent with many scores only varying by approximately 1-2 points. However, there was a greater degree of difference in the Conservation and Sustainable Development criteria where the applicant awarded 4 points for incorporating low impact/sustainable development as it relates to water efficiency and reducing wastewater flow whereas staff awarded 0 points as no initiatives specific to water efficiency and reducing wastewater flow were identified. In addition, there was a greater degree of difference in the Infrastructure and Public Facilities criteria where the applicant awarded 4 points for the completion, upgrade or reconstruction of active transportation infrastructure whereas staff only awarded 1 point for the possible future trail connection. Furthermore, there was a greater degree of difference in the Economic Development criteria where the applicant awarded 3 points for enhancing the Downtown or a main street as a focal point of activity and commerce whereas staff awarded 0 points due to the distance of the subject property from the Downtown or an activated main street.

Planning Services notes that capacity allocation is not being committed through the conditional approval of this Site Plan Control application. In accordance with the approach approved by Council on January 30, 2023, the SCAP evaluation referenced above is anticipated to be brought forward in a batch format for consideration of allocation in 2024. Building permits would not be available until the conditions of approval are fulfilled, including the allocation of municipal servicing and the execution of a Site Plan Control Agreement with the municipality, among others.

## Planning Analysis

The analysis section of this report provides a review of the proposed Site Plan and the associated Site Plan Control Agreement relative to the planning policy framework and regulatory instruments as follows:

### Matters of Provincial Interest

The *Planning Act* provides that Council in carrying out their responsibilities under the *Act* shall have regard to matters of provincial interest.

Planning Services is satisfied that the proposed development has regard to the applicable matters of provincial interest and, more specifically, supports the following principles:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which the *Act* applies;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- (r) the promotion of built form that,
  - (i) is well-designed,
  - (ii) encourages a sense of place, and
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial *Bills 109* and *23* do not impact this Site Plan application. As the Site Plan Control application was received prior to July 1, 2022, Council remains the

approval authority. The provisions of Section 41 of the *Planning Act* have been accounted for in the review and processing of this application.

Furthermore, in accordance with the Province's Housing Supply Action Plan, "use it or lose it" approach, and recent changes to the *Planning Act*, municipalities may now provide that the approval of a Site Plan lapses at the expiration of a specified time period, currently not less than three years, to support the efficient allocation of housing-enabling infrastructure. Planning Services finds the Province's "use it or lose it" tools to be reasonable and balanced in the continued drive toward shovel readiness for all types of development that contribute to complete and sustainable communities and is therefore recommending that conditional Site Plan approval lapse three years from the date of issuance should a permit under the *Building Code Act* to implement the site plan not been issued.

### **Provincial Planning Statement (2024)**

Section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. The Provincial Planning Statement (PPS) was issued under Section 3 of the *Planning Act* and came into effect on October 20, 2024. It replaces the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The intent of the PPS is to provide policy direction on matters of provincial interest related to land use planning and development.

The PPS states that Settlement Areas shall be the focus of growth and development. Development within Settlement Areas shall be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure, support active transportation, and are transit supportive. The subject property is located in the Town of Collingwood which is a Settlement Area.

The PPS notes that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by establishing and implementing minimum targets for the provision of

housing that is affordable to low and moderate household incomes. In addition, planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The PPS further notes that healthy, active and inclusive communities should be promoted by planning public streets, spaces and facilities to be safe and meet the needs of persons of all ages and abilities, including pedestrians, and facilitate active transportation and community connectivity; and plan and provide for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including open space areas, trails and linkages.

The proposed residential development would provide 165 apartment dwelling units, including a total of 21 units (13%) which would be affordable to the 6<sup>th</sup> decile household income. As such, the proposal would contribute to housing supply options for moderate household incomes in the Town. Planning Services notes that an additional 12 units fall within the gap between the 6<sup>th</sup> and 7<sup>th</sup> deciles, just beyond what is considered affordable for the Town's target demographic of middle income households.

In addition, the proposed residential development would be located on an underutilized infill development site with access to municipal services, minimizing the need for additional land consumption in greenfield areas and has convenient access to municipal transit and active transportation opportunities, both of which are within 350 metres of the subject property.

The PPS also states that natural features and areas shall be protected for the long term and that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored, or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features

and ground water features. In addition, the PPS states that development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. This site is located in proximity to the Cranberry Marsh, which forms part of the Provincially Significant Silver Creek Wetland Complex.

