



Staff Report PDA2026-08

Committee N/A

Council N/A

Amendments ☐

Submitted To: Summer Valentine, Director, Growth and Development
Submitted By: Lindsay Ayers, Manager, Planning
Prepared By: Lindsay Ayers, Manager, Planning
Subject: Proposed Part Lot Control Exemption By-law – 17 Portland Street
(Poplar Trails)
Town File No. PLPLEX2026237

Recommendation

THAT Staff Report PDA2026-08, “Proposed Part Lot Control Exemption By-law – 17 Portland Street (Poplar Trails)”, be received;

AND THAT the Director, Growth and Development, approve the Part Lot Control Exemption By-law, attached as Appendix ‘A’, for a period of two years to allow for the creation of the remaining 63 freehold townhouse lots and 6 freehold semi-detached lots within portions of Part of Block 181, Registered Plan 51M-945 in the Pretty River Estates Subdivision;

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

The purpose of this Report is to provide the Director, Growth and Development, with an analysis and recommendations regarding a primarily administrative matter, namely to

extend the exemption of the remaining 155 Parts of Plan 51R-44698, Part of Block 181, Registered Plan 51M-945 in the Pretty River Estates Subdivision from the Part Lot Control provisions of the *Planning Act* to permit the creation of the remaining 63 freehold townhouse lots and 6 freehold semi-detached lots.

Per [Staff Report P2023-21](#), on June 19, 2023 Council conditionally approved the Site Plan for 17 Portland Street (Townhomes of Pretty River – now referred to as Poplar Trails) and enacted and passed an Authorization By-law to execute a Site Plan Control Agreement. Subsequently, on July 17, 2023, the Director, Planning, Building, and Economic Development executed the Site Plan Control Agreement and granted final Site Plan approval for the Poplar Trails residential development.

In addition to final Site Plan approval, on October 21, 2024, per [Staff Report P2024-25](#), Council enacted and passed Part Lot Control Exemption By-law No. 2024-069 (see Appendix 'B') for Part of Block 181 on Registered Plan 51M-1945 to permit the creation of 84 freehold townhouse lots, 6 freehold semi-detached lots, and several parcels associated with a future common element condominium, including a private road, open space amenity areas, and visitor parking for the Poplar Trails residential development.

Further to the final Site Plan and Part Lot Control Exemption By-law approvals, on January 21, 2025, the Director, Growth and Development, approved the exemption of the proposed common element condominium description (The Townhomes of Pretty River) from the requirements of Sections 51 and 51.1 of the *Planning Act* pursuant to Section 9(3) of the *Condominium Act*.

A total of 69 townhouse and semi-detached lots have not been further subdivided to date, and the applicant is seeking an extension to permit their creation as construction of the residential development continues.

Based on the land-use planning analysis of this Report, [Staff Report P2024-25](#), and [Staff Report P2023-21](#), Planning Services confirms that the submitted proposal remains in conformity to or consistent with the relevant land use planning instruments and recommends that the Director, Growth and Development, approve the Part Lot Control Exemption By-law, attached to this Report as Appendix 'A', for a period of two

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

2. Analysis

Background

The purpose of this Report is to provide a recommendation to the Director, Growth and Development, concerning a primarily administrative matter, namely to extend the exemption of the remaining 155 Parts of Plan 51R-44698, Part of Block 181, Registered Plan 51M-945 in the Pretty River Estates Subdivision from the Part Lot Control provisions of the *Planning Act* for an additional two years.

Per [Staff Report P2024-25](#), on October 21, 2024 Council enacted and passed Part Lot Control Exemption By-law No. 2024-069 (see Appendix ‘B’) for Part of Block 181 on Registered Plan 51M-1945 to permit the creation of 84 separately conveyable townhouse lots, 6 separately conveyable semi-detached lots, and several parcels associated with a future common element condominium, including a private road, open space amenity areas, and visitor parking for the Poplar Trails residential development per Reference Plan 51R-44698 (see Appendix ‘C’). When the common element condominium description was established in 2025, the separately conveyable residential parcels created through the Part Lot Control Exemption By-law are considered as parcels of tied land (POTLs) legally joined to the common element condominium description, which essentially creates a shared ownership and long-term responsibility for the common elements registered on the title to the townhouse and semi-detached lots.

A total of 155 Parts, comprised of a total of 69 townhouse and semi-detached lots, have not been further subdivided to date and the applicant is seeking an extension to the part lot control exemption to permit their creation as construction of the residential development continues.

