



Thursday, July 27, 2017

D1203117 and D14617 are Revisions to Draft Plan Approvals and a Zoning By-Law Amendment

Project: The Trails of Collingwood
Municipal Location: East side of High Street between Telfer Road and Tenth St. Collingwood
Owner: Helen Court Homes Ltd., David Ferracuti
Agent: Travis & Associates – Colin Travis MCIP RPP

Municipal Planner: Mark Bryan, Community Planner

Proposal: The subject applications seek a "Redline" revision to the approved Draft Plan and an associated amendment to the Zoning By-law. The Redline seeks to modify existing Block 52 by reducing it in size in order to introduce a new Block 53 (see attached redline draft plan). The proposed new Block 53 has been designed, located and sized to receive contaminated soils from the remainder of the development lands and will be engineered to create a usable public open space that can be aesthetically designed to integrate into the adjacent stormwater management block to the north – now identified as Block 54).

In addition, the proposed redline introduces a phasing line to delineate a phase 1 boundary and a phase 2 boundary.

The rezoning proposal seeks to zone what is the east part of existing Block 52, now proposed as Block 53 in the redline plan, from "R3-27" to "REC" .

Previous Town Files: DC-2006-41, Z-2007-08, D1202311, D1202312, D00216, D002116

Legal Description: Part Lots P, S, V Plan 263, Town of Collingwood



Attendees: Staff Representatives	Attendance	Applicant Representatives	Attendance
Mark Bryan			
Brian MacDonald			
Dean Collver			
Evan Orser			
Herb Lemon			
John Velick			
Kandas Bondarchuk			
Martin Rydlo			
Nancy Farrer			



Peggy Slama			
Robert Bolt			
Wendy Martin			

Town and Agency comments:

**1. Planning Services, July 26, 2017
Mark Bryan, Community Planner**

**Trails of Collingwood Draft Approved Plan of Subdivision
Development Review Meeting Comments for July 27th, 2017.**

Official Plan Designation: Residential, High and Medium Density
(Greenfields – lands for urban uses)

Zoning Classifications: Holding Thirteen Residential Third Density (H13) R3, Holding Thirteen Residential Third Density Exception Twenty-Six(H13) R3-26, Holding Thirteen Residential Third Density Exception Twenty-Seven (H13) R3-27, and Holding Thirteen Residential Third Density Exception Twenty-Eight (H13) R3-28 and Holding Thirteen Environmental Protection (H13) EP.

The Holding Thirteen (H13) provision indicates that:

- No sensitive land use is permitted until the completion and acceptance of a record of site condition confirming that the land is appropriate for such use.
- All other uses permitted by the underlying parent zone, or the exception zone, are lawfully permitted while the H13 symbol is in place.

Draft Approval Status: Initial draft plan approval on October 20, 2008 for a period of three (3) years. Several extensions have been approved by Council with the most recently an extension to October 20, 2018.

Draft Approved Plan of Subdivision:

The existing draft approved plan of subdivision, proposes to divide the property for two hundred and fifty-five (255) residential dwellings – thirty-four (34) lots for small lot single-detached units, sixteen (16) lots for thirty-two (32) semi-detached units, twelve (12) blocks for seventy-eight (78) townhouse units and one (1) block for one hundred eleven (111) units in two 4 storey residential apartment buildings. The plan also proposes one (1) stormwater management blocks, lands for extensions to Cameron Street and a portion of Spruce Street and a number of 0.3 metre (1 ft) reserves used for controlling ingress/egress locations.

Proposed redline Revisions:

The proposal primarily seeks to redline the existing draft approved plan of subdivision to enable the creation of an open space area for secure placement of compromised soils. The application also entails minor adjustments and the intention to phase development. The containment of compromised/contaminated soil would entail the construction of a berm on the eastern portion of the townhouse development block (Block 52). The use of these lands for soil containment would reduce the proposed townhouse dwellings by 32 units.

Proposed Rezoning:

The proposed rezoning would entail rezoning the lands for the new berm block from Holding 13 Residential Third Density Exception Twenty-Seven (H13) R3-27 to Recreation (REC).



