

ONTARIO LAND TRIBUNAL

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Huntingwood Trails (Collingwood) Ltd
Subject:	Application to amend Zoning By-law No. 2010-040 – Refusal or neglect of Town of Collingwood to make a decision
Existing Zoning:	Rural, Environmental Protection
Proposed Zoning:	Residential R2, Residential R3, Environmental Protection, Recreational, Commercial
Purpose:	To permit a 170-unit subdivision development
Property	Part of Lots 47, 48 and 49, Concession 12
Address/Description:	
Municipality:	Town of Collingwood
Municipal File No.:	D14211
OLT Case No.:	OLT-22-002301
OLT Case Name:	Huntingwood Trails (Collingwood) Ltd v. Collingwood (Town)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Huntingwood Trails (Collingwood) Ltd
Subject:	Proposed Plan of Subdivision - Failure of Town of Collingwood to make a decision
Purpose:	To permit a 170-unit subdivision development
Property	Part of Lots 47, 48 and 49, Concession 12
Address/Description:	
Municipality:	Town of Collingwood
Municipal File No.:	D14211
OLT Case No.:	OLT-22-002301
OLT Case Name:	Huntingwood Trails (Collingwood) Ltd v. Collingwood (Town)

VISUAL EVIDENCE BOOK HUNTINGWOOD TRAILS (COLLINGWOOD) LTD.

August 30, 2022

Miller Thomson LLP
295 Hagley Boulevard,
Suite 300
Waterloo, Ontario
N2L 6R5

Eric Davis
edavis@millerthomson.com
519-579-3660

Counsel to Town of Collingwood

County of Simcoe
Legal Services Department
1110 Highway 26
Midhurst, Ontario
L9X 1N6

Marshall Green
marshall.green@simcoe.ca
705-726-9300 ext. 1657

Davies Howe LLP
The Tenth Floor
425 Adelaide Street West
Toronto, Ontario
M5V 3C1

Susan Rosenthal
susans@davieshowe.com
416-263-4518

**Counsel to Huntingwood Trails
(Collingwood) Ltd.**

Barriston LLP
151 Ferris Lane
Suite 202
Barrie, Ontario
L4M 6C1

Sarah Hahn
shahn@barristonlaw.com
705-792-6910

**Counsel to Nottawasaga Valley
Conservation Authority**

INDEX

Tab	Description	Page
1.	Schedule A2 – Town of Collingwood Official Plan – Land Use Plan – Detail	5
2.	Schedule C – Town of Collingwood Official Plan – Residential Density	7
3.	Draft Plan of Subdivision – June 14, 2021	9
4.	Air Photograph / Proposed Draft Plan Overlay – June 14, 2021	11
5.	Schedule A to Draft Zoning By-law Amendment	13
6.	Site Photographs – August 20, 2022	15
7.	Air Photograph – Area Context – August 20, 2022	22

TAB 1



Official Plan of the Town of Collingwood

SCHEDULE 'A2' - Land Use Plan - Detail

1:5,000

Legend

- Inactive Private Landfill
- Pretty River Flood Fringe
- Secondary Plan Boundary
- Waste Disposal Assessment Areas
- Industrial Fringe