A scoped Environmental Impact Statement was submitted in support of the previously approved and related concurrent Official Plan and Zoning By-law Amendment application associated with the proposed development. The EIS was peer reviewed by the Nottawasaga Valley Conservation Authority (NVCA), the Town's peer reviewer for natural heritage matters at the time. The proposal does not involve any development or site alteration within the PSW itself and would establish a variable enhanced naturalized buffer between the wetland boundary and the proposed residential development that averages approximately 30 metres in width. The existing PSW buffer is comprised of fill of unknown quality that is dominated by non-native species. The proposed development would remove this fill and fully restore and landscape the buffer with native species. Furthermore, cedar demarcation posts 1.2 metres in height are proposed approximately every 3 metres along the PSW buffer edge with signage stating 'Provincially Significant Wetland – Please Do Not Enter'. Based on the existing state of the wetland buffer, the proposed development and associated restoration plan is considered to be a net benefit to the wetland feature.

The PPS further states that development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards. The subject property falls partially within the regulatory jurisdiction of the NVCA due to floodplain and erosion hazard areas and related buffers associated with the watercourse that traverses the property, and the 30 m wetland regulatory buffer associated with the Cranberry Marsh PSW.

A number of reports and drawings, including a Flood Study and a Servicing and Stormwater Management Implementation Report, among others, were submitted in support of the subject application and/or the approved and related concurrent Official Plan and Zoning By-law Amendment application associated with the proposed development. The proposed development has been extensively peer reviewed by NVCA engineering staff with respect to stormwater, drainage, channel restoration, etc. through six iterative technical submissions over more than 6 years. The NVCA has confirmed they are supportive of advancing the proposed development for conditional site plan approval with the issuance of all required permits by the NVCA being a recommended condition of this Site Plan approval.

In consideration of the above, Planning Services is satisfied that the proposed development is consistent with the PPS.

### **County of Simcoe Official Plan**

The subject property is designated 'Settlement' within the County of Simcoe Official Plan. The County of Simcoe Official Plan contains policies relating to the orderly development of those areas that are designated as Settlement, and in particular, an emphasis on development directed to Primary Settlement Areas. The Town of Collingwood is identified as a Primary Settlement Area.

The County's Official Plan identifies four themes of the planning growth management strategy including:

- Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with particular emphasis on primary settlement areas;
- Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation;
- Protection and enhancement of the County's natural heritage system and cultural features and heritage resources, including water resources; and
- Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.

The County's Official Plan identifies that a wide range of land uses in Settlements provides an opportunity for people to live, work, shop and find recreation in one compact community and that Primary Settlement Areas are required to develop as complete communities that are transit-supportive. The development of a wide range of housing types and costs, is a goal of the County's Official Plan. Furthermore, the Plan states '*Intensification, or directing of development to the built-up area and serviced areas within settlement areas, contributes to compact development form*' and '*...local municipalities shall promote and facilitate intensification and efficient use of land in built-up areas...*' In addition, it is an objective of the County's Official Plan to promote healthy, complete, and accessible urban and rural communities that are in proximity to amenities, support services, and transit.

It is also a policy of the County's Official Plan that the Town of Collingwood plans to achieve a minimum intensification target of 40% for all new residential units occurring annually to be developed within the built boundary.

Planning Services is satisfied that the proposed development represents an efficient use of land and services and would contribute towards the achievement of complete communities and compact urban form and is transit-supportive. In addition, the provision of a variable enhanced naturalized buffer between the Silver Creek PSW Complex and the proposed residential development that averages approximately 30 metres in width further protects this sensitive feature and addresses the County's natural heritage policies.

The proposed residential development would also contribute towards achieving the County's minimum Town-wide 40% intensification target for Collingwood and provide a wider range of housing types and costs.

Planning Services is satisfied that the proposed development conforms to the general intent and purpose of the County of Simcoe Official Plan. The subject application was circulated to the County of Simcoe and no concerns were raised with conformity to the County's Official Plan.

### **Town of Collingwood Official Plan (2004)**

Schedule 'A' titled *Land Use Plan* designates the subject property as High Density Residential Exception Two in part and Environmental Protection in part

Schedule 'B' titled *Environmental Protection – Natural Heritage Resource Areas* identifies Category 1 Wetlands along the eastern property boundary

Schedule 'C' titled *Residential Density* designates the subject property as High Density

Schedule 'E' titled *Municipal Service Areas* identifies the subject property as within Municipal Service Area 1

Schedule 'F' titled *Urban Structure* identifies the subject property as Inside Built Boundary (Designated/Available Lands)

### ***Environmental Protection Policies***

The Silver Creek Wetland Complex, identified as a Category 1 Wetland, is located along the eastern boundary of the subject property. Category 1 lands are lands where development is prohibited. Further, within the Category 1 Environmental Protection – Natural Heritage Resource Areas on Schedule B, no development or site alteration is permitted, except for public works/uses required for flood or erosion control or passive public recreation (e.g. trails), or public/private road, or public/private utility.

