



## LOFT PLANNING

P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

705.446.1168  
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May 2, 2022

Ms. Summer Valentine  
Director of Planning, Building and Economic Development  
Town of Collingwood  
97 Hurontario Street, P.O. Box 157  
Collingwood, Ontario  
L9Y 3Z5

Dear Ms. Valentine:

**RE: Planning Opinion  
Site Plan Submission (The Townhomes of Pretty River)  
John Welton Custom Homebuilding Ltd.**

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We act as planners for John Welton Custom Homebuilding Ltd. ("Sunvale Homes"), owners of Block 181, Plan 51M-945, Town of Collingwood. This planning opinion is provided in conjunction with a submission for Site Plan Approval and Condominium Exemption as it relates to Block 181.

The subject lands are municipally known as 17 Portland Street and legally known as Block 181, Plan 51M-945, Town of Collingwood. The policy documents including Official Plan Amendment 45 and Zoning By-law amendment 2021-049 were approved by the Local Planning Appeals Tribunal (OLT Case No. PL171461 and OLT File No. PL171462) on June 30, 2021. The proposed submission conforms with OPA 45 and complies with By-law 2021-049. **(Tab 1 – Subject Lands)**

With respect to the Official Plan, the lands are designated site specific via Official Plan Amendment 45. OPA 45 designates the lands Low-Medium Density Exception Two.

- Exception Two provides that the uses permitted shall be limited to single detached dwellings, semi-detached dwellings and townhouse dwellings on a private road, and, townhouse dwellings as group or cluster dwellings;
- And, the subject lands shall have a minimum density of 15 units per gross hectare and a maximum density of 23 dwelling units per hectare. **(Tab 2 – OPA 45 Schedule)**

With respect to the Zoning By-law, the lands are zoned site specific via Zoning By-law Amendment 2021-049. The By-law zones the lands Holding Nineteen – Residential Third Density Exception Sixty (H19) (R3-60). **(Tab 3 – ZBA 2021-049 Schedule)** The site-specific exception (R3-60):

- Permits single detached dwellings, semi-detached dwellings, townhouse dwellings and group or cluster dwellings.
- Further, minimum yard abutting the rear lot line of a Residential Second Density Nine (R2-9) Zone shall be 7.5 m,



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- Minimum yard for any building or structure abutting a street under the jurisdiction of Simcoe County shall be 10 m
- For the purposes of determining zoning conformity for dwelling units which do not directly front onto a public road, lands within this zone shall be considered to be one contiguous lot.

We have submitted for Site Plan Approval and a request for Condominium Exemption for Block 181. The proposed development consists of eight (eight) semi-detached and eighty-two (82) townhouses for a total of ninety (90) units within a common element condominium. The common element block will include the private road, parking, amenity area, trail connectivity and stormwater/servicing blocks. Based on water servicing demand requirements provided by Public Works, the required allocation is as follows:

82 Townhouse Units x 0.83 SDU Equivalents 68.06 SDU  
8 Semi-Detached Units x 0.93 SDU Equivalents 7.44 SDU  
**TOTAL for 90 units 75.5 SDU**

We have pre-consulted and received department and agency comments. We have provided for a site plan submission which takes into consideration the comments received. As part of the submission is the response matrix, merit-based matrix and an urban design review/details provided by Sunvale Homes.

### Policy Review

#### PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development in Ontario. This Provincial Policy Statement was issued under section 3 of the Planning Act and came into effect May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014.

The Official Plan Amendment 45 and Zoning By-law Amendment 2021-049 to permit a Low-Medium Density Exception Two designation for the subject lands is consistent with the Provincial Policy Statement (PPS) and specifically Section 1.1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns and 1.1.3 – Settlement Areas.

