

Staff Report PDA2025-07

Committee N/A

Council N/A

Date: September 9, 2025

Amendments

Submitted To: Summer Valentine, Director, Growth and Development
Submitted By: Lindsay Ayers, Manager, Planning
Prepared By: Beckett Frisch, Community Planner
Subject: Minor Revision to a Draft Approved Plan of Subdivision – 260 Mountain Road (Panorama)
File No. PLRDPS2024482

Recommendation

THAT Staff Report PDA2025-07, dated September 9, 2025, ‘Proposed Minor Revision to a Draft Approved Plan of Subdivision – 260 Mountain Road (Panorama)’, be received;

AND THAT the revised Draft Plan of Subdivision (Panorama) be approved subject to the revised Draft Plan of Subdivision and Conditions of Draft Plan Approval, attached as Appendixes ‘A’ and ‘B’ respectively to this Report.

Amendments

None.

1. Executive Summary

This report provides the Director, Growth and Development, with an analysis and recommendations regarding a proposed Revision to a Draft Approved Plan of Subdivision, known as Panorama, and associated updated conditions of Draft Plan Approval, for the lands municipally addressed as 260 Mountain Road. The proposed revision would facilitate a minor increase in total dwelling units (17) and a reconfiguration of lots to facilitate street townhouse and single detached dwellings.

The current Draft Plan of Subdivision, most recently approved and extended by Council on July 22, 2024, includes a total of 121 residential lots and 8 residential blocks to facilitate the construction of 319 dwelling units comprised of 121 single detached dwellings, 59 street townhouse dwellings, and 139 multi-unit residential dwellings proposed to be a mix of stacked townhouses and/or apartments. The Draft Approved Plan also includes blocks for local convenience commercial, parkland, and stormwater management. The revised Draft Plan of Subdivision proposes to facilitate a total of 336 dwelling units, a 5.3% increase, comprised of 120 single detached dwellings, 85 street townhouse dwellings, and 131 multi-unit residential dwellings including stacked townhouses and/or apartments. The local convenience commercial, parkland, and stormwater management blocks, and overall layout of the Draft Approved Plan of Subdivision are not proposed to change.

Planning Services has reviewed the criteria within [Staff Report P2024-28](#) and opines the proposed revision is minor in nature, and appropriate for decision by delegated authority, noting the proposed revision:

- is consistent with relevant planning policy documents;
- complies with the comprehensive zoning by-law;
- would not require substantive changes to supporting documentation;
- has been circulated to applicable agencies, whose interests can be addressed through the proposed revision;
- proposes less than a 10% change in the number of units/blocks; and
- does not result in a material change to the development.

Based on the land use planning analysis and the Town's development review process, Planning Services confirms the proposed revised Draft Plan of Subdivision is in conformity to, or consistent with, the relevant land use planning instruments. It is therefore recommended that the revised Draft Plan of Subdivision, attached as Appendix 'A', be approved, subject to the revised Conditions of Draft Plan Approval, attached as Appendix 'B'.

2. Analysis

Background

The Town has received an application for a revised Draft Plan of Subdivision for the lands municipally addressed as 260 Mountain Road, also known as Panorama. The Draft Plan of Subdivision was originally approved by Council on May 19, 2009. A revised Draft Plan of Subdivision, implementing Zoning By-law Amendment, and Draft Plan extension were approved in 2013. Subsequent extensions to the Draft Plan were approved in 2015, 2019, 2021, and 2024, providing a current lapsing date of July 29, 2027.

The 3-year extension granted in 2024 recognized the feasibility of servicing Phase 1 of the Draft Approved Plan using excess capacity from the Osler Bluff Road booster pumping station. As registration of Phase 1 is no longer tied to the completion of west-end linear and reservoir infrastructure upgrades, an application for Subdivision Agreement and Registration of Phase 1 is being reviewed by the Town, concurrent with the subject application.