Per the 'Category 1: Adjacent Lands' policies, no development shall be permitted within 120 metres of a Category 1: Wetland unless the proposed methods of remediating the potential impacts of such development on adjacent resources are satisfactory to the Town of Collingwood and the NVCA and that this shall be demonstrated through the preparation of an EIS. More specifically, the Official Plan states that naturally vegetated buffers, generally extending a minimum of 30 metres from the edge of Category 1 resource areas shall be encouraged and that the precise nature of the buffers and their dimensions shall be determined on a site-by-site basis through the findings of an EIS.

As previously noted, a scoped EIS was submitted in support of the approved and related concurrent Official Plan and Zoning By-law Amendment application associated with the proposed development and peer reviewed by the NVCA, the Town's peer reviewer for natural heritage matters at the time. The proposal does not involve any development or site alteration within the PSW itself and would establish a variable enhanced naturalized buffer between the wetland boundary and the proposed residential development that averages approximately 30 metres in width. The existing PSW buffer is comprised of fill of unknown quality that is dominated by non-native species. The proposed development would remove this fill and fully restore and landscape the buffer with native species. Furthermore, cedar demarcation posts 1.2 metres in height are proposed approximately every 3 metres along the PSW buffer edge with signage stating 'Provincially Significant Wetland – Please Do Not Enter'. Based on the existing state of the wetland buffer, the proposed development and associated restoration plan is considered to be a net benefit to the wetland feature.

The NVCA has confirmed they are supportive of advancing the proposed development for conditional site plan approval with the issuance of all required permits by the NVCA being a recommended condition of Site Plan approval.

### ***Residential Policies***

The Residential designation is intended to provide for a variety of housing opportunities and associated uses, within a broad range of residential densities, in order to meet the Town's long-range housing needs and complete community and compact urban form policies.

### ***Residential Intensification Policies***

Residential intensification means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes the development of vacant or underutilized lots within previously developed areas and infill development.

Consideration of opportunities for Residential Intensification throughout the Town, as well as specific development proposals, will be based on the following criteria and the other applicable policies of the Official Plan:

- a) Capacity and availability of municipal water and wastewater servicing;
- b) Proximity to and adequacy of community infrastructure, services and facilities;
- c) Ability to accommodate required off-street parking;
- d) Ability to accommodate an outdoor amenity area;
- e) Acceptable impacts on traffic;
- f) Sensitivity to the urban design and character of adjacent buildings, including their location, massing, height and building materials;
- g) Compatibility with the character and streetscapes of the surrounding neighbourhood; and,
- h) Preservation of heritage resources.

The proposed residential development of 165 apartment dwelling units on an underutilized infill development site represents a form of residential intensification within the built boundary. Furthermore, it is the opinion of Planning Services that the proposed development would satisfy the above-noted criteria as follows:

- Municipal water and wastewater servicing is available to the subject property and it is anticipated that the proposed development could be brought forward for consideration of servicing capacity allocation in 2024, pending Council's decision on the subject application;
- Sufficient community infrastructure, services and facilities are available and within reasonable proximity to the subject property – noting Princeton Shores municipal park is within 850 m, Pretty River Academy (private school) is within 700 m, and the Town's trail system is within 350 m;
- The minimum parking requirements for the proposed development have been satisfied with a total of 207 parking spaces proposed to support the 165 apartment dwelling units;

- An outdoor recreational amenity area, including a swimming pool, fire pit, and children's play area are proposed central to the subject property to serve the private development;
- The submitted comprehensive (37 pages) Traffic Opinion Letter, prepared by Crozier Consulting Engineers, confirmed the additional traffic to be generated by the proposed development is expected to have a negligible impact on the operations of Highway 26;
- As outlined further in the Urban Design Manual section of this report, the proposed development has considered urban design elements and the building design and landscaping measures have been proposed to provide suitable screening and buffering to surrounding properties; and
- Planning Services notes that natural heritage resources were thoroughly assessed and addressed as outlined in previous sections of this Report.

#### *High Density Residential Policies*

The property was the subject of Official Plan Amendment No. 46 (OPA 46) adopted by Council on January 30, 2023, and approved by the County of Simcoe on April 25, 2023. OPA 46 redesignated the subject property from Resort Commercial to High Density Residential Exception Two in part and Environmental Protection in part.

The primary permitted residential uses in the High Density Residential designation shall be limited to apartment buildings and student dormitories. Further, the High Density Residential Exception Two designation permits a maximum density of 75 dwelling units per gross hectare and requires a second emergency vehicle access off a public road to facilitate the proposed residential development.

The proposed development is comprised of six apartment buildings and the proposed 165 dwelling units would achieve a density of approximately 74.6 dwelling units per gross hectare, thereby representing a permitted use which does not exceed the maximum permitted density. Furthermore, as previously noted, a second emergency vehicle access, which is to be constructed off Highway 26 over

the Georgian Bay Hotel lands to facilitate the proposed development was conditionally approved by the Director, Growth and Development, on May 2, 2025 and execution of the Site Plan Control Agreement related to this second emergency vehicle access is a recommended condition of this Site Plan approval. Securities pertaining to this second emergency vehicle access have been included in the subject development's securities cost estimate to ensure that the second emergency vehicle access is constructed to the satisfaction of the Town.

