

## **PLANNING REPORT**

Huntingwood Trails (Collingwood) Ltd.  
Official Plan Amendment/Zoning Bylaw Amendment  
Part of Lots 47, 48 and 49, Concession 12  
Town of Collingwood  
County of Simcoe



D.C. Slade Consultants INC.  
Planning & Development

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## TABLE OF CONTENTS

|            |                                                            |           |
|------------|------------------------------------------------------------|-----------|
| <b>1.0</b> | <b>LOCATION.....</b>                                       | <b>3</b>  |
| <b>2.0</b> | <b>PROPOSAL .....</b>                                      | <b>4</b>  |
| <b>3.0</b> | <b>PROJECT TEAM .....</b>                                  | <b>6</b>  |
| <b>4.0</b> | <b>PRE-CONSULTATION .....</b>                              | <b>6</b>  |
| <b>5.0</b> | <b>PLANNING DOCUMENTATION.....</b>                         | <b>7</b>  |
| 3.1        | PROVINCIAL POLICY STATEMENT (PPS).....                     | 7         |
| 3.2        | PLACES TO GROW – GROWTH PLAN (2006).....                   | 12        |
| 3.3        | SIMCOE COUNTY OFFICIAL PLAN (SCOP) (APPROVED BY MMAH) ...  | 15        |
| 3.4        | COUNTY OF SIMCOE OFFICIAL PLAN (UPDATED NOV. 25/2008)..... | 16        |
| 3.5        | THE TOWN OF COLLINGWOOD OFFICIAL PLAN .....                | 19        |
| 3.6        | SUSTAINABLE COMMUNITY PLAN (SCP) COLLINGWOOD (2008).....   | 29        |
| 3.7        | THE TOWN OF COLLINGWOOD ZONING BYLAW .....                 | 30        |
| <b>6.0</b> | <b>RECOMMENDATION .....</b>                                | <b>32</b> |
| <b>7.0</b> | <b>APPENDICES .....</b>                                    | <b>33</b> |

Appendix 1 – Concept Plan  
Appendix 2 – Survey  
Appendix 3 – Draft Plan of Subdivision  
Appendix 4 – Draft Official Plan Amendment

## 1.0 LOCATION

The subject lands are recognized as Part of Lots 47, 48 and 49, Concession 12 (formerly Township of Nottawasaga), Town of Collingwood, County of Simcoe. The property is legally described as Part 1 Plan 51R-19612.



The property is located in the western half of The Town of Collingwood just south of Highway #26. The land is occupied by one (1) single detached home, which is located just west of the Silver Creek. The image above shows visually how the property is situated between two built neighbourhoods. To the east, are the Silver Glen Preserve and the Cranberry/Tanglewood developments. To the west, is the Forest Subdivision. The Silver Creek traverses the middle of the property from running north to Georgian Bay.

### **Surrounding Land Uses:**

North – To the north of the subject lands is Provincial Highway #26. Across the highway is a portion of the Silver Creek Wetland Complex and the Draft Approved Consolate Subdivision. This subdivision, Official Plan Amendment and Zoning Amendment Approval included a High Density Development Approval along Highway #26.

East – To the east of the subject lands is a residential townhouse development and a resort/recreational community that includes a mixture of housing types and a golf course. Silver Glen Preserve which is directly to the east is under active construction.

South – To the south of the subject lands is the Georgian Trail and vacant land.

West – To the west of the subject lands is a residential subdivision occupied by single detached homes known as the Forest Subdivision which was developed in the 1980's.

## 2.0 PROPOSAL

D.C. Slade Consultants Inc., Planning & Development was retained by Huntingwood Developments Inc. Huntingwood Trails (Collingwood) Ltd. is the owner of the 48.97 ha. subject lands. The purpose of this Planning Report is to justify an Amendment to the Town of Collingwood's Official Plan which will remove the subject lands from the Mountain Road West Corridor Secondary Plan Study Area and provide land use designations for development, as well as identify and protect natural features on the site. The proposal would involve the development of the 48.97 ha subject lands into a mixed use community that would be occupied by the following:

- 26.4 ha. of Open Space land to be dedicated to the Town of Collingwood (i.e. Provincially Significant Wetland, Floodplain and Hazard Lands)
- an arterial road 30 meters wide
- a Community Center block and Open Space block (7.69 ha.)
- a Commercial block for local commercial uses (0.27 ha.)
- a Draft Plan of Subdivision for 99 single detached residential lots
- a number of Multiple Residential blocks (semi's, townhouses, walk up apartments)
- a municipal trail system
- a public park system centered around the Silver Creek and Collingwood Shoreline Provincially Significant Wetlands

The project is to be referred to as "Huntingwood Trails Residential Community". The residential community is intended to provide a multitude of housing forms including single family houses, semi-detached dwellings, a variety of townhouse styles and low rise apartment buildings, all totaling approximately 436 units. The focus of the community will be the community centre and commercial node that is located centrally to all housing. An extensive public trail system is planned that connects the community to each development area and interconnects with the Town's overall walkway system. A total of 26.4 hectares of land or 54% of the site is intended to be dedicated to the Town, in order to protect the Silver Creek and Provincially Significant Wetlands located on the site and to establish a major open public park area. A community center for the residential community as well as the rest of the Town, will be located on part of the dedicated lands. The attached Concept Plan (see Appendix 1) provides conceptual layout of the multiple blocks and the interrelation of the trails and open space system.

### **SURVEY**

A boundary survey was completed by Dan Dzaldov, O.L.S. (see Appendix 2)

### **DRAFT PLAN OF SUBDIVISION**

A Draft Plan of Subdivision is included in this submission for 99 single detached residential lots, 17 development blocks which include residential, commercial, recreational and open space uses, as well as public and private roads. The DPS can be viewed in Appendix 3.

## **ACCESS**

Currently the portion of land to the west of the Silver Creek gains access to Silver Creek Drive. The land to the east of the Silver Creek has access via the Silver Glen development via the 30 m wide arterial road. The subject lands do have substantial frontage along Highway #26 but no access directly to Highway #26 is proposed by this development.

## **SERVICES**

### **Sewer & Water:**

The proposed development will be serviced with full municipal services. Municipal water and sewer are immediately available to the site via the Silver Glen Development directly to the east. (See Preliminary Servicing Report by C.F. Crozier & Associates).

### **Stormwater Management:**

On site stormwater management will be provided by two facilities which will service the east and west halves of the site. (See Stormwater Management Report by C.F. Crozier & Associates).

### **Utilities:**

All utilities are immediately available to the site based upon existing development located on both the east and west border of the subject lands.

### **Traffic:**

A Traffic Impact Study was prepared by C.F. Crozier & Associates.

### **Transit:**

Presently the Crosstown Route of the Colltrans Transit system provides bus access to the adjacent lands to the east within the Tanglewood/Cranberry development. When Huntingwood Trails Residential Community is developed, bus access could easily be expanded to the site.

### 3.0 PROJECT TEAM

The project team includes:

- Huntingwood Trails (Collingwood) Ltd. -- Owner
- Hensel Design Group Inc. -- Environmental Impact Study
- Amick Archaeological Consultants – Stage 1 & 2 Archaeological Assessment
- Terraprobe – D4 Study
- C.F. Crozier & Associates – Preliminary Servicing Report, Preliminary Floodplain/Hazard Mapping & Stormwater Management Report, Traffic Report
- Dan Dzaldov, O.L.S. -- Surveyor
- D.C. Slade Consultants Inc., Planning & Development – Planning Justification Report

### 4.0 PRE-CONSULTATION

To date the project team has pre-consulted with the following groups/ agencies:

- Town of Collingwood Planning Department
- Town of Collingwood Public Works Department
- Nottawasaga Valley Conservation Authority
- County of Simcoe Planning Department
- County of Simcoe Transportation Division
- County of Simcoe Environmental Services
- Ministry of Transportation
- Ministry of Natural Resources
- Utility Companies including: Collus Power, Rogers, Bell and Enbridge
- Silver Glen Development

## 5.0 PLANNING DOCUMENTATION

This section of the Planning Report reviews all planning policies from Provincial, County and Municipal documents that are relevant to this development proposal.

### 3.1 PROVINCIAL POLICY STATEMENT (PPS)

The Province of Ontario provides general planning direction to all communities within the Province. The Planning Act as well as the Provincial Policy Statement (PPS) provides this direction. The Province produced an updated version of the PPS which came into effect on March 1<sup>st</sup>, 2005 which replaced the 1996 PPS. The Province is currently in the process of reviewing the PPS with the expectation of producing a new version in 2011.

The purpose of the PPS is to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The PPS focuses growth within settlement areas and away from significant or sensitive resources, and areas that may pose a risk to public health and safety.

The fundamental principles set out in the PPS apply throughout Ontario and therefore planning documentation such as official plans and zoning by-laws all must be consistent with the PPS.

This section of the report considers the policies in the PPS that are relevant to this proposal.

Section 1.1.3 provides policies for "Settlement Areas":

#### **Section 1.1.3 Settlement Areas**

##### ***1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.***

The subject lands are located within the Settlement Area of the Town of Collingwood, as defined within the County of Simcoe Official Plan.

##### ***1.1.3.2 Land Use patterns within settlement areas shall be based on: a) densities and a mix of land uses which ii) efficiently use land and resources, ii) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available.***

The proposed Mixed-Use development will include residential, local commercial, recreational and community open space. The development will include a mixture of residential housing including singles, semis, townhouses and walk up apartments at an overall density of 26 units per hectare. Municipal infrastructure, including roads, trails, water, sanitary sewer and utilities, is immediately accessible at the boundaries of the property.

***1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment ...***

Huntingwood Trails does not represent redevelopment, however because the lands are located sandwiched between two existing residential developments, the proposal should be considered an infill project within the defined settlement area.

***1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built up area and shall have compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.***

The intent and direction of the PPS is clear; maximize existing land inventory that is adjacent to the existing built up area. The Huntingwood Trails proposal contains a mixture of uses and residential densities that will utilize existing infrastructure and create new public service facilities. Full municipal infrastructure, including roads, trails, water, sanitary sewer and utilities, is immediately accessible at the boundaries of the property. The subject lands are adjacent to the existing built up area on two sides and the third side to the north has Draft Approval status.

***Section 1.4 Housing***

***1.4.1 To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area identified in policy 1.4.3...***

All forms of housing are provided within the proposed residential community.

***1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:***

***a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households...***

Will be provided by the townhouses, semi-detached and low rise apartments sectors.

***b) permitting and facilitating:***

- i) all forms of housing required to meet the social, health and well being requirements of current and future residents, including special needs requirements, and***
- ii) all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3***

Not Applicable

- c) directing the development of new housing towards location where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;**

Collingwood public transit (Colltrans) bus route has existing stops just east of the subject lands. Expansion of the bus route into the proposed development is feasible.