Comments

1. The soil containment proposal will ultimately be required to satisfy applicable Provincial, County and Municipal standards. It is assumed that containment of the contaminated soil will need to be completed prior to any development occurring on the site.
2. The location of the proposed stormwater management pond and the berm/open space is acceptable subject to appropriate design and integration for: a naturalized aesthetic, to better address any existing and planned public recreational uses, such as trails and/or parks, and possibly in terms of functionality if appropriate.
3. The berm/open space lands should be publically accessible and ultimately designed with the standards of Parks, Recreation and Culture and the Town's Urban Design Manual in mind (e.g., functionality, aesthetics, CPTED principles, etc.).
4. The proposed berm/open space block will need to be appropriately rezoned and continue to include the current holding provision.
5. A 3 metre multiuse concrete trail (on a 5 metre right of way) providing a link from Spruce Street (northern portion) to the Cameron Street extension will need to be incorporated into the subdivision layout redline revisions. The trail will need to be on Town owned lands which will likely mean that the western boundaries of the stormwater management pond and contaminated soil blocks will need to be modified and a new block created immediately to the west of lot 39. A design detail provided by Engineering Services is attached to assist in these modifications.

Obviously, the more of the trail/trail right of way that can be accommodated on the proposed pond and contaminated soil blocks the less land from Block 52 will be needed.

6. The Town will require an access easement over the private roadway from the Cameron Street extension into the development block (Block 52) in order to have operational/maintenance access to the pond and contaminated soil blocks.
7. The Phase 2 Boundary does not coincide with the eastern boundary of Block 51. Is it the intent of the application to adjust this block boundary? Clarification needs to be provided.
8. Additionally, Engineering Services has identified that the plan should include a redline revision noting that Block 55 (small triangular block adjacent to the east of Lot 35) is for a portion of a future potential trail and/or maintenance connection to the soil containment facility/town trail network (currently the block is labeled as vacant).
9. Appropriate Conditions of Draft Plan Approval will need to be incorporated to address:
 - the construction, dedication and operation of the berm to applicable Provincial, County and Municipal standards as appropriate;
 - the phasing approach suggested; and,
 - minor revisions/editing to bring the conditions 'up to date' with current Town standards.
10. Based on the information presented, the proposal does not seem to create any overall issues with respect to the applicable Official Plan density ranges/greenfield density targets for the subdivision proposal. It is noted that the apartment Block (Block 51) is now being proposed for 125 dwelling units (approx. 99 units/per hectare). The loss of 0.801 hectares of residential land (townhouses) would appear to reduce the overall unit yield by 32 units which would mean a unit density of 17.5 units/ha for the medium density designated lands. The unit count should be increased to achieve the minimum 20 units per hectare. This density could be achieved by adding more townhouse units, introducing the possibility of additional low-rise apartment dwelling units and/or assuming accessory apartments within the proposed single, semi and townhouse dwelling units (in advance of anticipated supportive changes to the Town's Zoning By-law).
11. A revised draft plan will need to be submitted, subsequent to consideration of comments from Planning Services and others, to reflect the appropriate configuration, dimensions, uses and numbering for all blocks and lots.



2. County of Simcoe, July 19, 2017
Tiffany Thompson, Planner II

Thank you circulating the County on applications for redline to draft approved plan of subdivision and zoning by-law amendment for the Trails of Collingwood Subdivision located on the east side of High Street between Telfer Road and Tenth Street (File No. D1203117 and D14617). As described in the circulation, the redline revision is seeking to modify Block 52 by reducing the block to introduce a new Block 53 as a park block.

The County provided comments in 2016 regarding the initial redline revision based on a similar concept. In reviewing these comments, the comments provided in 2016 would apply to this proposed redline revision (see attached). Of particular concern is the lack of a temporary turning circle at the terminus of Cameron Street which will restrict the County in providing waste collection services for Lots 28 to 35. If a turning circle is not being provided, the County would request that an inhibiting order be placed on these lots to restrict development until Cameron Street is fully extended if this is not already captured in the existing draft plan conditions. If this is not captured by the existing conditions or is not being proposed by the Town, the County can provide a condition to be inserted as part of the redline process.

Please circulate the County on any further notices related to this development.

If you require further information or clarification on the above, do not hesitate to contact me.