Schedule A

Landuse

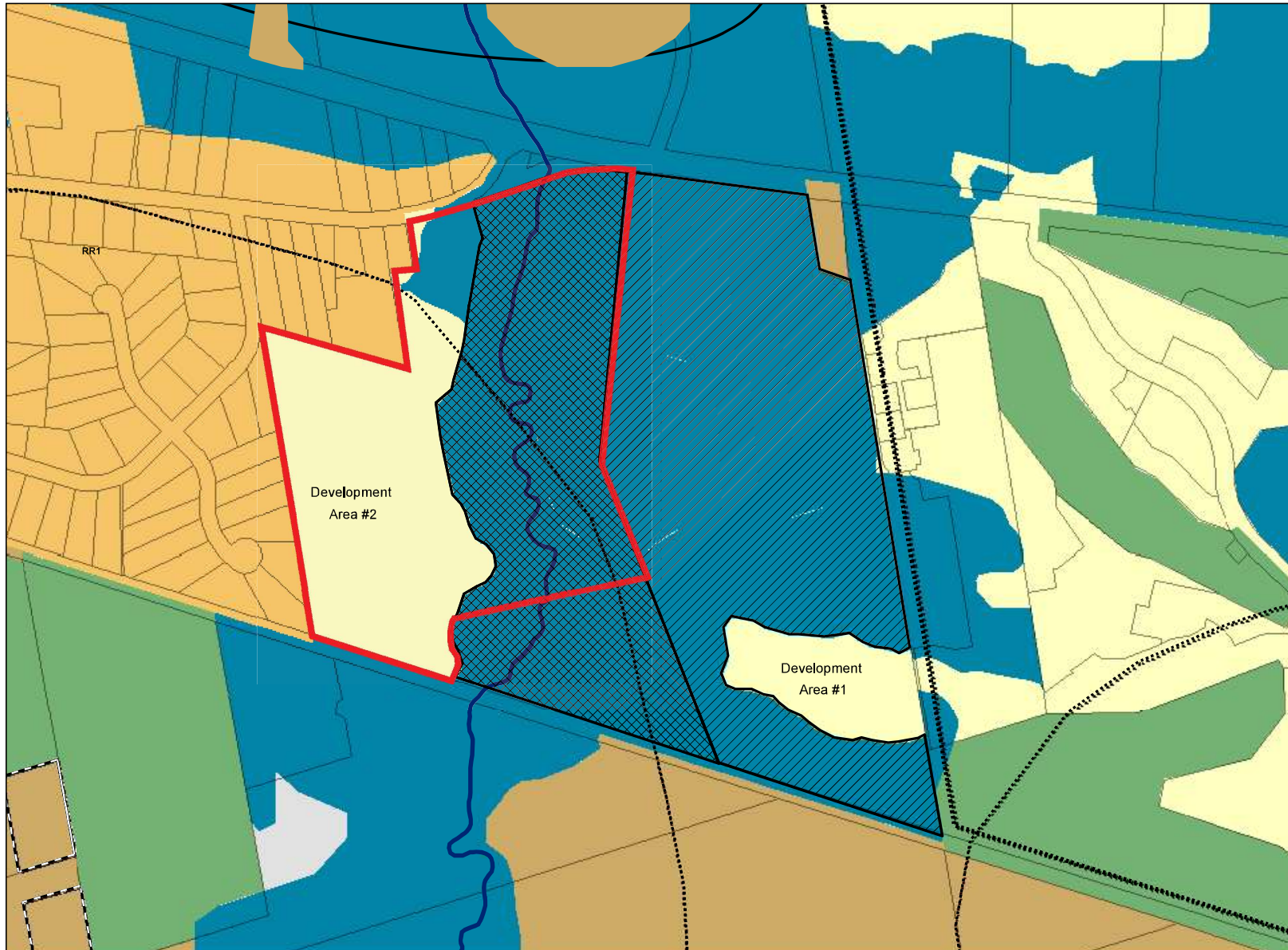
- Business Park
- Downtown Commercial Core
- Environment Protection
- Highway Commercial
- Industrial Park
- Light Industrial
- Mixed Use Commercial
- Industrial
- Recreation
- Regional Commercial District
- Residential
- Resort Commercial
- Restrictive Commercial
- Rural
- Rural Residential
- Shipyards
- Special Policy Area- Health
- Well Head
- Residential-Mixed Use
- Lands to be dedicated as per 4.3,4.5,8,13
- Lands to be dedicated as per 4.3,4.4,5,8

Subject Lands

Printed : May 2014 (RS)



This map, either in whole or in part, may not be reproduced without the written authority from The Corporation of the Town of Collingwood.
Copyright The Corporation of the Town of Collingwood
Land Information Network Cooperative - LINC 2007
The Ontario Ministry of Natural Resources (Copyright - Queens Printer 2007).
©Teranet Enterprises Inc. and its suppliers all rights reserved, and
Members of the Ontario Geospatial Data Exchange.
THIS IS NOT A PLAN OF SURVEY.