The County of Simcoe's Notice of Decision, dated April 25, 2023, also stipulated that development or site alteration on the subject lands shall be subject to Site Plan Control and, as a requirement of Site Plan Control, a Stage 1 (or Stage 1-2) Archaeological Assessment of the subject property shall be carried out by a licensed archaeologist in accordance with provincial Standards and Guidelines for Consulting Archaeologists. The property owner shall provide the Town and the County of Simcoe with a copy of all completed Archaeological Assessment reports and satisfy the applicable reporting requirements of the Ministry of Tourism, Culture and Sport. Stage 1 and 2 Archaeological Assessments, prepared by Archaeological Research Associates Ltd. (ARA), and associated Ministry correspondence pertaining to report filing was submitted in support of the proposed development to the satisfaction of both the Town and the County.

### ***Municipal Services Policies***

It is the intent of the Official Plan that no major forms of new development shall be permitted unless adequate municipal water, sanitary sewer and storm sewer facilities are available. The subject property is located within Service Area 1, which includes the fully serviced lands within the built boundary. Service Area 1 lands can develop immediately subject to other policy considerations.

The proposed development would be connected to municipal water and wastewater services through private infrastructure internal to the broader Georgian Bay Hotel lands as well as through the provision of a second water connection to the municipal water servicing system from Cranberry Trail East that would

ultimately be owned by the municipality. To facilitate this new water connection, along with hydro and natural gas connections to existing infrastructure along Cranberry Trail East, an easement is required over the golf course lands south of the subject property. The developer has entered into an Agreement of Purchase and Sale with the golf course owner to facilitate this private easement and the approval of a future Consent application by the Committee of Adjustment and registration of the Transfer of Easement in favour of the subject property on terms and conditions to the satisfaction of the Town and the applicable utilities is a recommended condition of this Site Plan approval. Easements for the proposed water, hydro, and natural gas infrastructure will ultimately be transferred to the Town, EPCOR, and Enbridge respectively, once constructed. Furthermore, a blanket easement to permit access to and maintenance of the water servicing system will be required to be conveyed to the Town over the subject property. These Transfer of Easement requirements will be outlined in the Site Plan Control Agreement and no securities would be released until the necessary transfers are completed to the satisfaction of the Town.

The *existing* private infrastructure servicing arrangement is facilitated by a series of easements in favour of the subject property. The Town Solicitor completed a comprehensive review of the servicing and access easements and it was determined that one (1) additional servicing (water) easement was required. As such, the applicant submitted a Consent application (File No. PLBN2024460) to address the identified servicing easement 'gaps' for several properties within the broader Georgian Bay Hotel lands, including the subject property. A [Planning Report](#) was considered by the Committee of Adjustment on February 27, 2025 and the Consent application was conditionally approved. No appeals were received in response to the Notice of Decision.

The Town Solicitor has subsequently confirmed that the necessary servicing and access easements will be in place for the subject property pending approval of a future Consent application by the Committee of Adjustment and registration of the

necessary Transfer of Easements, which are recommended conditions of this Site Plan approval.

Planning Services also understands that the applicant has voluntarily undertaken an extensive review of services associated with the broader Georgian Bay Hotel community, including the existing seven condominium corporations, the Georgian Bay Hotel lands, and the subject property. A comprehensive Shared Facilities Agreement, prepared by a law firm with extensive experience in condominium law and related matters, has been drafted and is currently under legal review by the various property owners. Although this Agreement is beyond the scope of the subject Site Plan Control application, it provides a degree of reassurance that the various property owners are working to resolve the current lack of coordination and cost-sharing with respect to private infrastructure associated with roads, stormwater, water, and wastewater services within the broader Georgian Bay Hotel community, which would be a benefit to all existing and future residents and owners as well as lessening the liability on the Town should the municipality be requested to intervene to address private infrastructure issues in the future.

### ***Natural Hazards Policies***

Planning and development decisions shall protect, improve or restore the quality and quantity of water and related resources where possible on an integrated watershed management basis. Furthermore, development and site alteration shall be restricted in or near sensitive surface water features and sensitive groundwater features and occur in a manner that will protect property and the health and safety of the public from natural hazards such as flooding and erosion. In addition, it is an objective of the Town to minimize the volume and maximize the quality of surface drainage from new development. All applications for major development shall be accompanied by a Stormwater Management Report to the satisfaction of the Town and the NVCA.

The subject property falls partially within the regulatory jurisdiction of the NVCA due to floodplain and erosion hazard areas and related buffers associated with the

watercourse that traverses the property and the 30 m wetland regulatory buffer associated with the Cranberry Marsh PSW.