Regards, Tiffany

Tiffany Thompson BES MCIP RPP
Planner II

(Continues on next page)



Development Meeting Technical Report of Compiled Comments

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Project: The Trails of Collingwood



County of Simcoe
Planning
1110 Highway 26,
Midhurst, Ontario L0L 1X0

Main Line (705) 726-9300
Toll Free 1-888-893-9300
Fax (705) 727-4276
simcoe.ca



December 14, 2016

Mark Bryan
Community Planner
Town of Collingwood
55 Ste. Marie Street, P.O. Box 157,
Collingwood, ON L9Y 3Z5

VIA EMAIL

Dear Mr. Bryan,

**RE: Pre-Consultation – Redline Revision of Draft Approval for Subdivision
Town File No. D002116 (Trails of Collingwood – Formerly Helen Court Homes)
Part Lots P, S, V Plan 263, East Side of High Street between Telfer Road and Tenth Street
Town of Collingwood**

Thank you for circulating the above noted application to the County of Simcoe for comment. It is County planning staff's understanding that the applicant is proposing a redline revision of an existing draft approved plan of subdivision for the Trails of Collingwood subdivision previously draft approved on October 20, 2008.

County staff recognize that the proposed plan of subdivision was approved in October 2008 and that the County did not previously provide waste collection-related comments prior to draft approval. Since this time, the County of Simcoe has developed Waste Collection Design Standards (see attached) and have streamlined our internal process for plan review. Therefore, the following comments are based on the County of Simcoe Waste Collection Design Standards and the streamlined review process.

The County will require the revised draft plan to show a cul-de-sac (temporary) for the terminus of Cameron Street Extension on the subject lands, and the lands immediately to the east if necessary. The inclusion of the cul-de-sac will allow the County to provide waste collection services to Lots 1 to 50.

Block 51 (111 Apartment Units) and Block 52 (46 Townhome Units) are noted on the draft plan and are likely intended to be developed by way of condominium and/or site plan. While the County is not obligated to provide waste collection services to private roads including private condominium roads/lanes, the County may potentially be able to provide this service if the road(s) are designed and built to comply with the County's Waste Collection Design Standards. Among these requirements, the internal road layout must be designed to permit continuous collection without reversing, or where a cul-de-sac is proposed, a turning circle or T-turnaround is to be provided.

Prior to the County confirming waste collection services for Blocks 51 and 52, the applicant will need to demonstrate that County waste collection vehicles can safely maneuver the length of the paved streets in all

PLD-003-C01

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Development Meeting Technical Report of Compiled Comments

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Project: The Trails of Collingwood

weather conditions and with consideration to other structures and obstacles proposed within the private right-of-ways, including, but not limited to: street trees, light standards, utility boxes, curbing and snow accumulation. All private common elements condominium roads and laneways must be two-way travel. This determination is typically made through the provision of a Turn Path Analysis prepared by the Developer's engineering consultant followed up by the County testing the constructed road with actual waste collection vehicles.

Upon review and acceptance of the Turn Path Analysis, the County will confirm whether waste collection services can be provided. However, if the constructed road(s) within the development are not in accordance with the plan accepted by the County or if they include unanticipated obstacles, further County testing of the constructed road with actual waste collection vehicles will be required prior to confirmation of waste collection by the County of Simcoe.

County of Simcoe Planning and Waste Management staff are willing to work with the Owner to design the blocks to comply with the County's Waste Collection Design Standards.

Please circulate a notice of decision as it relates to the redline revision and any future applications for site plan or condominium specific to Block 51 and 52 for the County to review and determined servicing for waste collection.

If you have any questions or require further information, please do not hesitate to contact the undersigned at 705-726-9300 Ext.1185 or tiffany.thompson@simcoe.ca

Sincerely,
The Corporation of the County of Simcoe

Tiffany Thompson, BES MCIP RPP
Planner II

cc: Nathan Westendorp, Manager of Development - County of Simcoe
Laura Barrett, Contract and Program Monitor – County of Simcoe

3. Parks, Recreation and Culture, July 17, 2017 Wendy Martin, Manager of Parks

Standing Comments as of January 2015:

Town of Collingwood Official Plan December 2011 Section 4.2 Parkland Acquisition Pursuant to the Planning Act

To ensure that adequate public open space is available to meet the recreational needs of the community, Council shall require the conveyance of up to a five percent (5%) parkland dedication in the case of new residential development and up to a two percent (2%) parkland dedication in the case of new commercial or industrial development. In addition, Council may accept 'cash-in-lieu' of parkland payment when deemed appropriate.

