



Staff Report PDA2025-05

April 9, 2025

Committee N/A

Council N/A

Amendments

Submitted To: Summer Valentine, Director, Growth and Development
Submitted By: Lindsay Ayers, Manager, Planning
Prepared By: Erica Rose, Community Planner
Subject: Part Lot Control Exemption By-law – 364, 366, 384, 386, 388 and 390 Maple Street; 131 and 133 Sixth Street; and 132 and 134 Fifth Street (The Annex)
File No. PLPL2024443

Recommendation

THAT Staff Report PDA2025-05, “Part Lot Control Exemption By-law – 364, 366, 384, 386, 388 and 390 Maple Street; 131 and 133 Sixth Street; and 132 and 134 Fifth Street (The Annex)”, dated April 9, 2025 be received;

AND THAT the Director, Growth and Development, approve the Part Lot Control Exemption for a period of two years to allow for the creation of 10 semi-detached lots within Lots 2, 4, 5, 6 and 8, Registered Plan 51M-1267 (The Annex);

AND THAT the Part Lot Control Exemption By-law be forwarded to Council for enactment and passing at an upcoming regularly scheduled Council meeting.

Amendments

None.

1. Executive Summary

This Report provides the Director, Growth and Development with an analysis and recommendations concerning a primarily administrative matter, namely the creation of new residential lots to further facilitate The Annex residential development on lands

municipally addressed as 364, 366, 384, 386, 388 and 390 Maple Street; 131 and 133 Sixth Street; and 132 and 134 Fifth Street.

The Annex Draft Plan of Subdivision received Council approval on September 19, 2022. Subsequently, Council granted approval and enacted and passed authorization by-laws to execute both the Subdivision and Site Plan Agreements on June 5, 2023. The Subdivision Agreement was executed on October 27, 2023, and the subdivision was registered in July 2024. The subject development is currently under construction and the Town is now in receipt of an application for Part Lot Control.

The purpose of the Part Lot Control Exemption By-law (see Appendix 'B') is to exempt the subject properties from the Part Lot Control provisions of the *Planning Act* to permit the creation of new property lines within Lots 2, 4, 5, 6 and 8, Registered Plan 51M-1267. More specifically, per Reference Plan 51R-44848 (see Appendix 'C'), the Part Lot Control Exemption By-law would facilitate the creation of 10 semi-detached lots identified as Parts 1, 2, 4, 7, 10, 13, 16, 18, 21 and 22 in The Annex Subdivision.

Based on the land-use planning analysis and the Town's development review process, Planning Services confirms that the submitted proposal is in conformity to and is consistent with the relevant land use planning instruments and has considered input from internal and external commenting agencies. Therefore, it is recommended that the proposed Part Lot Control Exemption be approved for a period of two (2) years and the Part Lot Control Exemption By-law be forwarded to Council for enactment and passing.

2. Analysis

Background

The purpose of this Report is to provide the Director, Growth and Development, as Council's designate, an analysis and recommendations concerning a primarily administrative matter, namely exempting the subject properties from the Part Lot Control provisions of the *Planning Act* to permit the creation of new property lines within Lots 2, 4, 5, 6 and 8, Registered Plan 51M-1267.

Section 50(7) of the *Planning Act* permits a municipality, by by-law, to exempt for a period of time, where appropriate, lands within a registered plan of subdivision from the

Part Lot Control provisions of the *Act*. This allows the lands to be further subdivided. In this case, part lot control is required for the applicant to proceed with creating separately conveyable parcels of land for purchasers of the individual semi-detached dwelling units – in effect, creating new lot lines.

Per Report P2022-33 (see Resource ‘1’), the Draft Plan of Subdivision was approved by Council on September 19, 2022. Subsequently, per Report P2023-14 (see Resource ‘2’), Council granted approval and enacted and passed authorization by-laws to execute both the Subdivision and Site Plan Agreements on June 5, 2023. The Subdivision Agreement was executed on October 27, 2023, and the subdivision was registered in July 2024.

Property Description

Per Figure 1, the subject properties collectively represent a rectangularly shaped development block divided into nine (9) lots and one (1) block. The properties are located on the north side of Sixth Street, the south side of Fifth Street, and the west side of Maple Street and are approximately 0.6 hectares (1.48 acres) in total size.

The parcels subject to Part Lot Control are legally described as Lots 2, 4, 5, 6 and 8, Plan 51M-1267, Town of Collingwood. Uses surrounding the subject lands include residential uses (predominantly single-detached dwellings). The Victoria School Annex building is located on Block 10, Plan 51M-1267, which is designated under Part IV of the *Ontario Heritage Act*.



Figure 1: 2024 Aerial Image of Subject Blocks

Source: Simcoe County GIS Maps

Planning Analysis

As this is a primarily administrative matter, the below planning analysis has been appropriately scoped to Official Plan conformity and Zoning By-law compliance. The subject development was also assessed for consistency with the new Provincial Planning Statement. Conformity to applicable Provincial Plans, etc. was addressed through previous planning approvals and generally remains valid per Reports P2022-33 and P2023-14 (see Resources '1' and '2' respectively).