Property Description

Per Figure 1, the subject lands are located on the southwest corner of the Mountain Road and Tenth Line intersection, and are legally described as Part of Lot 44, Concession 11, Nottawasaga and Part 1 of Registered Plan 51R33006, Town of Collingwood. The lands are irregular in shape and approximately 19.8 hectares in size with approximately 280 metres of frontage on Tenth Line. The lands are adjacent to the existing Mair Mills residential subdivision and Blue Mountain Golf and Country Club (BMGCC) to the west, BMGCC to the south, employment and a Draft Approved Plan of Subdivision (Red Maple) to the east, and a Draft Approved Plan of Subdivision (Panorama North) to the north.



Figure 1: 2023 Aerial Image of the Subject Lands

Source: Simcoe County GIS

Proposal

The Panorama Draft Approved Plan of Subdivision (Figure 2) consists of the following:

- 121 single detached lots (Lots 1 to 121);
- 8 multi-unit Blocks (Blocks 134 to 140, 142);
- 1 block for local convenience commercial uses (Block 133);
- 1 municipal stormwater management/park land block (Block 132);
- 1 block for park lands (Block 131);
- 1 block for a future street (Block 124);
- 1 block for a walkway (Block 141);
- 4 blocks for 0.3 metre reserves (Blocks 123, 125, 128, 129);
- 2 blocks for road widenings (Blocks 127, 130);
- 2 blocks to be dedicated to the adjacent Owner for buffering (Blocks 122, 126); and

- Lands for future public streets are noted as Streets A through E, inclusive, and the Thomas Drive extension.

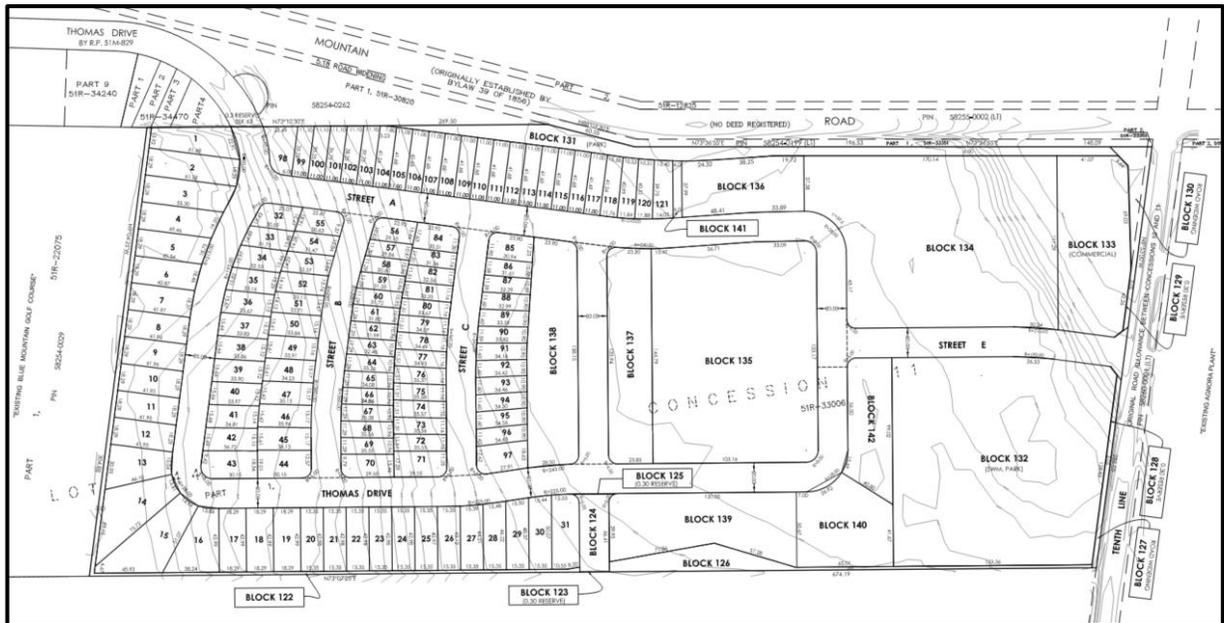


Figure 2: Draft Approved Plan of Subdivision (Panorama)