- ☐ 2% land for industrial/commercial development
- ☐ 5% land for residential development
- ☐ Cash-in-lieu 2% or 5% The applicant shall pay Building Services a prescribed percentage of the appraised value of the lands as "Cash-in-lieu" of parkland that will be determined by an appraisal that has been completed by a professional Appraiser one day prior to Building Permit Issuance.
- ☐ Mixed Use Developments: The respective rate shall be applied in the same proportion that the gross floor area of industrial/commercial uses to the gross floor area of residential uses.
- ☐ Not Applicable

Any land dedicated for parkland purposes must be in a satisfactory physical condition and be located in a manner, which provides for its easy use by the general public. If the lands have been disturbed by the placement of fill, stripping of topsoil, removal of vegetation or any other undertaking, which disrupts the natural environment, the Town may require the land be restored to an appropriate condition before accepting the land dedication. Where proposed development abuts a body of water, Council shall endeavour to require that the lands dedicated for park purposes be located adjacent to the body of water.



Before accepting lands for park purposes, the municipality shall enter into an agreement with the development proponent dealing with such matters as the responsibility for grading, seeding, fencing, landscaping and for the installation of recreational, water supply and sanitary sewage disposal facilities.

Private Parks

Private parks shall adhere to the following policies in addition to all other applicable provisions of this Plan.

- 1. The establishment of new private parks shall only occur by amendment to the Official Plan and implementing Zoning By-law.
- 2. Buildings and structures accessory to a private park which may include administrative offices, a residence for a caretaker or watchman, a pro-shop, a refreshment booth or pavilion, dining and recreation facilities and a clubhouse accessory to a golf course shall be permitted but only to service the clients or members of the principal recreational use.

Meeting Comments:

4. Nottawasaga Valley Conservation Authority, Dec 16, 2016 – Comments from Preconsultation D002116
Chris Hibberd, MCIP, RPP | Director, Planning Services

NVCA will be commenting on this newest proposal.

Dec 16, 2016 – D002116

We understand that the redline revisions “represents a different approach to dealing with the development of the property than has been advanced over the past several years (i.e. a linear berm along the southern property line) and works with the existing draft approval rather than looking at a complete redesign of development for the property”.

As noted in our past comments the subject site contains a unevaluated wetland feature. Due to the noted feature and adjacent lands (120 metres) portions of the site are regulated by the NVCA pursuant to Ontario Regulation 172/06. Subsequently, permit approval is required from the NVCA prior to any development proceeding in a regulated area.

NVCA staff recognizes that this file has a long history that pre-dates our involvement with wetland regulation and our knowledge of wetland conditions within the proposed development area. Given the planning history associated with this property, it was not feasible to protect the small wetland. We had significant discussions regarding this property and adjacent areas during recent stakeholder meetings as part of the Collingwood Natural Heritage System project and there was consensus due to planning history in the general area (including Black Ash Creek channel works) and isolation of this area on the landscape that this general area would not be included in the proposed natural heritage system.

That being said wetland functions are to be partially replicated as part of stormwater pond design. This would include: enhanced planting plan i.e. exceeding NVCA stormwater planting guidelines; Innovative wet pond design that could include shallow embayments for marsh development; inclusion of floating logs/basking platforms for turtle and other wildlife habitat; and, provision of small, open sand/gravel area on south-facing side of pond for potential turtle nesting.

In regards to the proposed redline revision, please confirm that the existing wetland will be maintained over the short-medium term and that wetland wildlife will have an opportunity to colonize the naturalized stormwater facility to the north before wetland habitat is eventually lost. During a past public meeting it is our understanding that residents wanted the interim drainage to be designed to maintain existing levels and ensure that perceived water level



issues are not exacerbated. In addition, please advise on the status of the overall project in terms of the overall timing and phasing of the works.

Please feel free to contact the undersigned should you have any questions regard our above comments.

Regards,

Chris Hibberd, MCIP, RPP | Director, Planning Services
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0

5. Engineering Services, July 27, 2017 Herb Lemon, Engineering Technologist,

Documents received:

- Town of Collingwood, Preconsultation application
- Covering Letter, Travis & Associates
- Draft Plan of Subdivision, Drawing DP-1
- Draft Plan of Subdivision Phasing drawing prepared by Global Architect, Drawing No. DP-1
- Phase 1 Conceptual Servicing plan, prepared by WMI & Associates Limited, revision No.3, dated Oct.14, 2016.