TAB 2



Official Plan of the Town of Collingwood SCHEDULE 'C' - Residential Density

1:30,000

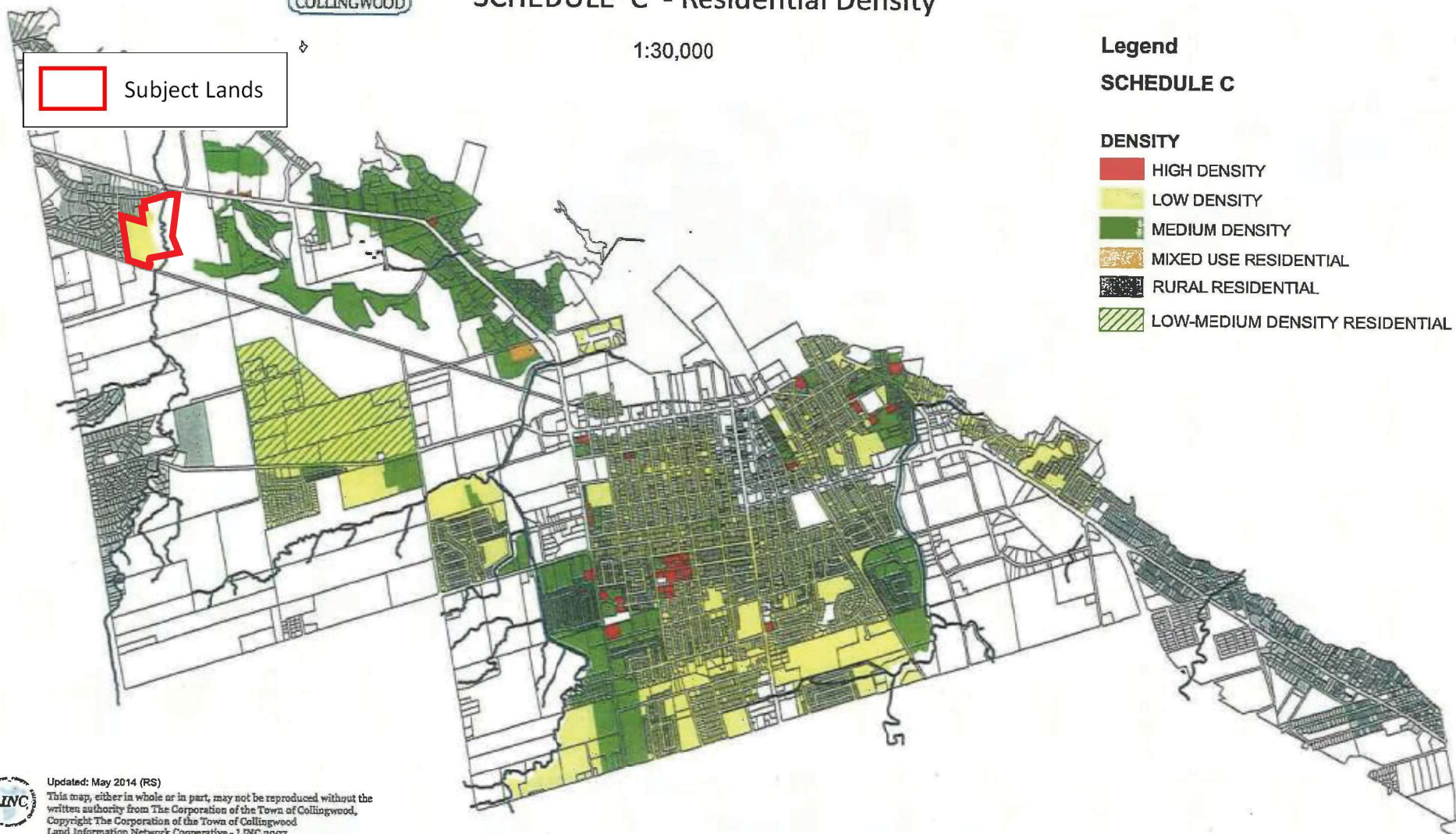
Legend

SCHEDULE C

DENSITY

- HIGH DENSITY
- LOW DENSITY
- MEDIUM DENSITY
- MIXED USE RESIDENTIAL
- RURAL RESIDENTIAL
- LOW-MEDIUM DENSITY RESIDENTIAL