Source: Van Harten Surveying Inc. (April 23, 2018)

The proposed revised Draft Plan of Subdivision (Appendix 'A') maintains the same general layout of the Draft Approved Plan, with the addition of 17 dwelling units, a reconfiguration of the single detached lots and townhouse blocks, and a minor realignment of the walkway block from Street A to the existing Mountain Road trail and future park block. The proposed revisions are as follows, and as annotated on Figure 3:

1. Replacing 18 single detached lots and one multi-residential block with two multi-residential blocks to be comprised of 42 street townhouse lots. The walkway block has also been shifted west to provide a more appropriate mid-block connection to Park Block 131, and connect with a future sidewalk on Street D.
2. Revising two multi-residential blocks with detailed lotting for 43 street townhouse lots.
3. Revising the lotting for single detached lots 52, and 74 to 80 to front onto Street A.

Water and Wastewater Capacity Allocation

The Servicing Capacity Allocation Policy (SCAP) was developed to guide how servicing capacity is allocated in a sustainable, transparent, equitable, and responsible manner. Major developments are required to undergo merit-based evaluations through the SCAP and may be allocated servicing capacity by Council decision through a ‘batch review’ process.

The revised Draft Plan of Subdivision proposes 4 phases per the revised Phasing Plan attached as Resource 1. Staff confirm that the revised Phasing Plan is consistent with the SCAP requirement for each phase to not exceed 100 Single Dwelling Unit equivalents (SDUs) of allocation capacity, and the Conditions of Draft Plan Approval have been updated to reflect this change. As noted previously, an application for Subdivision Agreement and Registration of Phase 1 is currently under review. Formal servicing capacity allocation, including the SCAP merit-based evaluation, will be advanced to Council for consideration as part of a future major development batch, once the Subdivision Agreement is nearing finalization.

Planning Analysis

The analysis section of this report provides a review of the revised Draft Plan of Subdivision relative to the planning policy framework and regulatory instruments as follows:

Matters of Provincial Interest

The *Planning Act* provides that Council in carrying out their responsibilities under the *Act* shall have regard to matters of provincial interest. Planning Services is satisfied that the proposed development has regard to the applicable matters of provincial interest and, more specifically, supports the following principles:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;

- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (p) the appropriate location of growth and development; and
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

While the proposed residential units are not purpose-built affordable housing by Provincial or Town definition, the revised Draft Plan would provide additional units in a medium-density range, which tend to provide the opportunity for more attainable price points.

While Planning Services acknowledges the Ministry of Transportation (MTO) has identified a potential future corridor for Highway 26 in the Town's west end, the subject lands are Draft Approved through July 2027. The proposed revisions to the Draft Approved Plan of Subdivision are not anticipated to further impact any future Route Planning Study.

Provincial Planning Statement (2024)

The *Planning Act* provides that a decision of the Council of a municipality in respect of the exercise of any authority that affects a planning matter shall be consistent with the policy statements of the Province and shall conform with the provincial plans that are in effect, or at minimum, not conflict with them as the case may be.

The Provincial Planning Statement (PPS) notes the focus of growth and development shall be within settlement areas, directs planning authorities to support the achievement of complete communities by, in part, accommodating an appropriate range and mix of land uses, housing options, and multimodal transportation options, and promotes land use patterns and densities for new housing which, in part:

- Efficiently use land and resources;

- Optimize existing and planned infrastructure;
- Support active transportation; and
- Are transit supportive.

The revised Draft Plan of Subdivision continues to propose a mix of land uses including park land, commercial, and residential with a mix of housing types. The proposed revision would also enable a modest increase in density through the addition of 17 dwelling units, and the applicant remains keen to explore opportunities for mixed-use development and increased density for Blocks 125, 126, and 131 in later phases facilitated through the more permissive policies of the Town's 2024 Official Plan.

The proposed revised Draft Plan would connect to the existing Mair Mills subdivision to the west, enabling access from both Thomas Drive and Tenth Line, and Phase 1 of the proposed development can be serviced using existing municipal water and wastewater infrastructure. The revised Draft Plan would also provide a connection to the Town's active transportation network via the Mountain Road multi-use pathway, and the subject property is located within 800 metres of two existing bus stops.