The proposal will accommodate new population growth on vacant land in an area that can be serviced, within a defined Settlement Area. (Section 1.1.1 a, c, d) (Section 1.1.3.6) (Section 1.4.1, 1.4.3b)

The proposal will incorporate appropriate range and mix of residential uses in a compact form to meet the long-term needs of the community. (Section 1.1.1 b, e) (Section 1.1.3.6) (Section 1.4.1, 1.4.3b)

The proposal will assist the Town in meeting its intensification and density targets set by the Province of Ontario and the County of Simcoe. (Section 1.1.1 e, g, i) (Section 1.1.3.2 a, c, d, e) (Section 1.1.3.6) (Section 1.4.1, 1.4.3b)

The proposal will permit lot creation on lands designated by the Official Plan for development, on full municipal services. (Section 1.1.1 g, h) (Section 1.1.3.1) (Section 1.1.3.2 a, b, c, d, e) (Section 1.6.6.2) (Section 1.6.6.7)

The proposal will promote green spaces by connecting the proposed development to surrounding neighbourhoods and open space lands. (Section 1.1.3.2 d) (Section 1.5.1 a, b)



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The development will create pedestrian connections including walkway that will provide accessibility of residents throughout the development. (Section 1.1.3.2 e) (Section 1.5.1 a, b)

The lands are identified to be within the two-zone concept for the Pretty River. A spill analysis has been undertaken by Tatham Engineering confirming that the proposed development is located within the flood fringe and was approved by engineering staff at the Nottawasaga Valley Conservation Authority and the Town of Collingwood. (Section 3.1.6)

It is my opinion that the proposal is consistent with the Provincial Policy Statement 2020.

### **A PLACE TO GROW – Growth Plan for the Greater Golden Horseshoe, Office Consolidation 2020**

A review of A Place to Grow confirms that the proposal conforms to the Growth Plan for the Greater Golden Horseshoe. The Growth Plan requires all decisions made on or after August 28, 2020 in respect of the exercise of any authority that affects a planning matter to conform to this Plan.

The Growth Plan provides a guide for growth and development in the Greater Golden Horseshoe directing where and how growth should occur. Generally, the policies are directed at absorbing and planning for population and employment growth.

The development as contemplated in the Official Plan Amendment and Zoning By-law Amendment conforms with the Growth Plan for the Greater Golden Horseshoe Office Consolidation 2020.

The Growth Plan for the Greater Golden Horseshoe encourages a diverse mix of land uses and directs growth to Settlement Areas where there are full municipal services.

The Growth Plan has as its guiding principle, the development of compact, vibrant and complete communities. The proposed re-designation from Low Density to Low-Medium Residential Exception Two will allow for the development of condominium townhouses which are compatible with the surrounding land uses, developed on full municipal services.

The development contributes to the achievement of the intensification and density targets identified in the Growth Plan. It is my opinion that the proposal conforms to the Growth Plan.

### **COUNTY OF SIMCOE OFFICIAL PLAN**

The subject lands are designated as “Primary Settlement Area” on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan, 2016 (SCOP). The subject lands are located within a primary settlement area within the County where full municipal services can be provided. The proposal conforms to the Growth Management Policies (Part 3) of the County of Simcoe Official Plan where goals and policies promote a wide range of housing types in compact communities at transit supportive densities. It is my opinion that the proposal conforms to the County of Simcoe Official Plan.

### **TOWN OF COLLINGWOD OFFICIAL PLAN**

The subject lands are designated (OPA 45) Residential on Schedule A – Land Use Plan to the Town of Collingwood Official Plan. Schedule C – Residential Density Plan designates the land for Low-Medium Density residential use.



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Block 181 has permissions for development having a minimum density of 15 units per gross hectare and a maximum density of 23 dwelling units per hectare.

The Low-Medium Density designation was introduced by OPA#33 in 2015. The primary permitted uses include single-detached dwellings, semi-detached dwellings, duplex dwellings, fourplexes, triplexes, townhouses, boarding homes and apartments. The low-medium density designation shall have a minimum density of 20 dwelling units per gross hectare and a maximum density of 30 units per gross hectare. The site specific OPA as it relates to the subject lands does limit the permitted uses as noted above and also provides for a maximum density of 23 dwelling units per hectare.

The proposed residential use is contemplated in the Official Plan (Schedule A) and the use of the lands for low-medium density is appropriate for the area given the location and the mix and range of uses in the surrounding area. The proposed residential uses conform to Section 4.3 – Residential and Section 4.3.2.4 – General Policies Applicable to all Residential Density Designations.