Subject Lands



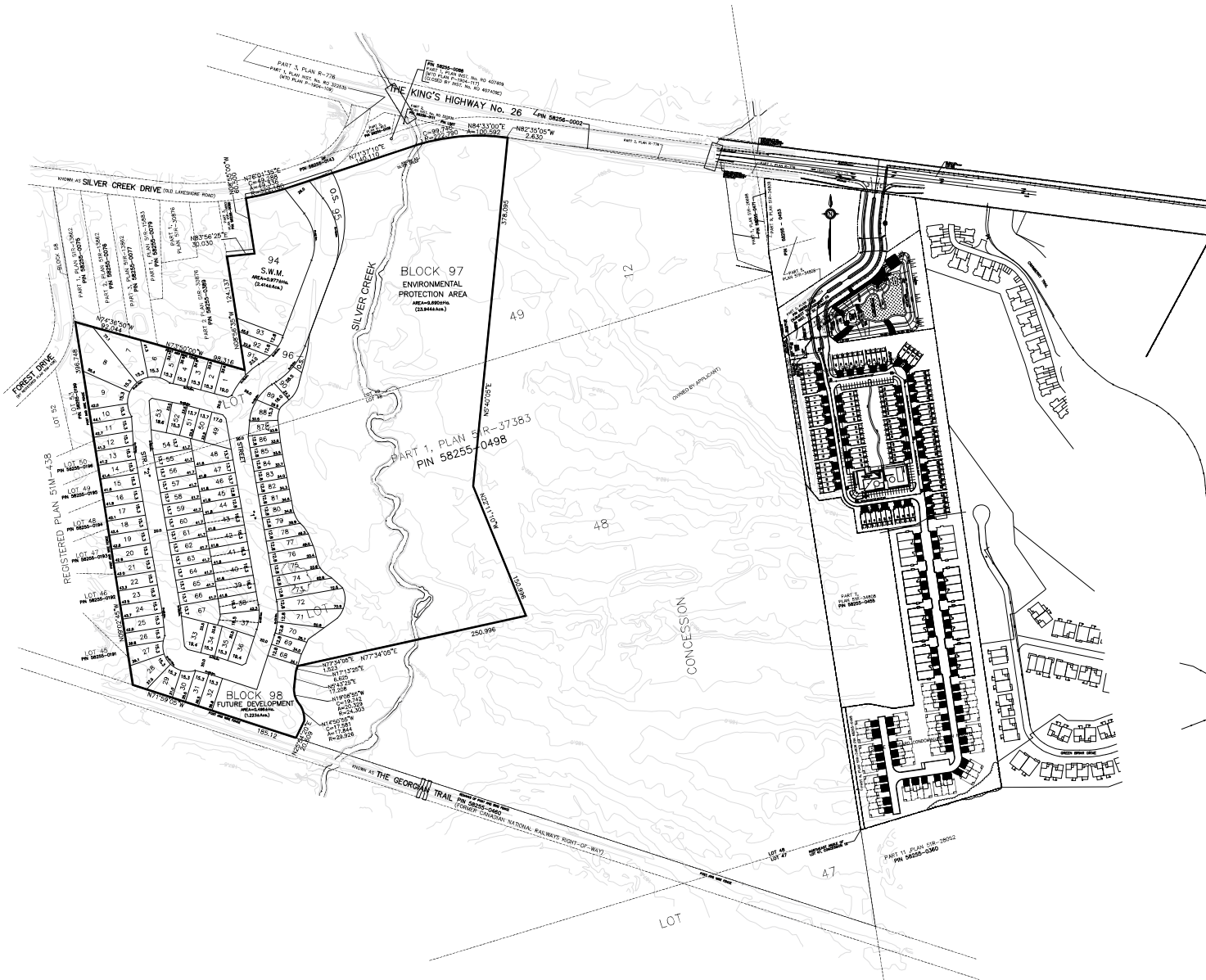
Updated: May 2014 (RS)