While there are no significant natural heritage features on the lands, there will be stormwater outflow to Taylor Creek. The PPS recognizes the importance of protecting natural heritage features for the long term, and the need for development to, at minimum, maintain the function of the natural heritage system. The stormwater management plan will ensure adequate quality and quantity controls to mitigate any impacts to Taylor Creek.

Planning Services is satisfied that the revised Draft Plan of Subdivision is consistent with the PPS.

County of Simcoe Official Plan

The County of Simcoe Official Plan contains policies relating to the orderly development of those areas that are designated as Settlement, and particularly an

emphasis on development directed to Primary Settlement Areas. The growth management strategy of the County's Official Plan is based on the following themes:

- Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with particular emphasis on primary settlement areas;
- Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation;
- Protection and enhancement of the County's natural heritage system and cultural features and heritage resources, including water resources; and
- Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.

The Town of Collingwood is identified as a Primary Settlement Area, and the subject lands are designated 'Settlement' in the County of Simcoe Official Plan. The County's Official Plan identifies a need for a wide range of land uses in Settlements to provide an opportunity for people to live, work, shop and find recreation in one compact community, and for Primary Settlement Areas to develop as complete communities that are transit-supportive and accessible through active transportation networks. Moreover, the Plan states *'Intensification, or directing of development to the built-up area and serviced areas within settlement areas, contributes to compact development form'* and *'...local municipalities shall promote and facilitate intensification and efficient use of land in built-up areas...'* The County's Official Plan further requires the progression of development within a settlement area to be a sustainable and a logical progression of development.

The revised Draft Plan of Subdivision proposes a mix of land uses including park land, local convenience commercial, and residential with a range of housing types. It would connect to an existing residential subdivision to the west thereby filling in a 'gap' to complete the orderly development of this area, provide access to the Town's existing active transportation network, and increase the density

surrounding an existing transit route. Further, Phase 1 of the Draft Plan of Subdivision can be serviced using existing water and wastewater infrastructure.

While the lands do not contain any significant natural heritage features, Taylor Creek runs through the lands to the south and will accept stormwater outflow from the proposed subdivision. The detailed design of infrastructure and implementation of the Stormwater Management Plan will ensure adequate quantity and quality controls to mitigate any impacts to this natural feature.

The subject application was circulated to the County of Simcoe, and no concerns were raised with conformity with the County's Official Plan. County Solid Waste Management staff requested updates to the Draft Plan conditions in response to the proposed revisions to the Draft Plan. The County's comments have been reflected in the revised Conditions of Draft Plan Approval (Appendix B).

Planning Services is satisfied that the revised Draft Plan of Subdivision conforms to the general intent and purpose of the County of Simcoe Official Plan.

Town of Collingwood Official Plan (2024)

The 2024 Official Plan (2024 OP) was approved by the County of Simcoe on September 24, 2024. However, a number of appeals were received and are currently being considered by the Ontario Land Tribunal (OLT). A significant portion of the 2024 OP is presumed to be under appeal. Planning Services has reviewed the proposed revision to the Draft Plan of Subdivision against the policies of the 2024 OP and have noted when policies from the 2004 Official Plan (2004 OP) have been relied upon, as appropriate.

Planning Services has determined the following schedules of the Town of Collingwood Official Plan (2024) to be the most relevant to the proposal:

Schedule '1' *Growth Management Plan* identifies the subject lands as Greenfield Residential Community Area;

Schedule '2' *Land Use Plan* designates the subject lands as Future Neighbourhood and within a Secondary Plan Area; and

Schedule '6' *Transportation Plan* identifies Mountain Road and Tenth Line as Arterial Roads, and identifies the subject lands as within a Secondary Plan Area.