Engineering Service comments:

1. An appropriately worded Draft Plan Condition will need to be prepared to address the remediation of the contaminated soils and the MOE Risk Management process be completed.
2. Phase 1 includes the Cameron Street Extension roadway construction with the installation of sanitary, storm sewers and the watermain in order to develop Block 51. This also includes the installation of the municipal services to lots 1 to 8 and 48 to 50. A clause within the Subdivision Agreement will need to be incorporated to withhold Building Permits for these lots until an appropriate sanitary sewer outlet is established and the watermain is fully tested and connected to the Town's water system.

Meeting Comments:

6. Collus PowerStream Corp., July 26, 2017 Brian O'Gay, CET, BCT, Operations Supervisor

The following are Collus comments: *As of January 1, 2016*

- Electrically engineered and stamped site servicing drawings need to be supplied to Collus PowerStream for approval prior to any construction.
- Electrical engineered drawings must include required transformation based on developer's estimate of building loads.
- Where possible all electrical distribution within the proposed site will be of an "Underground" design / construction.
- Developer needs to coordinate with Collus PowerStream ASAP the scope works that Collus PowerStream will be providing and any associated fees required.



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Project: The Trails of Collingwood

- All electrical site servicing must comply with the most recent and approved version of Collus PowerStream Conditions of Service and Electrical Safety Authority (ESA) regulations before system is energized.
- All electrical site servicing must comply with the minimum clearances as specified in CSA standards, CSA 22.3 No.1-06 Overhead systems and CSA 22.3 No.7-06 Underground Systems.
- Developer is required to provide an access agreement for operation and maintenance of the electrical distribution infrastructure to the satisfaction of Collus PowerStream prior to the system being energized.
- Early consultation with Collus PowerStream metering department is a must to avoid delays and installation issues. i.e. Provide phone line & access key for metering room
- Note that currently there is a minimum lead time of **18 to 24** weeks for transformers from suppliers.
- Once the facilities are energized and all payments for such have been completed by the Developer Collus PowerStream will assume full ownership and responsibility for the electrical distribution system up to:
 - o The secondary load side of any residential meter base (Max 200amp)
 - o The secondary connection on the distribution transformer (Above 200amp)
 - o The primary disconnect ahead of any "Customer" owned 44kV substation

Note: As background, the Economic Expansion calculation is made to determine the amount of investment in any expansion project that may be applicable to Collus PowerStream Corp.

- In most cases there will be a requirement to complete an Economic Evaluation of the Electrical portion of the project to insure compliance with the Ontario Energy Board Expansion Guidelines. In order to meet this requirement a developer must provide during the coordination process the following:
 - o The estimated cost of the required electrical site servicing work to expand the current primary electrical system to service the proposed development for any expansion over (5) five years after electrical service has been energized.
 - o The estimated number of connections to the expanded system in each of the (5) five years after electrical service has been energized.
 - o The type of connection (residential, commercial or Industrial) and the expected amount electrical load use on an annual basis if applicable.

The following supporting documents are located online for the developer's reference:

Town of Collingwood Development Standards (Road cross sections)-

<http://www.collingwood.ca/uploaddocuments/devstandards.pdf>

Collus PowerStream-Conditions of Service Document

<http://www.colluspowerstream.ca/electricity/conditions-service-0>

Should the applicant have any further design questions they may contact:

Brian O'Gay



Collingwood Utility Services

PO Box 189, 43 Stewart Road, Collingwood, Ontario L9Y 3Z5

Tel: 705.445.1800 (ext . 2259)

www.colluspowerstream.ca

Meeting Comments:



7. Environmental Services, July 26, 2017
Peggy Slama, P. Eng., Manager, Environmental Services, Evan Orser, Back-flow Prevention Officer

The subject applications seek a "Redline" revision to the approved Draft Plan and an associated amendment to the Zoning By-law.

The Town Water Department has no issues with the redline revisions

Meeting Comments:

8. Building Services, July 26, 2017
Bill Plewes, Director, Building Services & Chief Building Official

Standing Comments as of November 24th, 2015.