This map, either in whole or in part, may not be reproduced without the written authority from The Corporation of the Town of Collingwood. Copyright The Corporation of the Town of Collingwood Land Information Network Cooperative - LINC 2007 The Ontario Ministry of Natural Resources (Copyright - Queens Printer 2007). ©Teranet Enterprises Inc. and its suppliers all rights reserved, and Members of the Ontario Geospatial Data Exchange. THIS IS NOT A PLAN OF SURVEY.

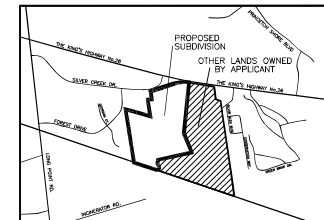
TAB 3

DRAFT PLAN OF SUBDIVISION PART OF LOTS 48 AND 49, CONCESSION 12 TOWN OF COLLINGWOOD (GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA) COUNTY OF SIMCOE

SCALE 1:1500



DRAFT PLAN T-



KEY PLAN

SCALE: 1:15 000

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. NOT APPLICABLE
- H. AS SHOWN ON DRAFT PLAN
- I. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- J. CLAY-LOAM
- K. AS SHOWN ON DRAFT PLAN
- L. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Original Signed By Surveyor

DATE: 2019

DAN GZALOVY

REGISTERED SURVEYOR

PROFESSIONAL SOCIETY OF ONTARIO

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF COLLINGWOOD FOR APPROVAL.

OWNER

HUNTINGWOOD TRAILS (COLLINGWOOD) LTD.

Original Signed By Owner

152 DALEMAUNT AVENUE
TORONTO
ONTARIO
M6B 3C9

EDWARD WEISZ
A.S.C.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 20.299±Ha. (50.159±Ac.)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Ac.
LOTS 1-36, 52-53, and 88-91 W/L LOT PROPOSED-12.0m. W/L LOT AREA=12.0m.		42	42	2.877	7.108
LOTS 46-51, 54-67, and 87 W/L LOT PROPOSED-12.0m. W/L LOT AREA=12.0m.		21	21	1.270	3.138
LOTS 44-45, 51-52, 68-69, and 92-93 W/L LOT PROPOSED-12.0m. W/L LOT AREA=12.0m.		23	23	1.362	3.366
SEMI-DETACHED DWELLINGS					
LOTS 37-43 W/L LOT PROPOSED-12.0m. W/L LOT AREA=12.0m.		7	14	0.548	1.354
SUBTOTAL		93	100	6.057	14.967
BLOCK 94 - STORM WATER MANAGEMENT	1			0.977	2.414
BLOCKS 95-96 - OPEN SPACE	2			0.139	0.343
BLOCK 97 - ENVIRONMENTAL PROTECTION AREA	1			10.278	25.399
BLOCK 98 - FUTURE DEVELOPMENT	1			TBD	0.495
STREETS					
26.0m. WIDE TOWN LENGTH-26.0m. AREA: 0.533Ha.					
20.0m. WIDE TOWN LENGTH-20.0m. AREA: 0.333Ha.					
TOTAL LENGTH-106.0m. AREA: 1.333Ha.					
TOTAL	5	93	100	20.299	50.159

DENSITY

DEVELOPMENT	AREA (±Ha)	UNITS	PROPOSED DENSITY (u/ha)
RESIDENTIAL AREA AND STREETS	8.410	100	11.89
FUTURE DEVELOPMENT	0.495	7 (MAX)	14.14
TOTAL	8.905	107	12

MAXIMUM NUMBER OF UNITS PERMITTED = 12 UNITS PER GROSS Ha. OR 107 UNITS

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

KLM PROJECT No. P-3083
SCALE 1:1500 JUNE 14, 2021
(3083W/DES/1) (PREP: (3083MASS & 3083TOP/1))
DWG. No. - 21:1
64 JARVIS DRIVE - UNIT 18, CONCORD, ONTARIO L4K 3P3
PLANNING PARTNERS INC. TEL: (905) 880-4055 FAX: (905) 880-0097 email: info@klm.com
Planning • Design • Development

TAB 4

SCALE 1:1500



DRAFT PLAN T-

PROPOSED SUBDIVISION

OTHER LANDS OWNED BY APPLICANT

THE COUNTY HIGHWAY No. 54

SILVER CREEK RD.