The subject lands are located within the Mountain Road West Corridor Secondary Plan Area, which is subject to a number of development constraints including a lack of full municipal services, increasing traffic volumes and the identified need to maintain the potential for a Provincial transportation corridor, waste disposal assessment areas and environmental limitations involving the Silver Creek watershed and area woodlands. While it is noted the Town's preference would be for a Secondary Plan to be completed for the entire Mountain Road West Corridor area prior to development occurring, it is recognized that that lands are designated for residential uses with an existing Draft Approved Plan of Subdivision through July 2027, and the proposed revision will not implement substantive changes to the Draft Plan. Further, it has been confirmed that existing municipal infrastructure is sufficient to service Phase 1 of the development.

While the Future Neighbourhoods designation policies are presumed to be under appeal, it is noted the intent of this designation is to promote well-designed and attractive residential neighbourhoods with an appropriate range and mix of housing types, parks and open space, and supporting community facilities. Permitted uses include residential units in low, mid, and high-rise residential buildings and neighbourhood supporting uses. The lands were also designated Residential in the 2004 OP, which sought to provide a variety of residential uses including low, medium, and high-density housing, as well as complimentary uses to contribute to a complete community, such as convenience commercial uses. The revised Draft Plan continues to propose a range of residential uses, as well as a convenience commercial block. Phase 1, which is subject to a concurrent Subdivision Agreement and Registration application, is comprised of single detached and street townhouse dwellings.

The Town’s targeted mix of new residential unit types to accommodate future growth is 35% single and semi-detached dwellings, 35% townhouse dwellings, and 30% apartment dwellings. The revised Draft Plan proposes an improved unit mix, as shown in Table 1: Residential Unit Mix.

Table 1: Residential Unit Mix

Dwelling Type	2024 OP Target	Proposed Revised Draft Plan	Draft Plan Approved
Single and Semi-Detached	35%	36%*	38%*
Townhouse	35%	25%	18%
Apartment	30%	39%^	44%^

* The proposed revised Draft Plan and Draft Approved Plan do not include any semi-detached dwelling units

^ The proposed revised Draft Plan and Draft Approved Plan proposes apartments and/or stacked townhouses

The permitted density for low-rise buildings is presumed to be under appeal. However, the revised Draft Plan proposes a density of 26.9 units per net hectare, which is within the permitted range of 10 to 40 units per net hectare for low-rise buildings. Schedule ‘C’ of the 2004 OP split designates the subject lands as Low and Medium Density, permitting a density range of 15 to 20 units per gross hectare, and 20 to 55 units per gross hectare respectively. The revised Draft Plan proposes approximately 15.7 units per gross hectare on the lands designated Low Density and approximately 18.8 units per gross hectare on the lands designated Medium Density. While this is below the minimum 20 units per hectare for lands designated Medium Density, the 2004 OP notes that where there is an existing Draft Approved Plan of Subdivision, the densities and unit types shall be considered the approved densities and unit types, and additional density may be encouraged by revisions to those plans but is not required. The blended density of

17 units per gross hectare provided by the proposed revised Draft Plan is an increase from 16.1 units per gross hectare provided in the current Draft Approved Plan.

The total residents and jobs per gross hectare are estimated to increase from 37.6 to 39.3. While the proposed revision does not achieve the minimum 55 residents and jobs per hectare for development in greenfield areas, Planning Services is satisfied the proposed revision is appropriate in scale for the lands and surrounding existing development. It is also noted that the applicant is open to exploring opportunities for mixed-use development and increased densities on Blocks 125, 126, and 131 in future phases.

The proposed revision also addresses a number of the neighbourhood layout policies for the Future Neighbourhoods designation including:

- Reconfiguring the subdivision to locate higher density forms (townhouses) near parks, neighbourhood supporting uses, and higher-order roads (Mountain Road and Tenth Line);
- Realigning a walkway block to a more mid-block location to reduce the uninterrupted length of Blocks 115 to 122 from both directions; and
- Creating pedestrian-oriented, interconnected street and block patterns, with connections to adjacent communities and to community amenities/destinations.

Further, the Town's Parks, Recreation, and Culture Division has confirmed sufficient parkland dedication is being achieved through the revised Draft Plan of Subdivision, which is a priority within the Future Neighbourhoods designation.

