



November 17, 2021

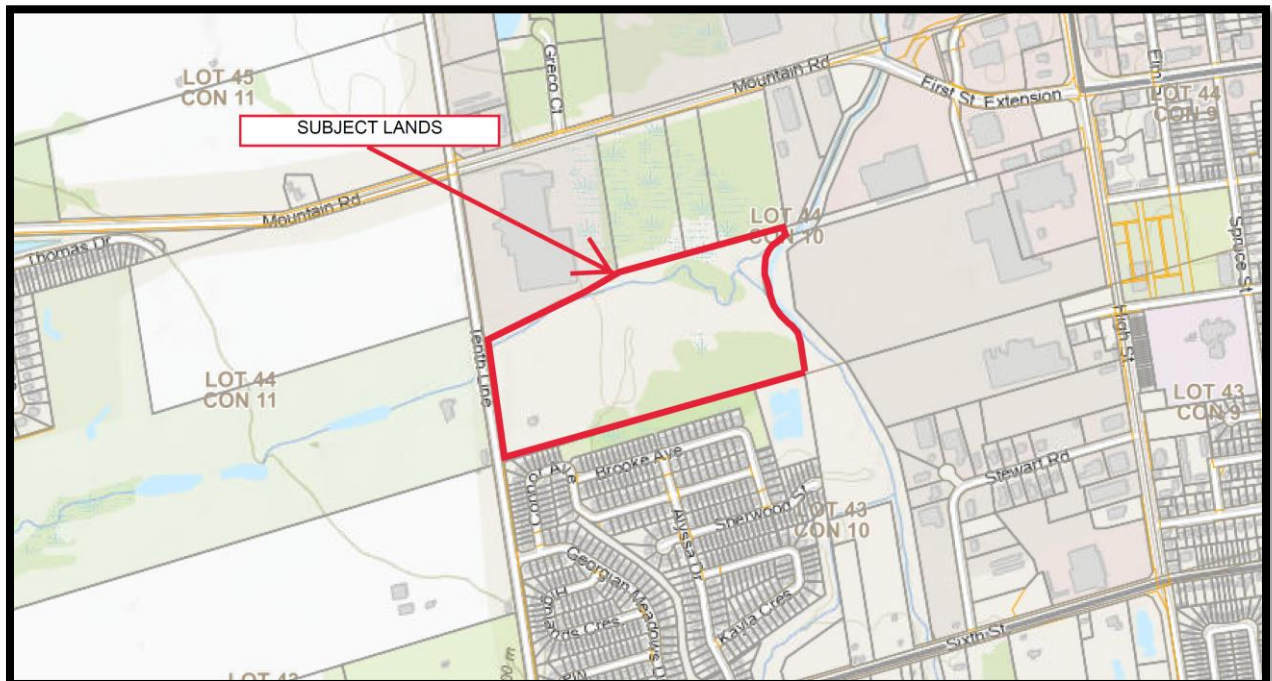
Ms. Summer Valentine, MCIP RPP
Director, Planning and Building Services
Town of Collingwood
55 Ste. Marie Street,
Collingwood, ON
L9Y 3Z5

VIA EMAIL ONLY

Dear Ms. Valentine,

RE: Red Maple, 725 Tenth Line
Draft Plan of Approval: Request for Extension
TOC File No. D1202218

Please accept this letter and the attached application form as a request for an extension to the existing Draft Approval of the above-note Draft Plan (formerly Consar-Red Maple Investment Ltd.). The current Draft Approval lapses March 25, 2022. The subject lands were purchased by 2721733 Ontario Inc. in late 2021.



The subject lands comprise approximately 17.6ha and are located on the east side of Tenth Line. South of Mountain Road. Legally, the lands as Part of the South Half of Lot 44, Concession 10. The lands have a 251m frontage along Tenth Line and depth of about 640m.

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Draft Plan approval was granted initially in 2013 for 230 dwelling units. A redline revision that increased the number of units to 278 dwelling units was approved in 2014. Subsequent Draft Plan approvals were granted in 2016, and 2019.

The dwelling unit yield breakdown per Draft Approval is:

131 Single Detached
56 (Freehold) Street Townhomes
91 Townhomes (Condominium)

The subject lands are designated low and medium density residential in Official Plan Schedules 'A' and 'C'.

The previous Owner had entered into a front ending Infrastructure Agreement in September 2018. This agreement was part of the approach to support the Stewart Road municipal water reservoir. In addition, the previous Owner had worked with the Town in reaching agreement on the re-channelization of Taylor's Creek (which we understand is now complete).

The new Owners provide additional impetus to re-draft and finalize cost sharing arrangements for the design and construction of the Stewart Road reservoir, a pumping station, and the 10th Line trunk water main. The subject lands were, and remain, a crucial component in the logical extension of municipal services in this area. Panorama (Mair Mills Village) is situated to the west of the subject lands and is part of this municipal infrastructure improvement programme. The Linksvie subdivision to the south-west is another area Draft Plan of Subdivision. Both the Panorama and Linksvie Draft Plan Approvals were recently granted three-year extensions (June, 2021).

Overall, providing a three-year extension is consistent with recent extensions for two area Draft Plans and, allows for continued planning, engineering and financial agreements to provide much needed area water supply infrastructure.

Should your office require additional information please do not hesitate to contact me at your earliest convenience.

Yours truly,



Travis & Associates
Colin Travis MCIP RPP

Cc: Shawn McGuire, 2721733 Ontario Inc. (Lunor Group Inc.)