All other public services and infrastructure are immediately available.

- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation nodes and public transit in areas where it exists or is to be developed, and**

Density is in accordance with the Town of Collingwood's Density Standards of Schedule "C" of the Official Plan. The overall density is 26 units per hectare which is a balanced community density which will allow for a variety of housing types.

- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.**

Not Applicable.

## **Section 1.5 Public Spaces, Parks and Open Space**

### **1.5.1 Healthy, active communities should be promoted by:**

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to walking and cycling;**

- b) providing a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical water based resources...**

The Huntingwood Trails Residential Community will promote walking and cycling. A large amount of land would be dedicated to the Town of Collingwood for a park system along the Silver Creek and into the Silver Creek Wetland complex. The internal trail system will access the Georgian Trail and allow residents of Huntingwood Trails Residential Community to travel throughout the property and into the downtown area by walking or biking.



## **Section 1.6 Infrastructure and Public Service Facilities**

### **Section 1.6.6 Sewage and Water**

#### **Section 1.6.4.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas.**

Huntingwood Trails Residential Community would be serviced by municipal water and sanitary sewers. Refer to the Functional Servicing Report prepared by C.F. Crozier & Associates for more information. In particular, it is worth noting that the development of the subject lands will permit the extension of full municipal services to the existing Forest Subdivision to the west of the property.

## **Section 2.1 Natural Heritage**

### **2.1.1 Natural features and areas shall be protected for the long term.**

**2.1.2 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.**

***2.1.6 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features...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.***

Hensel Design Group Inc. has produced an Environmental Impact Study as part of this proposal that addresses the environmental constraints on the property and addresses the effects on the natural features on the property and their ecological functions. As a result of the findings of this study, 54% of the lands will be dedicated to the Municipality. A large portion of these dedicated lands are intended to protect the natural features found on the site, being the Provincially Significant Wetlands and cold water stream (Silver Creek).

***Section 3.1 Natural Hazards***

***3.1.1 Development shall generally be directed to areas outside of:  
b) hazardous lands adjacent to a river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards***

C.F. Crozier & Associates has prepared a Natural Hazards Study, which explains the natural hazards related to the Silver Creek including potential flooding and erosion. The proposal will accommodate the meander belt of the Silver Creek. Further, the development proposal will reduce the spillway water to that presently travelling through Silver Glen and Cranberry Resort lands. All Natural Hazards are proposed to be designated within the Environmental Protection designation and will be zoned Environmental Protection EP.

Based on our review and the information discussed in this section, it was determined that the proposed OPA/ZBLA and Draft Plan conform to the policies of the Provincial Policy Statement.

### 3.2 PLACES TO GROW – GROWTH PLAN (2006)

“Places to Grow”, the Growth Plan for the Greater Golden Horseshoe (GGH), 2006, was prepared and approved under the Places to Grow Act, 2005 and took effect on June 16<sup>th</sup>, 2006.

The Growth Plan for the GGH was prepared as a framework to implement the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in this region to the year 2031. The Plan is intended to guide municipalities on a wide range of issues, including transportation, infrastructure planning, land use planning, housing, natural heritage and resource protection, in the interest of promoting economic prosperity. This Plan does not replace municipal official plans, but rather works within existing planning framework to provide growth management policy direction for the GGH.

The following is a list of policies in the Growth Plan that are relevant to this proposal.

The Guiding Principles of the Growth Plan state:

***Build compact, vibrant and complete communities.***

***Optimize the use of existing and new infrastructure to support growth in a compact and efficient form.***

***Promote collaboration among all sectors – government, private and non-profit- and residents to achieve the vision.***

According to the Growth Plan, complete communities are defined as those that:

***“meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents...”***

The proposed development aims to provide a convenient mixture of land uses in close proximity to one another.

#### ***Section 2.2.2 Managing Growth***

***b) encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services***

***c) building compact, transit supportive communities in designated Greenfield areas***

***j) directing major growth to settlement areas that offer municipal water and wastewater systems...***

The property is located within the Settlement Area of Collingwood and is located adjacent to all required municipal infrastructure including water, wastewater, transit and public trails.

A Greenfield area is the area within a settlement area that is not currently a built up area. The subject lands can be considered a Greenfield area but are located where they would be considered to be infilling within a built up area.

***Section 2.2.7 (Designated Greenfield Areas)***

***1. New development taking place in designated Greenfield areas will be planned, designated, zoned and designed in a manner that:***

***a) contributes to creating complete communities***

***b) creates street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services***

***c) provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighborhoods***

***d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling***

The proposed development would be considered a complete community as it will provide a variety of housing types and land uses will provide high quality open space areas and support overall transit, cycling and walking objectives.

***2. The designated Greenfield area of each upper tier or single tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.***

The proposed development includes a Draft Plan of Subdivision that will create lots and blocks that accommodate 436 residential units. The overall density of the subdivision is 26 units per hectare.

Based on the above noted policy, it was determined that the proposed OPA/ZBLA and Draft Plan conform to the general intent of the Growth Plan and the density targets outlined in the Growth Plan.

If you consider that each residential unit is occupied by an average of 2.6 persons, the overall density of the subject property will be 67.6 persons per hectare, which exceeds the minimum density target of 50 residents per hectare.

***Section 3.3.2 Implementation of Places to Grow – Growth Plan (2006)***

Since the approval of the “Growth Plan for the Greater Golden Horseshoe” various documents have been prepared to implement the “Growth Plan” within the County of Simcoe. These include the “County of Simcoe Official Plan, November 25, 2008 (adopted but not approved)”; the provincial report “Simcoe Area: A Strategic Vision for Growth (Simcoe Version)” and the recently introduced “Proposed Amendment #1 to the Growth Plan for the Greater Golden Horseshoe 2006 – An Amendment and Implementation Tools for the Simcoe Sub-Area.”

Although a tremendous amount of time and effort has occurred in preparation of these documents, final approvals and adjudication associated with these documents has not occurred. There are specific policies of the "County of Simcoe Official Plan, November 25, 2008 (adopted but not approved)"; the provincial report "Simcoe Area: A Strategic Vision for Growth (Simcoe Version)" and the recently introduced "Proposed Amendment #1 to the Growth Plan for the Greater Golden Horseshoe 2006 – An Amendment and Implementation Tools for the Simcoe Sub-Area" in relation to population forecast that must be clarified, through the final approval process.

An important aspect to the Town of Collingwood is the role of Recreational/Seasonal Housing. The Collingwood Official Plan recognizes that recreational/seasonal residents contribute significantly to the community and account for approximately 26% of the dwelling units within the Town (Statistics Canada 2006). The Official Plan anticipates that this trend will continue for the Town and will account for 40% of all new dwellings to be built in the Town over the 2001 to 2021 period. This issue has been raised by the Town in response to the new County of Simcoe Official Plan. The Watson & Associates' Report dated May 26, 2008, states:

***"The treatment of seasonal housing will need to be considered in future studies for Collingwood (ie., development charges background studies, water/sewer servicing studies, transportation studies, recreational plans, etc.). Seasonal housing growth accounts for approximately 32% of all development activity in the Town of Collingwood. Adjusting for seasonal population, an additional 6,100 persons will potentially be added to the 2006 based by 2031."***  
(Page 5)

Before, the "County of Simcoe Official Plan, November 25, 2008 (adopted but not approved)"; the provincial report "Simcoe Area: A Strategic Vision for Growth (Simcoe Version)" and the recently introduced "Proposed Amendment #1 to the Growth Plan for the Greater Golden Horseshoe 2006 – An Amendment and Implementation Tools for the Simcoe Sub-Area" can be reviewed, they must be finalized and important issues, either clarified or adjudicated.

### 3.3 SIMCOE COUNTY OFFICIAL PLAN (SCOP) (APPROVED BY MMAH)

The subject lands fall under the jurisdiction of the Simcoe County Official Plan (SCOP), which is an upper tier planning document that provides general land use policies for the entire County of Simcoe. The SCOP designates the lands within Settlement Area of the Town of Collingwood. Settlement Areas are the focus areas for development within the County of Simcoe. The County of Simcoe Plan generally relies on the lower tier Municipal Official Plan to provide details relating to development proposals within their community.

The subject lands are designated "Settlement Area" in the approved County of Simcoe Official Plan.

#### **Section 3.5 Settlement Area Objectives**

***3.5.1 To utilize existing settlements where appropriate in accordance with the policies of this Plan, as the setting for urban uses and/or most non-resource related growth and development.***

***3.5.2 To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation and other services.***

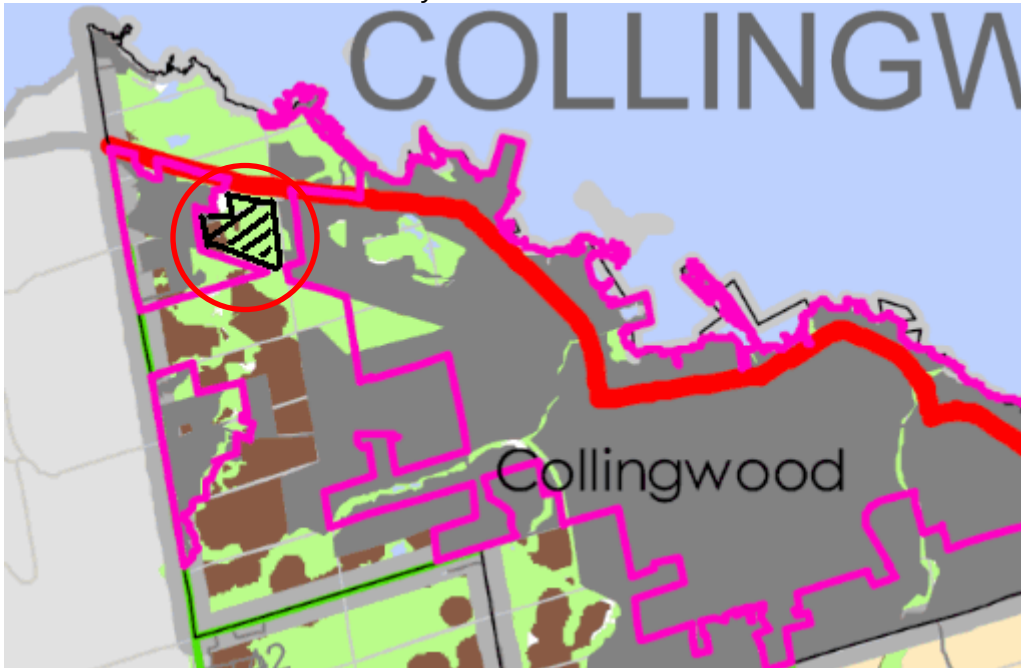
***3.5.3 To develop mixed use settlements as strong and economically viable central places.***

The mixed use proposal will be fully serviced with municipal water and sewer. The site was designed to be consistent with the required compact urban form. Based on the above mentioned policies, it was determined that the proposal can conform to the general intent of the Simcoe County Official Plan.