A number of reports and drawings, including a Flood Study and a Servicing and Stormwater Management Implementation Report, among others, were submitted in support of the subject application and/or the approved and related concurrent Official Plan and Zoning By-law Amendment application associated with the proposed development. The proposed development has been extensively peer reviewed by NVCA engineering staff with respect to stormwater, drainage, channel restoration, etc. over more than 6 years and the NVCA has confirmed they are supportive of advancing the proposed development for conditional site plan approval with the issuance of all required permits by the NVCA being a recommended condition of this Site Plan approval.

### ***Conservation Authorities Policies***

The Town of Collingwood shall consult with the Nottawasaga Valley Conservation Authority or the Grey Sauble Conservation Authority, who function as the Town's technical advisors, during the review and approval of a variety of applications for development in lands that are determined to have Natural Heritage and/or Natural Hazard features. All development within the areas regulated under the *Conservation Authorities Act* shall be subject to the permit process administered by the NVCA. As previously noted, extensive consultation has occurred with NVCA over more than 6 years with respect to the subject application and the proposed development will be subject to the NVCA permitting process.

### ***Implementation Policies – Tree Cutting By-laws***

The removal of necessary boundary trees and trees on the adjacent golf course lands in proximity to the shared southern and western property lines is required to facilitate the proposed development, particularly the proposed servicing corridor from Cranberry Trail East. As previously noted, the owner of the golf course lands, Munro Golf Limited, has submitted a Letter of Consent authorizing the Owner to undertake the necessary site works and tree removals in proximity to the shared

property lines, with the exact locational boundaries of the tree removals to be determined through the permitting process. As these tree removals would be external to the subject property and are not required as part of the operation of the existing golf course, a Tree Cutting Permit will be required. Munro Golf Limited has acknowledged this permit requirement and confirmed that a Tree Assessment and Tree Preservation Plan would be submitted in support of the future Tree Cutting Permit application. It is anticipated that the future Tree Cutting Permit application would be addressed through delegated authority to staff.

Based on the foregoing, Planning Services is satisfied that the proposed development conforms with the general intent and purpose of the Town's Official Plan (2004).

#### **Town of Collingwood New Official Plan (2024)**

On September 24, 2024, the County of Simcoe approved the Town's new Official Plan, which is currently subject to a number of appeals. However, as this application was received prior to the new Official Plan being approved, the proposed development was assessed for conformity to the Town of Collingwood Official Plan (2004), as amended.

#### **Town of Collingwood Zoning By-law**

The property was the subject of a Zoning By-law Amendment (By-law No. 2023-011) enacted and passed by Council on January 30, 2023. By-law No. 2023-011 rezoned the subject property from Resort Commercial Exception Four (C3-4) to Holding Twenty-Two Residential Fourth Density Exception Eight [(H22)R4-8] in part and Environmental Protection in part to establish the principle of development for the proposal.

The H22 Zone requires confirmation of adequate servicing and access to the satisfaction of the Town of Collingwood prior to the development proceeding. An application to remove the H22 Zone has been submitted (File No. D140724). However, until the previously noted matters pertaining to easements have been satisfactorily addressed, Planning Services is not prepared to recommend removal

of the H22 Zone from the subject property. Once the outstanding servicing easement matters have been addressed, it is anticipated that the removal of the H22 Zone would be considered through delegated authority to staff pending approval of the recently adopted Town of Collingwood Official Plan Amendment No. 1 by the County of Simcoe.

The R4-8 zone permits apartment dwellings and group or cluster dwellings and includes the following site-specific exceptions:

- The maximum number of dwelling units permitted on lands in this zone shall be one hundred and sixty-five (165); and
- General Provision 4.14.2 titled Multiple Zones on a Lot shall not apply to the Interior Side Yard along the eastern boundary of this zone.

A total of 165 apartment dwelling units are proposed for the subject property. Compliance with the R4-8 lot provisions for the proposed Group or Cluster Apartment dwellings is provided in the table below:

<b>R4-8 Lot Provisions</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Area	Nil	N/A
Minimum Lot Frontage	Nil	N/A
Minimum Front Yard	6.0 m	19.4 m
Minimum Interior Side Yard (East)	6.0 m	15.9 m
Minimum Interior Side Yard (West)	6.0 m	7.5 m
Minimum Rear Yard	7.5 m	7.5 m
Maximum Height	18.0 m	13.7 m
Maximum Lot Coverage	40%	25%
Minimum Landscaped Open Space	40%	41%

#### *Parking Provisions*

The Town's Zoning By-law outlines the Parking and Loading provisions required for various types of uses, including the minimum number of required parking spaces and associated parking space sizes, number of entrances, vehicular entrance provisions, bicycle parking, etc. The proposed development has been reviewed in the context of these zoning provisions and satisfies those requirements.