FOURTH AVE.

SIXTH AVE.

SIXTH AVE. WEST

SIXTH AVE. EAST

SIXTH AVE. SOUTH

SCALE: 1:15,000

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- F.1 NOT APPLICABLE
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____, 2019 _____

DAN DIZALDOV
SCHAEFFER DIZALDOV BENNETT LTD.
CHIEF LAND SURVEYOR
BY _____, LAND 1
CHIEF OF RECORDS, JAN 1, 2019
NOT PUBLIC RELEASE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF COLLINGWOOD FOR APPROVAL.

HUNTINGWOOD TRAILS (COLLINGWOOD) LTD.

Original Signed By Owner

EDWARD WEISZ
A.S.O.

TOTAL AREA OF LAND TO BE SUBDIVIDED = 20.299±Ha. (50.159±Acs.)

DETACHED DWELLINGS		BLOCKS	LOTS	UNITS	#Ac.	#Ac.
LOTS 1-36, 52-53, and 88-91		42	42	2,877	7.108	
WKS. OF PROPOSED-15.5m. WKS. OF AREA-15.5m.						
WKS. 46-51, 54-57, and 87		21	21	1,270	3.138	
WKS. OF PROPOSED-15.5m. WKS. OF AREA-15.5m.						
LOTS 44-46, 51-52, 68-86, and 92-93		23	23	1,362	3.366	
WKS. OF PROPOSED-15.5m. WKS. OF AREA-15.5m.						
SEMI-DETACHED DWELLINGS						
LOTS 37-45		7	14	0.548	1.354	
WKS. OF PROPOSED-15.5m. WKS. OF AREA-15.5m.						
SUBTOTAL			93	100	6,057	14,867
BLOCK 94 - STORM WATER MANAGEMENT	1			0.977	2.146	
BLOCKS 95-96 - OPEN SPACE	2			0.139	0.343	
BLOCK 97 - ENVIRONMENTAL PROTECTION AREA 1	1			10.278	25.999	
BLOCK 98 - FUTURE DEVELOPMENT AREA 1	TBD			0.495	1.223	
STREETS				2.353	5.814	
26.0m. WIDE TOTAL LENGTH= 20.0m. AREA= 5.030m.						
33.0m. WIDE TOTAL LENGTH= 20.0m. AREA= 6.600m.						
TOTAL LENGTH= 100m. AREA= 2.303m.						
TOTAL		5	93	100	20,299	50,159

DEVELOPMENT	AREA (±Ha)	UNITS	PROPOSED DENSITY (u/ha)
RESIDENTIAL AREA AND STREETS	8.410	100	11.89
FUTURE DEVELOPMENT	0.495	7 (MAX)	14.14
TOTAL	8.905	107	12