- 1. Two full sets of construction drawings are required for building department review.
- 2. An electronic copy is also required. (on Disc or flash stick
- 3. A Building Code Matrix to be completed and submitted by the owner's Architect
- 4. General Review certificates are required from all Engineers and Architects involved with the design of the building(s). Letter of Undertaken required from Owner
- 5. All construction to comply with the Ontario Building Code
- 6. All Permit Fees and Development Charges to be paid at time of building permit being issued. Please contact the Building department for the current rates. Applicable Development Charges are as follows;
 - a. Town of Collingwood D.C.
 - b. Simcoe County D.C.
 - c. Education Levy
 - d. Black Ash Creek Development Charge (may be applicable if located in the special policy area)
- 7. Nottawa Valley Conservation Authority approval may be required. If it is required, a copy of their approval must be received by the Building Department prior to any Building permits being issued.
- 8. All signage must comply with the Town of Collingwood's Sign Bylaw and a sign permit is required.
- 9. 911 addressing will be assigned by the Building Department
- 10. If there are any questions for the Building department, please contact the undersigned

Bill Plewes CBCO, CPSI, CRBO
Director, Building Services
Chief Building Official

Town of Collingwood
55 Ste Marie Street
Collingwood, ON
Office 705-445-1030 ext 3241
Facsimile 705-445-9622

Meeting Comments:



9. MTO Central Region Engineering, July 7, 2017

Peter Dorton, Senior Project Manager

Subdivision is beyond MTO permit control.
We have no concerns.

Thanks,
Peter Dorton
Senior Project Manager
MTO Central Region Engineering Office

10. Bell Canada, June 14, 2017

Lina Raffoul, Bell Canada, Right-of-Way Control Centre

Standing Advisement as of May 17th, 2012. "This advisement is issued along with the conditions to the city in all of our letters" Rosita E. Giles, Associate - Development & Municipal Services

"Bell Canada Advisement for Small Scale Residential & Industrial/Commercial/Institutional (ICI) Development"

"The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services)."

Contact Information

Lina Raffoul, MCIP, RPP
Manager – Development and Municipal Services, Ontario
C/O Development and Municipal Services Control Centre
Floor 5 – Blue
100 Borough Drive, Scarborough, ON M1P 4W2
Telephone: 416-296-6291 or 800-748-6284
Facsimile: 416-296-0520
Email: rowcentre@bell.ca

11. Simcoe County District School Board, July 13, 2017

Holly Spacek, MCIP, RPP, Senior Planner



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Simcoe County District School Board

1170 Highway 26 West
Midhurst, Ontario
L0L 1X0

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Fax: (705) 728-2265
www.scdsb.on.ca

July 13, 2017

Ms. Belinda Boucher
Administrative Assistant
Planning Services
Town of Collingwood
P.O. Box 157
Collingwood, ON
L9Y 3Z5

D1203117 & D14617

Dear Ms. Boucher:

REVISED DRAFT PLAN &
ZONING BY-LAW AMENDMENT
THE TRAILS OF COLLINGWOOD
HELEN COURT HOMES
HIGH STREET
TOWN OF COLLINGWOOD

Thank you for circulating a copy of the Redline Revision Application and associated Zoning By-law Amendment for the above-noted development to this office for review. The Redline seeks to modify existing Block 52 by reducing it in size in order to introduce a new Block 53 which has been designed, located and sized to receive contaminated soils from the remainder of the development lands. Block 53 will be engineered to create a usable public open space that can be aesthetically designed to integrate into the adjacent stormwater management block to the north, now identified as Block 54.

In addition, the proposed redline introduces a phasing line to delineate a phase 1 and a phase 2 boundary. The rezoning will zone what is the east part of Block 52, now proposed as Block 53 in the redline plan from "R3-27" to "REC".