It is my opinion that the proposal conforms to the Town of Collingwood Official Plan.

## ZONING

Zoning By-law Amendment 2021-049 zones the lands Holding Nineteen – Residential Third Density Exception Sixty (H19) R3-60 Zone as follows,

- The Residential Third Density Exception Sixty (H19) R3-60 Zone includes a Holding Symbol (H19), related to “confirmation of adequate and functional municipal water services”.
- R3-60 Zone, Exception 60 includes the following site-specific exception,

“RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY – R3-60 ZONE  
Uses shall be limited to the following:

- Single detached dwellings;
- Semi-detached dwellings;
- Townhouse dwellings; and,
- Group or cluster dwellings.

The following zone exception shall apply;  
Minimum yard abutting the rear lot line of a Residential Second Density Nine (R2-9) Zone:  
7.5 m

Minimum yard for any building or structure abutting a street under the jurisdiction of Simcoe County: 10.0 m

For the purposes of determining zoning conformity for dwelling units which do not directly front onto a public road, lands within this zone shall be considered to be one contiguous lot.”



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It is my opinion that the proposal does comply with the Town of Collingwood Zoning By-law 2010-40.

### **PLANNING ACT**

A review of the Planning Act confirms that the proposal meets the requirements of the relevant sections of the Planning Act which include Section 2 that addresses Provincial Interest and Section 3 that requires consideration of Policy Statements and Provincial Plans. It is my opinion that the proposal meets the requirements of the Planning Act.

### **CONCLUSION**

In summary and in my opinion, the Site Plan Approval submission and associated Condominium Exemption request are appropriate, meet the applicable policy framework, represents good planning, in the public interest, and should be approved.

We trust the above is satisfactory, should you have any questions please contact my office.

Yours truly,  
LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP  
Principal



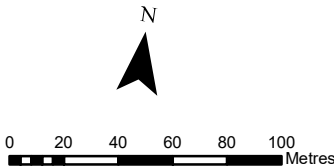
Town of Collingwood

Block 183, Plan 51M-945

Block 181, Plan 51M-945

Township of Clearview

**Sunvale Homes**  
**Blocks 181 & 183, Plan 51M-945**  
**Town of Collingwood**



Source: The data used to create this drawing was derived from The Simcoe County Open Data License. Copyright Queen's Printer 2021. THIS IS NOT A PLAN OF SURVEY