With respect to minimum parking requirements, Council enacted and passed an amendment to the Zoning By-law on July 22, 2024 that, among other matters related to housing affordability, reduced the minimum required parking for apartment dwelling units anywhere in the Town. This amendment came into force and effect upon the County of Simcoe's approval of the Town's 2024 Official Plan on September 24, 2024. Based on current zoning requirements, a minimum of 0.5 parking spaces per apartment dwelling unit plus an additional 0.25 parking spaces per unit for visitor parking is required. Per the proposed 165 apartment dwelling units, a minimum of 124 parking spaces, including 42 visitor parking spaces, would be required.

Planning Services notes that the subject application was submitted in February 2019 and had undergone extensive technical review of five submissions prior to the Town-wide reduction of minimum parking requirements. As such, the applicant has maintained the originally proposed number of parking spaces per the Town's previous minimum parking requirement of 1 space per apartment dwelling unit plus 0.25 visitor parking spaces with a total of 207 surface parking spaces, including 7 accessible parking spaces, proposed. Planning Services could support a reduction in parking for the proposed development but does not take issue with the implementation of the Town's previous parking requirements, noting that the Zoning By-law does not currently contain a maximum cap on parking spaces provided. In addition, 20 bicycle parking spaces are required for the proposed group or cluster dwellings and 56 bicycle parking spaces are proposed.

Based on the foregoing, Planning Services is satisfied that the proposed development conforms to the Town's Zoning By-law.

### **Town of Collingwood Urban Design Manual**

On July 19, 2010, Council enacted and passed By-law Numbers 2010-082 and 2010-083 to give effect to the Town's Urban Design Manual (UDM). The intent of the UDM is to ensure that any application for site plan control, subdivision or

condominium are designed to meet or exceed a minimum standard set of guidelines for urban development form.

Building elevations and architectural renderings, prepared by CMV Group Architects, were submitted in support of the proposed development (see Appendix 'B' and Figures 2, 3, 4, and 5 below). The proposed design is generally consistent with the previously approved and constructed Wyldewood and Wyldewood Cove residential developments. The subject property does not have frontage along a municipal roadway. It is anticipated that only the rear of Building D (see Figure 5) may be visible from the Cranberry Trail streetscape, once the Cranberry Trail East and West road connection is completed. Planning Services finds the proposed design consistent with the 'Lakeshore and Mountainside Recreation' architectural theme and, though exterior building design details such as building materials and colours are no longer subject to Site Plan Control per recent changes to the *Planning Act*, the architectural component of the proposed development is deemed to be in compliance with the UDM guidelines.



**Figure 2: Architectural Rendering – Front Entrance**

Source: CMV Group Architects (2022)



**Figure 3: Architectural Rendering – View from Proposed Creek**

Source: CMV Group Architects (2022)



**Figure 4: Sample Front Building Front Elevation (Building B)**

Source: CMV Group Architects (2023)



**Figure 5: Rear Building Elevation (Building D)**

Source: CMV Group Architects (2023)

Per the Landscape Plans included in Appendix 'B', a significant amount of landscaping is proposed along the perimeter of and internal to the subject property, including native coniferous and deciduous trees and shrubs in the

variable enhanced naturalized buffer adjacent to the PSW. The Town's Landscape Architect peer reviewer, Envision Tatham, has estimated a 75% overall mature tree canopy coverage for the entirety of the site, exceeding the 30% canopy coverage requirement.

An outdoor recreational amenity area, including an amenity building, outdoor swimming pool, fire pit, and children's play area, is proposed in the central area of the subject property to serve the private development. Furthermore, each proposed residential unit would have access to a private outdoor amenity space (terrace or balcony).

The proposed development would also involve the construction of an open naturalized channel that is currently facilitated by an underground culvert. It is anticipated that this channel would add a distinct outdoor, more naturalized aesthetic for residents to enjoy and would create additional habitat where none presently exists.

In terms of the more operational elements pertaining to Site Plans, MolokDomino garbage and recycling containers are proposed at specific locations internal to the site, which would be emptied by a private waste collection service. Furthermore, snow is proposed to be temporarily plowed (by a private contractor) to the edges of the parking areas and would be removed offsite, as necessary, to ensure that access aisles, parking spaces, and landscaping areas are not used for the stockpiling of snow – noting the proposed number of onsite parking spaces exceeds the Town's minimum parking requirements.

Overall, the proposed development has been found to be acceptable in the context of the applicable standards of the Town's UDM.