### 3.4 COUNTY OF SIMCOE OFFICIAL PLAN (UPDATED NOV. 25/2008)

On November 25, 2008 the County of Simcoe adopted a new Official Plan. To date (January 2011) the Ministry of Municipal Affairs and Housing has not approved this Official Plan. It is worth reviewing the updated designations in this Plan as well as some of the general policies. As previously stated however, the Growth Allocation numbers are being greatly scrutinized throughout the County and will not be addressed in this report until clarity is provided.

Schedule 5.1 of the Official Plan designates the subject lands 'Urban Areas', 'Rural' and 'Greenland' within a 'Primary Settlement Area.'



#### Section 3.5.5

***The boundaries of settlement areas and Built Boundaries are shown in this Plan on Schedule 5.1 – Land Use Designations and must be identified in local municipal Official Plans... The grey shading within settlement areas on Schedule 5.1 depicts urban-type designations at the local level and is not a designation unto itself. Only those settlements listed on Table Schedule 5.1 are recognized designated settlement areas.***

Collingwood is listed as a settlement area.

#### Section 3.5.6

***Settlement areas shall be identified in local municipal official plans as Primary, Secondary or Tertiary using the following general criteria. Primary settlements are larger settlements suitable for high intensification targets, public transit services, and high density targets for Greenfield development, and have full water and sewer services.***

Collingwood is a Primary Settlement Area.

#### **Section 3.5.7**

***Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.,, Land use designation changes within settlement area boundaries do not require a County OPA, but redesignation of Greenlands requires preparation of an EIS satisfactory to the County.***

The subject lands would not need a County Official Plan Amendment if the plan was in effect for this policy.

***3.5.17 The compact development of settlements shall be based on specific target densities for local municipalities in Simcoe County. Accordingly, it is a policy of this Plan that Greenfield development in the following municipalities shall be at a minimum of 50 persons and/or jobs per hectare.***

The subject proposal is 26 units/hectare or 67.6 persons/hectare.

***3.5.18 Intensification, or directing of development to already built and serviced areas, contributes to a compact development form. Accordingly, it is a policy of this Plan that 40 percent of new residential units shall be developed within the built boundaries of settlement areas by the year 2015 and for each year thereafter in the following local municipalities.***

This policy will allow 60% of new development to be built outside of the “built area”.

***3.5.19 Local municipalities shall promote the intensification and efficient use of land in built up areas, the development of mixed use communities within settlements, the revitalization and redevelopment of developed areas where appropriate, and the development of cost-effective and land-efficient development standards. It is an objective in the growth and redevelopment of settlements to direct intensified forms of development to areas within settlements that are already fully serviced and built up, while protecting the community character of the settlement.***

The subject proposal has services immediately available and is infilling between two developed areas.

### **3.8 Greenlands**

***3.8.11 The mapping of the Greenlands Designation on Schedule 5.1 is approximate, and does not reflect certain features such as significant habitat of endangered species and threatened species, or new or more accurate information identifying natural heritage features that may be provided to the County by means of an EIS to the satisfaction of the County, including but not limited to the types of information described in 3.8.23 (EIS).***

Hensel Design Group Inc. has prepared a detailed Environmental Impact Study.

**3.8.12 Local natural heritage systems augment and support the County's Greenlands Designation. The official plans of local municipalities will therefore identify and protect natural features and ecological functions including critical fish habitat, as well as landform features with significant landscape character, that complement and support the Greenlands and/or are valued as locally significant, and that will continue to constitute local natural heritage systems. Local municipal official plans will contain policies that implement both County and local natural heritage systems, and require the preparation of a satisfactory EIS which demonstrates that there will be no negative impacts on the natural heritage features or the ecological functions.**

An Environmental Impact Study conducted by Hensel Design Group for the development site has provided detailed recommendations in regards to identification and protection of natural features.

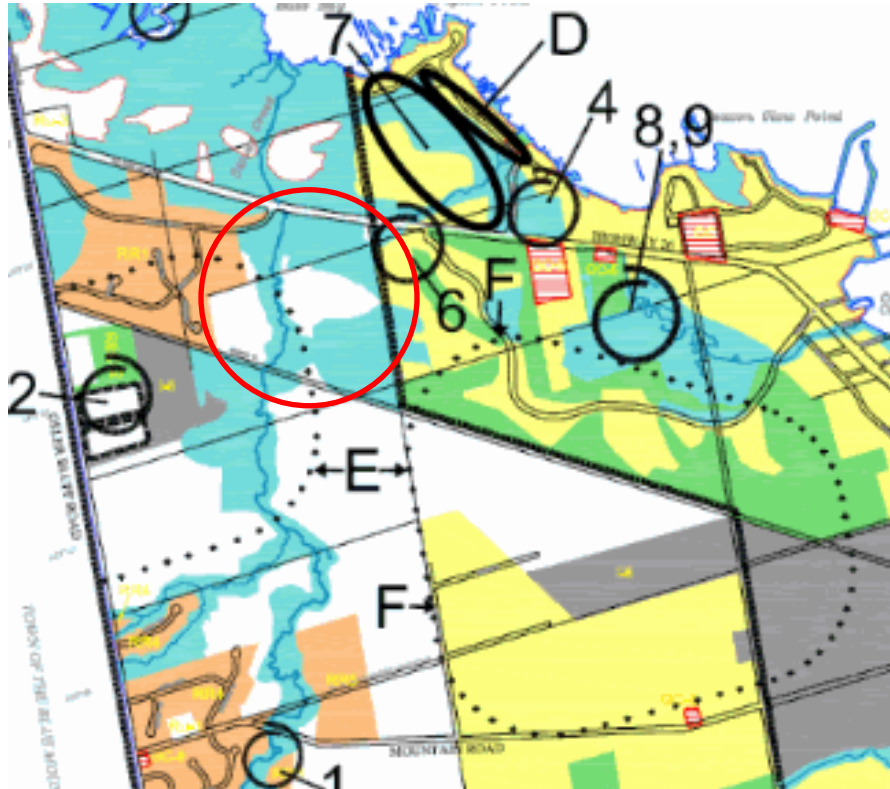
A portion of the property is also identified as 'Urban Areas', which is not a designation unto itself. The 'Urban Areas' depict the development areas (residential, commercial, industrial, etc...) that have already been designated in local plans.

Conclusion: In order to satisfy the requirements of the Simcoe County OP an Environmental Impact Study must be completed to determine the development constraints on the property. It is noted that if the County Official Plan was fully approved a County Official Plan Amendment would not be required if growth allocation numbers are not considered.

It was determined that the proposed OPA/ZBLA and Draft Plan conform to the general intent of the Updated Simcoe County Official Plan. We would note that the Updated County of Simcoe Official Plan has not yet been approved by the Ministry of Municipal Affairs and Housing and therefore does not represent the in-force, County Official Plan policy.

### 3.5 THE TOWN OF COLLINGWOOD OFFICIAL PLAN

The Town of Collingwood Official Plan designates the subject lands 'Rural', 'Rural Residential One' and 'Environmental Protection. (See below). The Rural lands are indicated in white. The Rural Residential Exception One lands are indicated in orange. The Environmental Protection (EP) lands are indicated in blue. The EP lands are occupied by the Silver Creek and its floodplain, the Silver Creek PSW (northeast corner of property) and a Category 1 Woodland (southeast corner of property).



#### ***Section 4.3.4.8.1 Rural Residential – One (RR1) Silver Creek Drive Subdivision***

***Where the Residential designation has been affixed with a Rural Residential – One “RR1” symbol on Schedule A to this Plan, the following policies shall apply.***

##### ***1) Permitted Uses***

***The uses permitted on lands designated Rural Residential, “RR1”, shall be limited to single detached dwellings and accessory uses (e.g. home occupations) thereto.***

##### ***Servicing***

***Permitted single-detached dwellings may be serviced by a municipal water supply in conjunction with a private sanitary sewage disposal system subject***

***to meeting requirements of the Town of Collingwood and or the regulatory Ministry/agency responsible for such facilities.***

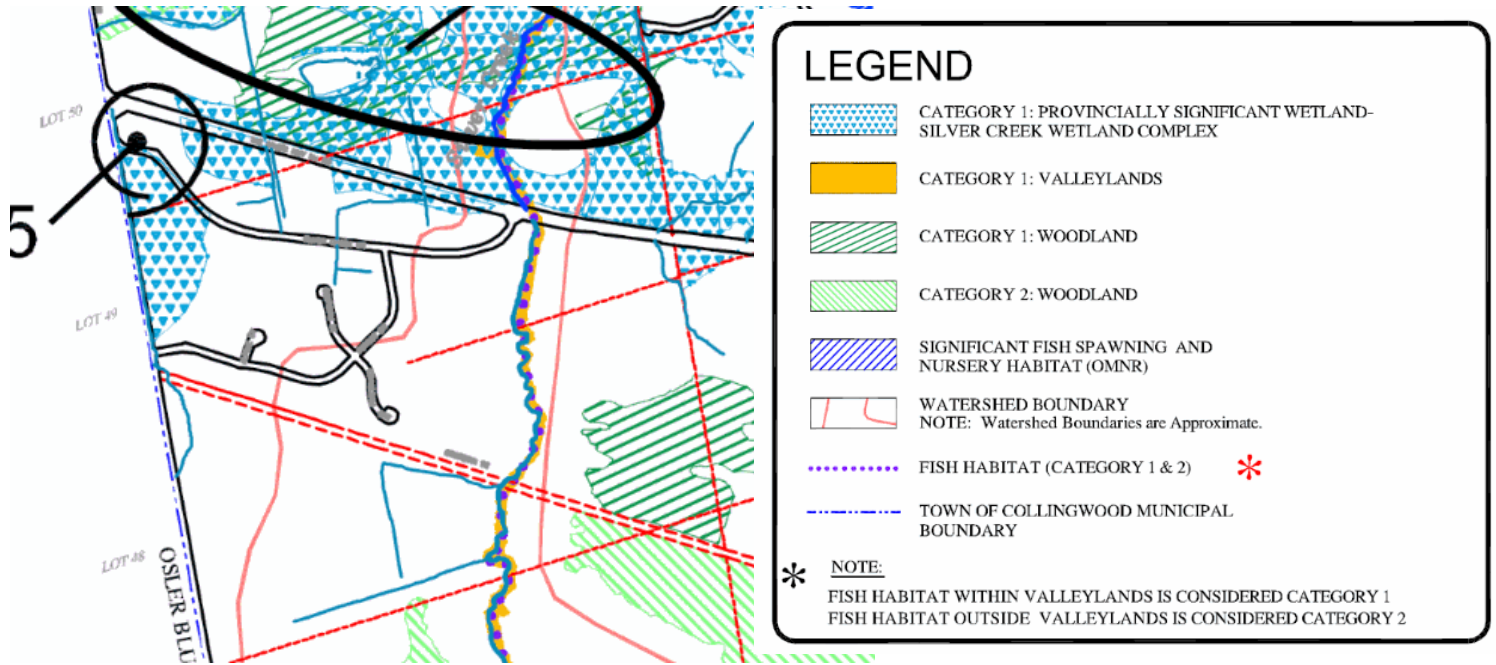
***Creation of New Residential Lots***

***The creation of new single-detached residential lots may be permitted:***

- by consent of the Committee of Adjustment, in the case of infilling between existing residential lots and where it is determined that such development does not need to proceed by plan of subdivision, and***
- by plan of subdivision in all other cases.***