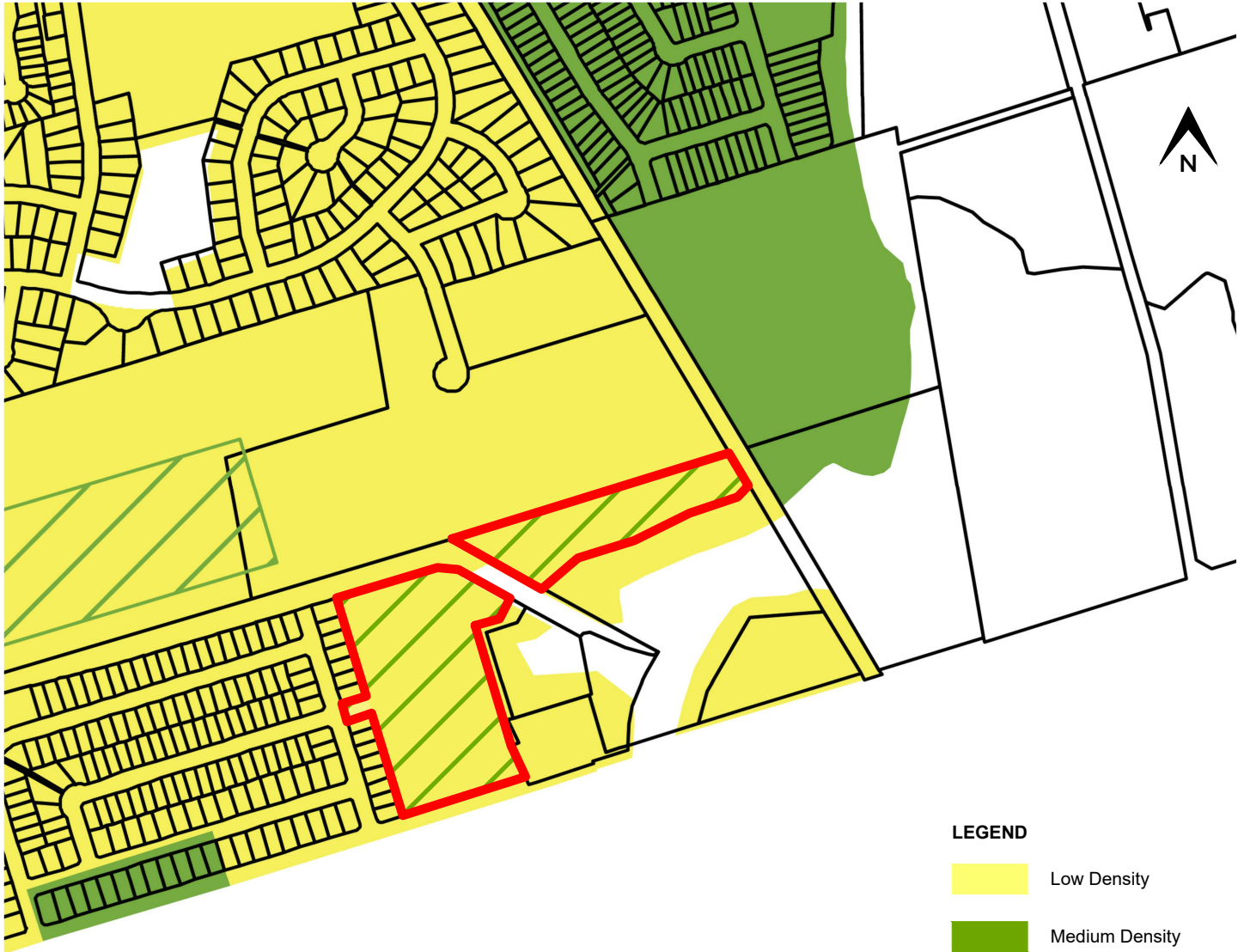
LOFT PLANNING

June 3, 2021




# SCHEDULE 'A' TO O.P.A. NO. 45

## THE CORPORATION OF THE TOWN OF COLLINGWOOD

OFFICIAL PLAN OF THE TOWN OF COLLINGWOOD  
SCHEDULE 'C' - RESIDENTIAL DENSITY