### **Site Plan Control Agreement**

The Site Plan Control Agreement will include all standard clauses typically found in the Town's Site Plan Control Agreements, including clauses that address water and wastewater capacity allocation, condominium declarations, archaeological resources, school board requirements, utility provider requirements, and construction management

plans (including construction access routes that minimize the impacts on the existing private roads). Additionally, the following special clauses are proposed within the Site Plan Control Agreement:

- **Transfer of Easements:** The requirement for the Owner to convey the necessary servicing easement(s) to the Town on terms and conditions to the satisfaction of the Town;
- **Environmental Impact Statement:** The requirement for the Owner to implement the recommendations outlined in the Environmental Impact Statement;
- **Archaeological Assessment:** The requirement for the Owner to implement the recommendations outlined in the Stage 1 and 2 Archaeological Assessment;
- **Technical Memo for Detailed Channel Restoration Design – Wyldewood Creek:** The requirement for the Owner to implement the recommendations outlined in the Memo prepared by GEO Morphix Ltd., including monitoring of the channel for a period of three years;
- **Nottawasaga Valley Conservation Authority:** Addresses any specific requirements identified by NVCA through their technical review;
- **Golf Spray Analysis:** The requirement for the applicable Agreements of Purchase and Sale and Sale/Leases to include a clause that advises prospective purchasers or tenants re: adjacency of an existing golf course and potential impacts that may arise from the use, operation, and maintenance of the golf course;
- **Affordable Housing Units:** Addresses the Owner's commitment to provide 21 units at the maximum 6<sup>th</sup> decile affordable purchase price; and
- **No County of Simcoe Waste Collection:** The requirement for private waste collection services that will be the responsibility of the Owner.

**Basic Data Pertaining to the File:**

Application Deemed Complete: February 12, 2019

Town Solicitor: Jean Leonard, Miller Thomson

Related Files: D001618 Preconsultation

D084318 (Official Plan & Zoning By-law Amendment)

D111123 (Site Plan Control – Second Emergency  
Vehicle Access)

D140724 (Removal of Holding Zone)

PLBN2024460 (Consent – Servicing Easement)

### *Parties to the Agreement*

- The Corporation of the Town of Collingwood
- The Georgian Manor Resort & Country Club Inc.

## **Financial and Security Considerations**

### *Administration Fees*

- The sum of **\$5,000.00** to be applied towards the Town's administrative and legal costs is required as a deposit. The sum of **\$69,222.50** as a fee for the Town's Growth and Development Division review of the proposal and the inspection of the site works is required. This amount is subject to change as it represents 3% of the total cost estimate of the proposed development. The estimated total cost of the proposed development may be impacted by the resolution of outstanding technical comments.

### *Securities*

- Securities in the amount of **\$2,307,416.74**, representing the total security value including contingency, for the project is required for site works. This amount is subject to change as the applicant resolves minor technical comments, which may impact the estimated total cost of the proposed development.

### *Insurance*

- A general comprehensive liability insurance certificate in the amount of **\$5,000,000.00** is required, and the Town will need to be listed as an insured.

### *Cash-in-lieu of Parkland Dedication*

- A payment for cash-in-lieu of parkland dedication equal to five percent (5%) of the appraised value of the lands is required. The appraisal shall be completed at the Owner's expense by an individual who holds a designation from the Appraisal

Institute of Canada. The value of the lands shall be determined as of the day prior to the issuance of the first building permit in respect of the Development.

### **Financial Impacts**

Maintaining an adequate, appropriate and orderly supply and mix of residential, commercial, and industrial units in anticipation of future development and servicing conditions provides a long-term foundation for stable community growth and results in the generation of growth-related revenue associated with building permit fees, development charges, taxes, and other related fees.

### **Conclusion**

Based on the land-use planning analysis and the Town's development review process, Planning Services confirms that the submitted documents and plans illustrate a proposed use and associated site works that are in conformity to, or consistent with, the relevant land use planning instruments. It is therefore recommended that the Site Plan be approved subject to the conditions referenced in the Recommendation section of this Report to address required permits, easements, municipal servicing capacity allocation, site plan agreements, and other technical matters. It is further recommended that this conditional site plan approval shall lapse three years from the date that the conditional approval was issued should a permit under the *Building Code Act* to implement the site plan not be issued.

## **3. Input from Other Sources**

The subject application was circulated to Town departments, applicable third-party peer reviewers, and external agencies for review and comment. All concerns related to the proposed Site Plan have been satisfactorily addressed, save and except for the matters addressed by the conditions noted in the Recommendation section of this Report.

The following supporting documents were provided with the application, updated, amended, confirmed and/or reviewed by the applicable experts:

- Site Plan [CMV Group Architects] [February 4, 2019. Last revised April 28, 2025];

