

March 11, 2020

Kandas Bondarchuk
Community Planner
55 Ste. Marie Street, Unit 302
Collingwood, ON
L9Y 0W6

Dear Ms. Bondarchuk:

**RE: Zoning By-law Amendment, and Site Plan Application Resubmission
 Blackmoor Gates (33 Findlay Drive, 22 Campbell Street, 750 Hurontario and 774
 Hurontario Street, Collingwood, ON)
 OUR FILE 1948A**

On behalf of Blackmoor Gates GP, MHBC are pleased to make this formal application resubmission for Zoning By-law Amendment and Site Plan Approval for the Blackmoor Gates site, in the Town of Collingwood.

The Zoning By-law Amendment proposes to amend the current existing Residential Second Density Zone (R2) and Residential Second Density Zone Exception 13 (R2-13) to the Residential Third Density Zone Exception XX (R3-XX) Zone with site specific zoning exceptions.

Since the time of the initial applications a new planning and engineering team have joined the project and the Site Plan has been reconfigured in order to provide greater setbacks to adjacent properties, reduce the unit count align the intersection interior to the Site.

It is our understanding the Town is working through the tender process for other required works on Campbell Street and it is our intent to have the required works within the Campbell Street Right of Way from the Blackmoor project to run parallel to that process to avoid having to have the street ripped up twice.

The intent of this submission is to provide updated Planning and Engineering material reflecting these changes. Any required revisions to other supporting material will be included in a future resubmission.

Enclosed within this application package please find the following:

- Two (2) copies of revised application forms;
- Two (2) copies of Site Plan, prepared by MHBC Planning and dated March 11, 2020;
- Two (2) copies of the Planning Justification Report, prepared by MHBC Planning and dated March 2020;
- Two (2) copies of Blackmoor Gates Development Design & Stormwater Management Report, prepared by Capes Engineering and dated March 4, 2020;
- Two (2) copies of First Submission Drawing Set, prepared by Capes Engineering;
- Two (2) copies of the Agency Comment Response Matrix, prepared by MHBC Planning dated March 11, 2020;
- Two (2) copies of Public Comment Response Matrix, prepared by MHBC Planning dated March 11, 2020;
- Two (2) copies of Preliminary Architectural Plans of Concept A1, prepared by Jasper Design, dated June 19, 2018
- Two (2) copies of Preliminary Architectural Plans of Concept A3, prepared by Jasper Design, dated August 23, 2018;
- Two (2) copies of Blackmoor Community Centre Architectural Plans, prepared by Jasper Design, dated February 27, 2020;
- Two (2) copies of Landscape Concept created by Blackmoor Gates dated February 26, 2020; and,
- Digital copies of the above noted material.

Should you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,

MHBC

A handwritten signature in black ink, reading "Kory Chisholm". The signature is fluid and cursive, with the first name "Kory" and last name "Chisholm" clearly distinguishable.

Kory Chisholm, BES, M.Sc, MCIP, RPP
Associate