### LEGEND

-  Low Density
-  Medium Density
-  Low-Medium Density Residential

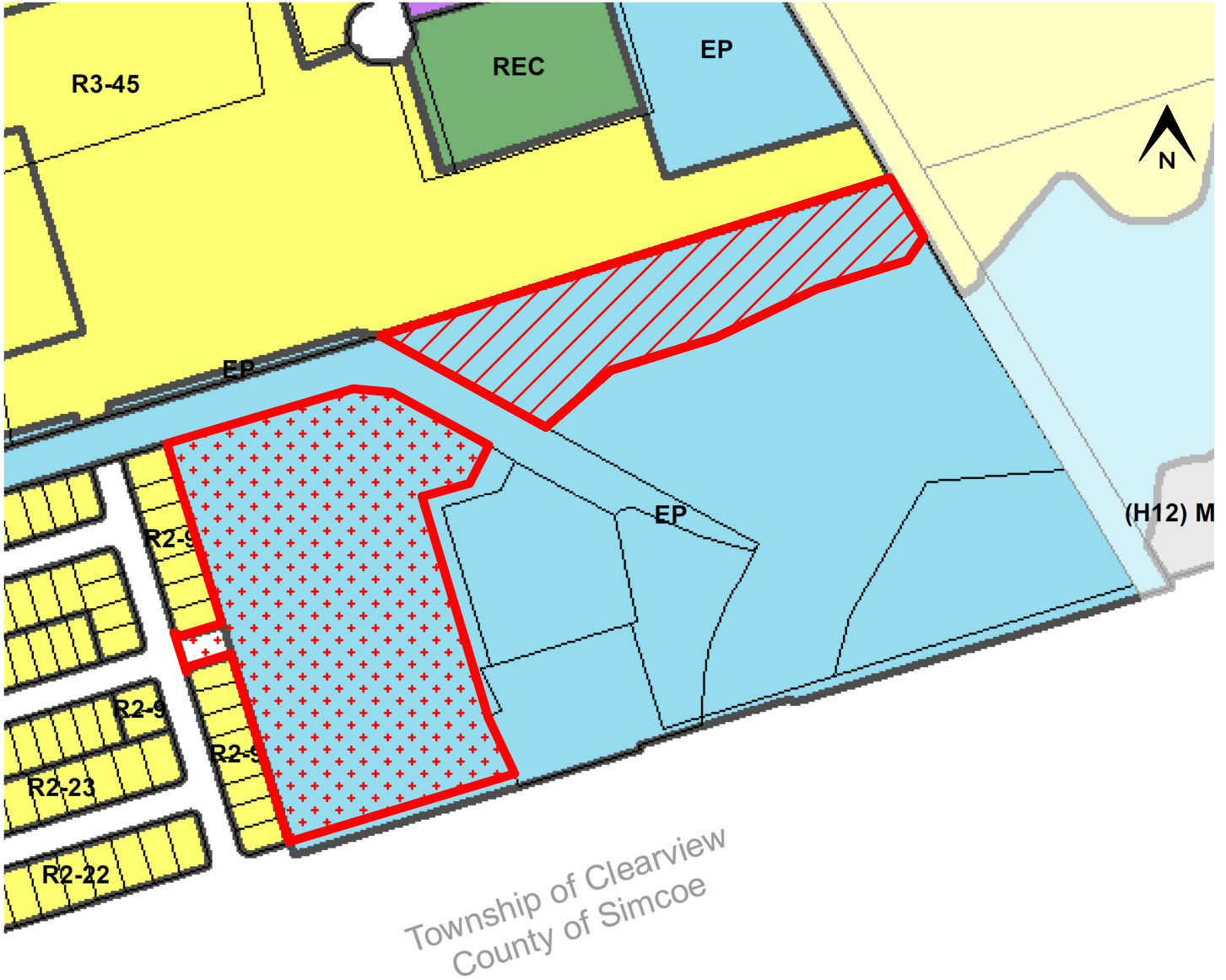


LANDS TO BE REDESIGNATED FROM "LOW DENSITY" TO "LOW-MEDIUM DENSITY RESIDENTIAL EXCEPTION TWO"