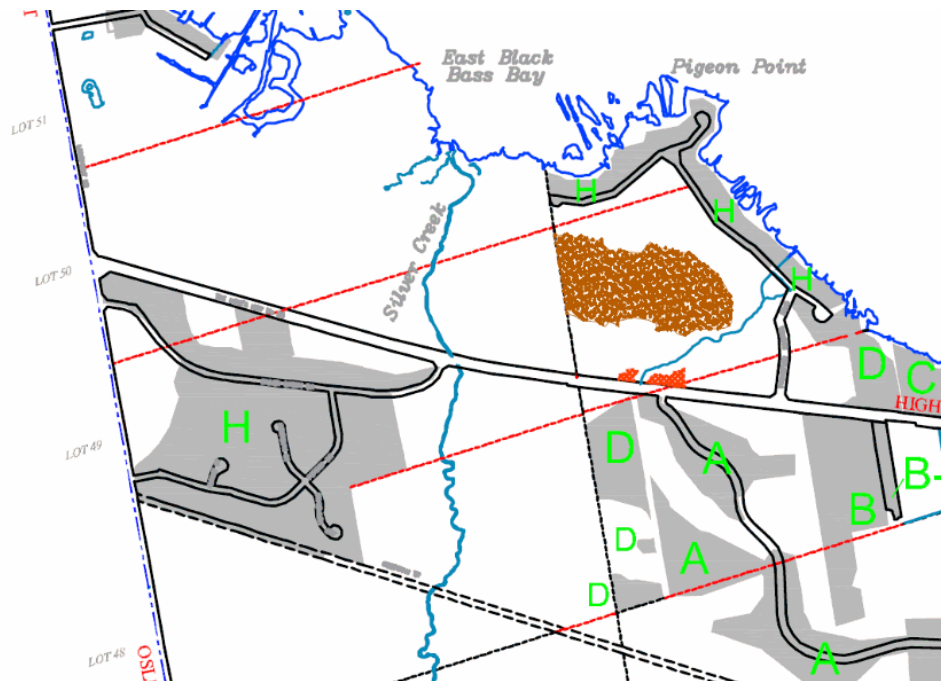
The proposed development (i.e. commercial, recreational, residential, etc...) will not conform to the Rural and Rural Residential RRI designations. An Official Plan Amendment will be required to Amend the designations on the property to "Residential, Environmental Protection and Recreation." See Proposed Official Plan Designations Schedule "A" on the following page.

**Schedule B Environmental Protection** (seen below) indicates that the subject lands are occupied by a Category 1 Woodland and a Fish Habitat (Category 1 & 2)



An Environmental Impact Study (EIS) was prepared by Hensel Design Inc. which was included in this submission. The EIS recommends that the Category 1 Woodland area be amended to reflect the findings from the detailed 2010 field investigations of the subject lands and to accurately delineate the Category 1 and Category 2 Woodland on the site. Please review the EIS for further information. A figure was prepared to demonstrate the amendments necessary to Schedule B. Please find on the following page.

**Schedule C Residential Density Plan** (seen below) indicates that the subject lands currently do not contain a permitted residential density.



## LEGEND

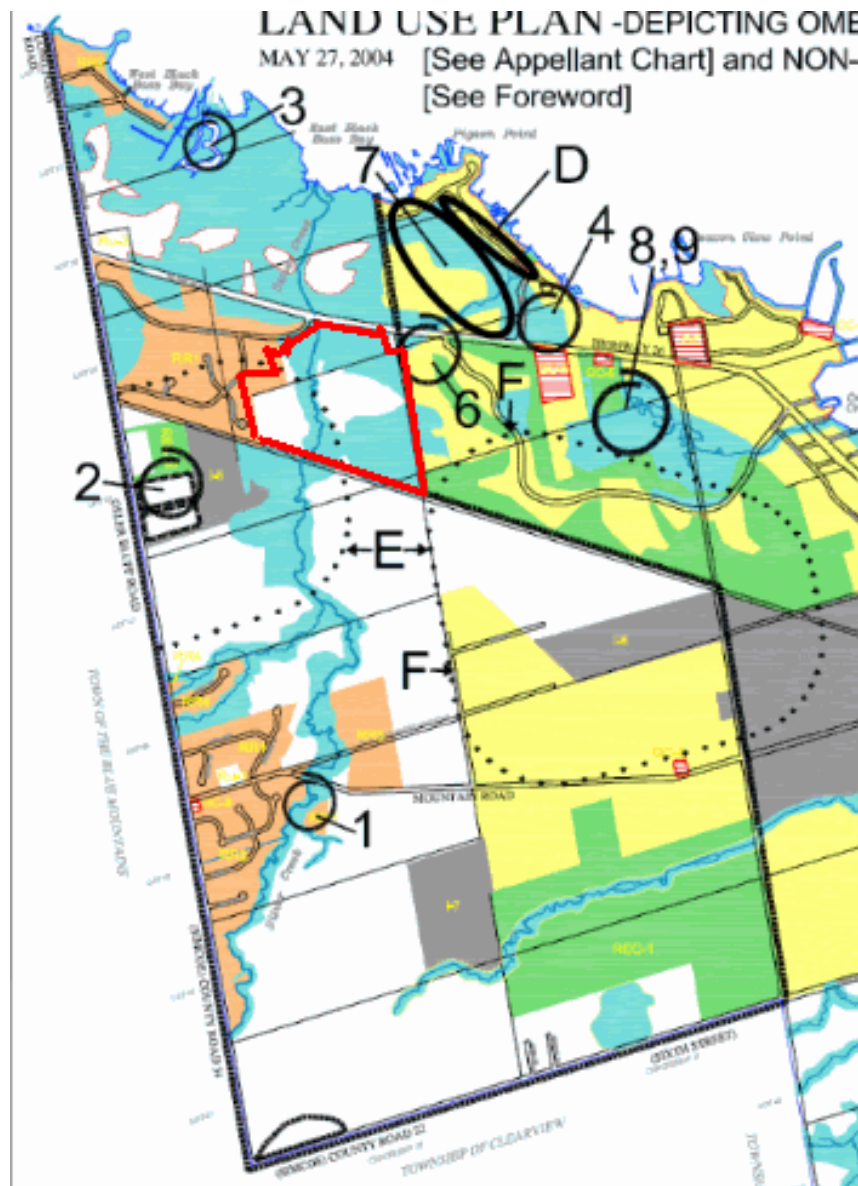
| RESIDENTIAL DENSITY                                                     | MAXIMUM NUMBER OF DWELLING UNITS PER GROSS RESIDENTIAL HECTARE | PERMITTED RESIDENTIAL USES | A                            | B    | C    | D  | E    | F    | G    | H    |
|-------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------|------------------------------|------|------|----|------|------|------|------|
| LOW DENSITY: -SINGLE-DETACHED<br>-OTHER                                 | 12<br>15                                                       | SINGLE DETACHED            | 7                            | N.P. | N.P. | 12 | 12   | 2.0  | 1.91 | **   |
| MEDIUM DENSITY:                                                         | 50                                                             | SMALL-LOT SINGLE-DETACHED  | N.P.                         | 25   | N.P. | 25 | N.P. | N.P. | N.P. | N.P. |
| HIGH DENSITY:                                                           | 100                                                            | SEMI-DETACHED              | N.P.                         | 25   | N.P. | 25 | N.P. | N.P. | N.P. | N.P. |
| VARIABLE DENSITY: -LOW DENSITY                                          | AS PER LOW DENSITY STANDARDS ABOVE                             | DUPLEX                     | N.P.                         | 25   | N.P. | 25 | N.P. | N.P. | N.P. | N.P. |
| -MEDIUM DENSITY                                                         | AS PER MEDIUM DENSITY STANDARDS ABOVE                          | DOUBLE DUPLEX              | N.P.                         | 25   | N.P. | 25 | N.P. | N.P. | N.P. | N.P. |
| SPECIAL RESIDENTIAL DENSITIES:                                          |                                                                | TRIPLEX                    | N.P.                         | 25   | N.P. | 25 | N.P. | N.P. | N.P. | N.P. |
| REFER TO SCHEDULE A1, THE SHIPYARDS - SPECIAL POLICY AREA LAND USE PLAN |                                                                | FOURPLEX                   | N.P.                         | 25   | N.P. | 25 | N.P. | N.P. | N.P. | N.P. |
|                                                                         |                                                                | TOWNHOUSES                 | 39                           | N.P. | 49   | 49 | 12   | N.P. | N.P. | N.P. |
|                                                                         |                                                                | WALK-UP APARTMENTS         | 39                           | N.P. | 49   | 49 | N.P. | N.P. | N.P. | N.P. |
|                                                                         |                                                                | GROUP OR CLUSTER DWELLINGS | 39                           | N.P. | 49   | 49 | N.P. | N.P. | N.P. | N.P. |
| ** MEANS PERMITTED DENSITY AS PER ENVIRONMENTAL/SERVICING APPROVALS     |                                                                |                            | N.P. MEANS USE NOT PERMITTED |      |      |    |      |      |      |      |

The proposed Huntingwood Trails development will include a mixture of low, medium and high density residential uses. The proposed density schedule can be seen on the following page.

The subject lands are located within the Mountain Road West Corridor Secondary Plan Area.