Planning Services is satisfied the revised Draft Plan of Subdivision continues to conform with the general intent and purpose of the 2004 Official Plan, as appropriate, and will remain in conformity with the general intent and purpose of the 2024 Official Plan.

Town of Collingwood Zoning By-law (2010-040)

The subject lands are zoned as follows, and as shown in Figure 4 as an approximate overlay on proposed revised Draft Plan of Subdivision:

- Residential Third Density (R3);
- Residential Third Density Exception Zones:
 - R3-54 permits street townhouse dwellings on Blocks 123, 124, and part of Block 122 with a reduced minimum lot frontage of 6 m, minimum lot area of 180 m², and minimum interior side yard of 1.5 m. Blocks 35-42 are also zoned R3-54, however these blocks are now proposed to be single detached lots so the townhouse specific zoning provisions would no longer be applicable.
 - R3-42 permits street townhouse dwellings as per the R3-54 provisions and applies an enhanced minimum rear yard setback of 15 m on Lots 1 to 34 and 43 to 45 to mitigate impacts from golf spray from the lands to the south and west. It should be noted there are no street townhouse dwellings proposed for these lots.
 - R3-55 permits street townhouse dwellings as per the R3-54 provisions and permits townhouses on a private road and stacked townhouses on Blocks 125 and 131; and
 - R3-56 permits stormwater management facilities and a public park as permitted uses on Blocks 46-51. It should be noted that Blocks 46-51 are now proposed as single detached lots.
- Local Convenience Commercial Exception Two(C6-2)
 - Establishes a maximum gross leasable area of a main building of 600 m²
- Recreation (REC)



Figure 4: Site Specific Zoning overlaid upon the Revised Draft Plan of Subdivision

Source: Simcoe County GIS, Van Harten Surveying Inc. (August 26, 2025)

Minor Variance PLCAMI2024483 was approved by the Committee of Adjustment on February 27, 2025 to apply the R3-54 provisions to the applicable proposed street townhouse lots in Blocks 121 and 122 to facilitate the proposed revision to the Draft Approved Plan.

The proposed single detached lots and future street townhouse lots in the revised Draft Plan of Subdivision conform with the Town's Zoning By-law. Multi-unit residential and Commercial Blocks 125, 126, and 131 will be subject to future *Planning Act* applications, through which zoning conformity will be further assessed.

Urban Design Manual (2010)

On July 19, 2010, Council enacted and passed By-law Numbers 2010-082 and 2010-083 to give effect to the Town's Urban Design Manual (UDM). The intent of the UDM is to ensure that any application for site plan control, subdivision or condominium are designed to meet or exceed a minimum standard set of guidelines for urban development form.

Planning Services provided minor urban design comments in response to the subject application, including suggested revisions to the location of walkway Block 133 to facilitate an improved mid-block connection between Blocks 121 and 122 and the proposed sidewalk on Street D, and to ensure rear yard access for interior street townhouse units on Blocks 121 to 124. The applicant was amenable to revising the walkway location and has confirmed an easement for access will be provided at the rear of townhouse Blocks 121 to 124. These revisions have been reflected in the revised proposed Draft Plan of Subdivision and Conditions of Draft Plan Approval accordingly.

The revised Conditions of Draft Plan Approval continue to require Urban Design and Architectural Control Guidelines to be submitted and accepted to the satisfaction of the Town. It is anticipated that these Guidelines will respond to the guidelines contained within the Town's Urban Design Manual. The Urban Design and Architectural Control Guidelines will be peer reviewed through the Subdivision Agreement and Registration application review process.

Revised Conditions of Draft Plan Approval

The Conditions of Draft Plan Approval (Appendix 'B') have been updated to reflect the revised Block and/or condition numbers. In addition, the following conditions have been revised in response to comments received from internal and external agencies:

- Conditions relating to External Works and Easements and Dedications have been revised to remove references to the previously required blocks for road widening on Tenth Line as these have since been conveyed to the Town.
- Condition 26 has been revised to reflect the requirement for an easement for rear yard access for street townhouse dwellings on Blocks 121 to 124.