# SCHEDULE 'A' TO Z.B.A. No. 2021- 049

## THE CORPORATION OF THE TOWN OF COLLINGWOOD

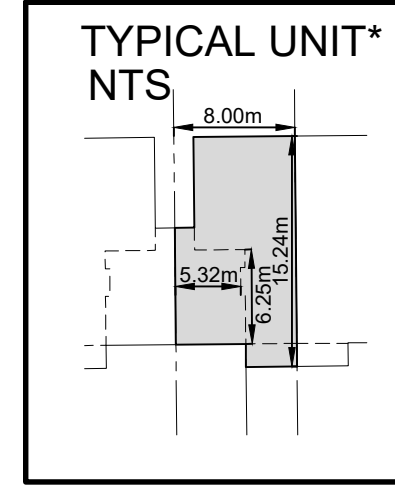
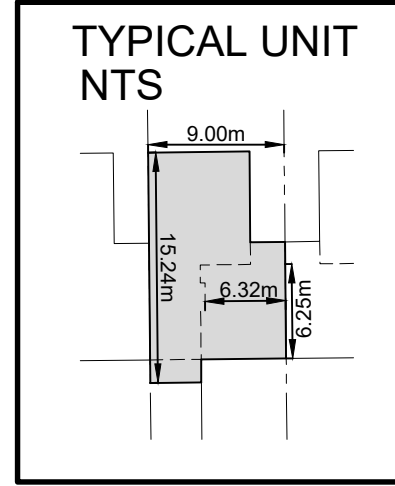
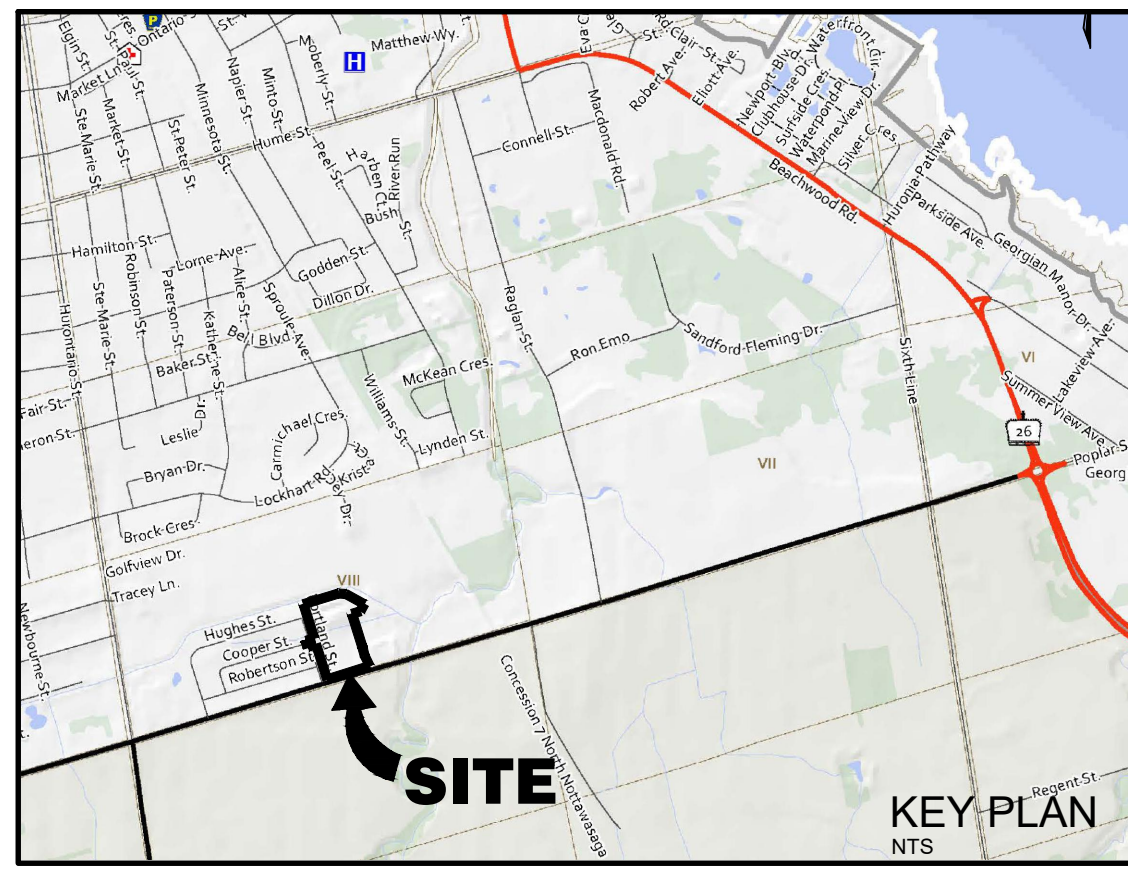
COLLINGWOOD ZONING BY-LAW 2010-40  
SCHEDULE 'A' - MAP 24



LANDS TO BE REZONED FROM THE ENVIRONMENTAL PROTECTION (EP) ZONE AND PUBLIC ROADWAY (PR) ZONE TO THE HOLDING NINETEEN - RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY (H19) R3-60 ZONE



LANDS TO BE REZONED FROM THE ENVIRONMENTAL PROTECTION (EP) ZONE TO THE HOLDING NINETEEN - RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-ONE (H19) R3-61 ZONE



**LEGEND**

- PROPERTY BOUNDARY
- EDGE OF EXISTING PAVEMENT
- EDGE OF EXISTING GRAVEL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- BENCHMARK
- EXISTING CONTOUR LINE