**Section 8.10.2 Mountain Road West Corridor states:**

***The Mountain Road West Corridor, located roughly between the Tenth Line in the east, (Grey) County Road 19/Osler Bluff Road in the west, (Simcoe) County Road 32 (Sixth Street) in the south and the Georgian Trail and Nottawasaga Bay Shoreline in the north, accommodates mixed but dispersed residential, commercial, industrial and recreational development. The area extends to Collingwood's extreme western boundary where it meets the eastern municipal boundary of the Town of The Blue Mountains and approaches the Blue Mountain/Intrawest recreational-resort area.***



***At the time of the adoption of this Official Plan, lands within the Mountain Road West Corridor were subject to a number of significant development constraints including a lack of full municipal services, increasing traffic volumes, waste disposal assessment areas and environmental limitations involving the Silver Creek watershed, and area woodlands. Beyond this, Council recognized that the formulation of a comprehensive policy framework for the corridor focused on, among other things, land use and transportation linkages with the burgeoning recreational-resort development to the west could assist in the Town's continuing efforts to broaden its economic (tourism) base.***

***In view of these opportunities and constraints, the Mountain Road West Corridor has been identified as a Secondary Plan Area on Schedule A Land Use Plan with the intent that development be limited to that permitted by the Section entitled Relaxed Servicing Criteria of this Plan and/or that already designated, zoned or otherwise approved.***

***It is not intended that this Plan unnecessarily curb or delay development in the Mountain Road West Corridor, only to ensure that growth occurs in accordance with good planning principles and the long-range land use and economic objectives of the municipality. Accordingly, the preparation of the Mountain Road West Corridor Secondary Plan shall proceed when Council is satisfied that related studies, such as those dealing with municipal and regional traffic movements, are sufficiently advanced, and that the municipality can reasonably finance the planning study and related technical works either along or with the assistance of area developers.***

Studies for the Town of Collingwood Official Plan began in the late 1990's and various drafts of the Official Plan were prepared in early 2000. All of these drafts contained clauses in regards to a need for a Mountain Road West Secondary Plan. The plan was formally approved in January of 2004 however development in the Mountain Road West Corridor has been "on hold" since the late 1990's. Over twelve years have passed and there has been no initiative to proceed with a Secondary Plan for this area. This is contrary to the policy underlined above in relation to Section 8.10.2 which states: "*It is not intended that this Plan unnecessarily curb or delay development in the Mountain Road West Corridor...*"

The subject lands on numerous occasions in the past ten years has attempted to proceed with development proposals and in all instances, the municipality has been reluctant to proceed with development proposals based upon the subject lands being located within the proposed Secondary Plan Area.

Primarily due to the location of the subject lands, there is no need for policy direction provided by a Secondary Plan. Therefore we are requesting that the Town of Collingwood remove the subject lands from the Secondary Plan Study Area. Our analysis is based upon review of Section 11.5 Mountain Road West Corridor which outlines the issues to be addressed within the Secondary Plan review.

### ***11.5 Mountain Road West Corridor***

***The secondary plan shall establish the preferred land use pattern, road network, servicing approach and method of stormwater management for the area, as well as a policy framework which minimizes the potential impact of new development on natural heritage resources particularly Silver Creek. A key objective of the secondary planning process will be to develop a policy framework which promotes/encourages the movement of people between area resorts and key destinations within Collingwood such as the downtown and other centers of municipal economic activity (e.g. hotels, restaurants, theatres).***

***In devising planning policy for the area, it is anticipated that the secondary plan analysis will, among other things, give full consideration:***

***1. to the secondary plan area's future land use relationship with the resort areas to the west (i.e. Intrawest/Osler Bluff). It is expected that this will include a detailed review of regional growth trends particularly as they relate to permanent and recreational population projections and future residential, commercial and recreational land need;***

The subject lands are located within an infill situation where development exists directly to the east and west of the subject lands and development approvals are in place north of the subject lands. Physically the remaining area of the property is separated from the Secondary Plan Area by the establishment of the Georgian Trail. The land use relationship has been set by the existing and proposed surrounding land uses.

***2. to preferred forms of housing in the context of projected residential demand (e.g. higher vs. lower density/upper end vs. affordable housing),***

The subject lands as described earlier, have all forms of residential housing between higher and lower density development as well as units that could be considered to be attainable/affordable housing.

***3. to the preferred form/magnitude of development in relation to the municipality's broad objective to maintain the Town's small town atmosphere***

The form and magnitude of development are dictated by Growth Management Objectives of the Province as well as compatibility with existing and proposed development in the immediate area. The Draft Plan of Subdivision has recognized these constraints.

***4. to methods of forging permanent economic linkages between the resort areas to the west and the Town. Planning mechanisms (land use/transportation) for encouraging the organized movement of people back and forth between key business areas, such as Intrawest village and Collingwood's downtown, will be a key facet of this analysis.***

Due to the location of the subject lands located at the north portion of the Secondary Plan, there are no direct linkages to the resort area of the Intrawest Village, in the

Town of The Blue Mountains. The subject lands do have direct access onto Highway #26 which provides an east/west linkage to the Town of The Blue Mountains.

***5. to the transportation needs/demands of the secondary plan area with a focus on regional transportation requirements (e.g. need for/location of a municipal by pass), design requirements/preferences in relation to Mountain Road and the establishment of an internal system of arterial/collector roads to service new development. Planning conclusions regarding the land use/economic opportunities potentially afforded by improvements to Mountain Road and/or by the possible creation of one or more primary intersections within the secondary plan area (e.g. new municipal by pass with Mountain Road) will partially derive from the transportation study's conclusions.***

An important component to the Draft Plan of Subdivision is the establishment of an arterial road which will act as a north/south linkage throughout the Secondary Plan Area. The location of this arterial road has already been predetermined by the establishment of a 30 meter arterial road on the adjacent lands to the east (Silver Glen property). The Draft Plan continues with this linkage by establishing a road from the existing arterial road to the south. There are two environmental constraints that dictate the location of this north/south route. To the west, is the Silver Creek Coldwater Complex and to the east are lands that are identified as Significant Wetland Areas. Within the Draft Plan of Subdivision the final connection to the lands to the south, which will cross over the Georgian Trail, have been set aside as a future development block. This will allow for the finalization of the arterial road in relation to lands to the immediate south of the Georgian Trail.

***6. to the environmental/recreational needs and opportunities of the area in the context of ensuring the preservation of Silver Creek, Black Ash Creek and Category 1 – Natural Heritage Resource (Woodland/Valleyland/PSW) in general. Functional and scenic trail and view corridor opportunities, and the desirability of maintaining a generous apportionment of Greenland will comprise part of this study phase.***

Environmental/Recreational needs and opportunities have been established by the proposed Draft Plan of Subdivision. Over 50% of the subject lands will be dedicated to the Town to ensure the preservation of the Silver Creek as well as identified Significant Wetland Areas. A comprehensive review has been completed through a Environmental Impact Study by Hensel Design Group. Environmental areas have been used to complement the recreational aspect of the proposed Plan of Subdivision which establishes an extensive trail system connecting to major linkages such as the Georgian Trail and other linkages to the east of the subject lands, being the Tanglewood Developments and the Silver Glen developments. As a focus to the Huntingwood Trails Community, is the establishment of a community center and small local commercial area located in the middle of the subject lands, which will complement the proposed residential community.

***7.to the stormwater management requirements of the area, which will comprise an important technical component of the broader environmental works and will***

***identify stormwater constraints and the parameters for future development, and***

Stormwater management for the area has been assessed to ensure that this development can proceed independently. This is outlined within the Stormwater Management Report prepared by C.F. Crozier & Associates.

***8. to the optimum method of providing municipal water and sewer services to the areas, ideally within the context of the areas regional municipal relationships and opportunities.***

The optimum method of providing municipal water and sewer for the subject lands is already in place as sewer facilities are presently available directly to the east of the subject lands and water presently is located in developments east and west of the subject lands.

For the above reasons, the subject lands can be removed from the need for a Secondary Plan Study. These are summarized by the following:

- The subject lands are an infill situation with development on either side
- All environmental features have been assessed and reviewed in relation to the surrounding environmental features
- The Silver Creek Corridor is maintained
- The north/south access has been accommodated by the establishment of an arterial road through the subject property.
- There is no need to review the municipal water and sewer location as the subject lands are located in direct proximity to existing servicing

Based on the above, the subject lands should be removed from the proposed Secondary Plan Area and development should be allowed to proceed based upon the establishment of the proposed Site Specific Official Plan Amendment.

## **SUMMARY OF PROPOSED CHANGES TO THE TOWN OF COLLINGWOOD OFFICIAL PLAN**

### **1. AMEND THE DESIGNATION(S) (SCHEDULE A OF COLLINGWOOD OP)**

The proposed development (i.e. commercial, recreational, residential, etc...) will not conform to the Rural and Rural Residential RRI designations. An Official Plan Amendment will be required to Amend the designations on the property to "Residential, Environmental Protection and Recreation."

### **2. AMEND THE ENVIRONMENTAL CONSTRIANTS (SCHEDULE B OF THE COLLINGWOOD OP)**

Further the Official Plan Amendment will be required to modify the Environmental Protection designation to accurately identify the Environmental and Hazard features on the site as outlined within the C.F. Crozier & Associates and Hensel Design Group Inc. studies. The proposal is to amend Schedule B of the OP to amend the Category 1 Woodland area, on the southeastern portion of the site and to redesignate some of the Category 1 Woodland to Category 2 Woodland.

### **3. AMEND THE DENSITY (SCHEDULE C OF THE COLLINGWOOD OP)**

An Amendment will be required to redesignate a portion of the lands to the Residential Low, Medium and High Density designations.

### **4. AMEND THE SECONDARY PLAN DELINEATION (SCHEDULE A OF COLLINGWOOD OP)**

An Amendment will be required to remove the subject lands from the Mountain Road Corridor Secondary Plan Area. This will remove the subject lands from the additional policies that the lands within the Secondary Plan Area must adhere to.

## **DRAFT OFFICIAL PLAN AMENDMENT**

A Draft Official Plan Amendment is contained as Appendix 4.

### 3.6 SUSTAINABLE COMMUNITY PLAN (SCP) COLLINGWOOD (2008)

The SCP provides a framework for sustainable decision making for the next 40 years in Collingwood, which builds upon a solid foundation of work already underway at the Town.

The proposed Huntingwood Trails development will have a positive impact on the 4 sustainability pillars (economic, social, environment and cultural).

The SCP goals and actions provide guidance on how to become a more complete community creating a social framework that offers a full range of jobs, housing, services, public transit and health care, along with recreational, educational and cultural opportunities.