- Engineering Plans, including General Site Servicing Plan, Overall Site Grading Plan (North), Plan & Profile Street 'A', Plan and Profile Servicing Easement, Channel Plan & Profile and Grading Details, Culvert Crossing Notes and Details, Sanitary Drainage Plan, Storm Drainage Plan, Water Distribution Plan, Erosion and Sediment Control Plan, Composite Utility Plan, Construction Access Road Plan, Vehicle Movement Plan, Construction Notes and Standard Details, Site Plan – Photometric, and Sight Lighting Details [Crozier Consulting Engineers] [February 4, 2019. Last revised December 20, 2024];
- Landscape Design Intent [Hensel Design Group] [January 31, 2019];
- Landscaping Plans and Landscape Details [Crozier Consulting Engineers] [April 8, 2021. Last revised December 20, 2024];
- Architectural Renderings [CMV Group Architects] [April 5, 2021];
- Exterior Building Elevations [CMV Group Architects ] [February 4, 2019. Last revised January 14, 2022];
- Channel Restoration Design Drawings, including Planform and Profile and Restoration Details [GEO Morphix Ltd.] [January 14, 2022. Last revised February 7, 2023];
- Technical Memo for Detailed Channel Restoration Design [GEO Morphix Ltd.] [February 7, 2023];
- Flood Study [Crozier Consulting Engineers] [September 2020];
- Traffic Opinion Letter [Crozier Consulting Engineers] [February 4, 2019];
- Geotechnical Investigation [Soil Engineers Ltd.] [September 2018.];
- Servicing & Stormwater Management Implementation Report [Crozier Consulting Engineers] [February 2019. Last revised December 2024];
- Asphalt Pavement Condition Assessment [Soil Engineers Ltd.] [August 11, 2020];
- Stage 1 and Stage 2 Archaeological Assessments [Archaeological Research Associates Ltd.] [September 13, 2024];
- Golf Shot Spray Analysis – 10<sup>th</sup> Hole Cranberry Golf Course [R.F. Moote & Associates Ltd.] [October 5, 2020];

- Confirmation of Remedial Renovation of the 10<sup>th</sup> Hole (now playing as Hole No. 9) at Cranberry Golf Course [R.F. Moote & Associates Ltd.] [May 4, 2025];
- Plans of Survey and associated legal documents re: private easements; and
- Draft Reference Plan of Survey (Easement over Golf Course Lands) [KRCMAR Surveyors Ltd.] [2021].

Third-party peer reviews were undertaken for natural heritage, natural hazard, and landscaping matters. The following peer review responses were provided:

- Landscape Architect Review [Envision Tatham] [February 27, 2019; July 29, 2021; April 14, 2022; May 22, 2023; May 24, 2024; and April 1, 2025]; and
- Natural Heritage & Natural Hazards Review [Nottawasaga Valley Conservation Authority] [February 27, 2019; September 19, 2021; September 28, 2022; October 20, 2023; September 6, 2024; and April 9, 2025].

Staff Report No. P2025-13 was forwarded to Department Heads on May 6, 2025 and the content of this report responds to the feedback received.

#### 4. Applicable Policy or Legislation

- *Planning Act* (1991, as amended);
- Provincial Planning Statement (2024);
- Simcoe County Official Plan (2016);
- Town of Collingwood Official Plan (2004, as amended);
- Town of Collingwood Zoning By-law 2010-040 (2010, as amended);
- Town of Collingwood Site Plan Control By-law 2010-082 (2010, as amended); and
- Town of Collingwood Urban Design Manual (2010).

#### 5. Considerations

2024-2028 Community Based Strategic Plan: Advances pillar(s) below:

☒ Sustainable   ☐ Connected   ☐ Vibrant   ☐ Responsible

☐ Services adjusted if any

Not Applicable

☒ Climate Change / Sustainability: Positive impact on climate change/sustainability (decreases GHG emissions)

☒ Communication / Engagement: Public Engagement has occurred

*This proposed development was published on the Development Activity layer of the Town's Land Use Planning Interactive Map and posted on the Town's website. The Notice of Complete Application and Public Meeting for the previous Official Plan and Zoning By-law Amendments (File No. D084318) was published in the local newspaper and circulated to all property owners within 120 m of the subject lands. The recent Consent application (File No. PLBN2024460) was also circulated to all property owners within 60 m of the subject lands.*

☒ Accessibility / Equity, Diversity, Inclusion: Other:

*The proposed development has been reviewed in the context of AODA regulations.*

☒ Registered Lobbyist(s) relating to content: The developer (David Hirsh, Brandy Lane Corporation and Wyldewood Creek Inc.) is listed on the Town's Lobbyist Registry.

Next steps and future action required following endorsement:

- Consent Application (Easement over golf course lands)
- Application for Tree Cutting Permit (golf course lands)
- Owner satisfaction of conditions
- Subject to the above, execution of a Site Plan Control Agreement
- Removal of Holding (H22) Zone
- Application for Condominium Exemption

## 6. Appendices and Other Resources

**Appendix A:** Servicing Capacity Allocation Policy Evaluation Matrix

**Appendix B:** Site Plan Drawings

## 7. Approval

**Prepared By:**

Lindsay Ayers, MCIP, RPP, Manager, Planning

**Reviewed By:**

Summer Valentine, MCIP, RPP, Director, Growth & Development

**CAO Comments:**

☒ Endorsed by CAO Skinner on May 7, 2025 to proceed to COW.