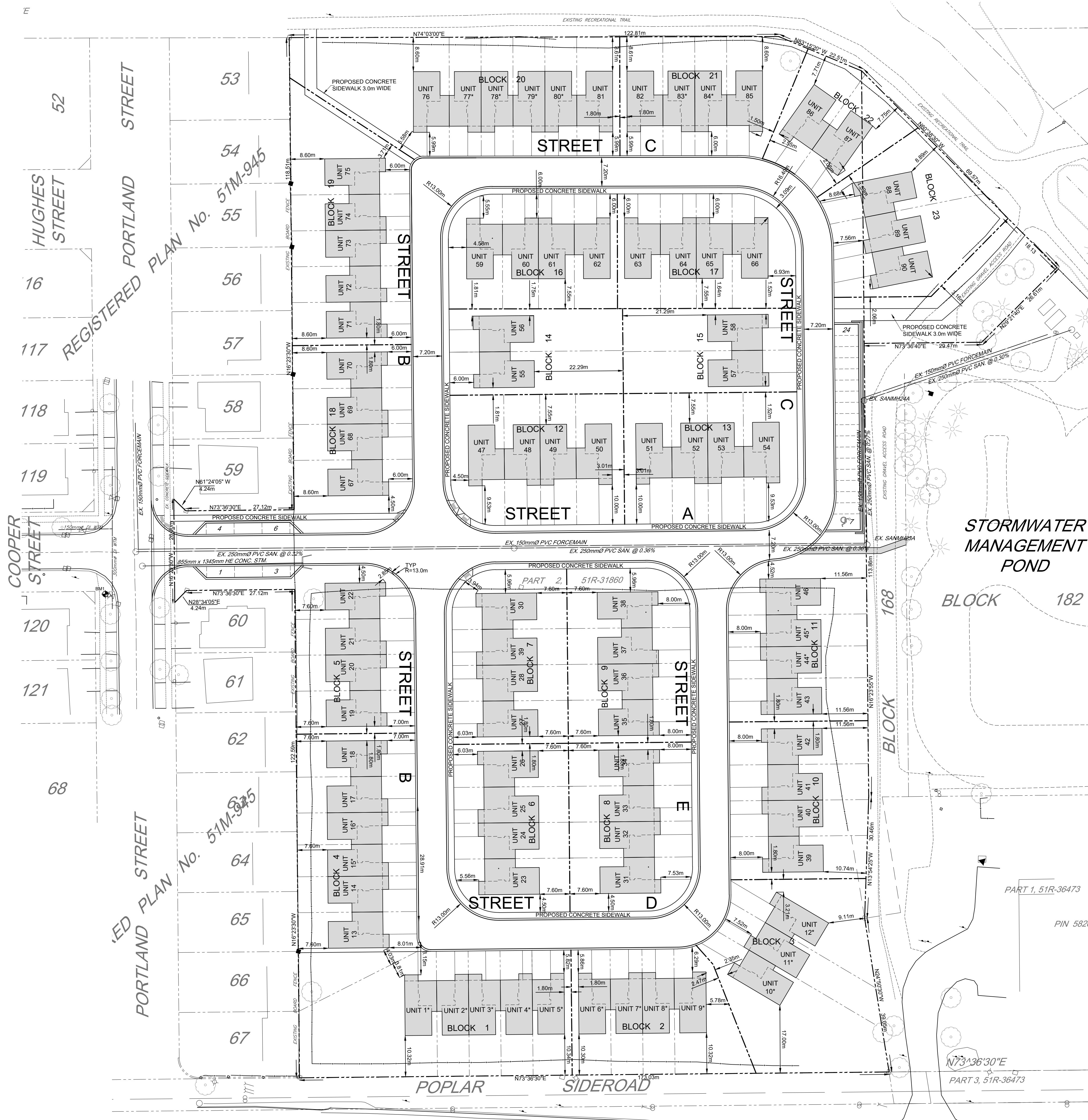
**SITE STATISTICS**

PARCEL 1
AREA = 3.961 ha
NUMBER OF UNITS = 90
DENSITY = 22.7 UNITS PER HECTARE

**PROPOSED TOWNHOUSE DEVELOPMENT STATISTICS**

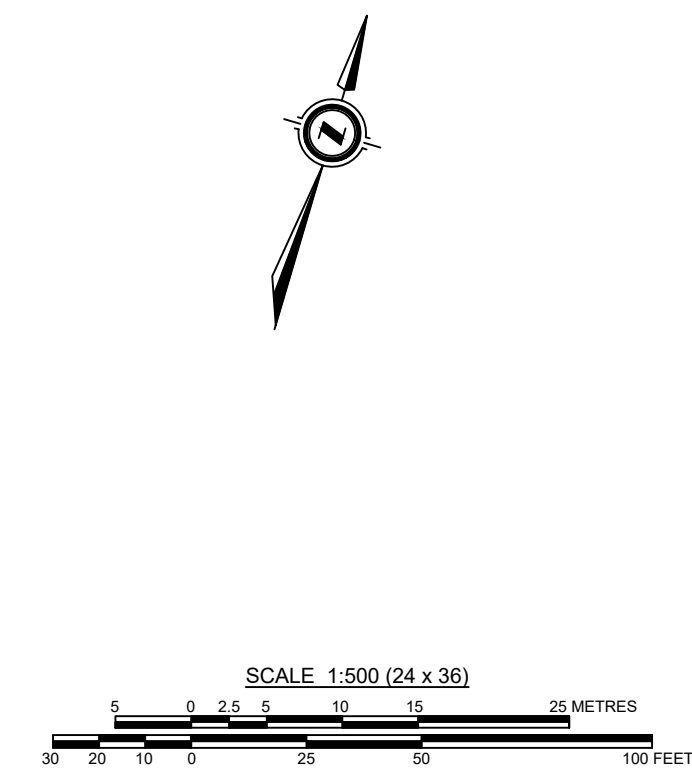
PROPOSED USE: RESIDENTIAL TOWNHOUSE DWELLING  
ZONE: R3-60

REGULATION	REQUIRED	PROVIDED
MIN. FRONT YARD	6.0 m	7.6 m
MIN. EXTERIOR SIDE YARD	6.0 m	10.16 m
MIN. INTERIOR SIDE YARD	6.0 m	7.75 m
MIN. REAR YARD	7.5 m	7.71 m
MAX. LOT COVERAGE	40%	24.8%
MIN. LANDSCAPED OPEN SPACE	35%	47.0%
EXCEPTION 60-	MINIMUM YARD ABUTTING THE REAR LOT LINE OF A RESIDENTIAL SECOND DENSITY NINE (R2-9) ZONE: 7.5m	7.6 m
	MINIMUM YARD FOR ANY BUILDING OR STRUCTURE ABUTTING A STREET UNDER THE JURISDICTION OF SIMCOE COUNTY: 10m	10.16 m



**CAUTION:**  
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**Notes**  
1. PROPERTY BOUNDARY DERIVED FROM PLAN OF SURVEY BY ZUBEK, EMO, PATTEN AND THOMSEN LTD.



**Benchmark Information**

BM1	TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTH-WESTERLY CORNER OF THE INTERSECTION OF COOPER STREET AND PORTLAND STREET	ELEVATION	195.24m
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No.	DATE	DESCRIPTION	BY	APPD
1	MAY 2022	SECOND SUBMISSION	TLB	SJC
0	NOV 08/21	FOR PRE-CONSULTATION	TLB	SJC

REVISION / ISSUE

Seal not valid unless signed and dated

**COBIDE ENGINEERING INC**  
517 10th Street, Hanover, Ontario N4N 1R4  
Telephone: (519) 506-5959  
www.cobideeng.com

**PROPOSED TOWNHOUSE DEVELOPMENT  
PRETTY RIVER ESTATES  
TOWN OF COLLINGWOOD  
SITE PLAN**

Client: **SUNVALE HOMES LTD.**

Design: TLB Scale: 1:500  
Drawn: JAF Approved:  
Checked: SJC  
Date: JUN 2021 Design Engineer

DRAWING No. 00703-SP1