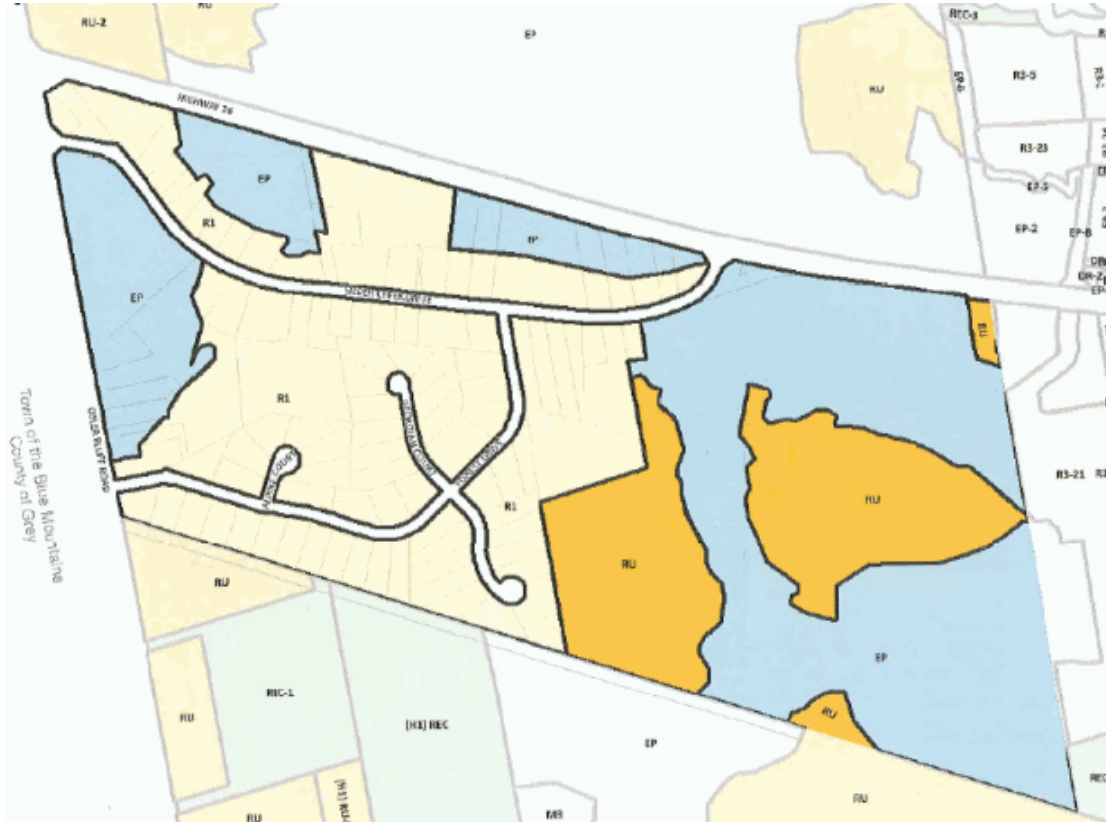
Some of the initiatives proposed within the proposed development include:

- Improve walkability through trail development
- erosion control along the Silver Creek
- intensification
- Collingwood Public Transit "Colltrans"
- Community recreational facilities
- Protect the Natural Environment

The proposed Official Plan Amendment is in accordance with many of the goals of the Sustainability Community Plan including protecting our land and natural environment and supporting development at transit supportive densities

### 3.7 THE TOWN OF COLLINGWOOD ZONING BYLAW

The subject lands are currently zoned 'Rural' (RU) and 'Environmental Protection' (EP) in the Town of Collingwood Zoning Bylaw 2010-40.



Permitted Uses in the 'Rural (RU)' Zone (from Table 9.1.1.1) include:

***Agricultural Activity, Ambulance Service, Cemetery, Pet Cemetery, Community Center, Community Garden, Conservation, Single Detached Dwelling, Flood Control Works, Garden Supply Outlet, Kennel, and Private Park.***

The proposed Draft Plan of Subdivision is not a permitted use in the Rural (RU) Zone and therefore a Zoning Bylaw Amendment is required to rezone a portion of the property to the Residential Third Density (R3) Zone as well as redefine the location of the environmental features.

Permitted uses in the (R3) Zone include an apartment, duplex, group or cluster, single-detached, semi-detached, townhouse, senior citizen housing, retirement home, and a boarding home.

All Environmental Protection zoned lands include the recommended setbacks established by the Hensel Design Group Environmental Impact Study.

The remaining lands that are to be dedicated to the Town, that are not a Category 1 environmental features, are to be zoned within the Recreational REC zone.

The Zoning Bylaw Amendment should include a holding provision on all the proposed zoning so that all development cannot proceed until a detailed Subdivision and/or Site Plan Agreement has been executed.

A Draft Zoning Bylaw Amendment can be viewed on the following page.

Based on the above noted policies and the proposed Zoning Bylaw Amendment, it was determined that the proposal can conform to the general intent of The Town of Collingwood Zoning Bylaw 2010-40.

## 6.0 RECOMMENDATION

The proposed Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan are consistent with the policies of the Provincial Policy Statement and they are in conformity with the intent and direction of both the Growth Plan for the Greater Golden Horseshoe, and the current Simcoe County Plan. An Amendment to the Town of Collingwood Official Plan and an Amendment to the Town of Collingwood Zoning Bylaw will be required to implement the proposed development.

We would respectfully request that Town of Collingwood proceed with the enclosed Official Plan Amendment and Zoning Bylaw Amendment applications.

Respectfully Submitted by:

**D.C. SLADE CONSULTANTS INC.**

## 7.0 APPENDICES

APPENDIX 1  
Huntingwood Trails Concept Plan

APPENDIX 2  
R-Plan  
Dan Dzaldov O.L.S.

APPENDIX 3  
Draft Plan of Subdivision

APPENDIX 4  
Draft Official Plan Amendment



Key Map

# PROPOSED OFFICIAL PLAN DESIGNATIONS SCHEDULE "A"

| LAND USE                                                                                |  | UNITS   | AREA     |
|-----------------------------------------------------------------------------------------|--|---------|----------|
| RESIDENTIAL SINGLE DETACHED LOTS                                                        |  | 1 to 99 | 7.36 ha  |
| BLOCK 1 - RESIDENTIAL SEMIS                                                             |  | 12      | 0.84 ha  |
| (12 SEMI-DETACHED UNITS)                                                                |  |         |          |
| BLOCK 2 - RESIDENTIAL TOWNHOUSES                                                        |  | 18      | 0.74 ha  |
| (18 TOWNHOUSE UNITS)                                                                    |  |         |          |
| BLOCK 3 - RESIDENTIAL TOWNHOUSES                                                        |  | 12      | 0.43 ha  |
| (12 TOWNHOUSE UNITS)                                                                    |  |         |          |
| BLOCK 4 - STORMWATER MANAGEMENT                                                         |  |         | 1.20 ha  |
| (DEDICATED TO MUNICIPALITY)                                                             |  |         |          |
| BLOCK 5 - RESIDENTIAL HIGH DENSITY                                                      |  | 144     | 2.05 ha  |
| (4-36 UNIT WALK UP APARTMENT BUILDINGS)                                                 |  |         |          |
| BLOCK 6 - STORMWATER MANAGEMENT                                                         |  |         | 1.15 ha  |
| (TO BE DEDICATED TO MUNICIPALITY)                                                       |  |         |          |
| BLOCK 7 - LOCAL COMMERCIAL                                                              |  | 75      | 0.55 ha  |
| (75 TOWNHOUSE UNITS)                                                                    |  |         |          |
| BLOCK 8 - RESIDENTIAL TOWNHOUSES                                                        |  | 33      | 1.69 ha  |
| (33 TOWNHOUSE UNITS)                                                                    |  |         |          |
| BLOCK 9 - RESIDENTIAL TOWNHOUSES                                                        |  | 33      | 0.82 ha  |
| (33 TOWNHOUSE UNITS)                                                                    |  |         |          |
| BLOCK 10 - RESIDENTIAL TOWNHOUSES                                                       |  | 12      | 0.32 ha  |
| (12 TOWNHOUSE UNITS)                                                                    |  |         |          |
| BLOCK 11 - RESIDENTIAL SINGLE DETACHED                                                  |  | 32      | 2.67 ha  |
| (32 FREESTANDING SINGLE DETACHED LOTS)                                                  |  |         |          |
| BLOCK 12 - SENIORS COMPLEX                                                              |  |         | 0.40 ha  |
| BLOCK 13 - COMMUNITY CENTER + OPEN SPACE + ENVIRONMENTAL PROTECTION (DEDICATED TO TOWN) |  |         | 7.61 ha  |
| BLOCK 14 - OPEN SPACE + ENVIRONMENTAL PROTECTION (DEDICATED TO TOWN)                    |  |         | 2.11 ha  |
| BLOCK 15 - OPEN SPACE + ENVIRONMENTAL PROTECTION (DEDICATED TO TOWN)                    |  |         | 14.33 ha |
| BLOCK 16-17 - WALKWAY (DEDICATED TO TOWN)                                               |  |         | 0.07 ha  |
| ROADS                                                                                   |  |         | 4.63 ha  |
| TOTAL                                                                                   |  | 436     | 48.97 ha |

|  |                          |
|--|--------------------------|
|  | RESIDENTIAL              |
|  | ENVIRONMENTAL PROTECTION |
|  | RECREATION               |

SCALE 1:2000

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY  
DIVIDING BY 0.3048

PROJECT: 704-10 DRAWN: AP DATE: JAN 10/2010

DWG: 704-10-OP DESIGNATION

**DCS** D.C. Slade Consultants INC.  
Planning & Development  
243 Hurontario Street, Collingwood, ON Phone: 705.444.1830



Key Map

# PROPOSED SCHEDULE "B" AMENDMENTS

| LAND USE                                                            |                                         | UNITS   | AREA     |
|---------------------------------------------------------------------|-----------------------------------------|---------|----------|
| RESIDENTIAL SINGLE DETACHED LOTS                                    |                                         | 1 to 99 | 7.36 ha  |
| BLOCK 1 - RESIDENTIAL SEMIS                                         | (12 SEMI-DETACHED UNITS)                | 12      | 0.84 ha  |
| BLOCK 2 - RESIDENTIAL TOWNHOUSES                                    | (18 TOWNHOUSE UNITS)                    | 18      | 0.74 ha  |
| BLOCK 3 - RESIDENTIAL TOWNHOUSES                                    | (12 TOWNHOUSE UNITS)                    | 12      | 0.43 ha  |
| BLOCK 4 - STORMWATER MANAGEMENT                                     | (DEDICATED TO MUNICIPALITY)             |         | 1.20 ha  |
| BLOCK 5 - RESIDENTIAL HIGH DENSITY                                  | (4-36 UNIT WALK-UP APARTMENT BUILDINGS) | 144     | 2.05 ha  |
| BLOCK 6 - STORMWATER MANAGEMENT                                     | (TO BE DEDICATED TO MUNICIPALITY)       |         | 1.15 ha  |
| BLOCK 7 - LOCAL COMMERCIAL                                          | (75 TOWNHOUSE UNITS)                    | 75      | 0.55 ha  |
| BLOCK 8 - RESIDENTIAL TOWNHOUSES                                    | (33 TOWNHOUSE UNITS)                    | 33      | 1.69 ha  |
| BLOCK 9 - RESIDENTIAL TOWNHOUSES                                    | (12 TOWNHOUSE UNITS)                    | 12      | 0.82 ha  |
| BLOCK 10 - RESIDENTIAL TOWNHOUSES                                   | (32 FREESTANDING SINGLE DETACHED LOTS)  | 32      | 0.32 ha  |
| BLOCK 11 - RESIDENTIAL SINGLE DETACHED                              |                                         |         | 2.67 ha  |
| BLOCK 12 - SENIORS COMPLEX                                          |                                         |         | 0.40 ha  |
| BLOCK 13 - COMMUNITY CENTER + OPEN SPACE + ENVIRONMENTAL PROTECTION | (DEDICATED TO TOWN)                     |         | 7.61 ha  |
| BLOCK 14 - OPEN SPACE + ENVIRONMENTAL PROTECTION                    | (DEDICATED TO TOWN)                     |         | 2.11 ha  |
| BLOCK 15 - OPEN SPACE + ENVIRONMENTAL PROTECTION                    | (DEDICATED TO TOWN)                     |         | 14.33 ha |
| BLOCK 16+17 - WALKWAY                                               | (DEDICATED TO TOWN)                     |         | 0.07 ha  |
| ROADS                                                               |                                         |         | 4.63 ha  |
| TOTAL                                                               |                                         | 436     | 48.97 ha |