- Condition 36 has been revised to note 288 Single Dwelling Unit equivalents (SDUs) of water and wastewater capacity will be required to support the revised Draft Plan. Further, Condition 36 confirms the 288 SDUs are for the 336 residential units and does not include servicing capacity allocation for the proposed commercial block as that will be addressed through a future *Planning Act* application.
- Condition 42 has been added as follows: *The Owner shall agree to install a metal sign on Blocks 125 and 131 stating “Future Medium Density Residential Townhomes and/or Apartments” and a metal sign on Block 126 stating “Future Commercial Development”, to the satisfaction of the Town of Collingwood.*
- Condition 50 has been added as follows: *The Owner shall agree to install a metal sign at the termination of Block 129 stating “Location of potential future road connection” to the satisfaction of the Town of Collingwood.*
- Condition 84 has been revised at the request of County of Simcoe Solid Waste Management.
- Conditions 81 and 82 have been revised at the request of Simcoe County District School Board to reflect their current standard conditions.

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 the proposed revised Draft Plan of Subdivision is in conformity to, or broadly consistent with, the relevant land use planning instruments. It is therefore recommended that the revised Draft Plan of Subdivision, attached as

Appendix 'A', be approved, subject to the revised Conditions of Draft Plan Approval, attached as Appendix 'B'.

3. Input from Other Sources

The subject application was circulated to Town departments and external agencies for review and comment. The following supporting documents were provided, updated, amended, confirmed and/or reviewed by the applicable experts and can be found on the [major development page](#):

- Planning Opinion [December 2024] [Plan Wells Associates];
- Draft Approved Plan of Subdivision [April 23, 2018] [Van Harten Surveying Inc.];
- Revised Draft Plan of Subdivision [November 29, 2024, May 28, 2025, August 26, 2025] [Van Harten Surveying Inc.]; and
- Revised Phasing Plan [December 9, 2024, May 28, 2025] [Van Harten Surveying Inc.].

Due to the minor nature of the proposed revisions, this Report was not forwarded to Department Heads for review.

4. Applicable Policy or Legislation

- *Planning Act* (1990, as amended);
- Provincial Planning Statement (2024);
- Simcoe County Official Plan (2023 Consolidation);
- Town of Collingwood Official Plan (2024)
- Town of Collingwood Official Plan (2004, as amended);
- Town of Collingwood Zoning By-law 2010-040 (2010, as amended);
- Town of Collingwood Urban Design Manual (2010).

5. Considerations

2024-2028 Community Based Strategic Plan: Advances pillar(s) below:

- Sustainable Connected Vibrant Responsible

The proposed development will contribute to the availability of more housing options to meet community needs and support integrated people-scaled development that enhances livability.

- Services adjusted if any: Not Applicable
- Climate Change / Sustainability: Positive impact on climate change/sustainability (decreases GHG emissions)

The proposed development furthers the buildout and intensification of urban land and contributes to a complete community.

- Communication / Engagement: Public Engagement has occurred
- The proposed development was published on the Development Activity layer of the Town's Land Use Planning Interactive Map and posted on the Town's Proposed Major Developments website.*

- Accessibility / Equity, Diversity, Inclusion: Not Applicable

- Registered Lobbyist(s) relating to content:

- Rights of Indigenous Peoples (UNDRIP):
- This application was circulated to Indigenous Communities known to have an interest in Collingwood development proposals.*

Next steps and future action required following endorsement:

- Issue Notice of Decision
- Owner satisfaction of Conditions of Draft Plan Approval; and
- Subject to the above, execution of a Subdivision Agreement and Registration of the Plan of Subdivision (in phases)

6. Appendices and Other Resources

Appendix A: Revised Draft Plan of Subdivision

Appendix B: Revised Conditions of Draft Plan Approval

Appendix C: Approval Certificate

Resource 1: Revised Phasing Plan

7. Approval

Prepared By:

Beckett Frisch, Community Planner

Reviewed By:

Lindsay Ayers, MCIP, RPP, Manager, Planning