Property Description

Per Figure 1, the subject lands collectively represent a rectangularly shaped development block within the Pretty River Estates registered plan of subdivision and are

located on the north side of Poplar Sideroad approximately 690 metres east of Hurontario Street. The development block is approximately 3.98 hectares in size with 26 metres of frontage along Portland Street and approximately 183.4 metres of frontage along Poplar Sideroad. Site servicing works have been completed on the subject property and approximately 37 townhouse dwellings have been constructed or are under construction.

Surrounding land uses include single detached residential dwellings to the west (Phase 1 of Pretty River Estates subdivision), a stormwater management pond and the Town's Bob Davey Reservoir to the east, the Hamilton Drain and Hamilton Drain Trail and single detached residential dwellings (Indigo Estates subdivision) to the north.



Figure 1: 2025 Aerial Image of Subject Property

Source: Simcoe County GIS Mapping

Analysis

As this is a primarily administrative matter, the below planning analysis has been appropriately scoped to the new Provincial Planning Statement (2024), Town Official Plan conformity, and Zoning By-law compliance. Conformity to the remaining applicable Provincial Plans and County of Simcoe Official Plan were addressed through the approval of the Site Plan per [Staff Report P2023-21](#) and remain valid.

Town of Collingwood Official Plan (2024)

Schedule “1” titled *Growth Management Plan* identifies the subject lands in a Greenfield Residential Community Area and outside both the Delineated Built Boundary and the Built-Up Area Boundary.

Schedule ‘2’ titled *Land Use Plan* designates the subject property as Future Neighbourhood and adjacent to Environmental Protection.

Greenfield Areas include those areas within the Town that are outside the Built-Up Area Boundary but are needed to accommodate urban growth over the time horizon of the Official Plan. Greenfield Residential Community Areas are expected to become residential neighbourhoods. Further, the Future Neighbourhood designation permits residential units in Low-Rise, Mid-Rise, and High-Rise Residential buildings. Semi-detached dwellings and townhouse dwellings represent built forms that are considered Low-Rise Buildings.

Based on the above, it is the opinion of Planning Services that the proposal conforms with the general intent and purpose of the Town’s 2024 Official Plan.

Town of Collingwood Zoning By-law

The Town of Collingwood Zoning By-law No. 2010-040, as amended, zones the subject property as Residential Third Density Exception Sixty (R3-60).

The R3-60 zone permits single detached dwellings, semi-detached dwellings, townhouse dwellings, and group or cluster dwellings and includes several site-specific setback exceptions, including minimum 7.5 m yards abutting the rear lot lines of the R2-9 Zone and minimum 10.0 m yards abutting Poplar Sideroad. An additional zone provision exists to facilitate the proposed tenure (i.e. treating the entire site as constituting one contiguous lot for zoning compliance purposes).

Based on the submitted information, including Reference Plan 51R-44698 (see Appendix ‘C’), the proposed lots to be created appear to be in compliance with the provisions of the Town’s Zoning By-law.

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 of this Report, [Staff Report P2024-25](#), and [Staff Report P2023-21](#), Planning Services confirms that the submitted proposal remains in conformity to or consistent with the relevant land use planning instruments and recommends that the Director, Growth and Development, approve the Part Lot Control Exemption By-law, attached to this Report as Appendix 'A', for a period of two years and the Part Lot Control Exemption By-law be forwarded to Council for enactment and passing at an upcoming regularly scheduled Council meeting.

3. Input from Other Sources

The subject application was circulated to Town departments and external agencies for review and comment and no objections were raised. The Town Solicitor was also consulted in the review and preparation of this Part Lot Control Exemption By-law.

4. Applicable Policy or Legislation

- *Planning Act*
- Town of Collingwood Official Plan (2024)
- Town of Collingwood Zoning By-law 2010-040, as amended

5. Considerations

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

- ☒ Sustainable ☐ Connected ☐ Vibrant ☐ Responsible
- ☐ Services adjusted if any ☐ Not Applicable

- ☒ Climate Change / Sustainability: No net effect on climate change/sustainability
- ☒ Communication / Engagement: Not Applicable
- ☐ Accessibility / Equity, Diversity, Inclusion: Not Applicable
- ☐ Registered Lobbyist(s) relating to content: Not Applicable
- ☒ Rights of Indigenous Peoples ([UNDRIP](#)):

The application was circulated to First Nations and Metis known to have an interest in Collingwood development proposals.

Next steps and future action required following endorsement:

- By-law to be forwarded to Council for enactment and passing; and
- By-law to be sent to Town Solicitor for registration.

6. Appendices and Other Resources

Appendix A: Proposed Part Lot Control Exemption By-law

Appendix B: Part Lot Control By-law No. 2024-069

Appendix C: Reference Plan 51R-44698

Appendix D: Decision Sheet

Prepared By:

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