CATEGORY 2 WOODLAND

CATEGORY 1 WOODLAND AND PSW

PROVINCIALY SIGNIFICANT WETLAND

SCALE 1:2000

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY  
DIVIDING BY 0.3048

PROJECT: 704-10      DRAWN: AP      DATE: JAN 10/2010

DWG: 704-10-SCHEDULE B1



Key Map

# PROPOSED OFFICIAL PLAN DENSITY SCHEDULE "C"

| LAND USE                                                            |                                         | UNITS   | AREA     |
|---------------------------------------------------------------------|-----------------------------------------|---------|----------|
| RESIDENTIAL SINGLE DETACHED LOTS                                    |                                         | 1 to 99 | 7.36 ha  |
| BLOCK 1 - RESIDENTIAL SEMIS                                         | (12 SEMI-DETACHED UNITS)                | 12      | 0.84 ha  |
| BLOCK 2 - RESIDENTIAL TOWNHOUSES                                    | (18 TOWNHOUSE UNITS)                    | 18      | 0.74 ha  |
| BLOCK 3 - RESIDENTIAL TOWNHOUSES                                    | (12 TOWNHOUSE UNITS)                    | 12      | 0.43 ha  |
| BLOCK 4 - STORMWATER MANAGEMENT                                     | (DEDICATED TO MUNICIPALITY)             |         | 1.20 ha  |
| BLOCK 5 - RESIDENTIAL HIGH DENSITY                                  | (4-36 UNIT WALK-UP APARTMENT BUILDINGS) | 144     | 2.05 ha  |
| BLOCK 6 - STORMWATER MANAGEMENT                                     | (TO BE DEDICATED TO MUNICIPALITY)       |         | 1.15 ha  |
| BLOCK 7 - LOCAL COMMERCIAL                                          | (75 TOWNHOUSE UNITS)                    | 75      | 0.55 ha  |
| BLOCK 8 - RESIDENTIAL TOWNHOUSES                                    | (33 TOWNHOUSE UNITS)                    | 33      | 1.69 ha  |
| BLOCK 9 - RESIDENTIAL TOWNHOUSES                                    | (12 TOWNHOUSE UNITS)                    | 12      | 0.82 ha  |
| BLOCK 10 - RESIDENTIAL TOWNHOUSES                                   | (32 FREESTANDING SINGLE DETACHED LOTS)  | 32      | 0.32 ha  |
| BLOCK 11 - RESIDENTIAL SINGLE DETACHED                              |                                         |         | 2.67 ha  |
| BLOCK 12 - SENIORS COMPLEX                                          |                                         |         | 0.40 ha  |
| BLOCK 13 - COMMUNITY CENTER + OPEN SPACE + ENVIRONMENTAL PROTECTION | (DEDICATED TO TOWN)                     |         | 7.61 ha  |
| BLOCK 14 - OPEN SPACE + ENVIRONMENTAL PROTECTION                    | (DEDICATED TO TOWN)                     |         | 2.11 ha  |
| BLOCK 15 - OPEN SPACE + ENVIRONMENTAL PROTECTION                    | (DEDICATED TO TOWN)                     |         | 14.33 ha |
| BLOCK 16-17 - WALKWAY                                               | (DEDICATED TO TOWN)                     |         | 0.07 ha  |
| ROADS                                                               |                                         |         | 4.63 ha  |
| TOTAL                                                               |                                         | 436     | 48.97 ha |

|  |                |
|--|----------------|
|  | LOW DENSITY    |
|  | MEDIUM DENSITY |
|  | HIGH DENSITY   |

SCALE 1:2000

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DWG: 704-10-OP DENSITY



# PROPOSED ZONING

| LAND USE                                                                                                          | UNITS   | AREA     |
|-------------------------------------------------------------------------------------------------------------------|---------|----------|
| RESIDENTIAL, SINGLE DETACHED LOTS                                                                                 | 1 to 99 | 7.36 ha  |
| BLOCK 1 - RESIDENTIAL SEMIS<br>(12 SEMI-DETACHED UNITS)                                                           | 12      | 0.84 ha  |
| BLOCK 2 - RESIDENTIAL TOWNHOUSES<br>(18 TOWNHOUSE UNITS)                                                          | 18      | 0.74 ha  |
| BLOCK 3 - RESIDENTIAL TOWNHOUSES<br>(12 TOWNHOUSE UNITS)                                                          | 12      | 0.43 ha  |
| BLOCK 4 - STORMWATER MANAGEMENT<br>(DEDICATED TO MUNICIPALITY)                                                    |         | 1.20 ha  |
| BLOCK 5 - RESIDENTIAL HIGH DENSITY<br>(4-56 UNIT WALK UP APARTMENT BUILDINGS<br>(TO BE DEDICATED TO MUNICIPALITY) | 144     | 2.05 ha  |
| BLOCK 6 - STORMWATER MANAGEMENT<br>(TO BE DEDICATED TO MUNICIPALITY)                                              |         | 1.15 ha  |
| BLOCK 7 - LOCAL COMMERCIAL<br>(75 TOWNHOUSE UNITS)                                                                |         | 0.55 ha  |
| BLOCK 8 - RESIDENTIAL TOWNHOUSES<br>(33 TOWNHOUSE UNITS)                                                          | 33      | 1.69 ha  |
| BLOCK 9 - RESIDENTIAL TOWNHOUSES<br>(12 TOWNHOUSE UNITS)                                                          | 12      | 0.82 ha  |
| BLOCK 10 - RESIDENTIAL TOWNHOUSES<br>(32 FREEHOLD SINGLE DETACHED LOTS)                                           | 32      | 0.32 ha  |
| BLOCK 11 - RESIDENTIAL, SINGLE DETACHED<br>(32 FREEHOLD SINGLE DETACHED LOTS)                                     |         | 2.67 ha  |
| BLOCK 12 - SENIORS COMPLEX                                                                                        |         | 0.40 ha  |
| BLOCK 13 - COMMUNITY CENTER + OPEN SPACE + ENVIRONMENTAL PROTECTION (DEDICATED TO TOWN)                           |         | 7.61 ha  |
| BLOCK 14 - OPEN SPACE + ENVIRONMENTAL PROTECTION (DEDICATED TO TOWN)                                              |         | 2.11 ha  |
| BLOCK 15 - OPEN SPACE + ENVIRONMENTAL PROTECTION (DEDICATED TO TOWN)                                              |         | 14.33 ha |
| BLOCK 16-17 - WALKWAY<br>(DEDICATED TO TOWN)                                                                      |         | 0.07 ha  |
| ROADS                                                                                                             |         | 4.63 ha  |
| TOTAL                                                                                                             | 436     | 48.97 ha |

|  |                                    |
|--|------------------------------------|
|  | COMMERCIAL (C6) ZONE               |
|  | RESIDENTIAL (R3) ZONE              |
|  | ENVIRONMENTAL PROTECTION (EP) ZONE |
|  | RECREATION (REC) ZONE              |

SCALE 1:2000

|                                                                                                      |           |                   |
|------------------------------------------------------------------------------------------------------|-----------|-------------------|
| METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 | DRAWN: AP | DATE: JAN 12/2010 |
| PROJECT: 704-10                                                                                      |           |                   |

DWG: 704-10-ZONING



Key Map

# PROPOSED OFFICIAL PLAN DESIGNATIONS SCHEDULE "A"

| LAND USE                                                                                                         |  | UNITS   | AREA     |
|------------------------------------------------------------------------------------------------------------------|--|---------|----------|
| RESIDENTIAL SINGLE DETACHED LOTS                                                                                 |  | 1 to 99 | 7.36 ha  |
| BLOCK 1 - RESIDENTIAL SEMIS<br>(12 SEMI-DETACHED UNITS)                                                          |  | 12      | 0.84 ha  |
| BLOCK 2 - RESIDENTIAL TOWNHOUSES<br>(18 TOWNHOUSE UNITS)                                                         |  | 18      | 0.74 ha  |
| BLOCK 3 - RESIDENTIAL TOWNHOUSES<br>(12 TOWNHOUSE UNITS)                                                         |  | 12      | 0.43 ha  |
| BLOCK 4 - STORMWATER MANAGEMENT<br>(DEDICATED TO MUNICIPALITY)                                                   |  |         | 1.20 ha  |
| BLOCK 5 - RESIDENTIAL HIGH DENSITY<br>(4-36 UNIT WALK UP APARTMENT BUILDINGS<br>TO BE DEDICATED TO MUNICIPALITY) |  | 144     | 2.05 ha  |
| BLOCK 6 - STORMWATER MANAGEMENT<br>(TO BE DEDICATED TO MUNICIPALITY)                                             |  |         | 1.15 ha  |
| BLOCK 7 - LOCAL COMMERCIAL<br>(75 TOWNHOUSE UNITS)                                                               |  | 75      | 0.55 ha  |
| BLOCK 8 - RESIDENTIAL TOWNHOUSES<br>(33 TOWNHOUSE UNITS)                                                         |  | 33      | 1.69 ha  |
| BLOCK 9 - RESIDENTIAL TOWNHOUSES<br>(12 TOWNHOUSE UNITS)                                                         |  | 12      | 0.82 ha  |
| BLOCK 10 - RESIDENTIAL TOWNHOUSES<br>(32 FREESTANDING SINGLE DETACHED LOTS)                                      |  | 32      | 0.32 ha  |
| BLOCK 11 - RESIDENTIAL SINGLE DETACHED<br>(12 TOWNHOUSE UNITS)                                                   |  | 12      | 2.67 ha  |
| BLOCK 12 - SENIORS COMPLEX                                                                                       |  |         | 0.40 ha  |
| BLOCK 13 - COMMUNITY CENTER + OPEN SPACE +<br>ENVIRONMENTAL PROTECTION (DEDICATED TO TOWN)                       |  |         | 7.61 ha  |
| BLOCK 14 - OPEN SPACE + ENVIRONMENTAL<br>PROTECTION (DEDICATED TO TOWN)                                          |  |         | 2.11 ha  |
| BLOCK 15 - OPEN SPACE + ENVIRONMENTAL<br>PROTECTION (DEDICATED TO TOWN)                                          |  |         | 14.33 ha |
| BLOCK 16-17 - WALKWAY<br>(DEDICATED TO TOWN)                                                                     |  |         | 0.07 ha  |
| ROADS                                                                                                            |  |         | 4.63 ha  |
| TOTAL                                                                                                            |  | 436     | 48.97 ha |

|                          |  |
|--------------------------|--|
| RESIDENTIAL              |  |
| ENVIRONMENTAL PROTECTION |  |
| RECREATION               |  |