Planning staff have no objection to this proposal.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

Holly Spacek, MCIP, RPP
Senior Planner

cc: Mark Bryan, Community Planner

12. Canada Post, July 26, 2017

Diana Adamowicz, Delivery Planning

Please have the developer provide us a set of plans showing the revisions. We may have forecasted example we needed only one location, but by adding more homes or condo's we may have to add more equipment requiring more space.
Regards,

Diana (DeDe) Adamowicz

Delivery Planning,

diana.adamowicz@canadapost.postescanada.ca



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13. Hydro One, July 26, 2017

Michelle Tien, Real Estate Co-op, Real Estate Department

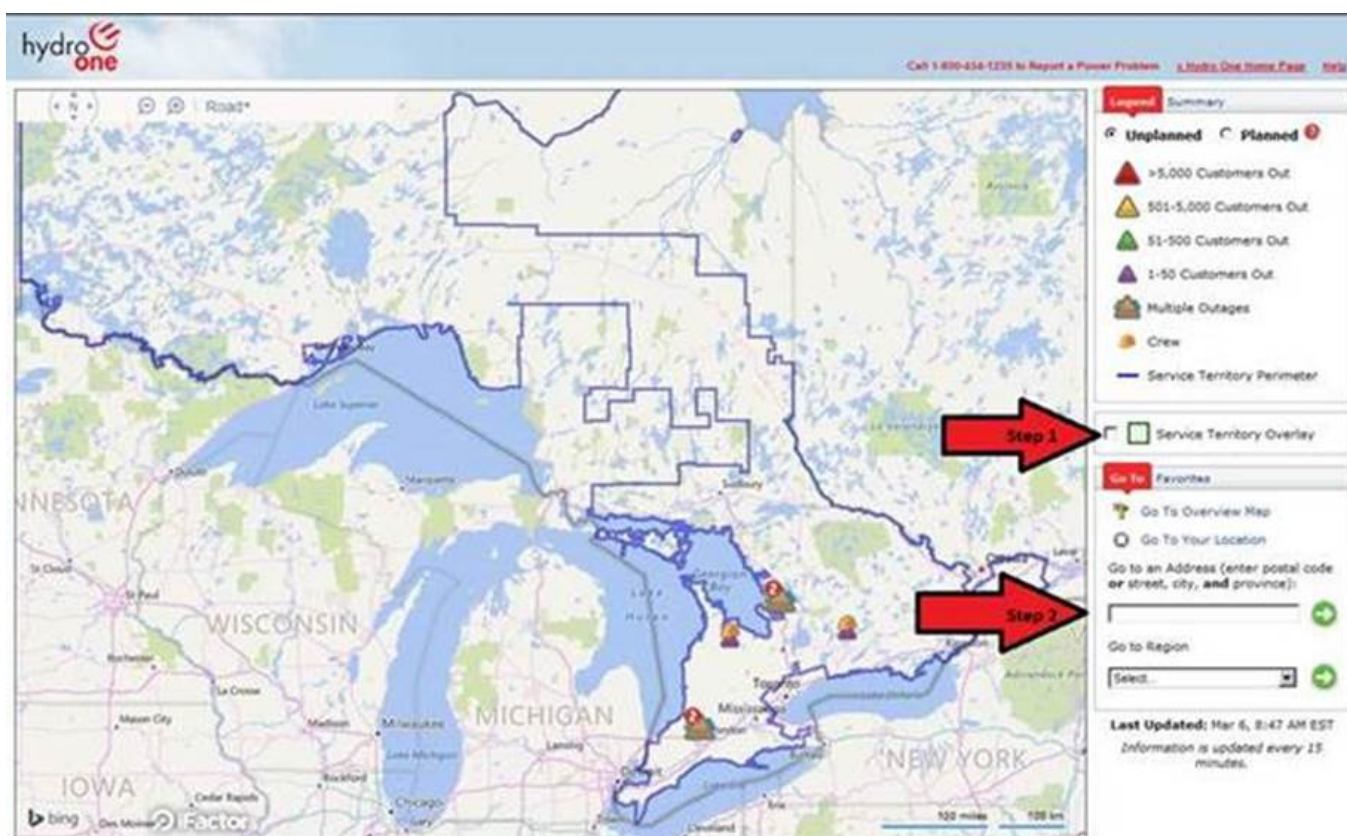
Hello,

We are in receipt of your Plan of Subdivision application, D1203117 and D14617 dated July 7, 2017. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Please let me know if you have any questions or concerns.

Thank you,

Michelle Tien
Real Estate Co-op, Real Estate Department
Hydro One Networks Inc.
Tel: (905) 946-6238

Email: Michelle.Tien@HydroOne.com



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Sent on behalf of

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905) 946-6237

Email: Dennis.DeRango@HydroOne.com

Meeting Notes:

[illegible]