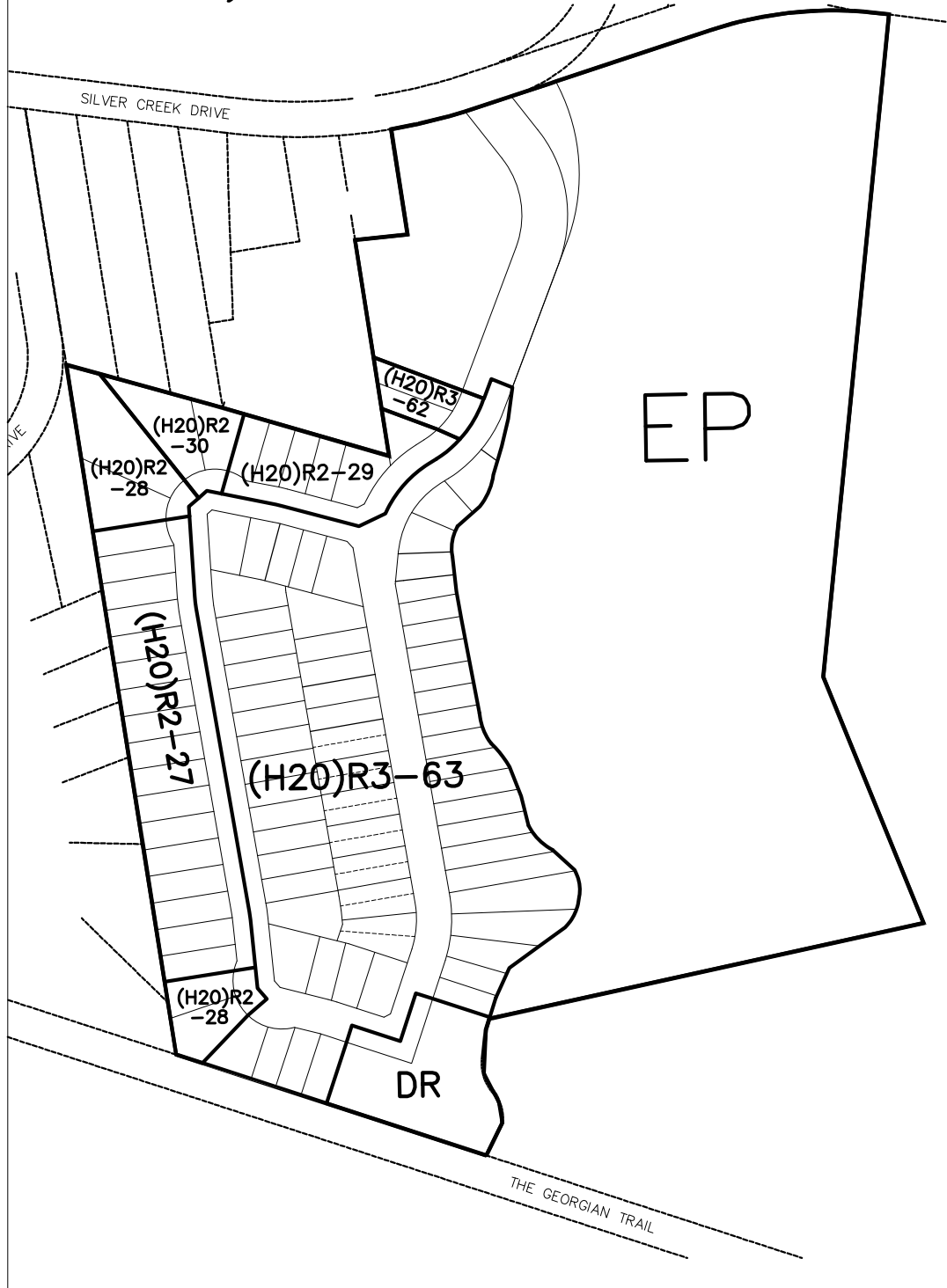
NOTE — ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM



PROJECT No. P-3083
SCALE 1:1500 JUNE 14, 2021
(3083(W)DES1) XREF: (3083MA53 & 3083TOP01)
DWG. No. - 21:1
64 JARDIN DRIVE • UNIT 18, CONCORD, ONTARIO L4K 3P3
TEL: (905) 669-6005 FAX: (905) 669-0097 design@ddp.com
Design • Development

TAB 5

This is Schedule 'A' to
 By-law No. 2022-_____
 enacted and passed the _____
 day of _____, 2022.



TAB 6



SITE PHOTOS 1, 2 & 3



SITE PHOTOS 4,5 & 6





SITE PHOTOS 7, 8 & 9



SITE PHOTOS 10, 11 & 12



SITE PHOTOS 13, 14 & 15



SITE PHOTO 16

TAB 7



AREA CONTEXT

 SUBJECT LANDS