SCALE 1:2000

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY  
DIVIDING BY 0.3048

PROJECT: 704-10 DRAWN: AP DATE: JAN 10/2010

DWG: 704-10-OP DESIGNATION

**DCS** D.C. Slade Consultants INC.  
Planning & Development  
243 Hurontario Street, Collingwood, ON Phone: 705.444.1830



Key Map

# PROPOSED SCHEDULE "B" AMENDMENTS

| LAND USE                                                            |                                         | UNITS   | AREA     |
|---------------------------------------------------------------------|-----------------------------------------|---------|----------|
| RESIDENTIAL SINGLE DETACHED LOTS                                    |                                         | 1 to 99 | 7.36 ha  |
| BLOCK 1 - RESIDENTIAL SEMIS                                         | (12 SEMI-DETACHED UNITS)                | 12      | 0.84 ha  |
| BLOCK 2 - RESIDENTIAL TOWNHOUSES                                    | (18 TOWNHOUSE UNITS)                    | 18      | 0.74 ha  |
| BLOCK 3 - RESIDENTIAL TOWNHOUSES                                    | (12 TOWNHOUSE UNITS)                    | 12      | 0.43 ha  |
| BLOCK 4 - STORMWATER MANAGEMENT                                     | (DEDICATED TO MUNICIPALITY)             |         | 1.20 ha  |
| BLOCK 5 - RESIDENTIAL HIGH DENSITY                                  | (4-36 UNIT WALK-UP APARTMENT BUILDINGS) | 144     | 2.05 ha  |
| BLOCK 6 - STORMWATER MANAGEMENT                                     | (TO BE DEDICATED TO MUNICIPALITY)       |         | 1.15 ha  |
| BLOCK 7 - LOCAL COMMERCIAL                                          | (75 TOWNHOUSE UNITS)                    | 75      | 0.55 ha  |
| BLOCK 8 - RESIDENTIAL TOWNHOUSES                                    | (33 TOWNHOUSE UNITS)                    | 33      | 1.69 ha  |
| BLOCK 9 - RESIDENTIAL TOWNHOUSES                                    | (12 TOWNHOUSE UNITS)                    | 12      | 0.82 ha  |
| BLOCK 10 - RESIDENTIAL TOWNHOUSES                                   | (32 FREESTANDING SINGLE DETACHED LOTS)  | 32      | 0.32 ha  |
| BLOCK 11 - RESIDENTIAL SINGLE DETACHED                              |                                         |         | 2.67 ha  |
| BLOCK 12 - SENIORS COMPLEX                                          |                                         |         | 0.40 ha  |
| BLOCK 13 - COMMUNITY CENTER + OPEN SPACE + ENVIRONMENTAL PROTECTION | (DEDICATED TO TOWN)                     |         | 7.61 ha  |
| BLOCK 14 - OPEN SPACE + ENVIRONMENTAL PROTECTION                    | (DEDICATED TO TOWN)                     |         | 2.11 ha  |
| BLOCK 15 - OPEN SPACE + ENVIRONMENTAL PROTECTION                    | (DEDICATED TO TOWN)                     |         | 14.33 ha |
| BLOCK 16-17 - WALKWAY                                               | (DEDICATED TO TOWN)                     |         | 0.07 ha  |
| ROADS                                                               |                                         |         | 4.63 ha  |
| TOTAL                                                               |                                         | 436     | 48.97 ha |

- CATEGORY 2 WOODLAND
- CATEGORY 1 WOODLAND AND PSW
- PROVINCIALY SIGNIFICANT WETLAND

SCALE 1:2000

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY  
DIVIDING BY 0.3048

DWG: 704-10-SCHEDULE B1



Key Map

# PROPOSED OFFICIAL PLAN DENSITY SCHEDULE "C"

| LAND USE                                                            |                                         | UNITS   | AREA     |
|---------------------------------------------------------------------|-----------------------------------------|---------|----------|
| RESIDENTIAL SINGLE DETACHED LOTS                                    |                                         | 1 to 99 | 7.36 ha  |
| BLOCK 1 - RESIDENTIAL SEMIS                                         | (12 SEMI-DETACHED UNITS)                | 12      | 0.84 ha  |
| BLOCK 2 - RESIDENTIAL TOWNHOUSES                                    | (18 TOWNHOUSE UNITS)                    | 18      | 0.74 ha  |
| BLOCK 3 - RESIDENTIAL TOWNHOUSES                                    | (12 TOWNHOUSE UNITS)                    | 12      | 0.43 ha  |
| BLOCK 4 - STORMWATER MANAGEMENT                                     | (DEDICATED TO MUNICIPALITY)             |         | 1.20 ha  |
| BLOCK 5 - RESIDENTIAL HIGH DENSITY                                  | (4-36 UNIT WALK-UP APARTMENT BUILDINGS) | 144     | 2.05 ha  |
| BLOCK 6 - STORMWATER MANAGEMENT                                     | (TO BE DEDICATED TO MUNICIPALITY)       |         | 1.15 ha  |
| BLOCK 7 - LOCAL COMMERCIAL                                          | (75 TOWNHOUSE UNITS)                    | 75      | 0.55 ha  |
| BLOCK 8 - RESIDENTIAL TOWNHOUSES                                    | (33 TOWNHOUSE UNITS)                    | 33      | 1.69 ha  |
| BLOCK 9 - RESIDENTIAL TOWNHOUSES                                    | (12 TOWNHOUSE UNITS)                    | 12      | 0.82 ha  |
| BLOCK 10 - RESIDENTIAL TOWNHOUSES                                   | (32 FREESTANDING SINGLE DETACHED LOTS)  | 32      | 0.32 ha  |
| BLOCK 11 - RESIDENTIAL SINGLE DETACHED                              |                                         |         | 2.67 ha  |
| BLOCK 12 - SENIORS COMPLEX                                          |                                         |         | 0.40 ha  |
| BLOCK 13 - COMMUNITY CENTER + OPEN SPACE + ENVIRONMENTAL PROTECTION | (DEDICATED TO TOWN)                     |         | 7.61 ha  |
| BLOCK 14 - OPEN SPACE + ENVIRONMENTAL PROTECTION                    | (DEDICATED TO TOWN)                     |         | 2.11 ha  |
| BLOCK 15 - OPEN SPACE + ENVIRONMENTAL PROTECTION                    | (DEDICATED TO TOWN)                     |         | 14.33 ha |
| BLOCK 16-17 - WALKWAY                                               | (DEDICATED TO TOWN)                     |         | 0.07 ha  |
| ROADS                                                               |                                         |         | 4.63 ha  |
| TOTAL                                                               |                                         | 436     | 48.97 ha |

|  |                |
|--|----------------|
|  | LOW DENSITY    |
|  | MEDIUM DENSITY |
|  | HIGH DENSITY   |

SCALE 1:2000

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DWG: 704-10-OP DENSITY



Key Map

# PROPOSED ZONING

| LAND USE                                                                                                          | UNITS   | AREA     |
|-------------------------------------------------------------------------------------------------------------------|---------|----------|
| RESIDENTIAL, SINGLE DETACHED LOTS                                                                                 | 1 to 99 | 7.36 ha  |
| BLOCK 1 - RESIDENTIAL SEMIS<br>(12 SEMI-DETACHED UNITS)                                                           | 12      | 0.84 ha  |
| BLOCK 2 - RESIDENTIAL TOWNHOUSES<br>(18 TOWNHOUSE UNITS)                                                          | 18      | 0.74 ha  |
| BLOCK 3 - RESIDENTIAL TOWNHOUSES<br>(12 TOWNHOUSE UNITS)                                                          | 12      | 0.43 ha  |
| BLOCK 4 - STORMWATER MANAGEMENT<br>(DEDICATED TO MUNICIPALITY)                                                    |         | 1.20 ha  |
| BLOCK 5 - RESIDENTIAL HIGH DENSITY<br>(4-56 UNIT WALK UP APARTMENT BUILDINGS<br>(TO BE DEDICATED TO MUNICIPALITY) | 144     | 2.05 ha  |
| BLOCK 6 - STORMWATER MANAGEMENT<br>(TO BE DEDICATED TO MUNICIPALITY)                                              |         | 1.15 ha  |
| BLOCK 7 - LOCAL COMMERCIAL<br>(75 TOWNHOUSE UNITS)                                                                |         | 0.55 ha  |
| BLOCK 8 - RESIDENTIAL TOWNHOUSES<br>(33 TOWNHOUSE UNITS)                                                          | 33      | 1.69 ha  |
| BLOCK 9 - RESIDENTIAL TOWNHOUSES<br>(12 TOWNHOUSE UNITS)                                                          | 12      | 0.82 ha  |
| BLOCK 10 - RESIDENTIAL TOWNHOUSES<br>(32 FREEHOLD SINGLE DETACHED LOTS)                                           | 32      | 0.32 ha  |
| BLOCK 11 - RESIDENTIAL, SINGLE DETACHED<br>(32 FREEHOLD SINGLE DETACHED LOTS)                                     |         | 2.67 ha  |
| BLOCK 12 - SENIORS COMPLEX                                                                                        |         | 0.40 ha  |
| BLOCK 13 - COMMUNITY CENTER + OPEN SPACE + ENVIRONMENTAL PROTECTION (DEDICATED TO TOWN)                           |         | 7.61 ha  |
| BLOCK 14 - OPEN SPACE + ENVIRONMENTAL PROTECTION (DEDICATED TO TOWN)                                              |         | 2.11 ha  |
| BLOCK 15 - OPEN SPACE + ENVIRONMENTAL PROTECTION (DEDICATED TO TOWN)                                              |         | 14.33 ha |
| BLOCK 16-17 - WALKWAY<br>(DEDICATED TO TOWN)                                                                      |         | 0.07 ha  |
| ROADS                                                                                                             |         | 4.63 ha  |
| TOTAL                                                                                                             | 436     | 48.97 ha |

|  |                                    |
|--|------------------------------------|
|  | COMMERCIAL (C6) ZONE               |
|  | RESIDENTIAL (R3) ZONE              |
|  | ENVIRONMENTAL PROTECTION (EP) ZONE |
|  | RECREATION (REC) ZONE              |

SCALE 1:2000

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DWG: 704-10-ZONING