



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

File: P-3083

July 30, 2019

Town of Collingwood
97 Hurontario Street
Collingwood, Ontario
P.O. Box 157

Attention: Mr. Adam Farr
Director, Planning and Building Services

Re: Huntingwood Trails (Collingwood) Ltd.
Applications for Zoning By-law Amendment (Town File No. D14111) and Draft
Plan of Subdivision (Town File No. D1201111)
Re-submission
Part of Lots 47, 48 and 49, Concession 12
Town of Collingwood, County of Simcoe

Dear Mr. Farr,

On behalf of our clients, Huntingwood Trails (Collingwood) Ltd., owners of the above noted lands, we are pleased to submit the following resubmission for Zoning By-law Amendment and Draft Plan of Subdivision Applications updating applications submitted for zoning by-law amendment and subdivision approval on January 29, 2011 reflecting agreed upon modifications to the development proposal approved by the Ontario Municipal Board on July 31, 2019. The subject lands are legally known as Part of Lots 47, 48 and 49, Concession 12 within the Town of Collingwood, County of Simcoe, and are located south of the Highway 26 and Silver Creek Drive Intersection. The submitted applications would facilitate the development of 88 Single Detached Dwellings, 30 Semi-Detached Dwellings, 52 Townhouse Dwellings situated in 13 blocks, a stormwater management facility, and Environmental Protection Areas.

In support of these applications, please find enclosed the following materials:

1. Fourteen (14) copies of the Draft Plan of Subdivision prepared by KLM Planning Partners Ltd., titled '3083DES4 DWG. No. – 19:1', and dated July 23, 2019;
2. Six (6) copies of the Draft Zoning By-law amendment to implement the proposed Draft Plan of Subdivision and Official Plan prepared by KLM Planning Partners Inc.;

3. Fourteen (14) copies of the Functional Servicing and Stormwater Management Report Huntingwood Trails Town of Collingwood, prepared by C.F. Crozier & Associates, updated July 2019;
4. Fourteen (14) copies of the Natural Hazards Study Huntingwood Trails, Town of Collingwood, prepared by C.F. Crozier & Associates updated July 2019;
5. Fourteen (14) copies of the Traffic Impact Study Huntingwood Trails, Town of Collingwood prepared by C.F. Crozier & Associates updated July 2019;
6. Six (6) copies of the Environmental Impact Study Update Huntingwood Trails, Town of Collingwood, prepared by C.F. Crozier & Associates dated July 2019;
7. Six copies of the Public Consultation Plan prepared by KLM Planning Partners Inc.

As you are aware the original applications were deemed complete by the Town on February 28, 2011.

The above noted materials have been provided to satisfy the requirements of Section 19 of the Minutes of Settlement and the associated requirements of the Official Plan Amendment approved by the Ontario Municipal Board in its decision dated July 31, 2019 (Case No. PL120784) to facilitate the ongoing processing of the applications by the Town.

Section 19 of the Minutes of Settlement states:

19. Huntingwood acknowledges and agrees that it is required to produce the information required by sections 4.3.4.5.8.13(e) and 4.3.4.4.5.8(e) and (h) of the OPA to support the Other Applications. Huntingwood further agrees that the Town is not required to process the Other Applications until Huntingwood has submitted this information.

Section 4.3.4.5.8.13(e) applies to Development Area 1 and states:

e. On the basis of the designation and dedication of these lands identified in hatching, it is confirmed that no further natural heritage studies or buffers are required. Despite this policy, in addition to whatever studies are identified as required by Section 8.13, current and future Planning Act applications shall be supported by:

- i. details demonstrating that the proposed development mitigates any negative impacts on the natural heritage features or their ecological functions through appropriate measures to the satisfaction of the Town and the NVCA;*
- ii. a natural hazard assessment prepared to the satisfaction of the Town and the NVCA demonstrating that all proposed development will be located in accordance with Section 3.1 of the Provincial Policy Statement; and,*
- iii. details demonstrating that the proposed development satisfies the requirements of the Provincial Policy Statement and the Endangered Species Act with respect to species at risk.*

Section 4.3.4.4.5.8 (e) and (h) applies to Development Area #2 and states as follows:

e. On the basis of the designation and dedication of these lands identified in hatching, it is confirmed that no further natural heritage studies or buffers are required. Despite this policy, in addition to whatever studies are identified as required by Section 8.13, current and future Planning Act applications shall be supported by:

- i. details demonstrating that the proposed development mitigates any negative impacts on the natural heritage features or their ecological functions through appropriate measures to the satisfaction of the Town and the NVCA;*
- ii. a natural hazard assessment prepared to the satisfaction of the Town and the NVCA demonstrating that all proposed development will be located in accordance with Section 3.1 of the Provincial Policy Statement; and,*
- iii. details demonstrating that the proposed development satisfies the requirements of the Provincial Policy Statement and the Endangered Species Act with respect to species at risk.*

h. All current and future applications for zoning, site plan control approval, severances and/or plan of subdivisions/condominiums shall include submission of the following studies in addition to whatever studies are identified as required by Section 8.13, with the exception of natural heritage studies:

- i. a water and sanitary sewer servicing strategy that examines potential regional opportunities and constraints;*
- ii. a stormwater management plan that includes a strategy for addressing Silver Creek drainage patterns and spill areas; and*
- iii. a transportation study (including active transportation and transit) that explores potential linkages with adjacent development. This study shall also be circulated to the MTO for review and comment.*

The Environmental Impact Study Update Huntingwood Trails, Town of Collingwood, prepared by C.F. Crozier & Associates contains the details demonstrating that the proposed development mitigates any negative impacts on the natural heritage features or their ecological functions through appropriate measures and provides details demonstrating that the proposed development satisfies the requirements of the Provincial Policy Statement and the Endangered Species Act with respect to species at risk.

The Natural Hazards Study Huntingwood Trails, Town of Collingwood, prepared by C.F. Crozier & Associates updated July 2019 demonstrates that all proposed development will be located in accordance with Section 3.1 of the Provincial Policy Statement.

The Functional Servicing and Stormwater Management Report Huntingwood Trails Town of Collingwood, prepared by C.F. Crozier & Associates, updated July 2019 includes a water and sanitary sewer servicing strategy that examines potential regional opportunities and constraints. It also includes a stormwater management plan that includes a strategy for addressing Silver Creek drainage patterns and spill areas.

The Traffic Impact Study Huntingwood Trails, Town of Collingwood prepared by C.F. Crozier & Associates updated July 2019 provides the transportation study and includes the review of active transportation and transit that provides for potential linkages with adjacent development and the existing network.

The Public Participation Plan submitted is intended as a draft for staff review and refinement. We believe that the proposed Plan provides for ample opportunity for the public and stakeholders to participated through both an Open House and Statutory Public Meeting that allows the public to obtain information and provide input that will ensure that the ongoing approval and decision making process is consultative, open and transparent.

We look forward to working with the Town in the processing of the applications in accordance with the agreed to Minutes of Settlement. Once you have reviewed these materials, we would welcome the opportunity to meet to discuss the applications, the public participation plan and the next steps in the process.

Should you have any questions, please do not hesitate to call.

Yours truly,

KLM PLANNING PARTNERS INC.



Mark Yarranton, BES, MCIP, RPP
President

CC: Huntingwood Trails (Collingwood) Ltd.

C.F. Crozier & Associates Ltd.

Davies Howe LLP – Susan Rosenthal