Provincial Planning Statement (2024)

Section 3 of the *Planning Act* requires decisions affecting planning matters to be consistent with policy statements issued under the Act. The Provincial Planning Statement (PPS) was issued under Section 3 of the *Planning Act* and came into effect on October 20, 2024. It replaces the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The intent of the PPS is

to provide policy direction on matters of provincial interest related to land use planning and development.

The PPS states that Settlement Areas shall be the focus of growth and development. Development within Settlement Areas shall be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure, support active transportation, and are transit and freight supportive. The subject properties are in the Town of Collingwood which is a Settlement Area. The development will contribute to a mix of residential densities in the Town and optimize existing and planned municipal infrastructure. The subject properties are also located on both the Collingwood public transit West Route and the Collingwood/Blue Mountains Transit Link route, with a transit stop located across from the development on Maple Street, thereby representing transit-supportive development.

The PPS provides policy direction on housing to support the achievement of complete communities. The PPS states that a mix of housing options and densities shall be provided by permitting all housing options required to meet the social, health, economic and well-being requirements of current and future residents, permitting all types of residential intensification, promoting densities for new housing, and prioritizing intensification. The Annex residential development provides for a mix of housing options, including four (4) lots for single-detached dwellings, five (5) lots for 10 semi-detached dwellings, and one (1) block comprised of 2 semi-detached dwellings and 3 townhouse dwellings.

The PPS also provides policy direction on preferred methods of planning for sewage, water and stormwater services. The PPS states that municipal water and sewage services are the preferred form of servicing in settlement areas to support the protection of the environment and minimize potential risks to human health and safety.

Furthermore, the PPS states that lot creation is permitted where sufficient reserve sewage system capacity and reserve water system capacity is confirmed. The subject properties will have full connection to municipal services – noting the two semi-detached dwellings on Lot 8 are only permitted as ‘dry’ model homes until such time as the Town’s Sixth Street Reconstruction project is completed.

The PPS also provides policy direction on heritage stating that built heritage resources and cultural heritage landscapes shall be conserved and that planning authorities shall not permit development and site alteration on lands adjacent to protected heritage properties, except where they will be conserved. The lots subject to Part Lot Control abut Block 10 which contains the Victoria School Annex building designated under Part IV of the *Ontario Heritage Act*. The subject development will conserve and restore this significant heritage building and heritage permits have been issued for the subject properties.

In consideration of the above, Planning Services is satisfied that the proposed development is consistent with the PPS.

Town of Collingwood Official Plan (2024)

Schedule '2' titled *Land Use Plan* designates the subject properties as Existing Neighbourhood. The Existing Neighbourhood designation permits residential units in Low-Rise buildings, including semi-detached dwellings.

The Town's 2024 Official Plan was approved by the County of Simcoe on September 24, 2024; however, the County subsequently received 16 appeals to various sections of the Official Plan. Planning Services has determined the majority of the policies affecting the subject properties are under appeal and has therefore completed a review of the policies in the Town's 2004 Official Plan to ensure the proposed development conforms to both Official Plans.

Town of Collingwood Official Plan (2004)

Under the Town's 2004 Official Plan, the subject properties are designated Medium Density Residential Exception Three which permits single detached dwellings, semi-detached dwellings, and townhouse dwellings at a maximum density of 32 dwelling units per gross hectare with a maximum of 19 dwelling units total. The proposed development satisfies the permitted uses and density.

Based on the above, Planning Services is satisfied that the proposed development conforms with the general intent and purpose of both the Town's 2024 and 2004 Official Plans.

Town of Collingwood Zoning By-law

Schedule 'A' of the Town of Collingwood Zoning By-law No. 2010-040, as amended, zones the subject properties Residential Third Density Exception Sixty-Four (R3-64), which permits semi-detached dwellings and includes site-specific exceptions for minimum lot area, minimum lot frontage, maximum front yard, minimum rear yard, maximum lot coverage, minimum landscaped open space, as well as site-specific exceptions to general provisions related to sight triangles, special yard encroachments, and detached accessory buildings.

Based on the submitted information, including Reference Plan 51R-44848 (see Appendix 'C'), the proposed lots to be created appear to be in compliance with the provisions of the Town's Zoning By-law, as amended.

Financial Impacts

Maintaining an adequate, appropriate and orderly supply and mix of residential, commercial, and industrial units in anticipation of future development and servicing conditions provides a long-term foundation for stable community growth and results in the generation of growth-related revenue associated with building permit fees, development charges, taxes, and other related fees.

Conclusion

Based on the land-use planning analysis and the Town's development review process, Planning Services confirms that the submitted proposal is in conformity to and is consistent with the relevant land use planning instruments. Therefore, it is recommended that the proposed Part Lot Control Exemption be approved for a period of two (2) years and the Part Lot Control Exemption By-law be forwarded to Council for enactment and passing.

3. Input from Other Sources

The subject application was circulated to Town departments and external agencies for review and comment and the proposal was viewed as appropriate and acceptable.

7. Approval

Prepared By:

Erica Rose, Community Planner

Reviewed By:

Lindsay Ayers, MCIP, RPP, Manager, Planning